

2. Zoning By-law Amendment – 300 Mìwàte Private

Modification du Règlement de zonage – 300, voie privée Mìwàte

Committee recommendations, as amended

That Council approve:

1. an amendment to Zoning By-law 2008-250 for 300 Mìwàte Private to permit a 25-storey mixed use building, as detailed in Documents 2 and 3;
2. that Document 4 be replaced with the revised schedule, per Planning Committee Motion N° PLC 2021-37/1; and
3. that there be no further notice pursuant to subsection 34 (17) of the *Planning Act*.

Recommandations du Comité, telles que modifiées

Que le Conseil approuve :

1. une modification du Règlement de zonage 2008-250 visant le 300, voie privée Mìwàte afin de permettre l'aménagement d'un bâtiment polyvalent de 25 étages, comme le précisent les documents 2 et 3;
2. que le document 4 du rapport soit remplacé par l'annexe du Motion N° PLC 2021-37/1 du Comité de l'urbanisme; et
3. qu'en vertu du paragraphe 34 (17) de la *Loi sur l'aménagement du territoire*, aucun nouvel avis ne soit donné.

Documentation/Documentation

1. Planning Committee Motion N° PLC 2021-37/1
Motion N° PLC 2021-37/1 du Comité de l'urbanisme
2. Acting Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated December 23, 2020 (ACS2021-PIE-PS-0002)

Rapport du Directeur par intérim, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 23 décembre 2020 (ACS2021-PIE-PS-0002)

3. Extract of draft Minutes, Planning Committee, February 11, 2021

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 11 février 2021

Planning Committee Motion N° PLC 2021-37/1

**City Council, Standing Committee and Commission
Conseil, comités permanents et commission**

☒ **Motion**

☐ **Notice of Motion / Avis de motion**

Committee / Commission: Planning Committee
Comité / Commission : Comité de l'urbanisme
Report / Agenda: ACS2021-PIE-PS-0002 / Item 2, Agenda 37
Rapport / Ordre du jour:

Item / Article: ZONING – 300 Miwàte Private

Re: Technical Amendment to Zoning Details

Moved by / Motion de: Vice-chair G. Gower

WHEREAS Report ACS2021-PIE-PS-0002 recommends zoning changes to the lands known municipally as 300 Miwàte Private, including an increase to the maximum permitted height limit to 75.5 metres as shown on Document 4 of the report;

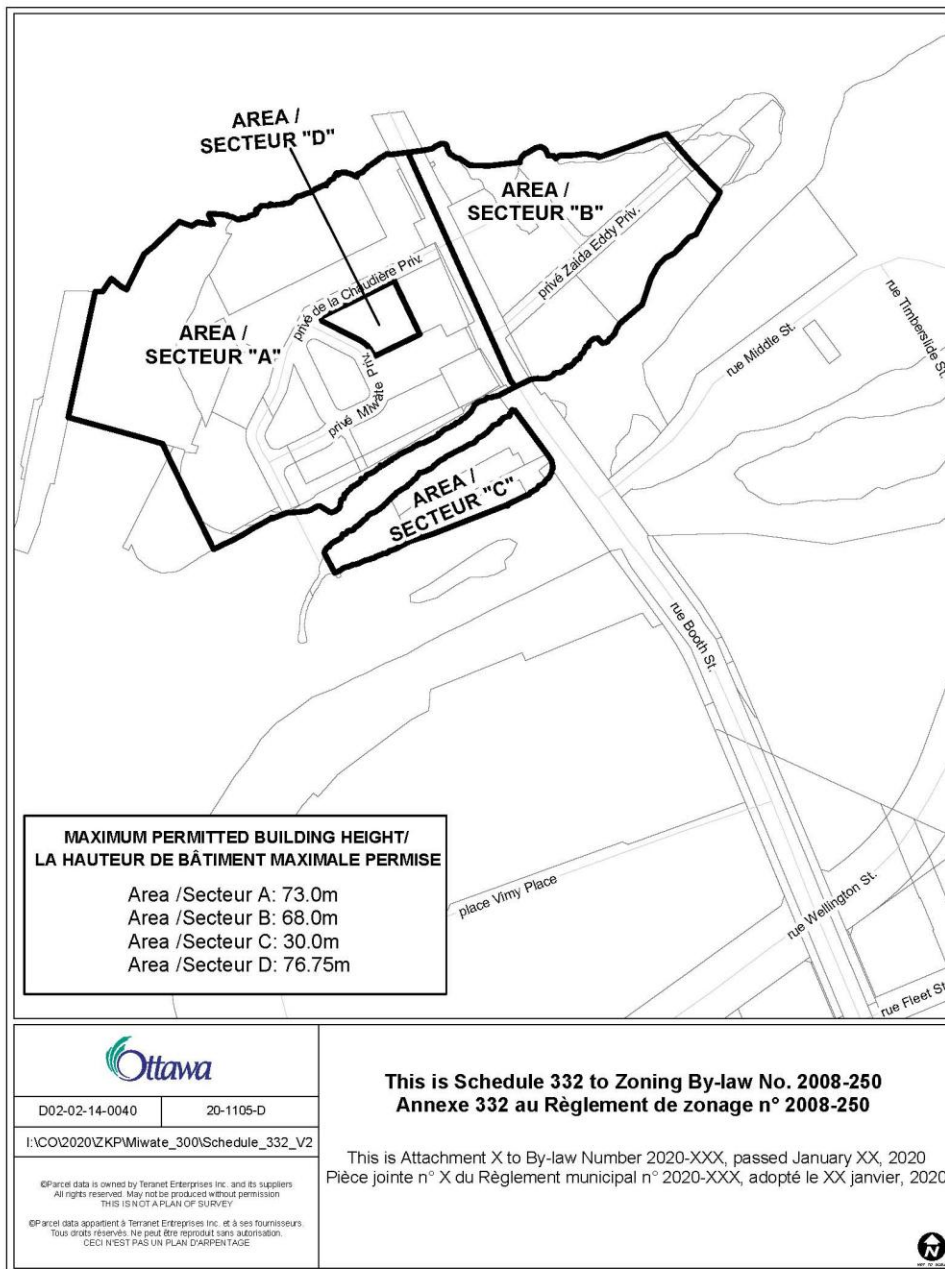
AND WHEREAS Document 3 of the report amends Part 17 of the By-law to introduce a revised Schedule 332 consistent with the recommended zoning details;

AND WHEREAS through an additional review of the calculation of average grade for the proposed development, the height of the proposed building within Area D exceeds 75.5 metres, and should read 76.75 metres;

AND WHEREAS notwithstanding the minor revision in the permitted height, the project as reviewed in report ACS2021-PIE-PS-0002 will remain a 25-storey mixed use building, with no additional density permitted as a result of the motion, if approved;

THEREFORE BE IT RESOLVED that the following changes be made to the staff report:

- 1. Document 4 of Report ACS2021-PIE-PS-0002 be replaced with the following revised schedule:**



BE IT FURTHER RESOLVED That there be no further notice pursuant to sub section 34 (17) of the *Planning Act*.

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
14 January 2021 / 14 janvier 2021**

**and Council
et au Conseil
27 January 2021 / 27 janvier 2021**

**Submitted on 23 December 2020
Soumis le 23 décembre 2020**

**Submitted by
Soumis par:
Douglas James,
Acting Director / Directeur par intérim
Planning Services / Services de la planification
Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

**Contact Person
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Ward: SOMERSET (14)

File Number: ACS2021-PIE-PS-0002

SUBJECT: Zoning By-law Amendment – 300 Miwàte Private

**OBJET: Modification du Règlement de zonage – 300, voie privée
Miwàte**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 300 Miwàte Private to permit a 25-storey mixed use building, as detailed in Documents 2 and 3.**

2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* 'Explanation Requirements' at the City Council Meeting of January 27, 2021," subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification du Règlement de zonage 2008-250 visant le 300, voie privée Miwàte afin de permettre l'aménagement d'un bâtiment polyvalent de 25 étages, comme le précisent les documents 2 et 3.
2. Que le Comité de l'urbanisme donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 27 janvier 2021 », à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

EXECUTIVE SUMMARY

Staff Recommend Approval

This report recommends that Council approve an amendment to Zoning By-law 2008-250 for 300 Miwàte Private. The amendments will facilitate the development of a 25-storey mixed-use building which includes two storeys of ground floor retail, totalling of 857 square metres of retail space. Two levels of underground parking are proposed with 82 vehicular parking spaces. The new tower proposes a total of 204 residential units.

The proposed amendment would allow for an increase in building height from 73 metres to 75.5 limited to a specific area on the Zibi property and would also permit co-living

apartments.

Applicable Policy

The subject property is designated Central Area as shown on Schedule B of the City of Ottawa Official Plan. The intent of the Central Area is to act as the economic and cultural heart of the City, based on its combination of employment, government, retail, housing, entertainment and cultural activities.

The subject property is also within the Central Area Secondary, LeBreton Flats Character Area and designated Mixed-Use on Schedule Q – LeBreton Flats Land Use. The Secondary Plan outlines policies with respect to building height and the amount of tall buildings permitted within the districts of the Zibi Development. An increase in height can be considered without amendment to the plan subject to certain criteria being satisfied.

Public Consultation / Input

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications. During the entire application review approximately 36 individuals/groups provided comments expressing comments regarding greenspace, building design, bird friendly design and development rights.

RÉSUMÉ

Approbation recommandée par le personnel

Dans le présent rapport, le personnel recommande au Conseil d'approuver une demande de modification du Règlement de zonage (n° 2008-250) visant le 300, privé Miwâte. La modification vise à permettre la construction d'un bâtiment polyvalent de 25 étages, dont deux seront réservés au commerce de détail, ce qui représente 857 mètres carrés d'espaces commerciaux au rez-de-chaussée. Un parc de stationnement souterrain de deux étages comptant 82 places de stationnement pour voitures est aussi proposé. La nouvelle tour comprendra 204 unités résidentielles au total.

La modification proposée ferait passer la hauteur de bâtiment permise de 73 à 75,5 mètres à un endroit précis du terrain de Zibi, en plus d'autoriser des appartements de cohabitation collaborative.

Politiques applicables

La propriété visée par la demande est désignée « secteur central » selon l'annexe B du Plan officiel de la Ville d'Ottawa. Le secteur central est le cœur économique et culturel de la ville, en raison de sa combinaison d'activités d'emploi, d'administration publique, de vente au détail, de logement, de loisir et de culture.

La propriété fait aussi partie du plan secondaire du secteur central et du secteur à aspect unique des plaines LeBreton, en plus d'être désignée « zone polyvalente » dans l'annexe Q sur l'utilisation du sol des plaines LeBreton. Le plan secondaire contient les politiques qui régissent la hauteur de bâtiment et le nombre d'immeubles de grande hauteur dans les secteurs du projet Zibi. Il est possible d'examiner une demande visant l'augmentation de la hauteur de bâtiment sans modifier le plan, sous réserve de certains critères.

Consultations publiques/commentaires

Un avis a été donné, et une consultation publique a eu lieu, conformément à la Politique d'avis et de consultation publique approuvée par le Conseil pour les demandes d'aménagement. Durant l'examen de la demande d'aménagement, quelque 36 particuliers et groupes ont formulé des commentaires sur les espaces verts, la conception du bâtiment, la conception sécuritaire pour les oiseaux et les droits d'aménagement.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

300 Miwàte Private

Owner

Windmill Dream Ontario

Applicant

Paul Black, MCIP, RPP, Fotenn

Architect

Kohn Partnership Architects Inc. and Teeple Architects

Description of site and surroundings

The Zibi Ontario property is located on both the Chaudière and Albert Islands, surrounded by the Ottawa River. The entire site is approximately 2,189 square metres in area, with frontage on Miwàte Private and Chaudière Private. To the north of the site is Chaudière Private and a hydroelectric generating station, and to the east is the future development known as Block 207, which is subject to a separate application for Site Plan Control. To the south of the site is Head Street Square, and to the west is Miwàte Private and Pangishimo Park.

Summary of requested Zoning By-law amendment proposal

The subject property is zoned Mixed-Use Downtown Zone, Subzone 5, Exception 2172, Schedule 332 (MD5[2172] S332). Schedule 332 contains a maximum height limit for a specific area on the west side of Chaudière Island.

Subzone 5 of the MD zone contains site-specific provisions for the Zibi site. The MD5 subzone also limits the number of high-rise buildings within each of the districts and provides requirements with respect to maximum floorplates and minimum separation for high-rise buildings. Exception 2172 contains additional site-specific provisions related to the Zibi development, including additional permitted uses such as post secondary educational institutions, marine facilities, and parking lots/garages.

The proposed amendment would allow for a minor increase in building height from 73 metres to 75.5 limited to a specific area on the Zibi property. The amendment would also permit co-living apartments. Co-living apartments would range from three to five bedrooms and are organized as a typical residential unit, which includes shared kitchen and living facilities and are considered rooming houses and rooming units within By-law 2008-250. The existing provisions from Exception 2172 would continue to apply. The proposed increase in height does not trigger a Section 37 Agreement.

Background and Proposed Development

The Zibi Master Plan was approved in 2014 as the Domtar Lands Redevelopment Master Plan. The redevelopment envisioned a mix of uses in a compact form integrating existing heritage resources and emphasizing sustainable and active transportation. The subject site is located within the Chaudière West district. The Master Plan envisions the

Chaudière West district as a residential neighbourhood with a mix of commercial, retail, and community facilities converging on Head Street Square.

The Official Plan (OP) and Zoning By-law amendments adopted by Ottawa City Council were subsequently appealed. The appeals to both the Ontario Municipal Board (OMB) and Ontario Superior Court of Justice submitted raised issues with respect to the land use planning applications, ownership, consultation, and the authority to develop the subject lands. Decisions were rendered in November 2015 and May 2016 respectively, thereby ending any jurisdictional or land use planning issues in regard to the ability for the Zibi lands to develop.

The proposed development is a 25-storey mixed-use building which includes two storeys of ground floor retail, totalling 857 square metres of retail space. Two levels of underground parking are proposed with 82 vehicular parking spaces. The new tower proposes a total of 204 residential units, including 45 co-living suites, and 159 traditional dwelling units. Within the co-living suites, the intent is for people to rent private bedrooms within a shared household where there is access to living and kitchen facilities. An application for Site Plan Control has also been submitted and is currently under review.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications.

During the entire application review, approximately 36 individuals/groups provided comments expressing concerns regarding greenspace, building design, bird friendly design and development rights. A summary of the comments received, and a staff response are found in Document 6.

Official Plan designation

The subject property is designated Central Area, as shown on Schedule B of the City of Ottawa OP. The intent of the Central Area is to act as the economic and cultural heart of the City, based on its combination of employment, government, retail, housing, entertainment and cultural activities. The subject property is in an area of Foreground Height Control as per Annex 8A of the OP.

Other applicable policies and guidelines

The subject property is within the Central Area Secondary, LeBreton Flats Character Area as per Schedule Q. The property is also designated Mixed-Use on Schedule B - LeBreton Flats Land Use. The Secondary Plan outlines policies with respect to building height and the amount of tall buildings permitted within the districts of the Zibi Development. An increase in height can be considered without amendment to the plan subject to certain criteria being satisfied.

Urban Design Review Panel

The property is within a Design Priority Area and the Zoning By-law amendment application was subject to the Urban Design Review Panel (UDRP) process. The applicant presented their proposal to the UDRP at a formal review meeting, which was open to the public. The formal review meeting for the Zoning By-law amendment application was held on August 6 and 7, 2020.

Summary of Panel Comments

The panel is concerned by the increase in height of this proposal and how it deviates from the outcomes of the built form plan as developed by the Joint Design Review Panel with the National Capital Commission (NCC). The panel has recommendations related to built form and materiality and has some concerns with landscaping. With the evolution of the site from industrial to a mixed-use residential area, the landscape intent should also evolve. The panel recommends that the wind impact and the solar exposure be further studied. The panel indicates that the ground level treatment of the development is not fully resolved, including the elevations and the proposed uses as they relate to the surrounding public realm. The panel appreciates the elegance of the architectural expression.

The panel is supportive of the distinct designs; however, suggests that the colouration and weathering of the metal panels for the office building be further studied to ensure that the material reflects the design intent. With respect to colour, the panel suggested the team consider a different hue which is a bit warmer and softer to create a quieter expression with a material combination that blends in with the background. Lastly, the panel expressed some concerns about the North façade treatment.

The panel was successful in aiding in the implementation of the following:

With respect to wind and solar impact, wind reports have been completed for the application, including wind impact, cladding pressure, and stack effect studies. Mitigation strategies have been incorporated into the Site Plan Control and Construction Drawing sets. These wind impact studies have confirmed that the siting and orientation of both blocks is advantageous and helps to limit detrimental wind impacts on the pedestrian realm and upper outdoor amenity levels. Solar exposure was further explored as part of the cladding designs. The One Planet Living metrics require that building thermal performance must exceed the minimums set out by code. Efforts were made to achieve a lower window to wall ratio on all facades and increase thermal performance in the exterior wall through the incorporation of insulated back-up wall assemblies at all spandrel panel locations.

In a response to enhance the pedestrian realm, the north elevation of the project has been redesigned to minimize the physical and visual impacts of mechanical services at grade and emphasize the presence and approach to the entrance lobby. Incoming gas services have been rerouted to sit within the alleyway and away from street boulevards.

The metal panel systems have since been further explored with respect to their colouring, texture, and weathering. The redesign provides varied panel finishes in a similar tonal range to ensure the original design intent is maintained. The cladding colour for Block 206 has been revised from stark white to a warm white. The darker portions of the façade, including mullions, louvers, and glazed spandrel assemblies that have been revised from black to a warmer charcoal gray tone in order to reduce contrast and quiet the expression of colour throughout.

Lastly, the NCC has been involved in the review of the proposed amendment and support materials and has not raised any concerns with the proposed minor height increase.

Planning rationale

In considering the proposed OP amendment, the key policy considerations are found within the parent OP, Central Area Secondary Plan and Tall Building Design Guidelines.

Official Plan

The subject property is in an area of Foreground Height Control as per Annex 8A of the OP. This annex is applied along with the Central Area land use policies to protect the visual integrity and symbolic primacy of the Parliament Buildings and other national symbols. Buildings constructed in areas of foreground height control must not rise

above the ridgeline of the roof of the Centre Block and must not visually obstruct the foreground of views of the Parliament Buildings and other national symbols, as seen from the key viewpoints and view sequences.

As part of the Master Planning process for Zibi, a detailed view analysis was completed. It should be noted that no defined viewpoints within Annex 8A are shown or included on Chaudière Island or parts west. Views from the Champlain Bridge, Alexandria Bridge and Parc des Portageurs were studied, and the results confirm no impact on views of Parliament Hill as protected in Policy 3.6.6 of the OP. The analysis of the proposed tower was also shared with the NCC and no concerns were identified with the proposed height increase to 75.5 metres.

The OP encourages residential intensification that is compatible with existing built-up areas. Compatible development is development that is not necessarily the same as or similar to existing buildings, but that enhances and coexists with existing development without undue adverse impacts on surrounding properties. Broad design objectives are outlined in Section 2.5.1 of the OP, while more specific compatibility criteria are set out in Section 4.11 of the OP.

Section 2.5.1 provides broad policy direction with design objectives such as defining quality spaces, ensuring safety and accessibility, respecting the character of the community, considerations on the adaptability of space in a building, and sustainability.

The proposal will contribute to the development of the Zibi land as a unique neighbourhood within the City. The proposed building will activate the northern edge of Head Street Square (see second image of Document 5) with retail uses at-grade and terraces and balconies overlooking the square. The proposed development frames the public realm along the new private streets and pedestrian alley along the east side of the building. The proposed development will create a site that is appropriately designed and scaled for pedestrians, with connections and public spaces that are safe and secure.

Section 4.11 of the OP speaks to Urban Design and Compatibility at both the city-wide and neighbourhood scale. At the city-wide scale, issues of compatibility are addressed in the OP through the appropriate designation of land and associated policies. At the scale of neighbourhoods or individual properties, issues such as noise, spillover of light, accommodation of parking and access, shadowing, and micro-climatic conditions are prominent considerations when assessing the relationships between new and existing development. The purpose of the policies is to set the stage for requiring high quality

urban design in all parts of the city and design excellence in design priority areas. The subject property is located within a developing community with little built context at this time. Being within a design priority area, the proposed development has responded to policy criteria with respect to view, building design, and massing and scale.

With respect to views, which are intended to protect the view to the Parliament Buildings, the impact of the proposed development has been studied, modeled and reviewed. The findings of the review confirm that neither the current development permissions nor the proposed building impacts protected views.

Building design speaks to elements such as compatibility, orientation, and the pedestrian environment. The proposed development is unique in that it is within a forming district. The proposed development is consistent with the Central Area Secondary Plan for Zibi, which proposes a high-rise building with a human scale podium abutting Head Street Square. Lastly, service and loading areas have been internalized within this building to maintain an obstacle free pedestrian environment along the north side of the proposed building.

Massing and scale speak to elements such as, Secondary Plan direction, wind and shadow analysis, and building transition. Again, the program is consistent with Annex 1 of the Central Area Secondary Plan and zoning which envisions and regulates a limited number for a high-rise building within the West Chaudière district. An appropriate analysis of wind has been taken into account to design for pedestrian and tenant comfort. As well, shadowing impacts have been assessed, which will be predominately cast to the north, minimizing impacts on the public realm and Head Street Square. Lastly, the design of the podium incorporates an appropriate transition to Head Street square

Central Area Secondary Plan

Sections 1.11.6 of the Central Area Secondary Plan (CASP) outlines the vision and principles of Chaudière and Albert Islands. The CASP recognizes that Chaudière and Albert Islands are situated in a unique and distinctive location, within the Ottawa River next to the downtown core of both Gatineau and Ottawa and adjacent to the Chaudière Falls, one of the City's most distinctive natural features.

Section 1.11.7.1 describes the West Chaudière district and states that development within each district must achieve the overall development concept within Annex 1 of the Secondary Plan. The West Chaudière district is intended to accommodate a mix of uses and to establish a lively mixed-use area with several stand-alone residential and mixed-

use buildings. High profile development will be strategically located on the west side and central portions of the district. The overall development of the district will provide for the creation of a new central civic square where retail type uses are to establish an active pedestrian environment.

Policy 1.11.7.2(b) describes the nature of mixed-use that will be permitted within each district, and specifically states that a broad range of residential and non-residential uses are permitted within the West Chaudière district, including retail, office, entertainment, cultural, institutional, recreational uses, and low, medium, and high-rise residential. The predominant uses within the West Chaudière district shall be office and residential with retail type uses generally located on the ground floor of office buildings to contribute to public realm animation and activity.

The proposed development is consistent with the principles and vision for the West Chaudière District as per the Central Area Secondary Plan. The proposed uses are consistent with the original concept, and the mix of uses envisioned. The proposed ground floor retail will ensure an appropriate animation of the public realm and Head Street Square.

Section 1.11.9 of the Secondary Plan contains guidelines related to built form and building design. This section calls for buildings to be architecturally interesting, well-proportioned, and engaging to people in the public realm. Buildings should have well-defined street edges that frame the public realm and convey a sense of activity. The tallest buildings within the West Chaudière district are envisioned on the west side of the island, to respect views from the Champlain Bridge of the Parliament Buildings and building rooftops along Confederation Boulevard.

Map 5 of the Secondary Plan permits high-rise buildings for the subject property. Annex 1 of the Secondary Plan shows the height of Block 206 of 12 storeys with a four-storey podium. However, Policy 1.11.9.c outlines that High-rise buildings up to 15 storeys are permitted and changes to increase the number of storeys may be considered without requiring an OP amendment. The proposal must provide a detailed design review analysis demonstrates that the intent of the built form, urban design, view protection, and heritage policies of the Secondary Plan are respected.

The proposed development achieves the design objectives of the Secondary Plan with regards to the architectural interest, creating an animated and active ground floor abutting the public realm. The proposed development is generally consistent with the vision of the subject property and current permitted zoning. The request to increase the

building height beyond 73 metres has been studied with respect to potential impacts on protected views. The increased height in 2.5 metres will not result in a significant impact on the views of Parliament or Confederation Boulevard. The existing height of 73 metres also has no impact on the views of Parliament and Confederation Boulevard. As required and discussed a detailed analysis was provided which demonstrates that the intent of the built form, urban design, and view protection policies of the Secondary Plan are respected.

Section 1.11.10.1 contains policies related to protecting significant views in all directions of the shorelines of Ottawa and Gatineau, as well as the Parliament and other national symbols, Chaudière Falls, and landscapes. These include varied and dramatic views of the site from both sides of the river.

The proposed development respects the protection of iconic views from the site with the location of a tower that is consistent with Annex 1 of the Central Area Secondary Plan. The architecture of the proposed high-rise building will also contribute to the views of the Zibi development from both the Ottawa and Gatineau sides.

Urban Design Guidelines for High-Rise Buildings

The Urban Design Guidelines for High-Rise Buildings were approved by Ottawa City Council in May 2018. The proposed design responds to the guidelines by respecting view protection; enhancing and creating the overall pedestrian experience; placing the base of the building to form a continuous building edge along the private streets; providing an appropriate minimum base height of two storeys and a maximum tower floor plate of 700 square metres. The implementation of these design objectives will be finalized and applied through the Site Plan Control process.

The supportive design elements include a podium element that is appropriately scaled as it transitions to the public realm at Head Street Square, along with new unbroken building facades along the various street frontages, which is key given it is a prominent corner site. The slender form and floor plate of the upper floors of the tower ensures that any potential visual impact is minimized.

Recommended Zoning Details

As detailed in Document 3, the proposed Zoning By-law amendment has the effect of amending the current zoning to implement a development concept which is consistent with the general direction of the OP designation and Central Area Secondary Plan. The rezoning also introduces a new exception zone with site-specific provisions for building

height and uses. The following summarizes the site-specific zoning provisions and planning rationale:

Additional Height

The building height is proposed to be amended from the currently permitted 73 metres to 75.5 metres to accommodate the proposed development. A detailed view analysis has been completed to support this request, and the resultant impact from the additional 2.5 metres of permitted height is consistent with the principles and policies of the Secondary Plan and represent a minor deviation from the current maximum height. The proposed amendment will capture this additional permission within a specific area of the Zibi site.

Rooming Units and Co-Living Units

Within the proposed co-living suites, the intent is for people to rent private bedrooms within a shared household. While appearing as large apartments, the proposed co-living suites do not constitute “dwelling units” as defined by the Zoning By-law. The Zoning By-law defines a “dwelling unit” as “a residential unit that is used or intended for use as a residential premise by one household and not more than three roomers or boarders and contains no more than four bedrooms”. The individual rooms are “rooming units” with each larger unit being a “rooming house”. In total, the proposed building contains 45 “rooming houses”, with a total of 175 “rooming units”. The proposed amendment to allow rooming houses and rooming units along with traditional dwelling units will permit the development a range of housing options within the proposed building whereas such mixture of units is traditionally not permitted.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

The Councillor is aware of the application.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendation.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no direct asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The new building will be required to meet the accessibility criteria contained within the Ontario Building Code. Depending on the timing of construction, the *Accessibility for Ontarians with Disabilities Act* requirements for site design may also apply and will be reviewed through the Site Plan Control process.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Economic Growth and Diversification
- Thriving Communities

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-20-0059) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to workload volumes.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Zoning Key Plan

Document 3 Details of Recommended Zoning

Document 4 Revised Schedule 332

Document 5 Development Concept Images

Document 6 Consultation Details

CONCLUSION

The recommended OP and Zoning By-law amendment result in a mixed-use development with a minor increase in the maximum permitted building heights. The amendment directly responds to the OP and Secondary Plan policies for design and assessing the potential impacts of a high-rise to protect the view of Parliament and the surround area. The development enhances the public realm and continues the development of a new community. The amendments represent good planning, are consistent with the Provincial Policy Statement, conform to the OP and are recommended for approval.

DISPOSITION

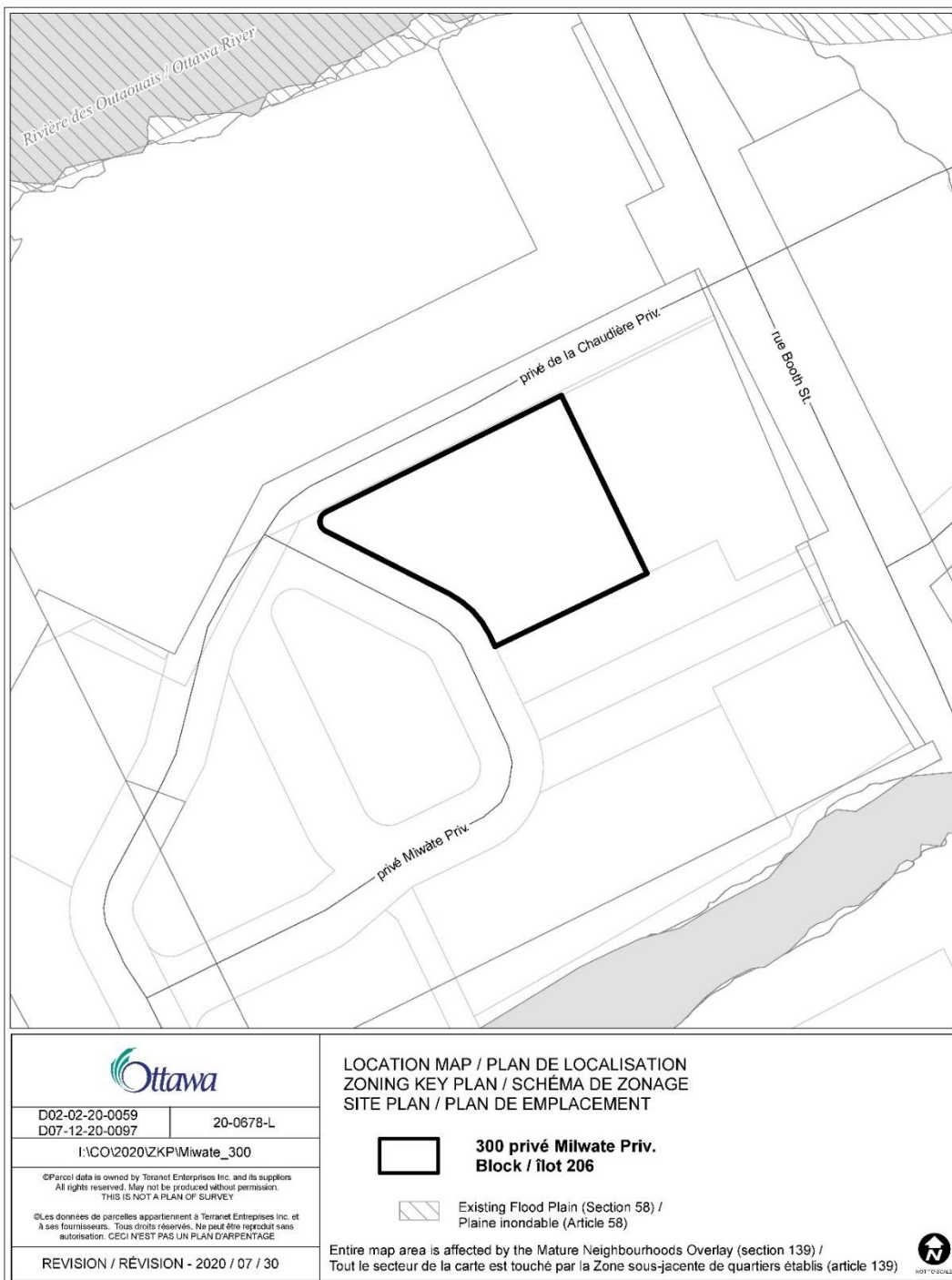
Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

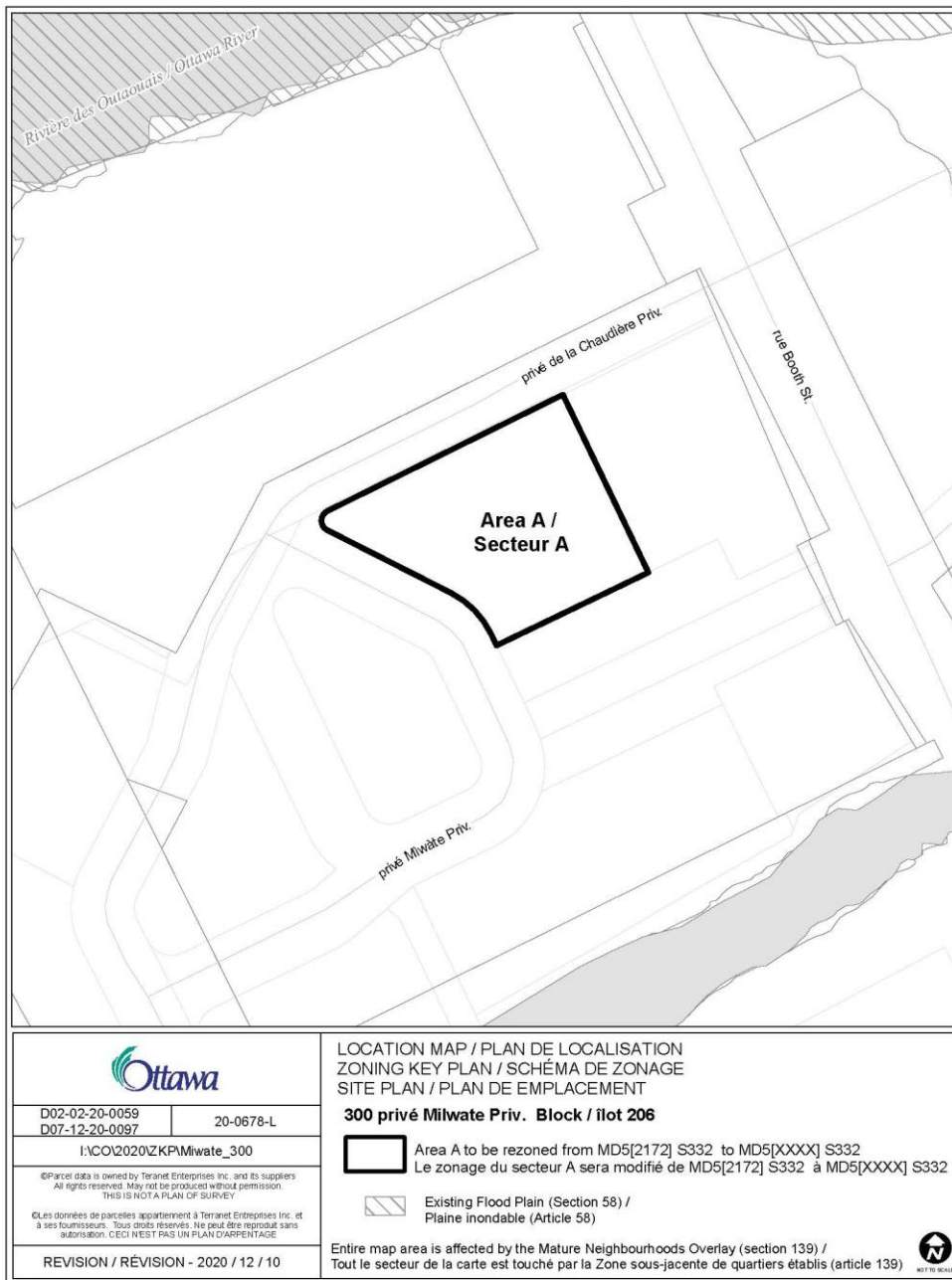
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Map



Document 2 – Zoning Key Plan



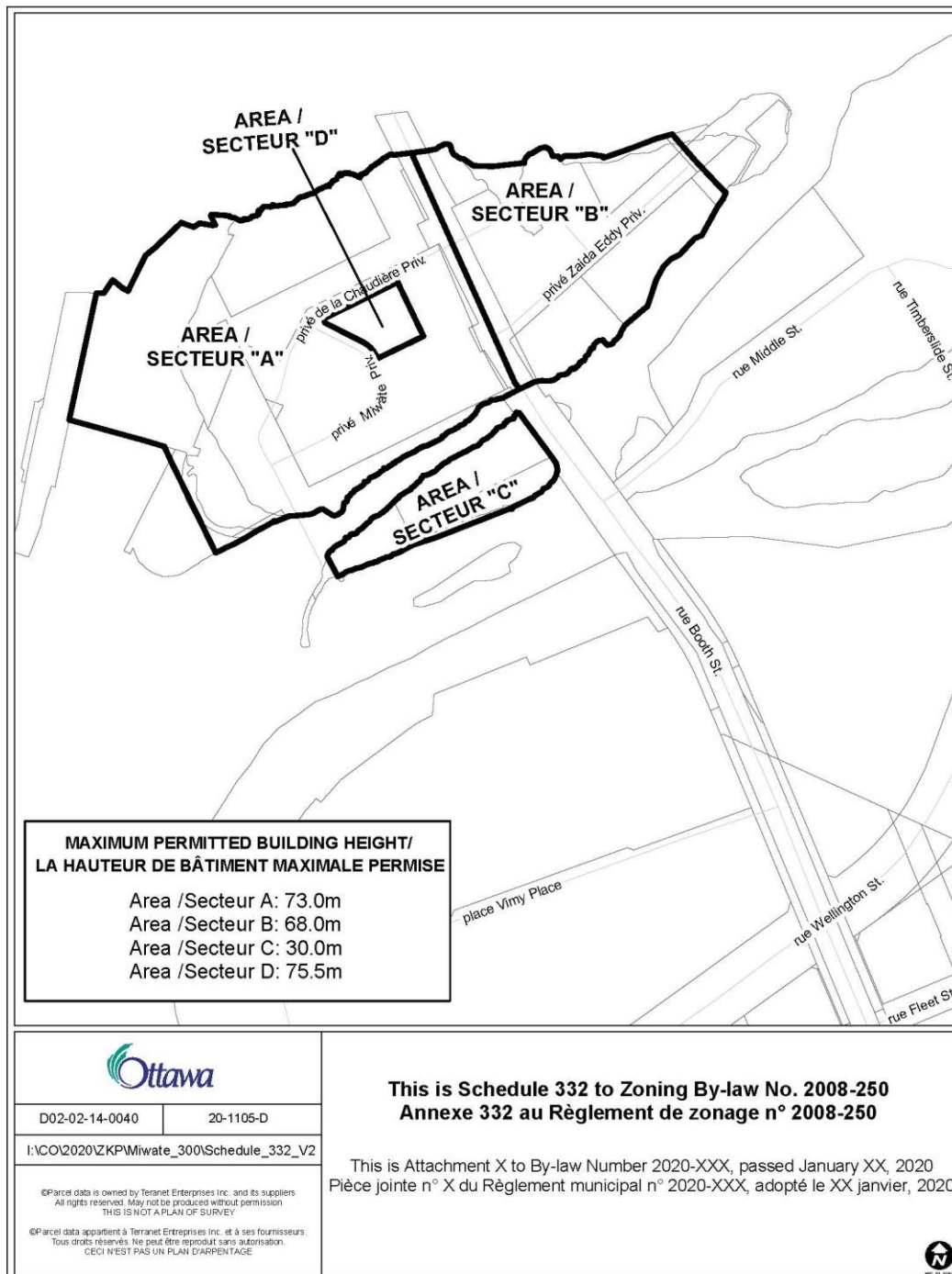
Document 3 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law 2008-250 for 300 Miwàte Private:

1. Rezone the lands shown in Document 2 from MD5[2172] S332 to MD5[xxxx] S332.
2. Amend Part 17, by adding a revised Schedule “332”, as shown in Document 4.
3. Add a new exception MD5[xxxx] to Section 239, Urban Exceptions, to add provisions similar in effect to the following:
 - a. In Column II, add the text, “MD5[xxxx] S332”:
 - b. In Column III, add the text:
 - Post-secondary educational institution
 - Marine facility
 - Parking lot
 - Parking garage
 - c. In Column V, add the text:
 - Despite Section 132(1), a maximum of 45 rooming houses rooming units are permitted within the exception area.
 - Despite Section 132(4), rooming houses may occupy a building containing dwelling units or oversized dwelling units.
 - Section 132, (2), (5), and (7) do not apply.
 - Section 111, subsection 8 to 11 inclusive do not apply.
 - Parking lots only permitted to provide accessory parking to permitted uses
 - Parking garages only permitted if at least 75 per cent of parking spaces are located below grade and provides accessory parking to permitted uses
 - Section 193 (2) does not apply to residential buildings

- The site is subject to the maximum number of parking spaces permitted in Table 103
- At least 50 per cent of the provided parking is to be provided below grade.

Document 4 – Revised Schedule 332



Document 5 – Development Concept Images



Document 6 – Consultation Details

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications.

During the entire application review approximately 36 individuals/groups provided comments expressing comments regarding greenspace, building design, bird friendly design and development rights.

Public Comments and Responses

Comment:

1. Concerns were raised with respect to the authority of the development to proceed.

Response: Decisions have been issued by the Ontario Municipal Board (OMB) and Ontario Superior Court of Justice with respect to the Official Plan and Zoning By-law amendments, thereby ending any jurisdictional or land use planning issues in regard to the ability for the Zibi lands to develop.

2. Concerns were raised with respect to the project implementing bird friendly design elements (i.e. reduced clear glazing) to reduce potential bird collisions.

Response:

It is noted that in the fall of 2020, City Council adopted Bird-Friendly Design Guidelines, after the submission and review of the subject application. The guidelines have been discussed with the applicant through the review of this application and opportunities to incorporate bird-friendly measures will be reviewed further during Site Plan Control process. It should be noted that based on the plans submitted to date, the most recent landscape plan has responded to guidelines that speak to:

- Design landscape plantings to minimize reflections of trees and shrubs in nearby buildings.
- Avoid or minimize the number of linear landscape features leading directly into glass façades or doors, and
- Avoid locating ornamental fountains, ponds, stormwater retention basins, wetlands, swales or related infrastructure near glass façades or windows.

Lastly, with respect to building design and the amount of glazing and thermal efficiency, design changes were made to achieve a lower window to wall ratio on all facades and increase thermal performance.

3. Concern were raised with the potential loss of sunlight and views.

Response: The proposed development is consistent with the applicable policies of the Secondary Plan and the Zibi Master Plan, which envision a high-rise building on the subject site. The implementing zoning further supported this form of development with a height limit up to 73 metres. The proposed minor increase in height has no significant impact on any perceived right to views or sunlight.

4. Concerns were raised with respect to the lack of access to greenspace.

Response: The proposed open space network for the Zibi community features two new public parks and publicly accessible plazas throughout the site. The proposed west end Park (Sunset Park / Pangishimo Park) will be approximately 2,764 square metres in area. The proposed east end park (Mokahan Park) will measure 3,220 square metres. Two Privately Owned Publicly Accessible Open Spaces (POPS) are also proposed as part of the overall development.

5. Concerns were raised with respect to building height and design, colour and materials.

Response: It is staff's opinion that the proposed building is consistent with the policy direction of the Central Area Secondary Plan, which allow for the consideration of additional height. The proposed minor increase in height does not impact the protected views as prescribed in the Official Plan and Annex 8A. Based on feedback from the UDRP the metal panel systems have since been further explored with respect to their colouring, texture, and weathering. The cladding colour for Block 206 has been revised from stark white to a warm, white and darker portions have been revised from black to a warmer charcoal gray tone in order to reduce contrast and quiet the expression of colour throughout.