

**6. OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT – 125
MARKETPLACE AVENUE AND 101A LINDENSHADE DRIVE**

**MODIFICATION AU PLAN OFFICIEL ET AU RÈGLEMENT DE ZONAGE –
125, AVENUE MARKETPLACE ET 101A, PROMENADE LINDENSHADE**

COMMITTEE RECOMMENDATION

That Council approve:

1. an amendment to the Official Plan, Volume 2a, South Nepean Urban Area Secondary Plan, South Nepean Town Centre – Area 7, by incorporating site specific policies for 125 Marketplace Avenue and 101A Lindenshade Drive relating to building heights as detailed in Document 2; and
2. an amendment to the Zoning By-law 2008-250 for 125 Marketplace Avenue and 101A Lindenshade Drive to permit a two building retirement home complex consisting of an eight storey building and a nine storey building, as detailed in Document 3.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve :

1. une modification au Plan officiel, volume 2a, Plan secondaire du secteur urbain de Nepean-Sud, Centre-ville de Nepean-Sud – Secteur 7, en intégrant des politiques propres aux emplacements situés au 125, avenue Marketplace et au 101A, promenade Lindenshade et liées aux hauteurs de bâtiment, comme l'expose en détail le document 2; et
2. une modification au Règlement de zonage 2008-250 visant le 125, avenue Marketplace et le 101A, promenade Lindenshade, afin de permettre la construction d'un complexe de deux maisons de

retraite, constitué d'un immeuble de huit étages et d'un immeuble de neuf étages, comme l'expose en détail le document 3.

DOCUMENTATION / DOCUMENTATION

1. Acting Director's report, Planning Services, Planning, Infrastructure and Economic Development Department dated 10 March 2017 (ACS2017-PIE-PS-0033)

Rapport de la Directrice par intérim, Services de la planification, Service de planification, d'Infrastructure et de Développement économique daté le 10 mars 2017 (ACS2017-PIE-PS-0033)

2. Extract of draft Minutes, Planning Committee, 28 March 2017.

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 28 mars 2017

3. Summary of Written and Oral Submissions, to be issued separately with the Council agenda for its meeting of 26 April 2017, as part of the Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements'

Résumé des observations écrites et orales, à distribuer séparément avec l'ordre du jour de la réunion du 26 avril 2017 du Conseil, comme faisant partie du Résumé des observations orales et écrites du public sur les questions assujetties aux « exigences d'explication » aux termes de la Loi 73.

**Report to
Rapport au:**

**Planning Committee / Comité de l'urbanisme
March 28, 2017 / 28 mars 2017**

**and Council / et au Conseil
April 12, 2017 / 12 avril 2017**

**Submitted on March 10, 2017
Soumis le 10 mars 2017**

**Submitted by
Soumis par:**

Lee Ann Snedden,

Acting Director / Directrice par intérim,

Planning Services / Service de la planification

**Planning, Infrastructure and Economic Development Department / Services de la
planification, de l'infrastructure et du développement économique**

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**Ward: GLOUCESTER-SOUTH
NEPEAN (22) / GLOUCESTER-
NEPEAN SUD (22)**

File Number: ACS2017-PIE-PS-0033

**SUBJECT: Official Plan and Zoning By-law Amendment – 125 Marketplace
Avenue and 101A Lindenshade Drive**

**OBJET: Modification au Plan Officiel et au Règlement de Zonage – 125,
avenue Marketplace et 101A, promenade Lindenshade**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council:**
 - a. Approve an amendment to the Official Plan, Volume 2a, South Nepean Urban Area Secondary Plan, South Nepean Town Centre – Area 7, by incorporating site specific policies for 125 Marketplace Avenue and 101A Lindenshade Drive relating to building heights as detailed in Document 2; and**
 - b. Approve an amendment to the Zoning By-law 2008-250 for 125 Marketplace Avenue and 101A Lindenshade Drive to permit a two building retirement home complex consisting of an eight storey building and a nine storey building, as detailed in Document 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 City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of 12 April 2017," 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 ce qui suit au Conseil :**
 - a. Approuver une modification au Plan officiel, volume 2a, Plan secondaire du secteur urbain de Nepean-Sud, Centre-ville de Nepean-Sud – Secteur 7, en intégrant des politiques propres aux emplacements situés au 125, avenue Marketplace et au 101A, promenade Lindenshade et liées aux hauteurs de bâtiment, comme l'expose en détail le document 2;**
 - b. Approuver une modification au Règlement de zonage 2008-250 visant le 125, avenue Marketplace et le 101A, promenade Lindenshade, afin de permettre la construction d'un complexe de deux maisons de retraite, constitué d'un immeuble de huit étages et**

d'un immeuble de neuf étages, comme l'expose en détail le document 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 de l'avocat général 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 du projet de loi 73 », à la réunion du Conseil municipal prévue le 12 avril 2017 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

Assumption and Analysis

The site is located within the South Nepean Town Centre, is subject to the Town Centre designation in the Official Plan, and is subject to the South Nepean Town Centre Secondary Plan.

The proposal seeks to facilitate the construction of a retirement home complex consisting of an eight storey building and a nine storey building. The Official Plan Amendment is to increase the allowable height from a six storey maximum to an eight/nine storey maximum. The Zoning By-law amendment is to similarly increase the height as well as to allow for wider walkways at the rear of the building.

Policies in place currently allow the construction of a 16 storey building on the property directly to the north of the subject property.

The concept plans include quality architecture and design which incorporates transitions and stepbacks in an effort to better respect the existing neighbourhood. The concept plan also features a surface parking area as well as two levels of underground parking.

Public Consultation/Input

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Official Plan and Zoning By-law amendments. Approximately 21 Comments were received from the

public. Some comments were positive or neutral towards the proposal, while some raised issues and concerns related to building height, traffic and parking.

RÉSUMÉ

Hypothèse et analyse

L'emplacement, situé au centre-ville de Nepean-Sud, fait l'objet d'une désignation de Centre-ville dans le Plan officiel et relève du Plan secondaire du centre-ville de Nepean-Sud.

La proposition vise à faciliter la construction d'un complexe de deux maisons de retraite, constitué d'un immeuble de huit étages et d'un immeuble de neuf étages. La modification au Plan officiel vise à accroître la hauteur autorisée, qui passerait d'une hauteur maximale de 6 étages à un maximum de huit et neuf étages. La modification au Règlement de zonage a le même objectif d'augmentation de hauteur et vise également l'élargissement des allées piétonnières à l'arrière du complexe.

Les politiques actuellement en vigueur permettent la construction d'un bâtiment de 16 étages sur la propriété située directement au nord de la propriété visée.

Le plan conceptuel décrit une architecture de qualité et une conception qui intègre des transitions et des retraits, afin de mieux respecter le quartier environnant. On y présente également un parc de stationnement de surface ainsi qu'un parc de stationnement souterrain de deux niveaux.

Consultation publique et commentaires

Un avis public a été donné à cet égard et une consultation publique a eu lieu conformément à la politique concernant les avis et les consultations publics approuvée par le Conseil municipal pour les modifications au Plan officiel et au Règlement de zonage. Environ 21 commentaires ont été émis par des membres du public. Certains d'entre eux étaient positifs ou neutres à l'égard du projet, tandis que d'autres soulevaient des questions et des préoccupations au sujet de la hauteur des immeubles, de la circulation et du stationnement.

BACKGROUND

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

Learn more about [link to Development Application process – Official Plan Amendment](#)

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

Site location

125 Marketplace Drive and 101A Lindenshade Drive

Owner

South Nepean Development Corporation

Applicant

Minto Communities, Inc. (Catherine Tremblay)

Architect

NEUF Architect(e)s (Hugo Gagnon)

Description of site and surroundings

The property is located within the eastern limit of the South Nepean Town Centre. The site has frontage on Marketplace Avenue, Longfields Drive, Lindenshade Drive and Sue Holloway Drive and is currently vacant. The site is surrounded by two and three storey dwellings to the east, four storey dwellings and a park to the south, one and two storey commercial buildings to the west and north-west (Strandherd Retail District), undeveloped high-rise mixed use lands to the north and a two storey secondary school to the north-east.

Summary of requested Official Plan and Zoning By-law amendment proposal

The Official Plan amendment seeks to amend the South Nepean Urban Area Secondary Plan, South Nepean Town Centre – Area 7 by amending policies related to building heights.

The requested Official Plan amendment will accomplish the following:

- Provide site specific policy for 125 Marketplace and 101A Lindenshade Drive to allow a building located on the west portion of the property to be eight storeys high and to allow a building located on the east portion of the property to be nine storeys high, whereas the Secondary Plan establishes a maximum building height of six storeys.

The current zoning on the property is MC[1726] (Mixed Use Centre Zone, Exception 1726) and R5AA[1727] (Residential Fifth Density, Subzone AA, Exception 1727). The MC zone permits a wide variety of uses ranging from retail and restaurant to office, school and residential uses, while the R5AA zone permits mostly residential uses. Both zones permit retirement home uses. The current zoning restricts walkway widths to 1.8 metres in Residential zones.

The applicant is requesting an amendment to the zoning in order to allow the construction of a retirement home complex consisting of an eight storey building and a nine storey building.

The requested Zoning By-law amendment includes the following:

- Allow a building located on the west portion of the property to be eight storeys high and allow a building located on the east portion of the property to be nine storeys high.
- Allow a maximum walkway width of 4 metres.

DISCUSSION

Public consultation

Notification and public consultation was undertaken in accordance with the Public Notification and Consultation Policy approved by Council for Development Applications. Approximately 21 individuals commented on the proposal as a result of the notification process. Issues and objections expressed generally related to density, traffic, setbacks, height and sun shadowing. Please refer to Document 6 for details of consultation, including comments received and staff's response.

For this proposal's consultation details, see Document 6 of this report.

Official Plan designation

According to Schedule B of the Official Plan, the property is designated as Mixed Use Centre and Town Centre. Marketplace Avenue is a Collector Road and Longfields Drive is an Arterial Road on Schedule E.

Other applicable policies and guidelines

The South Nepean Urban Area Secondary Plan, South Nepean Town Centre – Area 7 in Volume 2a is applicable. Within this plan, Schedule 1 currently designates both 125 Marketplace Avenue and 101A Lindenshade Drive as Mid Rise Mixed-Use. Intended as a transition between the High Rise designations and the Low Rise residential neighbourhood, the Mid Rise Mixed-Use designation imposes a minimum building height of four storeys and a maximum building height of six storeys.

The South Nepean Town Centre Community Design Plan contains guidelines similar in effect to the policies of the Secondary Plan.

Also applicable to the proposed development are the Transit Oriented Design Guidelines. These guidelines encourage appropriate transit oriented development for sites located within a 600 metre walking distance from a rapid transit stop or station.

Urban Design Review Panel

The property is within a Design Priority Area and the Official Plan and Zoning By-law Amendment applications as well as the forthcoming Site Plan Control application are subject to the Urban Design Review Panel (UDRP) process. The applicant presented their proposal to the UDRP for a formal review on March 2, 2017.

The panel's comments from the March 2, 2017 UDRP meeting on the Official Plan amendment, Zoning By-law amendment and Site Plan Control applications were as follows:

General Comments

- The Panel notes that the project has evolved nicely and should complement the area well.

Building Design

- The Panel suggests that the applicant continue to explore means of differentiating the two buildings, so that they are recognizable as being part of the same family, but not identical twins. These differentiations could be implemented through subtle changes to the building's base and articulations.
- The Panel finds that the ground-oriented units and the individual gardens facing Longfields Drive are a strength of the proposal. They help to contribute to a pedestrian scale and improve the differentiation between the two buildings. The proponent should continue to explore means of emphasizing the units.
- The Panel generally supports the treatment of the rounded corner of the Apartment Building. The proponent is encouraged to use curved glass rather than faceted glass or perhaps internalize the balconies behind the columns to enhance the corner expression.
- The Panel suggests the applicant further study the vertical stripes in the building design. The buildings have a good profile and handsome design and do not necessarily need this additional element.
- The Panel recommends incorporating more glazing around the entrance of the east building facing the interior courtyard.

Landscaped Street and Lay-by Design

- The Panel recommends pavers or concrete rather than asphalt for these spaces, at least for the parking spaces. It should read as a mews rather than parking lot or service area. Pavers or concrete should cover the surface to make it more welcoming and comfortable for pedestrians.

Landscaping

- The Panel supports the landscaping plan, as it is very rich.
- The Panel encourages the proponent to explore means of improving the fencing between the site's open space and the park across the street.

The department notes that the recommended Official Plan and Zoning By-law amendments accommodate the positive design features supported by the UDRP, and

that all comments will be reviewed further and addressed appropriately through the Site Plan Control process.

Planning rationale

Provincial Policy Statement

The *Planning Act* requires that all city planning decisions be consistent with the Provincial Policy Statement (PPS), 2014; a document that provides further policies on matters of Provincial interest related to land use development.

The recommended Official Plan and Zoning By-law amendments are considered consistent with the matters of Provincial interest as outlined in the *Planning Act* and is in keeping with the PPS, 2014 by promoting an intensified land use pattern within a settlement area and by improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society.

Official Plan

This application has been reviewed under the consolidated Official Plan (2003) with regard for the Council approved amendments contained within Official Plan Amendment 150 (OPA 150). Amendments introduced by OPA 150 do not impact the proposed Official Plan and Zoning By-law amendments, especially given the more specific policy direction of the South Nepean Secondary Plan.

Strategic Direction:

The Official Plan provides strategic direction for growth and development within the City by directing it to areas where it can be accommodated in compact and mixed use development, and served with quality transit, walking and cycling facilities. Town Centres are also identified as areas where compact development which are liveable and pedestrian-oriented will be encouraged.

The proposal is for a two building retirement home complex of a compact urban form, to be located within one of the target areas for intensification, the South Nepean Town Centre, where services and transportation networks already exist. The proposal is consistent with the strategic direction as contained under the Official Plan.

Mixed Use Centres and Town Centres:

Mixed Use Centres and Town Centres occupy strategic locations on the Rapid-Transit network and act as central nodes of activity within their surrounding communities. These areas have a high potential to achieve high densities and compact development.

Section 3.6.2 – Mixed Use Centres and Town Centres encourages high densities of jobs and housing through intensification and redevelopment of older sites and development of vacant land. High-Rise Buildings of 10 storeys or more are can be considered when coupled with appropriate transitions to surrounding area. These higher densities are meant to encourage and enhance rapid-transit support and ridership.

The proposed development is located approximately 315 metres (360 metre walking distance) from the Barrhaven Centre Rapid Transit Station. It is also located closer to two arterial roads, being Longfields Drive and Strandherd Drive. The proposed retirement home development includes the creation of new jobs as well as new housing opportunities for senior citizens, in a high-density form, which is consistent with Mixed Use Centres and Town Centres designations.

Urban Design and Compatibility:

Section 2.5.1 – Designing Ottawa includes design objectives related to built form, open spaces and infrastructure. These policies strive towards compatibility and the contribution to a community identity. Compatibility is described not as being the same as or similar to existing buildings in the vicinity, but rather as being able to coexist with existing development without causing adverse impact on surrounding properties.

Section 4.11 – Urban Design and Compatibility provides objective criteria which can be used to evaluate compatibility. These policies strive to require high quality urban design throughout the City.

Although the immediate neighbourhood consists mostly of four-storey dwellings, the OP and Zoning By-law currently allow for buildings up to six storeys. An increase in building height at this location would provide for an appropriate transition between the park and low-rise apartment dwellings to the south and the property directly to the north which permits buildings up to 16 storeys. Furthermore, the building itself has been designed to incorporate transitioning elements such as step down storeys towards the park and existing residential to the south. The proposed development also incorporates public

sidewalks along its full perimeter, an entranceway plaza feature to the north-east, as well as ample greenspace throughout.

The majority of the key design and compatibility items will be addressed through Site Plan Control, such as amenity area and streetscape impacts. The proposed Official Plan and Zoning By-law amendments do not preclude the ability for urban design and compatibility improvements. That being said, the Official Plan states that the appropriateness of a development is to be assessed using the criteria for massing and scale established in the applicable Secondary Plan.

While the Secondary Plan would describe an eight-storey building as a high-rise building, the Official Plan only describes high-rise buildings as having 10 or more storeys. The High-Rise policies offered in Section 4.11 would therefore not be applicable.

Staff are satisfied that the requested Official Plan and Zoning By-law amendments for the proposed eight and nine-storey buildings are consistent with the Official Plan and OPA 150. The built-from, setbacks and stepbacks are compatible with the neighbouring properties and allow for appropriate intensification. The inclusion of ground-level spaces and programming will contribute to the animation and pedestrian-level activity. The building defines the Marketplace Avenue street edge and has a highly visible and accessible main building entrance and entranceway feature. The treatment of site landscaping, setbacks, building setbacks and orientation are consistent with the policies regarding good urban design and compatibility.

Secondary Plan

The Secondary Plan for the South Nepean Town Centre was adopted by Council in 2006 as a statutory document to guide development in the South Nepean Town Centre. Six goals are identified: Compact urban form, high quality urban design, mixture of land uses, diverse greenspace network, efficient transportation network and anticipation of growth.

The Secondary Plan designates the property Mid-Rise Mixed Use, which represents a lower scale, mixed-use area within the Town Centre, intended to be a transition between the High-Rise Mixed Use policy area and the adjacent lower density residential neighbourhoods. The Mid-Rise Mixed Use designation permits apartments as well as a wide range of commercial, office, institutional and community services uses. Building heights are limited to between four and six storeys. The net density target for residential

uses for this location is 150 units per hectare. The maximum lot coverage for residential buildings is 50 per cent.

An amendment to the Secondary Plan is being requested in order to incorporate site specific policies allowing for building heights to reach 8 and 9 stories. Due to grade changes from the west edge of the property to the east edge, both buildings will measure roughly 29 metres and the nine-storey building will in fact be slightly shorter than the eight-storey building.

The proposed development, described as a high-rise building under the Secondary Plan but as a mid-rise building under the Official Plan, promotes an opportunity to create a compact urban development that is in close proximity to a rapid transit station without creating adverse impacts on neighbouring properties. While the proposed densities (316 units per hectare) are higher than the Mid-Rise Mixed Use targets established for the policy area, the 150 units per hectare are considered a minimum target. The lot coverage limit is respected at 48 per cent. The increase in height allows the proposal to surpass the density target while limiting impacts through step backs, setbacks, and strategic location of greenspaces, and provides appropriate transition to the High-Rise Mixed Use designation to the north. The proposed development meets the intent of the Mid-Rise Mixed Use designation and will contribute positively to achieving the overall goals and objectives as set out in the Secondary Plan.

The Secondary Plan contains urban design policies under Section 4.1 which shall apply to all development within the Town Centre. These policies require that buildings must maximize the lot coverage, be at least two functioning storeys, be oriented to the public street, and include appropriate parking layout. Issues such as sunlight must be addressed. Active use at grade must provide an appropriate transition from the private realm to the public realm, and buildings must have dynamic façades.

The architectural renderings and proposed site plan included as Documents 4 and 5 respectively show maximized lot coverage and a surface parking area well dressed in greenery and pedestrian connectivity. The main building's façade is oriented to and in proximity to Marketplace Avenue, and the second building provides a strong façade on both Marketplace Avenue and Longfields Drive. Active entrances and a plaza will help provide transition from the public realm to the private realm. The sun shadow study demonstrates limited shadowing impacts on residential neighbours throughout most of the day and year.

Community Design Plan

The Secondary Plan directs all development to have regard to the urban design guidelines in Section 5.2 of the South Nepean Town Centre Community Design Plan. The proposal conforms to these guidelines through locating the front entrance along Marketplace Avenue and providing an entrance loop designed to allow easy pedestrian access for elderly residents (Guidelines 1 and 2) and through providing a curved façade which accentuates the corner of the building at the Marketplace and Longfields intersection (Guideline 3). The proposal also includes stepbacks along the rear of the buildings towards a landscape courtyard offering a transition from the high-rise area to the north and a buffer from the low-rise residential and park to the south (Guidelines 4 and 5). The strong street wall definition along Marketplace Avenue and Longfields Avenue provide architectural continuity (Guideline 9).

The proposal includes sidewalks along all streets around the perimeter of the site, providing pedestrian opportunities, including the use of travel assisted devices such as mobility scooters (Guideline 20). The proposal will also include ample landscaping throughout the site and along the surface parking area, and street trees will be added along all streets (Guidelines 23, 24 and 25).

As shown on the proposed site plan, the loading area is proposed to be hidden between buildings (Guideline 26), the surface parking area is designed to be less prominent than the rest of the site and well landscaped, and the entrance to the underground parking garage is located along the mid-block laneway, away from public streets to ensure it does not visually dominate the development (Guidelines 28, 29 and 30).

Further, the development includes a landscaped mid-block laneway with walkways (Guideline 34), a prominent entrance plaza incorporating hard and soft landscaping features (Guideline 36) as well as a number of garden courtyards and terraces (Guideline 38).

The preliminary site plan and elevations demonstrate consistency with the Community Design Plan, Section 5.2 Urban Design Guidelines. Details of architectural design will be further reviewed through the future site plan control process.

Transit Oriented Development Guidelines

The proposed development is located within 360 metres (walking distance) of the Barrhaven Centre Rapid Transit Station. The compact nature of the development will

contribute to increased transit ridership (Guideline 1) and the building locations along the front of the street will encourage ease of walking to public transit (Guideline 7). The design quality and features incorporated into the proposal will create a highly visible landmark at a gateway location that can be easily identified and located by residents walking and cycling towards Marketplace Station (Guideline 12). The proposal also includes architectural variety on the lower storeys of the buildings and uses clear windows and doors in order to make a pedestrian level façade of higher interest (Guidelines 14 and 15). The small surface parking lot is not highly visible from the road (Guideline 35).

The Transit Oriented Development Guidelines will be further referred to during the future site plan control process.

Zoning By-law

The applicant is proposing to rezone the site, which is currently zoned MC[1726] (Mixed Use Centre Zone, Exception 1726) and R5AA[1727] (Residential Fifth Density, Subzone AA, Exception 1727), in order to increase the allowable building height.

The purpose of the MC zone is to ensure that designated Mixed-Use Centres under the Official Plan accommodate a combination of transit-supportive uses including a broad range of commercial, service and institutional uses as well as high and medium density residential uses.

The purpose of the R5 Zone is to allow a wide range of residential building forms including mid to high rise apartment dwellings as well as a number of other residential uses.

Exceptions 1726 and 1727 outline the minimum and maximum heights currently allowable, state that commercial uses in mixed-use buildings are only allowed on the first floor and have specific parking requirements related to residential and commercial uses.

Both zones currently allow for retirement home uses and, similar to the Secondary Plan Designation, limit the building height to between four and six storeys. The rezoning seeks to increase the allowable height of the westernmost building to be eight storeys and the allowable height of the easternmost building to be nine storeys. Due to grade changes from the west edge of the property to the east edge, both buildings will

measure roughly 29 metres and the nine-storey building will in fact be slightly shorter than the eight-storey building.

In order to ensure that development occurs as intended and includes the two building heights at the proposed locations, specific wording will be included stating that only the eight-storey building is allowed to be located on the western portion of the site (within 40 metres of Longfields Drive), and that the nine-storey building is only allowed to be located on the remainder of the site.

The rezoning also seeks to permit walkways measuring 4 metres in width at the rear of the property (leading to Lindenshade Drive). Section 109(3)(b) of the Zoning By-law states that a walkway is permitted in any yard, provided that the walkway does not exceed 1.8 metres in width and the walkway consists of hard landscaping. This provision is applicable in residential zones. The design of the walkways include an accessible ramp which zig-zags up an incline as well as a pair of walkways with stairs and landings. While most of the walkway segments are of appropriate width, some locations are wider than the existing maximum of 1.8 metres when measured perpendicular to the street.

For the purposes of the Zoning By-law amendment, the development proposal will be referred to as a Planned Unit Development due to the fact that multiple buildings are proposed on the same property.

RURAL IMPLICATIONS

There is no rural implication associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Michael Qaqish is aware of this application and the recommendation.

LEGAL IMPLICATIONS

Should the report be adopted and the resulting by-law be appealed to the Ontario Municipal Board, it is expected that a three day hearing would be required. It is anticipated that such hearing could be conducted within staff resources. In the event that the application is refused, reasons must be provided. Should the refusal be appealed to the Ontario Municipal Board, an external planner would need to be retained.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications associated with the Recommendations. In the event that the application is refused and an appeal is launched, an external planner would need to be retained. In which case, funds are not available within existing resources and the expense would impact Planning, Infrastructure and Economic Development's operating status.

ACCESSIBILITY IMPACTS

The Official Plan Amendment and Zoning By-law Amendment proposal relates to a new building that would have been and will be constructed in accordance with the Ontario Building Code; there are no accessibility impacts.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

EP2 – Support growth of local economy

TM2 – Provide and promote infrastructure to support safe mobility choices

HC1 – Advance equity and inclusion for the city's diverse population

APPLICATION PROCESS TIMELINE STATUS

The application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to timing issues.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Proposed Official Plan Amendment

Document 3 Proposed Zoning By-law Amendment

Document 4 Architectural Rendering

Document 5 Proposed Site Plan

Document 6 Consultation Details

Document 7 Overview Data Sheet (*previously distributed and held on file*)

CONCLUSION

The Planning, Infrastructure and Economic Development Department supports the application and proposed Official Plan and Zoning By-law amendments. The proposed development meets the strategic direction for compact and transit oriented development as contained within the PPS and Official Plan. The proposed land uses and built form are consistent with the Official Plan policies for Mixed Use Centres and Town Centres as well as urban design and compatibility. The requested amendment to the Secondary Plan Policy will contribute to the overall goals and objectives of the Secondary Plan. The concept plan demonstrates a commitment to respond to various guidelines as contained within the Community Design Plan and the Transit Oriented Design Guidelines. The proposed zoning relief is appropriate for this site and maintains the zones' objectives.

The amendments represent good planning and, for the reasons stated above, staff recommends approval of the Official Plan and Zoning By-law amendments.

DISPOSITION

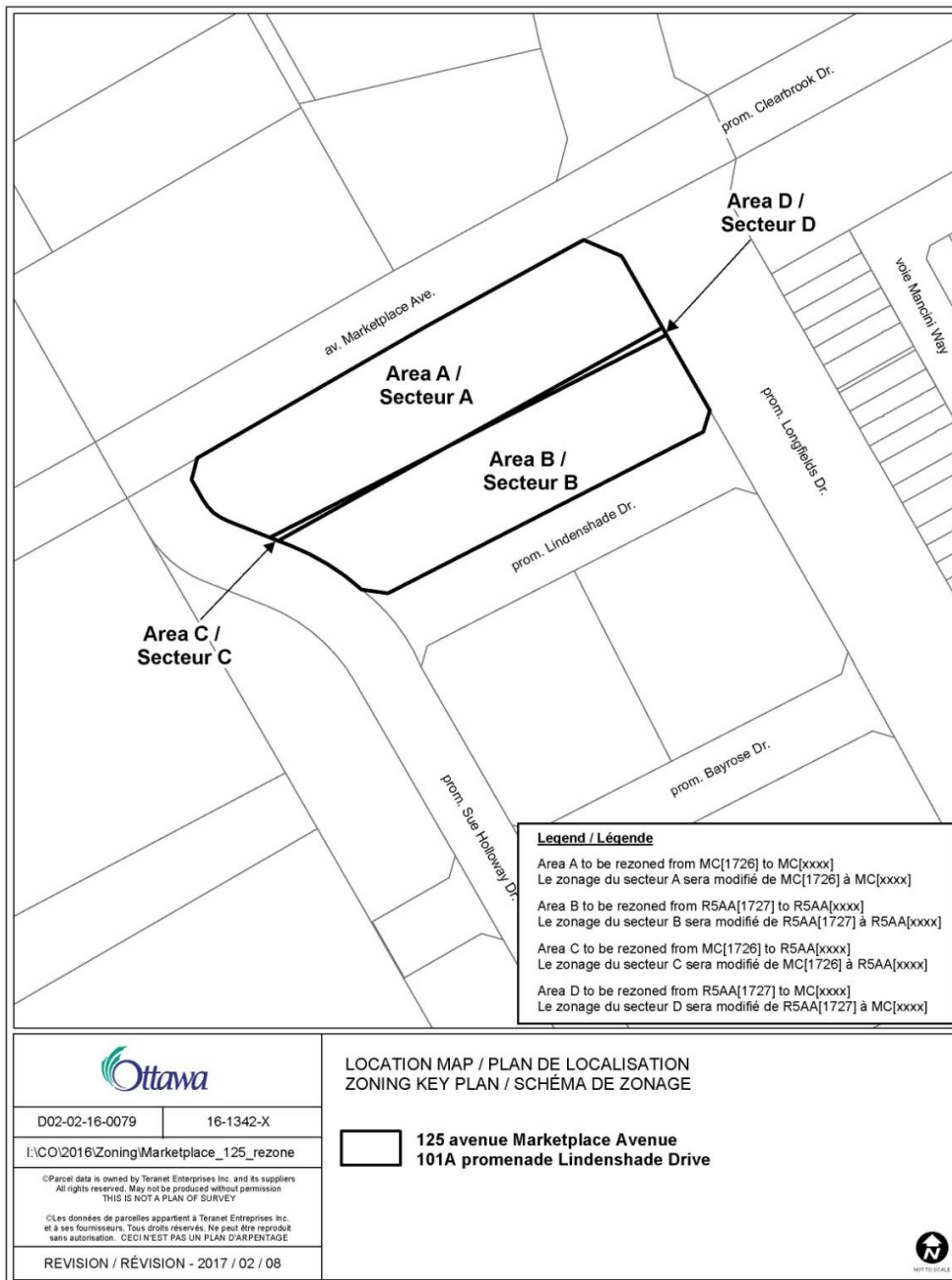
City Clerk and Solicitor Department, Legislative Services, to notify the owner, applicant, Ottawa Scene Canada Signs, Program Manager, Assessment, Financial Services Branch of City Council's decision.

Planning, Infrastructure, and Economic Development Department to prepare the implementing by-laws, forward to Legal Services and undertake the statutory notification.

Legal Services Department to forward the implementing by-laws to City Council.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa



The property is located at the eastern edge of the South Nepean Town Centre and is bordered by Marketplace Avenue, Longfields Drive, Lindenshade Drive and Sue Holloway Drive.

Document 2 – Proposed Official Plan Amendment

**Official Plan Amendment XX to the
Official Plan for the
City of Ottawa**

INDEX

THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE

Purpose

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Basis

PART B – THE AMENDMENT

Introduction

Details of the Amendment

Implementation and Interpretation

PART A – THE PREAMBLE

1. Purpose

The purpose of the proposed Official Plan amendment is to add site-specific policies increasing the height limit to eight and nine storeys. The Amendment will help facilitate the development of a two building retirement home complex consisting of an eight storey building and a nine storey building.

2. Location

The 0.92 hectare property is located to the south of Marketplace Avenue, to the west of Longfields Drive, to the north of Lindenshade Drive and to the east of Sue Holloway Drive and is known as 125 Marketplace Avenue and 101A Lindenshade Drive.

3. Basis

Approval of the requested amendments is recommended as the site is located within the South Nepean Town Centre and the proposed development meets the strategic direction for compact and transit oriented development as contained within the Provincial Policy Statement and Official Plan. The proposed land uses and built form are consistent with the Official Plan policies for Mixed Use Centres and Town Centres as well as urban design and compatibility. The requested amendment to the Secondary Plan Policy will contribute to the overall goals and objectives of the Secondary Plan. The concept plan demonstrates a commitment to respond to various guidelines as contained within the Community Design Plan and the Transit Oriented Design Guidelines.

PART B – THE AMENDMENT

1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text constitutes Amendment No. XX to the Official Plan for the City of Ottawa.

2. Details of the amendment

The Secondary Plan for the South Nepean Town Centre (Area 7) is hereby amended by adding the following new sentence to policy 2 of Section 3.3 Policy Area – Mid Rise Mixed-Use:

“For lands bounded by Marketplace Avenue, Longfields Drive, Lindenshade Drive and Sue Holloway Drive, the minimum building height is four storeys and the maximum building height is nine storeys for any part of the lands located within 40 metres of the property line abutting Longfields Drive and eight storeys for any part of the lands located at or beyond 40 metres from the property line abutting Longfields Drive.”

3. Implementation and Interpretation

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.

Document 3 – Proposed Zoning By-law Amendment

Proposed changes to the Comprehensive Zoning By-law

1. Area A shown on Document 1 to be rezoned from MC[1726] to MC[xxxx]
2. Area B shown on Document 1 to be rezoned from R5AA[1727] to R5AA[xxxx]
3. Area C shown on Document 1 to be rezoned from MC[1726] to R5AA[xxxx]
4. Area D shown on Document 1 to be rezoned from R5AA[1727] to MC[xxxx]
5. Add a new exception, MC[xxxx] to Section 239, Urban Exceptions, introducing provisions similar in effect to the following:
 - a. In Column V, Provisions, text:
 - i. Minimum building height is four storeys.
 - ii. Maximum building height is nine storeys for any part of the property located within 35 metres from Longfields Drive and eight storeys for any part of the property located at or beyond 35 metres from Longfields Drive.
6. Add a new exception, R5[xxxx] to Section 239, Urban Exceptions, introducing provisions similar in effect to the following:
 - a. In Column V, Provisions, text:
 - i. Minimum building height is four storeys.
 - ii. Maximum building height is nine storeys for any part of the property located within 35 metres from Longfields Drive and eight storeys for any part of the property located at or beyond 35 metres from Longfields Drive.
 - iii. Maximum walkway width is 4 metres.

Document 4 – Architectural Rendering

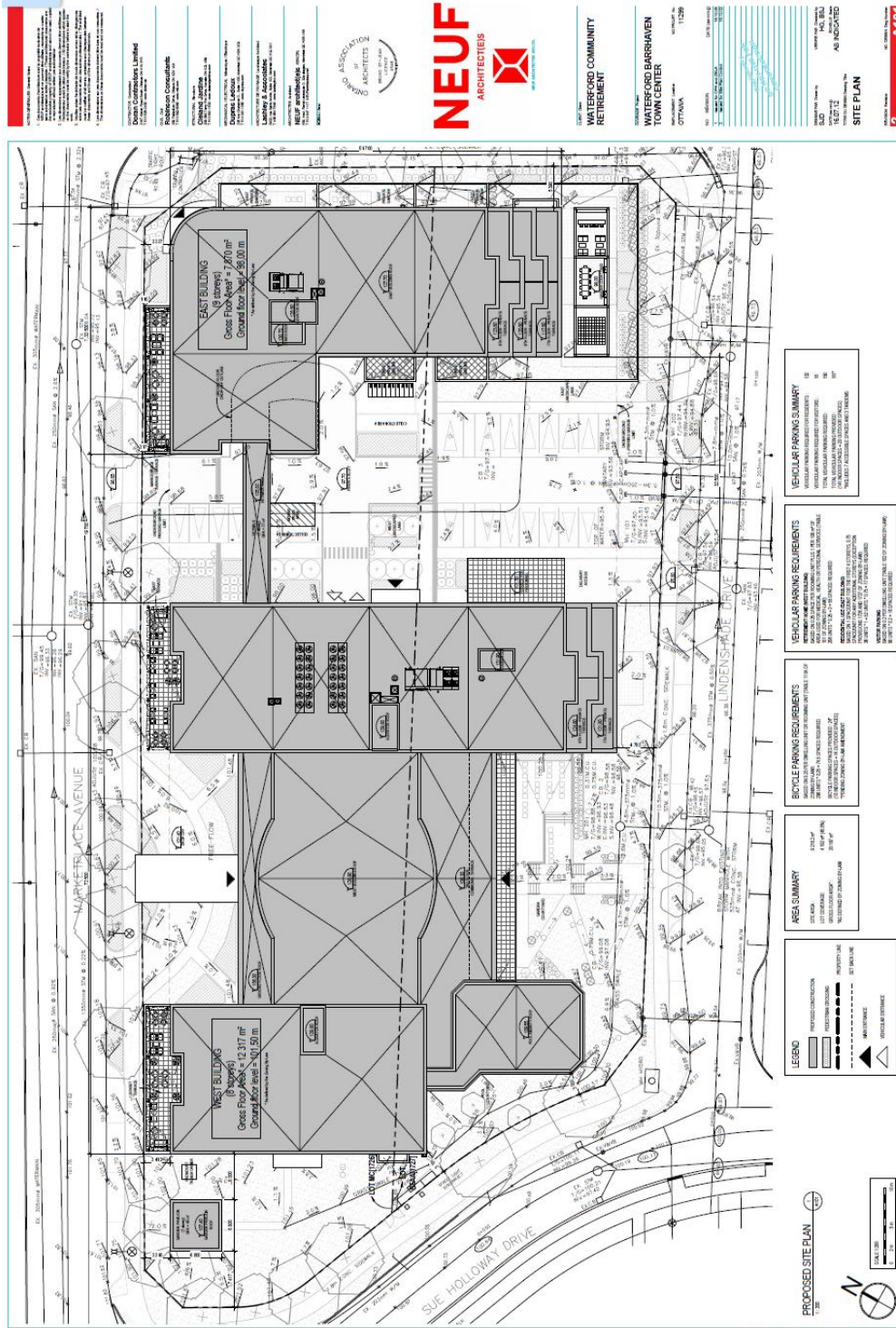


Figure 1 - Proposed Development from the North



Figure 2 - Proposed Development from the South

Document 5 – Proposed Site Plan



Document 6 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Official Plan and Zoning By-law amendments.

Public Comments and Responses

Comment:

The proposal is a very good idea and a very good location for senior citizens.

Comment:

The proposed height is out of context with the surrounding area.

Response:

While the immediate area currently contains four-storey buildings or lower, the current policies allow building heights up to six storeys. Although not yet built, policies are currently in place on the property to the north of the subject property which allow buildings up to 16 storeys. Staff is of the opinion that the proposal would fit in well within the planned context of the neighbourhood.

Comment:

The proposed height will cause sun-shadow issues.

Response:

A sun shadow study was submitted, and shows that most of the shadow impacts will be on the properties to the north and north-east of the proposed development. Some properties to the east and south-east would be impacted by increased shadowing, but only later in the day.

Comment:

The use of a retirement home at this location does not make sense in terms of the area's economics.

Response:

The use of a retirement home is currently permitted on the site. Staff are not in a position to comment on the potential economic prosperity of a proposal.

Comment:

A building higher than six storeys will introduce traffic and parking issues to the neighbourhood.

Response:

A Transportation Impact Study was submitted and reviewed by a City transportation engineer. It was determined that the proposed development would not warrant infrastructure modifications. 20 parking spaces are proposed at grade, and the remainder of the spaces are to be located in an underground parking structure. The proposal will be exceeding the zoning by-law's parking requirements, and therefore staff does not expect parking-related issues.

Comment:

Introducing a building of this height will have a negative impact on the surrounding properties.

Response:

The proposed development will fit in well with the surrounding developments and the existing and planned context of the Nepean Town Centre.

Comment:

Assurances were made that the developer would build buildings no taller than four storeys on this property.

Response:

Staff is not in a position to comment on assurances that may have been provided by a developer but submit that the proposed buildings will be compatible with the surrounding neighbourhood. The proposed mid rise development provides an appropriate transition from the high rise development to the north and the lower density development to the south.

Comment:

Twenty-five bicycle parking spaces is not enough to serve a building of such density.

Response:

Through discussions with the applicant, it was agreed that the full amount of bicycle parking spaces as currently required by the Zoning By-law would be provided. A reduction in bicycle parking spaces is no longer being requested.