

<p>3. ZONING BY-LAW AMENDMENT – 403 TWEEDSMUIR AVENUE</p> <p>MODIFICATION AU RÈGLEMENT DE ZONAGE – 1403, AVENUE TWEEDSMUIR</p>
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COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 403 Tweedsmuir Avenue to permit a six-storey mixed-use building with residential and hotel uses, as shown on Document 1 and detailed in Document 2 – Details of Recommended Zoning and Document 3 – Proposed Zoning Schedule.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant le 403, avenue Tweedsmuir, afin de permettre la construction d'un immeuble polyvalent de six étages abritant des unités d'habitation et un hôtel, comme l'illustre le document 1 et l'exposent en détail le document 2 – Détails du zonage recommandé et le document 3 – Annexe du zonage proposé.

DOCUMENTATION /DOCUMENTATION

1. Director's Report, Planning Services, Planning, Infrastructure and Economic Development Department dated July 30, 2018 (ACS2018-PIE-PS-0090)

Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'Infrastructure et du développement économique daté le 30 juillet 2018 (ACS2018-PIE-PS-0090)

2. Extract of draft Minutes, Planning Committee, 28 August 2018

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 28 août 2018

**Report to
Rapport au:**

**Planning Committee / Comité de l'urbanisme
August 28, 2018 / 28 août 2018**

**and Council / et au Conseil
September 12, 2018 / 12 septembre 2018**

**Submitted on July 30, 2018
Soumis le 30 juillet 2018**

**Submitted by
Soumis par:
Lee Ann Snedden
Director / Directrice,
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: KITCHISSIPPI (15)

File Number: ACS2018-PIE-PS-0090

SUBJECT: Zoning By-law Amendment – 403 Tweedsmuir Avenue

OBJET: Modifications au Règlement de zonage – 403, avenue Tweedsmuir

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 403 Tweedsmuir Avenue to permit a six-storey mixed-use building with residential and hotel uses, as shown on Document 1 and detailed in Document 2 – Details of Recommended Zoning and Document 3 – Proposed Zoning Schedule.**

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 September 12, 2018" 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 au Règlement de zonage 2008-250 visant le 403, avenue Tweedsmuir, afin de permettre la construction d'un immeuble polyvalent de six étages abritant des unités d'habitation et un hôtel, comme l'illustre le document 1 et l'exposent en détail le document 2 – Détails du zonage recommandé et le document 3 – Annexe du zonage proposé.
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 septembre 2018» 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 property is located in the Westboro neighbourhood, one lot south of the intersection of Richmond Road and Tweedsmuir Avenue. The site is approximately 980 square metres in area, with approximately 26 metres of frontage along Tweedsmuir Avenue. It is currently occupied by a two-storey motel (Richmond Plaza Motel) and associated

parking. The applicant is proposing to demolish the existing two-storey motel and construct a six-storey mixed-use building with both residential and hotel uses. One level of underground parking is proposed to contain 23 vehicular parking spaces.

The proposed Zoning By-law amendment involves rezoning the property from R4N [776] S195 (Residential Fourth Density, Subzone N, Exception 776, Schedule 195) to R5A [XXXX] H(20) SXXX (Residential Fifth Density, Subzone A, Exception XXXX, Height Limit 20 metres, Schedule XXX). The site-specific exception allows the hotel use to be maintained as a permitted use on the property, subject to a maximum of 24 guest units and also permits dwelling units in order to allow for a mixed-use building. The site-specific exception also permits reduced loading space requirements and creates a minimum lot area for development. The associated Schedule XXX sets maximum heights and minimum required setbacks and stepbacks for the proposal. At its tallest point, the building is 20 metres (six storeys) in height. The department supports the proposed Zoning By-law amendment and is of the opinion that the proposal is consistent with the Official Plan.

Public Consultation/Input

Notification and public consultation was undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications. Approximately 18 respondents commented on the proposal.

After the application was circulated, a public open house was organized and facilitated by the applicant and Councillor Leiper on February 22, 2018.

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

403 Tweedsmuir Avenue

Owner

Claude Leclair

Applicant

Fotenn Consultants Inc., Brian Casagrande

Description of site and surroundings

The site is located in the neighbourhood of Westboro, in Ward 15 – Kitchissippi. It is located on the east side of Tweedsmuir Avenue, one lot south of the intersection of Richmond Road and Tweedsmuir Avenue. The site is approximately 980 square metres in area, with approximately 26 metres of frontage along Tweedsmuir Avenue. It is currently occupied by a two-storey motel (Richmond Plaza Motel) and associated parking.

To the north, the site abuts a nine-storey building that fronts onto Richmond Road (236 Richmond Road). To the east, the site abuts the parking lot for a retail store (LCBO) and retail food store (Canadian Superstore). To the south, the property abuts a four-storey low-rise apartment dwelling. To the west, the site abuts the Tweedsmuir Avenue right-of-way, beyond which is a variety of low-rise residential uses. The site is illustrated in Document 1 – Location Map.

Summary of requested Zoning By-law Amendment proposal

The subject property is currently zoned R4N [776] S195 (Residential Fourth Density, Subzone N, Exception 776, Schedule 195). The requested zoning is R5A [XXXX] H(20) SXXX (Residential Fifth Density, Subzone A, Exception XXXX, Height Limit 20 metres, Schedule XXX). The amendment is requested to allow for a six-storey mixed-use building with residential and hotel uses, as well as site-specific zone provisions and schedule.

Brief history of proposal

On December 21, 2017, the applicant applied for a Major Zoning By-law amendment application on the subject lands to permit a six-storey mixed-use building with residential and hotel uses, as well as site-specific zone provisions. While a Site Plan Control application will be required to construct the proposed building, the applicant has decided not to proceed with that application at this time.

DISCUSSION

Public consultation

A public open house took place in the community on February 22, 2018. The applicant and Councillor Leiper organized and facilitated the event and City staff attended.

The consultation details can be found in Document 5 – Consultation Details, which provides a summary of comments that were received from members of the public during the circulation period, along with staff's responses.

The community requested consideration be given to the cumulative impact of development on local traffic, criminal activity associated with the current motel use, and the ratio of the two uses (residential and hotel) within the proposed building.

For this proposal's consultation details, see Document 5 of this report.

Official Plan designations

The site is located within the General Urban Area designation as shown on Schedule B of the City's Official Plan. It is also located within the study area boundary of the Richmond Road and Westboro Secondary Plan. In the Richmond Road and Westboro Secondary Plan, Schedule A – Planning Area Sectors identifies the subject land as part of Sector 5 – Westboro Village. The Secondary Plan implements the intent of the Richmond Road and Westboro Community Design Plan.

Other applicable policies and guidelines

The proposal is also subject to the Transit-Oriented Development (TOD) Guidelines because the subject site is also located within 600 metres of the Westboro Transit Station. These guidelines define transit-oriented development as a mix of moderate- to high-density transit-supportive land uses located within an easy walk of a rapid transit stop or station that is oriented and designed to facilitate transit use.

Urban Design Review Panel

The subject property is not located within a Design Priority Area and was therefore not subject to the Urban Design Review Panel process.

Planning Rationale

Planning Act and Provincial Policy Statement

The *Planning Act* requires that all City planning decisions be consistent with the Provincial Policy Statement (PPS), a document that provides policy direction on matters of provincial interest related to land use development. The PPS contains policies that require an appropriate mix of residential and non-residential uses in urban areas and that provide for efficient land use and development patterns to support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

The proposal is subject to the policies contained within the 2014 PPS. Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014. The proposal is in keeping with the PPS by promoting efficient development with a mix of uses in a built form that enhances the vitality of downtowns and supports the long-term prosperity of vibrant liveable communities with opportunities to live, work and play.

Official Plan Policies

The proposal has been reviewed under the consolidated Official Plan (2003 – OPA76) and in accordance with the Council approved amendments contained within Official Plan Amendment 150 (OPA 150).

Pursuant to Schedule B and Section 3.6.1 of the Official Plan, the properties within the study area are designated General Urban Area. As outlined in Section 3.6.1 of the Official Plan, the General Urban Area permits the development of a range of housing types in combination with conveniently located employment, retail, service, and institutional uses. The General Urban Area encourages infill development in a manner that ensures the long-term vitality of the communities that make up the city.

Consistent with the policy direction of Section 3.6.1, the proposal is intended to enhance the Westboro neighbourhood by providing compatible intensification with a mixed use building with residential and hotel uses. Section 3.6.1, policy 3 states that when considering a proposal for residential intensification through infill or redevelopment in the General Urban Area, the City will recognize the importance of new development relating to existing community character so that it enhances and builds upon desirable

established patterns and built form. This proposal does so by replacing a low-density non-conforming use that is set back from the street and characterized by surface parking with a building that reinforces the street edge, introduces street trees and reintroduces residential uses to the site. The mix of hotel and residential uses contributes to providing a range of housing types in the General Urban Area.

Section 3.6.1 also states that redevelopment in the General Urban Area is to be in accordance with Section 2.5.1 and Section 4.11. Section 2.5.1 outlines design objectives and criteria for reviewing development proposals with respect to compatibility and urban design. This section identifies that built form, open spaces and infrastructure play a key role in design. The compatibility policies of Section 4.11 proceed to identify ways to measure compatibility. Such measures include: traffic and parking, outdoor amenity areas, sunlight and microclimate and supporting neighbourhood services. The proposal demonstrates that it adheres to the design objectives in Section 2.5.1 and the measures identified in Section 4.11 by providing an appropriately scaled development that offers a transition in height along the street and by providing setbacks and stepbacks that provide for amenity area and access to sunlight while respecting the privacy of adjacent development.

At six storeys, the proposal offers a transition in built form from the nine-storey building abutting the site to the north to the four-storey building abutting the site to the south, which is at a higher elevation than the subject property. It also helps to create a strong street edge by providing a unified building setback from the front lot line. This helps to create a relationship between the building and the public realm, and contributes to the animation of the streetscape. In this way, the proposal meets the compatibility principles in Section 2.5.1 and transition measures in Section 4.11 by providing a building that complements massing patterns, rhythm, character, and context of the existing area.

The proposed massing also provides amenity areas and access to light while concurrently respecting the privacy of adjacent development. Section 4.11 states that development should “respect the privacy of outdoor amenity areas of adjacent residential units” and “minimize shadowing on adjacent properties”. Amenity areas are provided at grade in the rear yard and on balconies through stepbacks from the front and rear wall. To protect the privacy of adjacent development, there are no balconies proposed on the walls of the building that face interior side yards. The northern interior side yard setback is 2.5 metres to provide a buffer between the proposed building at

403 Tweedsmuir Avenue and the existing residential units with south-facing balconies in the nine-storey development at 236 Richmond Road. There are also additional setbacks to both interior side yards within the last three metres of the building. This allows additional light to enter into the rear yard area and decreases the impact of the massing on neighbouring developments.

Richmond Road and Westboro Secondary Plan

The property is within the study area of the Richmond Road and Westboro Secondary Plan. In Schedule A, the property is designated as being located within Sector 5 – Westboro Village. The proposal is consistent with the policies for Westboro Village.

In the Richmond Road and Westboro Secondary Plan, Section 1.2 provides a list of principles for Richmond Road and Westboro to help manage growth over the 20-year timeframe of the plan. The proposal for a six-storey mixed-use building located one lot south of Richmond Road adheres to these policies.

In Section 1.2, the first and second principles speak to preserving the scale and character of residential neighbourhoods and enhancing the human scale (generally four to six storeys) of the Westboro Village traditional mainstreet, Richmond Road. At six storeys, the proposal presents a human scale to the Tweedsmuir Avenue streetscape. Further to the six-storey overall height, the recommended zoning for the site requires that the applicant step back the building at the third storey. This creates a unified datum line with the abutting development to the south, which also has a stepback above the third floor.

The fourth principle states that redevelopment sites are to consider the traffic impact on north-south residential streets south of the planning area. Tweedsmuir Avenue is a north-south street and traffic impacts were considered through this application. Following the Transportation Impact Assessment Guidelines, the applicant submitted a document that addressed transportation impacts. City of Ottawa transportation staff reviewed the submission and were satisfied with it. At the time of Site Plan Control, the applicant will be required to provide further material, including a Traffic Management Plan.

Lastly, the fifth principle in Section 1.2 provides guidance on how to achieve compatible infill. There are a number of recommended approaches, such as providing appropriate

setbacks and transition in building heights, conforming to the maximum recommended building height ranges, and respecting a transition in building scale. The proposed development provides compatible infill by following these principles.

Section 1.3.4 provides direction on how properties that are specifically located within Westboro Village are to be developed. The following three policies apply:

1. Reinforce the existing traditional mainstreet character of Westboro Village through updated design guidelines, promoting improved storefront facades and street tree planting. This proposal enhances the mainstreet character of Westboro Village by providing a building that transitions in height from the lower scale residential local Tweedsmuir Avenue to the Traditional Mainstreet Richmond Road. The proposal also provides a setback for the underground parking garage, ensuring adequate street tree planting along Tweedsmuir Avenue.
2. Maintain a sense of human scale in Westboro Village by providing for mixed-use buildings, generally in the four- to six-storey range, with a minimum of two storeys. Buildings should be located close to the street, except at the key Churchill Avenue/Richmond Road intersection where wider sidewalks are needed. This proposal is six storeys in height, which is within the range outlined, and is made up of a mix of uses that are compatible in the area. The uses proposed are not new to the area, but rather it maintains the existing non-conforming hotel use, and adds a residential component. The proposed building is also proposed to be located closer to the street with a setback of three metres from the front property line.
3. Encourage mixed-use including a continuity of ground floor retail/restaurant uses with residential and office uses on upper floors. Car sales lots and other automobile-oriented uses should be redeveloped with active traditional mainstreet, pedestrian-friendly uses. While the proposal is not proposing to redevelop an existing automobile-oriented use, it is proposing to redevelop a site to be more actively engaged with the public realm and more pedestrian friendly. The proposed mix of uses will contribute to the community and the city at large.

Transit-Oriented Development (TOD) Guidelines

The purpose of the TOD Guidelines is to provide guidance on how to achieve development that is oriented and designed to facilitate transit use. The TOD Guidelines encourage a mix of uses and densities that complement both transit users and the local community; a built form that is designed and oriented to facilitate and encourage transit use; safe circulation of pedestrians, cyclists, vehicles and parking; and quality public spaces that provide direct, convenient, safe and attractive access to transit. It is Planning Services' opinion that the proposal conforms to these guidelines. The proposal offers a mix of uses in a built form that is oriented toward the street, creating a strong relationship to the public realm. The development also encourages safe circulation by strengthening building continuity along the street and an underground parking garage accessible from Tweedsmuir Avenue.

Proposed Zoning Details

As detailed in Document 2 – Details of Recommended Zoning and Document 3 – Proposed Zoning Schedule, the proposed Zoning By-law amendment will re-zone the site from R4N[776] S195 to R5A[XXXX] H(20) SXXX. The following summarizes the site-specific zoning provisions.

Adding Hotel and Dwelling Unit Uses

Under the current zone, the proposed mix of uses would not be permitted. The proposal includes a mix of hotel guest suites and residential dwelling units. The re-zoning will permit the existing use of the property by adding a hotel use, along with the newly proposed dwelling unit uses as permitted uses, which will allow for the proposed mixed-use building to be built.

Limit on Number of Hotel Guest Suites

The proposed zoning details include a provision that limits the maximum number of guest suites for the hotel use to 24. Through community consultation, there was some concern about the lack of certainty of the ratio of hotel suites to proposed dwelling units. In response to this, the zoning details reflect that the proposal will not be permitted to construct more than 24 guest suites within the proposed building. This ensures a balance between the two uses, as 21 residential dwelling units are also proposed.

Adding New Zoning Schedule

The existing zoning schedule is no longer applicable as it would not permit the proposed redevelopment. As such, the subject property will be removed from the existing Schedule 195. A new schedule is introduced on site to establish maximum heights and minimum setbacks for future development as SXXX. This new zoning schedule provides for a three-metre front and rear yard setback, with additional stepbacks above 10 metres in height (for the upper three floors). The stepback from the front wall is two metres and the stepback from the rear wall is three metres. The maximum building height is 20 metres, or six storeys. The northern interior side yard setback is 2.5 metres and the southern interior side yard setback is two metres to allow for a buffer between the proposed development and the existing neighbouring developments.

Lot Area

The existing lot area on site is 975 square metres. Through this rezoning, this existing lot area is recognized as a minimum for any future development. Planning Services is satisfied that allowing for a minimum lot area of 975 square metres is appropriate to allow for the proposal.

Loading Space for Hotel Use Reduction

Section 113 in the Zoning By-law outlines loading space rates and provisions. For a hotel use that is between 350 square metres and 1999 square metres in gross floor area, one loading space is required. For the proposed 24 hotel guest suites, the approximate gross floor area would be 1,400 square metres. Therefore, one loading space would be required for the proposed hotel use. The applicant is seeking relief from this provision. The site is currently operating as a non-conforming hotel use and is functioning without a loading space. Considering the limited area of the site and that this Zoning By-law amendment will implement a provision limiting the number of hotel guest suites to 24, Planning Services is satisfied with the proposed reduction.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Leiper provided the following comments:

“The proposed development at 403 Tweedsmuir is, at this point, a hypothetical one. The owner has no immediate plans to develop, but at some point this parcel will likely be developed. Whether it contains a motel/hotel use or not likely won't be decided for several years. However, I understand the applicant's wish to preserve that use should they choose.

The most immediate concern to neighbours is the increasing number of vehicles on the short stretch of Tweedsmuir between Byron and Richmond. At the site plan stage, it will be critical to address traffic calming as well as diversion of traffic from using the street, which is still significantly residential, as a cut-through.

I look forward to continuing to receive community feedback.”

LEGAL IMPLICATIONS

There are no legal impediments associated with implementing the recommendation contained with this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no 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. The *Accessibility for Ontarians with Disabilities Act* requirements for site design will also apply.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

EP1 – Promote Ottawa.

EP2 – Support growth of local economy.

HC3 – Create new and affordable housing options.

APPLICATION PROCESS TIMELINE STATUS

This application was processed by the On Time Decision Date established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Proposed Zoning Schedule

Document 4 Conceptual Plans

Document 5 Consultation Details

CONCLUSION

The Planning, Infrastructure and Economic Development Department supports the proposed Zoning By-law amendment to permit a six-storey mixed-use building with hotel and residential uses. The resulting development will permit a building that is closer aligned to the planning policy for the area than the current non-conforming and low-density use with surface parking. The six-storey proposal offers a transition in height from the four-storey development south of the property and the nine-storey development north of the property. The redevelopment will contribute to the long-term prosperity of a vibrant and liveable community. As such, the requested Zoning By-law amendment represents good planning and the department recommends the requested amendments be approved.

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista

O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

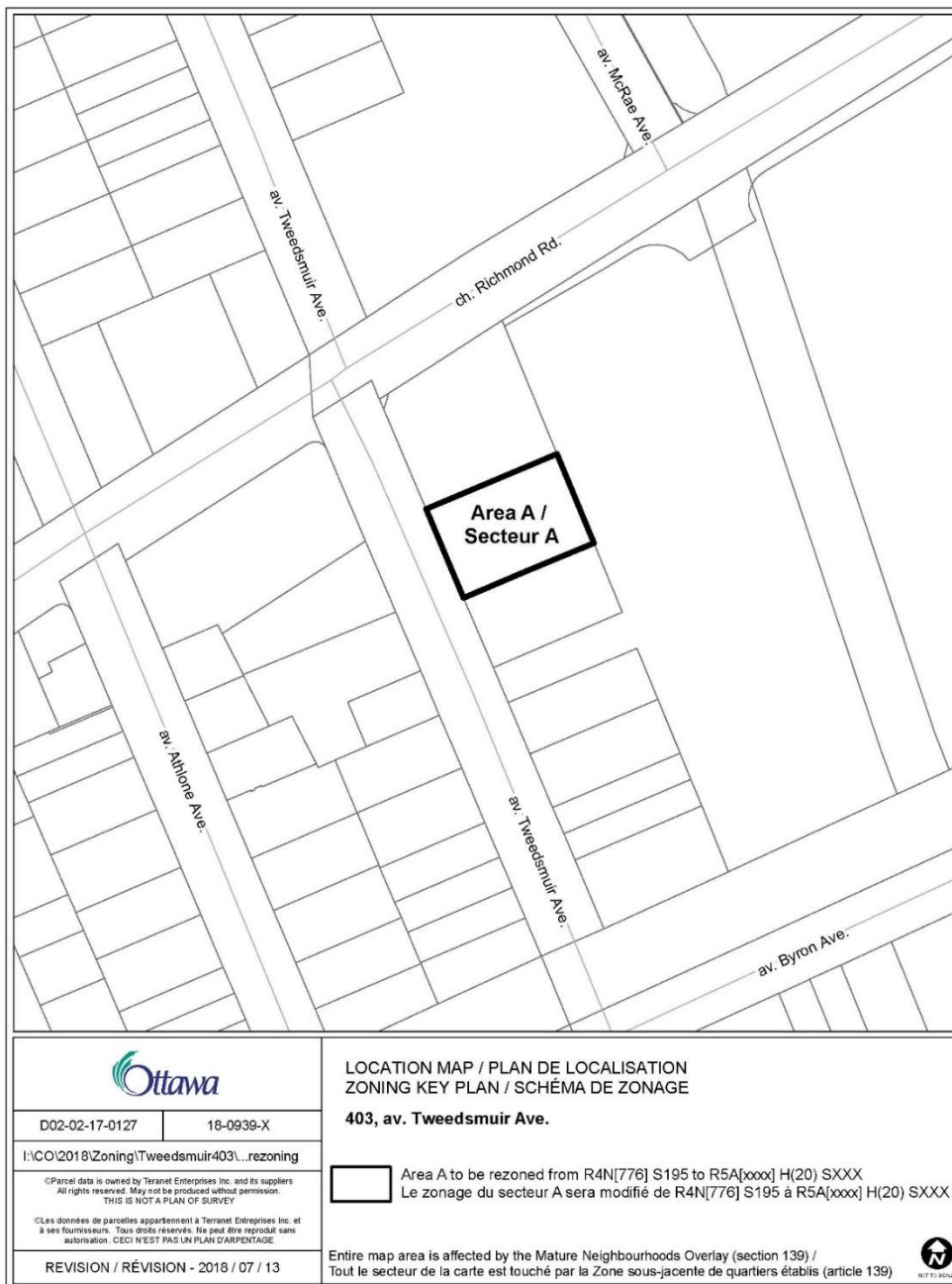
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa. The site is located in the neighbourhood of Westboro. It is located on the east side of Tweedsmuir Avenue, one lot south of the intersection of Richmond Road and Tweedsmuir Avenue.

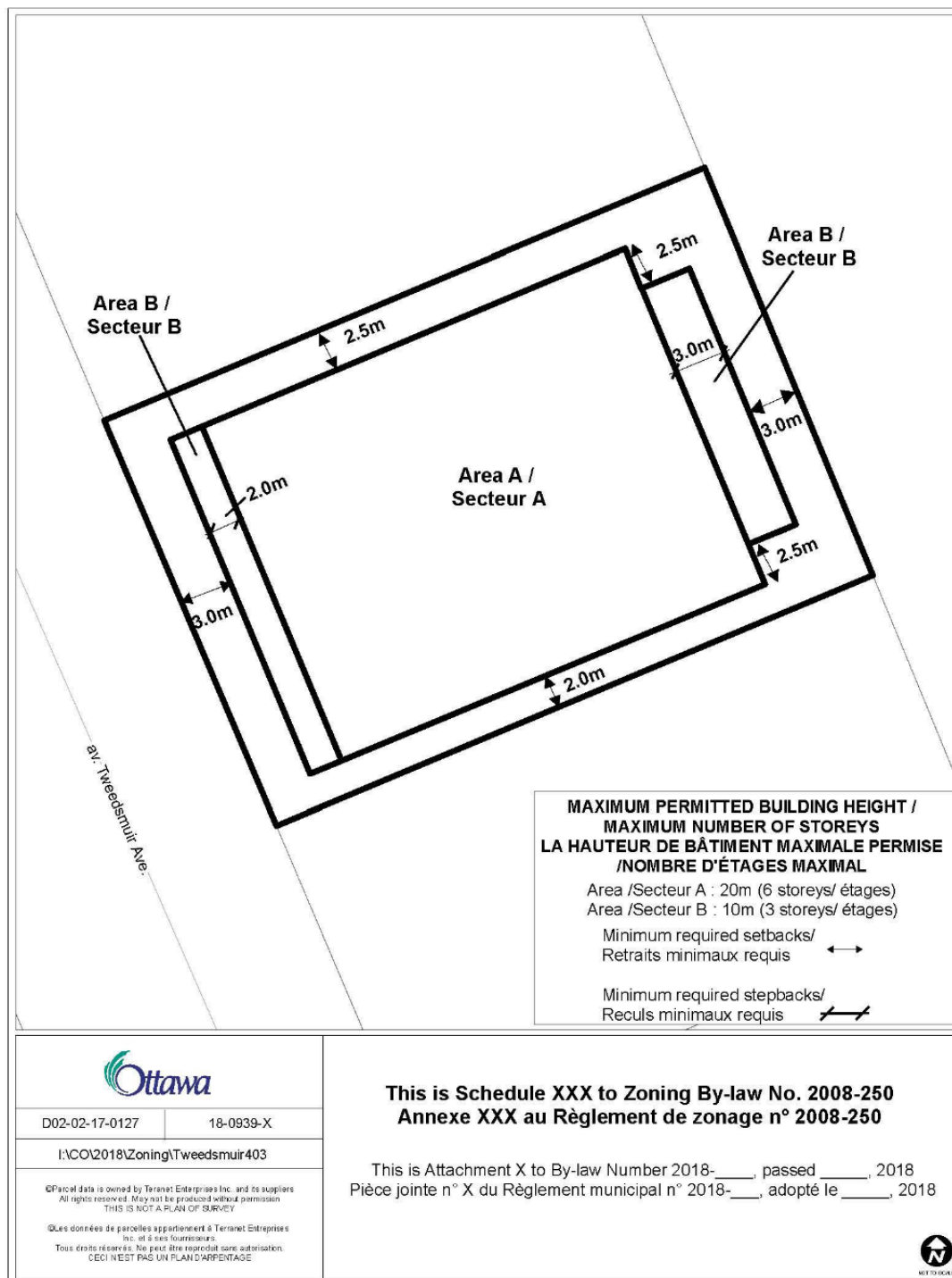


Document 2 – Details of Recommended Zoning

The proposed changes to the City of Ottawa Zoning By-law No. 2008-250 for 403 Tweedsmuir Avenue are as follows:

1. Rezone the lands shown in Document 1 from R4N[776] S195 to R5A[XXXX] H(20) SXXX.
2. Under Column III – Additional Land Uses Permitted, add “hotel” and “dwelling unit”.
3. Under Column V – Provisions, add provisions similar in intent to the following:
 1. Despite 163(2), no other non-residential uses are permitted except for hotel.
 2. Minimum lot area of 975 square metres.
 3. Despite Section 113, no vehicular loading space is required for hotel use.
 4. Maximum heights and minimum setbacks as per SXXX.
 5. Maximum number of guest suites for a hotel: 24.
4. Add SXXX to Part 17 – Schedules
5. Amend S195 by removing the area shown in Document 1 from S195

Document 3 – Proposed Zoning Schedule

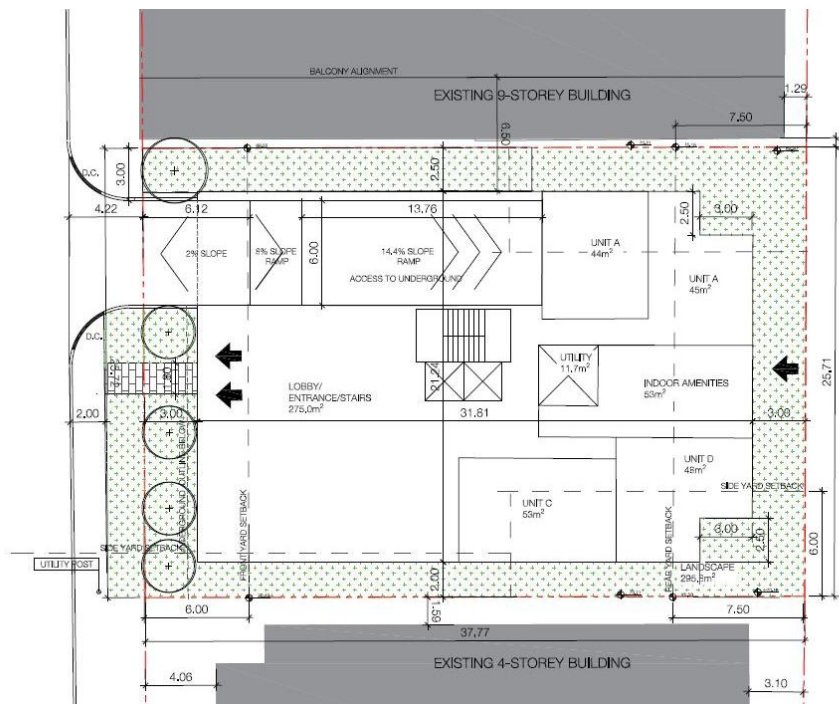


Document 4 – Conceptual Plans

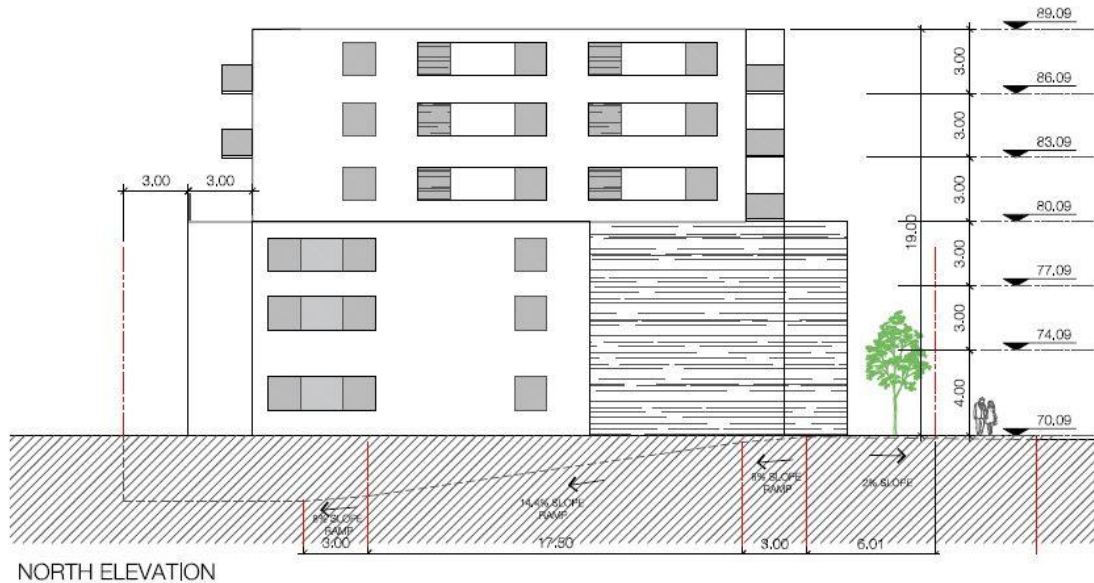
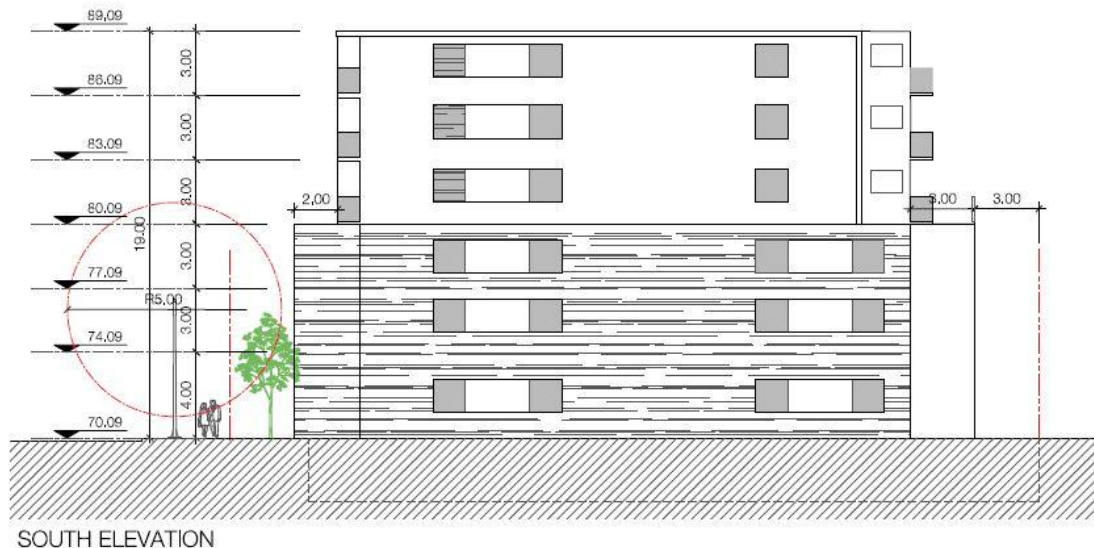
Conceptual Rendering



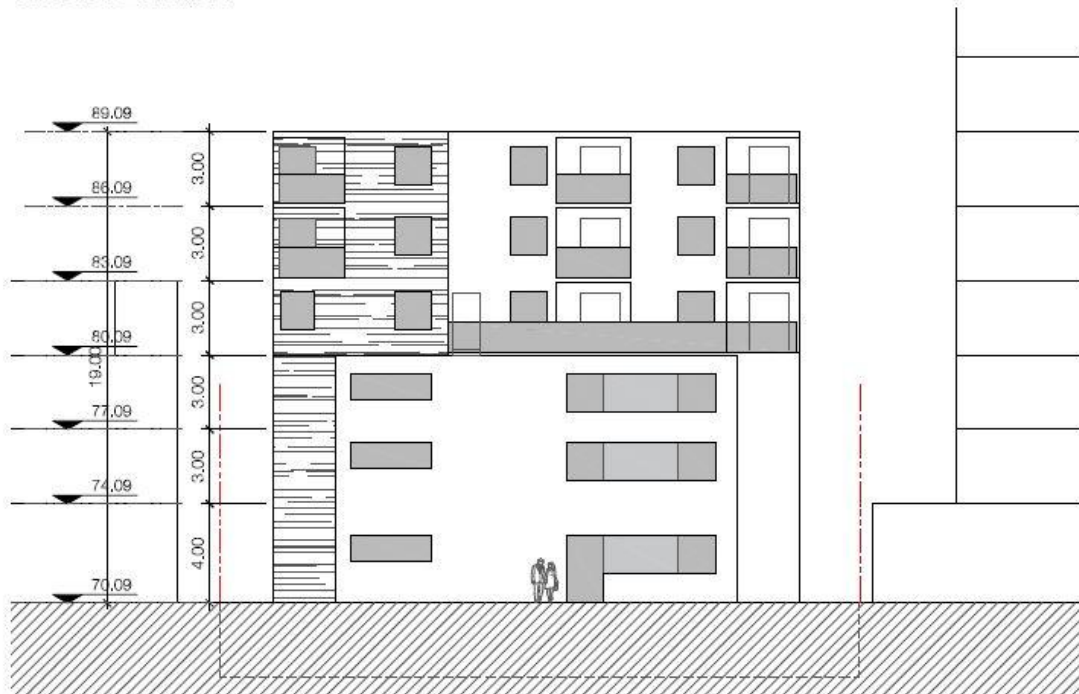
Conceptual Site Plan



Draft South and North Elevation



Draft West and East Elevation



Document 5 – 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 Zoning By-law amendments.

A public open house took place in the community on February 22, 2018. The applicant and Councillor Leiper organized and facilitated the event and City staff attended.

Public Comments and Responses

Summary of Public Input

A total of 18 residents provided feedback on the subject proposal. The concerns are summarized below:

1. Some residents were concerned with the cumulative impact of development on local traffic.

Response: Following the City of Ottawa's Transportation Impact Assessment Guidelines, the applicant submitted a document by Parsons that addressed transportation impacts. City of Ottawa transportation staff reviewed the submission and were satisfied with it. At the time of Site Plan Control, the applicant will be required to provide further material, including a Traffic Management Plan. The proposal also meets the City's minimum parking space requirements. The property is located within Area X on Schedule 1A of the Zoning By-law and is required to provide a total of 18 vehicular parking spaces and the applicant is proposing 23 underground parking spaces. Planning Services is satisfied that the applicant is meeting parking and traffic management standards for a rezoning application and that further review will be done at the Site Plan Control stage.

2. Some residents identified that the existing hotel draws police presence currently and they were concerned that an expansion of this hotel use may increase criminal activity in the area.

Response: The existing motel would be required to be demolished to allow for this redevelopment. The proposal brings the building closer to the street, creating a

street edge and removes surface parking. The proposal also provides windows on all four sides of the building's façade, providing for increased surveillance or "eyes on the street", contributing to safety and security along Tweedsmuir Avenue.

Planning Services is satisfied that the built form of the new proposal facilitates a safer public realm interface.

3. Some residents indicated they were concerned about the lack certainty of the ratio of the two uses (residential and hotel) within the building. They were concerned that the Owner could rent the residential dwelling units as additional hotel guest suites.

Response: The proposed zoning exception limits the number of guest suites for the hotel use to 24. This prevents the Owner from renting dwelling units as extra guest suites. Planning Services is satisfied that the proposed zoning provisions will ensure that there will be a balance of residential and hotel uses within the mixed-use building.