

<p><b>6. ZONING BY-LAW AMENDMENT – 1980 TRIM ROAD AND 5157 INNES ROAD</b></p> <p><b>MODIFICATION AU RÈGLEMENT DE ZONAGE – 1980, CHEMIN TRIM ET 5157, CHEMIN INNES</b></p>
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**COMMITTEE RECOMMENDATION**

**That Council approve an amendment to Zoning By-law 2008-250 for 1980 Trim Road and 5157 Innes Road to permit a six-storey retirement home and residential care facility, a personal service business and a convenience store, as detailed in Document 2.**

**RECOMMANDATION DU COMITÉ**

**Que le Conseil approuve une modification au Règlement de zonage no 2008-250 pour le 1980, chemin Trim et le 5157, chemin Innes afin de permettre l'aménagement d'une maison de retraite avec un établissement de soins pour bénéficiaires internes de six étages, une entreprise de services personnels et un dépanneur, comme le décrit en détail le document 2**

**DOCUMENTATION/DOCUMENTATION**

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated 24 November 2017 (ACS2017-PIE-PS-0115).

Rapport de la directrice, Service de la planification, Direction générale de la planification, de l'Infrastructure et du développement économique, daté le 24 novembre 2017 (ACS2017-PIE-IS-0115).

2. Extract of draft Minutes, Planning Committee, 12 December 2017

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 12 décembre 2017

3. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of 31 January 2018, 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 31 janvier 2018 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  
12 December 2017 / 12 décembre 2017**

**and Council / et au Conseil  
January 31, 2018 / 31 janvier 2018**

**Submitted on November 24, 2017  
Soumis le 24 novembre 2017**

**Submitted by  
Soumis par:  
Lee Ann Snedden,  
Director / Directrice,  
Planning Services / Service de la planification  
Planning, Infrastructure and Economic Development Department / Direction  
générale de la planification, de l'infrastructure et du développement économique**

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**Ward: CUMBERLAND (19)**

**File Number: ACS2017-PIE-PS-0115**

**SUBJECT: Zoning By-law Amendment – 1980 Trim Road and 5157 Innes Road**

**OBJET: Modification au Règlement de zonage – 1980, chemin Trim et 5157,  
chemin Innes**

## **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to  
Zoning By-law 2008-250 for 1980 Trim Road and 5157 Innes Road to permit a**

six-storey retirement home and residential care facility, a personal service business and a convenience store, as detailed in Document 2.

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 31 January 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 n° 2008-250 pour le 1980, chemin Trim et le 5157, chemin Innes afin de permettre l'aménagement d'une maison de retraite avec un établissement de soins pour bénéficiaires internes de six étages, une entreprise de services personnels et un dépanneur, comme le décrit en détail le document 2;
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 31 janvier 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.

## 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**

1980 Trim Road and 5157 Innes Road

**Owner**

1343360 Ontario Limited (Claridge Homes)

**Applicant**

Novatech Engineering Consultants Limited

**Architect**

NEUF Architects

**Description of site and surroundings**

The site is located at the northwest corner of Trim Road and Innes Road, as shown on Document 1. Existing on 1980 Trim Road is an abandoned two-storey single detached dwelling. The other parcel, 5157 Innes Road, is vacant. Together, these parcels form an L-shaped site.

Abutting the site to the north and west is an L-shaped lot containing a two-storey commercial building and an antenna system. Further north and west of the site are two-storey townhouse dwellings. The southern portion of the abutting L-shaped lot is vacant, serving as a buffer between the site and the townhouse dwellings to the west. East of the site, across Trim Road, is a gas station. Directly north of the gas station is a residential development consisting of four-storey condominium buildings. South of the site is Millennium Park Plaza which consists of a variety of retail and service uses including restaurants, a bank, a grocery store, a pharmacy and a dental clinic.

**Summary of requested Zoning By-law amendment proposal**

The site is currently zoned General Mixed Use, Subzone 13, height restriction 20 (GM13 H(20)). The purpose of the GM zone is to permit residential, commercial and institutional, or mixed-use development in the General Urban Area. Subzone 13 excludes retirement home and residential care facility as permitted uses.

The proposal seeks to amend the zoning to General Mixed Use, Subzone 13, Exception XXXX, Height Restriction 20, (GM13[XXXX] H(20)), as detailed in Document 2. The purpose of the exception is to include retirement home, residential care facility, personal

service business, and convenience store as permitted uses on this site, and to reduce the minimum required number of loading spaces from two to one.

## **DISCUSSION**

### **Public consultation**

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

At the Ward Councillor's request, a public consultation meeting was organized and held on June 20, 2017.

For a summary of public comments, see Document 3 of this report.

### **Official Plan designation**

According to Schedule B of the Official Plan, the site is designated as General Urban Area. The General Urban Area permits a broad scale of uses including low to high density residential, employment, retail, service, cultural, leisure, entertainment and institutional uses. The proposed uses are permitted within this designation.

### **Other applicable policies and guidelines**

The Building Better and Smarter Suburbs initiative promotes financially sustainable compact suburban development that is land and infrastructure efficient, contains a diversity of land uses, dwelling types, and public spaces, and that fosters a sense of community. This initiative encourages complete streets that provide safe and convenient conditions for active transportation and public transit, and access to a variety of amenities.

### **Urban Design Review Panel**

The site was not subject to the Urban Design Review Panel.

### **Planning rationale**

Section 2.1 of the Official Plan addresses the management of the City's growing population by supporting liveable communities and healthy environments. This is achieved by directing growth to key locations with a mix of uses that are easily accessible by transit and active transportation, and that future development will be

compact and efficient from a servicing perspective. This section makes particular mention of the City's aging population and the need for accessible health services and community facilities. Section 2.2.2 explains that compact development through intensification will offer greater accessibility to goods and services for the aging population.

The site is conveniently located at two arterial streets with a transit stop available right outside the proposed building. The site is also across Innes Road from the Millennium Park Plaza which offers several retail and service uses including restaurants, a bank, a grocery store, a pharmacy and a dental clinic, among others. Situated at the corner of two arterial roads, the site presents an ideal opportunity for intensification through redevelopment. An important consideration with intensification, however, is compatibility. In order to implement the intent of the Official Plan policies, compatibility has been clarified to mean development that, although not necessarily the same as or similar to existing buildings in the vicinity, can enhance an established community through good design and coexists with existing development without causing undue adverse impacts. The proposed retirement home and residential care facility internalizes parking with an underground garage and locates the main entrance away from the adjacent residential neighbourhood. Further, the built form provides setbacks from adjacent properties with screening measures that include landscaping, and steps back the sixth storey of the west wing away from the nearest residential lots.

The proposed Zoning By-law amendment does not preclude the ability for other urban design and compatibility improvements through the concurrent site plan control application.

Staff are satisfied that the requested Zoning By-law amendment is consistent with the Official Plan policies.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

### **RURAL IMPLICATIONS**

There are no rural implications associated with this application.

### **COMMENTS BY THE WARD COUNCILLOR**

Councillor Blais provided the following comments:

"I am aware of the application and I am glad that the proponent made several changes to accommodate the concerns raised by the neighbouring community."

### **LEGAL IMPLICATIONS**

There are no legal impediments to approving the recommendations contained in the report.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications.

### **FINANCIAL IMPLICATIONS**

There are no financial implications associated with this report.

### **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, and will be reviewed as part of the concurrent Site Plan Control application.

### **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

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

HC3 – Create new and affordable housing options

### **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 outstanding public concerns regarding the concurrent Site Plan Control application and the pulling of delegated authority.

### **SUPPORTING DOCUMENTATION**

Document 1 Location Map and Zoning Key Plan

Document 2 Details of Recommended Zoning

Document 3 Consultation Details



## **CONCLUSION**

The Planning, Infrastructure and Economic Development Department recommends the approval of the proposed Zoning By-law amendment as it conform to the Official Plan policies and permits development appropriate for the site.

## **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.

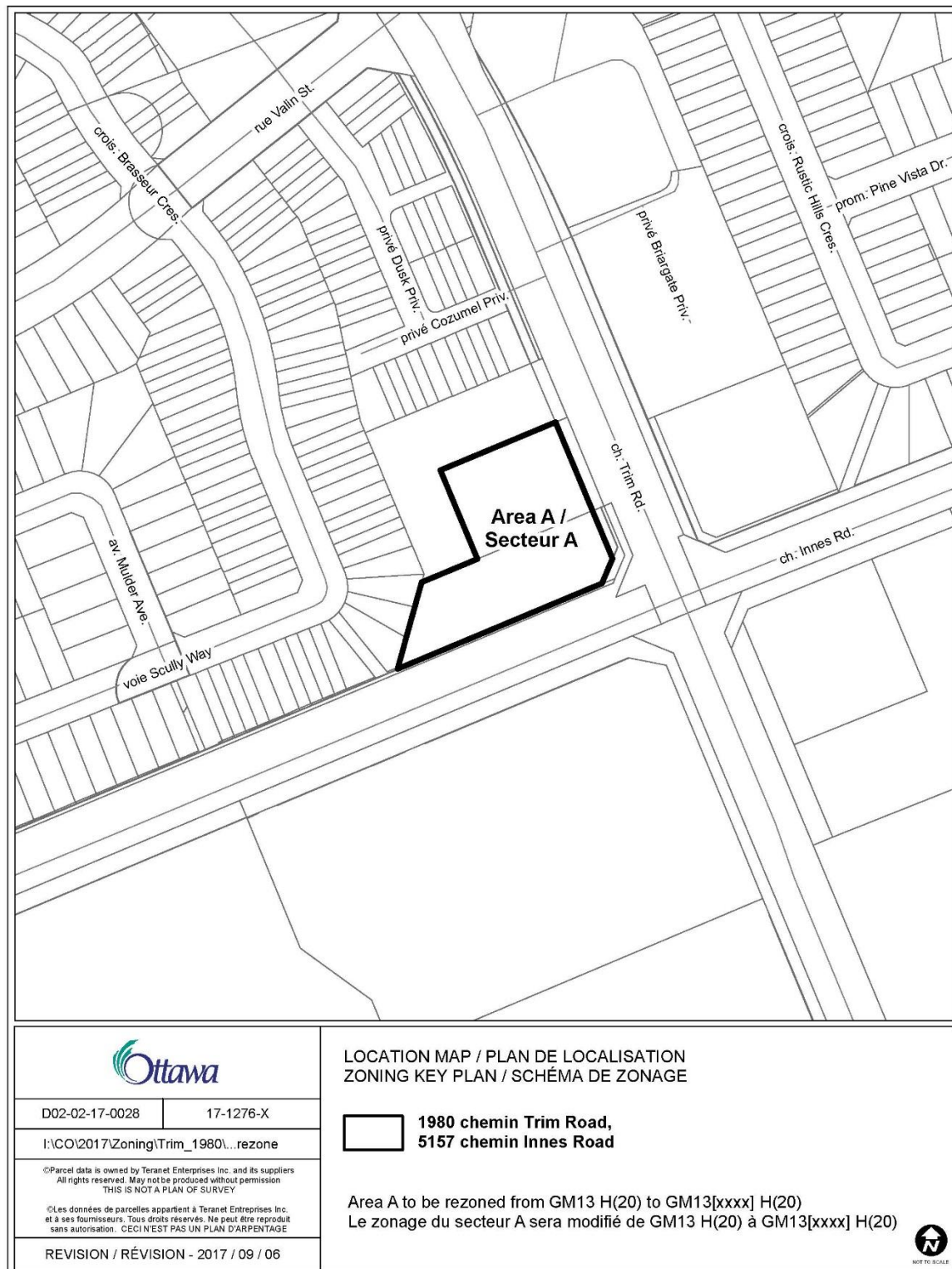
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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](http://geoOttawa).



## **Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law 2008-250 for 1980 Trim Road and 5157 Innes Road is as follows:

1. Rezone the lands shown in Document 1 as follows:
  - a. Area A from GM13 H(20) to GM13[XXXX] H(20).
2. Amend Section 239, Urban Exceptions, by adding a new exception, XXXX, with provisions similar in effect to the following:
  - a. In Column II, add the text, “GM13[XXXX] H(20)”;
  - b. In Column III, add the following land uses:
    - i. Retirement home;
    - ii. Residential care facility;
    - iii. Personal service business; and
    - iv. Convenience store.
  - c. In Column V, add the following provisions:
    - i. The following applies for a residential care facility:
      1. Minimum one loading space required for 350-2,550 square metres of gross floor area.

### **Document 3 – Consultation Details**

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 community information session was held on June 20, 2017 from 6:30 pm to 8:00 pm at the South Fallingbrook Community Centre. Fourteen residents attended the meeting. Also present were the Councillor, his assistant, and three representatives from the proponent's team. Staff attended the meeting to field questions on process and next steps. Main topics of discussion included the proposed loading area, building height, parking spaces, noise barrier and building features.

#### **Summary of Public Comments and Responses**

##### **Comment:**

The proposed height of six storeys is too high. The building should be no more than four storeys so that it is in character with existing buildings in the general area and to reduce shading on adjacent residential properties.

##### **Response:**

The proposed building height does not exceed the zoning requirement of a maximum building height of 20 metres. The western end of the building adjacent to existing residential dwellings has been reduced to five storeys. A sun and shadow study was conducted, before the proposed reduction in height, and shows that shading will impact the rear yards of some adjacent residential lots to the west in the morning and residential units to the northeast during the afternoon of the winter months. Minimal shading is also shown to occur on the rear yard of an adjacent residential lot to the west in the morning in early spring.

##### **Comment:**

Consideration needs to be given to the existing bus stop on Trim Road as it is often an articulated bus that stops there. Will entrances/exits to the subject property be blocked when a bus is picking up passengers at this location?

Response:

OC Transpo does not have any bus stops along the Trim Road frontage of the site. The location of the bus stop on Innes Road will have no impact to the proposed site access driveways.

Comment:

The quality of life of surrounding residents will be negatively impacted due to increased noise, traffic, dust and debris during construction.

Response:

Measures will be taken during construction to reduce the impact of noise, traffic, dust and debris.

Comment:

Property value will be negatively impacted for the properties adjacent to the proposed loading/delivery area. Waste should not be stored in the loading/delivery area as it will create an unpleasant odour for adjacent residents.

Response:

Waste will be stored within the underground parking garage and brought up only at the time of its pickup via the Trim Road access, away from the adjacent residents.

Comment:

The use of the delivery/loading area should be restricted to certain day-time hours and lighting of the delivery/loading area should be kept to a minimum.

Response:

At the time of Site Plan Approval, a condition will be included to restrict loading and deliveries from 9 p.m. to 6 a.m. Deliveries will generally occur during the day-time hours.

Comment:

The proposed rear balconies will invade the privacy of the adjacent residential properties.

Response:

No balconies will be located on the western-most façade of the west wing, nearest to the adjacent residential properties.

Comment:

Mechanical and kitchen venting should not be adjacent to residential properties.

Response:

Mechanical and kitchen venting is located on the roof of the building 5 storeys high, and not adjacent to residential properties.

Comment:

The lack of proposed visitor parking will cause overflow parking on side streets. There should be at least a few above ground parking spaces for visitors.

Response:

The number of proposed parking spaces has been increased from 39 spaces to a total of 53 spaces, with 45 spaces located in the underground garage and 8 spaces located outside. Two of the exterior parking spaces will be located near the main entrance to serve as short-term parking spaces and the 6 remaining spaces will be located adjacent to the loading area west of the building. The total proposed number of parking spaces exceeds the required minimum number of spaces by 16.

Comment:

The sound control fencing originally installed by Claridge stops approximately 8ft inside the property line at 2024 Scully Way; the balance is a standard wood plank fence. If the proposal is approved, it would be appreciated for the builder of the retirement complex to have the sound control fencing extended to cover the area of 2024 Scully Way giving onto the new development. This would help control some of the noise potentially generated by the loading and service entrance.

Response:

A wall, similar in height and aesthetics to the existing noise wall, will be extended along the most westerly property line to limit impacts for residents at 2024 Scully Way. Please note that this wall will not have the same sound control measures as a noise wall.