

- 4. OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT – 113 AND 115 ECHO DRIVE**
- MODIFICATION AU PLAN OFFICIEL ET AU RÈGLEMENT DE ZONAGE – 113 ET 115, PROMENADE ECHO**

COMMITTEE RECOMMENDATION

That Council:

- a. approve an amendment to the Official Plan, Volume 2a, Old Ottawa East Secondary Plan, by designating 113 Echo Drive as Traditional Mainstreet, and to incorporate site specific policies for 113 and 115 Echo Drive relating to setbacks and land uses as detailed in Document 2; and,
- b. approve an amendment to the Zoning By-law 2008-250 for 113 and 115 Echo Drive to permit a six-storey building as detailed in Document 3.

RECOMMANDATION DU COMITÉ

Que le Conseil :

- a. approuve une modification au Plan officiel, Volume 2a, Plan secondaire du vieux Ottawa-Est, en désignant le site où se trouve le 113, promenade Echo à titre de « Rue principale traditionnelle » et d'intégrer au Plan officiel les Politiques sur les sites particuliers pour le 113 et le 115, promenade Echo relativement aux retraits et à l'utilisation du sol, comme il est indiqué dans le Document 2; et
- b. approuve une modification au *Règlement de zonage 2008-250* pour le 113 et le 115, promenade Echo afin de permettre la construction d'un immeuble de six étages, comme il est indiqué dans le Document 3.

DOCUMENTATION / DOCUMENTATION

1. General Manager's Report, Planning, Infrastructure and Economic Development Department, dated 29 September 2016 (ACS2016-PIE-PGM-0136).

Rapport du Directeur général, Services de la planification, de l'Infrastructure et du développement économique, daté le 29 septembre 2016 (ACS2016-PIE-PGM-0136).

2. Extract of draft Minutes, Planning Committee, 11 octobre 2016.

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 11 octobre 2016.

3. Summary of Written and Oral Submissions (to be issued separately with the final Council agenda)

Résumé des observations écrites et orales (à publier séparément, en même temps que la version finale de l'ordre du jour de la réunion du Conseil)

**Report to
Rapport au:**

**Planning Committee / Comité de l'urbanisme
October 11, 2016 / 11 octobre 2016**

**and Council / et au Conseil
October 26, 2016 / 26 octobre 2016**

**Submitted on September 29, 2016
Soumis le 29 septembre 2016**

**Submitted by
Soumis par:
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Ward: CAPITAL (17) / CAPITALE (17)

File Number: ACS2016-PIE-PGM-0136

**SUBJECT: Official Plan Amendment and Zoning By-law Amendment – 113 and
115 Echo Drive**

**OBJET: Modification au Plan Officiel et au Règlement de Zonage – 113 et 115,
promenade Echo**

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council:
 - a. Approve an amendment to the Official Plan, Volume 2a, Old Ottawa East Secondary Plan, by designating 113 Echo Drive as Traditional Mainstreet, and to incorporate site specific policies for 113 and 115 Echo Drive relating to setbacks and land uses as detailed in Document 2; and,
 - b. Approve an amendment to the Zoning By-law 2008-250 for 113 and 115 Echo Drive to permit a six-storey building as detailed in Document 3.
2. That Planning Committee approve the Consultation Section of this report be included as the “brief explanation” in the Summary of Written and Oral Submissions, to be prepared by the City Clerk and Solicitor’s Office and submitted to Council in tandem with this report, subject to submissions received between the publication of this report and 4 p.m. of the day prior to Council’s consideration.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l’urbanisme recommande au Conseil :
 - a. d’approuver une modification au Plan officiel, Volume 2a, Plan secondaire du vieil Ottawa-Est, en désignant le site où se trouve le 113, promenade Echo à titre de « Rue principale traditionnelle » et d’intégrer au Plan officiel les Politiques sur les sites particuliers pour le 113 et le 115, promenade Echo relativement aux retraits et à l’utilisation du sol, comme il est indiqué dans le Document 2;
 - b. d’approuver une modification au *Règlement de zonage 2008-250* pour le 113 et le 115, promenade Echo afin de permettre la construction d’un immeuble de six étages, comme il est indiqué dans le Document 3.
2. Que le Comité de l’urbanisme donne son approbation à ce que la section du présent rapport consacrée aux consultations publiques soit incluse en

tant que « brève explication » dans le résumé des observations écrites et orales, qui sera rédigé par le Bureau du greffier municipal et de l'avocat général et soumis au Conseil en même temps que le présent rapport, à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et 16 h la veille de l'étude du rapport par le Conseil.

EXECUTIVE SUMMARY

Assumptions and Analysis

The property is located at the southeast corner of Main Street and Echo Drive. The 1,534 square metres site has 18.23 metres of frontage along Echo Drive and 36.77 metres of frontage along Main Street, and is currently occupied by a residential building with four dwelling units, and a former church recently used as a community centre. The current zoning is Minor Institutional Zone (I1A) and permits a number of commercial uses, such as place of worship, recreational and athletic facility, school, etc.; as well as some residential uses like retirement home, with a height limit of 15 metres.

The applicant is requesting an Official Plan amendment to the Old Ottawa East Secondary Plan, and an amendment to the Zoning By-law. The Official Plan amendment requests re-designating 113 Echo Drive to Traditional Mainstreet (currently Residential Low-rise), and by amending policies relating to building setbacks, land uses on the ground floor, and setbacks above the fourth storey for 113 and 115 Echo Drive. The applicant is requesting an amendment to the Zoning By-law, to allow a new six-storey residential building with 37 dwelling units, including three ground-oriented units along Main Street intended to function as live-work units. The amendment generally includes re-zoning the site to Traditional Mainstreet with a site-specific urban exception and schedule relating to setbacks, maximum building heights, projections, limiting commercial uses, and minimum and maximum driveway and aisle widths.

The department supports the proposed amendment to the Old Ottawa East Secondary Plan. The proposed building is consistent in scale and mass with the Traditional Mainstreet zone, and the design is compatible with the surrounding context. The ground-oriented units offer animation along Main Street, and the amended policy for commercial use permissions is appropriate given the site location.

The department supports the proposed zoning amendments and is of the opinion that the proposal is consistent with the Official Plan and Old Ottawa East Secondary Plan.

Public Consultation and Input

Notification and public consultation was undertaken in accordance with the Public Notification and Consultation Policy approved by Council for Development Applications. Approximately 30 individuals/groups commented on the proposal as a result of the notification process. Issues and/or objections expressed generally related to density, traffic, setbacks, height, sun shadowing, construction, and demolition of the existing church building for further details, please refer to Document 6.

RÉSUMÉ

Hypothèses et analyse

La propriété est située à l'angle sud-est de la rue Main et de la promenade Echo. Le site de 1 534 m² a une façade de 18,23 m sur la promenade Echo et de 36,77 m sur la rue Main. Il est actuellement occupé par un immeuble d'habitation comptant quatre logements et une ancienne église récemment convertie en centre communautaire. La désignation actuelle, « Zone de petites institutions » (I1A), permet un certain nombre d'utilisations commerciales (lieux de culte, installations récréatives et sportives, écoles, etc.) ainsi que certains usages résidentiels (p. ex. résidence pour personnes âgées), avec une hauteur maximale de 15 m.

Le demandeur sollicite une modification au Plan secondaire du vieil Ottawa-Est du Plan officiel et une modification au Règlement de zonage. La modification au Plan officiel vise à faire passer la désignation actuelle du site où se trouve le 113 de la promenade Echo d'« Utilisation résidentielle de faible hauteur » à « Rue principale traditionnelle » et à intégrer au Plan officiel les politiques relatives aux retraits des bâtiments, à l'utilisation du sol au rez-de-chaussée et aux retraits au-dessus du quatrième étage pour le 113 et le 115 de la promenade Echo. Le demandeur sollicite une modification au Règlement de zonage pour permettre la construction d'un immeuble de six étages comportant 37 logements, dont trois unités en rez-de-chaussée le long de la rue Main qui doivent servir à la fois de logement et de lieu de travail. De façon générale, la modification inclut une nouvelle désignation du site à titre de « Rue principale traditionnelle » avec une exception urbaine pour des sites particuliers et une annexe concernant les retraits, les

hauteurs maximales de bâtiment, les saillies, la limitation des utilisations commerciales et les largeurs minimales et maximales des entrées de cours et des allées.

Le Service appuie la modification proposée au Plan secondaire du vieil Ottawa-Est. Le bâtiment proposé est conforme, par son échelle et sa volumétrie, à la désignation « Rue principale traditionnelle », et la conception est compatible avec le contexte environnant. Les unités en rez-de-chaussée donnent sur la rue Main, une voie animée, et la politique modifiée pour les autorisations d'usage commercial est appropriée compte tenu de l'emplacement du site.

Le Service appuie les modifications de zonage proposées et est d'avis que la proposition est conforme au Plan officiel et au Plan secondaire du vieil Ottawa-Est.

Consultation publique et commentaires

Les membres du public ont été avisés et consultés conformément à la politique en la matière adoptée par le Conseil municipal pour les demandes d'aménagement. Une trentaine de personnes et de groupes ont commenté la proposition à la suite du processus de consultation. De façon générale, les questions ou les objections exprimées étaient associées à la densité, à la circulation, aux retraits, à la hauteur, à l'ombrage, à la construction ainsi qu'à la démolition du bâtiment de l'église qui est érigée sur le site.

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

113 and 115 Echo Drive

Owner

Uniform Developments

Applicant

FoTenn Consultants Inc. (Katherine Grechuta)

Architect

Barry J. Hobin & Associates Architects Inc.

Description of site and surroundings

The property is located at the southeast corner of Main Street and Echo Drive. The 1,534 square metres site has 18.23 metres of frontage along Echo Drive and 36.77 metres of frontage along Main Street, and is currently occupied by a residential building with four dwelling units, and a former church recently used as a community centre. The church building is listed on the heritage reference list, but is not designated under the *Heritage Act*, and therefore does not require Heritage approval. The surrounding area is a mix of low-rise and mid-rise built forms consisting of predominantly residential buildings and few commercial presences. Adjacent uses along the Echo Drive frontage include five-storey and six-storey condominiums, with the Rideau Canal (UNESCO World Heritage Site) across the street to the north.

Along Main Street to the south is a two-storey office building on the abutting lot, a mid-rise condominium further south, and a mix of low-rise buildings in the blocks north of the Queensway. A variety of low-rise residential buildings are located to the west and east of Main Street.

Summary of requested Official Plan and Zoning By-law amendments

The Official Plan amendment seeks to amend the Old Ottawa East Secondary Plan by re-designating 113 Echo Drive to Traditional Mainstreet (currently Residential Low-rise), and by amending policies relating to building setbacks, land uses on the ground floor, and setbacks above the fourth storey.

The requested Official Plan amendment will accomplish the following:

- Designate 113 Echo Drive as Traditional Mainstreet (currently Residential Low-rise);

- Provide site specific policy for 113 and 115 Echo Drive to allow the building to setback after the fifth storey (16 metres), whereas the Plan calls for a setback above the fourth storey (15 metres);
- Add a new policy for the site to allow for a residential use building, and commercial uses permitted in a dwelling unit (the “live-work” units). The live-work units would permit office, instructional facility, artist studio, and medical facility; and
- Note: personal service business, retail store, retail food store, and restaurant full-service remain permitted as per the current Secondary Plan policies.

The current zoning on the property is Minor Institutional Zone (I1A) and permits a number of uses, such as place of worship, recreational and athletic facility, school etc., as well as some residential uses.

The applicant is requesting an amendment to the zoning, to allow a new six-storey residential building with 37 dwelling units, including three ground-oriented units along Main Street intended to function as live-work units.

The requested Zoning By-law amendment rezones the lands to Traditional Mainstreet and includes the following;

- Allow dwelling units at grade within the first 6 metres of the front wall in a mixed-use building;
- Minimum front yard setback of 0 metres;
- A holding provision for 130 square metres of yard that must be provided between the ground floor and front lot line, as shown on an approved Site Plan Control application;
- Stepback above the lesser of 16 metres or the fifth storey;
- A maximum building height of 20 metres;
- Reduced interior side yard setbacks;
- Increase the required corner side yard setback to 8 metres;

- Limit permitted uses to personal service business, retail store, retail food store, restaurant full-service, office, artist studio, instructional facility, medical facility, dwelling unit, apartment building low-rise and mid-high rise;
- Restrict personal service business, retail store, retail food store, restaurant full-service to the ground floor and basement only;
- Restrict office, artist studio, instructional facility, and medical facility to only being permitted within a dwelling unit and limited in size;
- Minimum driveway and aisle width of 6 metres, and maximum of 6.7 metres (minimum 6 metres required for a residential building, and minimum 6.7 metres for mixed-use building);
- Allow certain permitted projections, such as pilasters, canopies, and balconies, to project to a lot line; and
- Allow a washroom and an indoor roof top amenity area of a maximum size as a projection above the maximum permitted height limit.

Brief History of Heritage Review

In May 2014, a request was made to designate the church at 115 Echo Drive. The City undertook research and determined in July 2014 that it would not proceed to designate the building.

In November 2015, new information was received that the architect was King Arnoldi, the same architect of the Christ Church Cathedral on Sparks Street.

The department did not proceed with the designation of 115 Echo Drive because, although it has associations with architect King Arnoldi, the early history of the Anglican church in Ottawa, and had a number of other community uses, it was not considered to be crucial to an understanding of these communities or a significant example of Arnoldi's work.

Additionally, a Cultural Heritage Impact Statement (CHIS) was submitted in support of the application. The CHIS concluded that the proposed development is generally consistent with the urban landscape and that the massing comfortably fits within the

context of the Rideau Canal corridor. Heritage staff have no concerns regarding the proposed development.

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 30 individuals/groups commented on the proposal as a result of the notification process. Issues and/or objections expressed generally related to density, traffic, setbacks, height, sun shadowing, construction, and demolition of the existing church building. Please refer to Document 6 for details of consultation, including comments received and staff's response.

It should be noted that after the initial consultation period, the applicant significantly revised the building design, density and setbacks of the proposed building. Images are shown in Document 5.

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

Official Plan designation

The site is located within the Traditional Mainstreet designation as shown on Schedule B of the Official Plan. Main Street and Echo Drive are recognized as part of the on-road cycling route network as shown in Schedule C. Main Street is an Arterial Street in Schedule F. The site forms part of the Multi-Use Pathway system and scenic entry routes as shown in Schedule I.

Other applicable policies and guidelines

The Old Ottawa East Secondary Plan in Volume 2a is applicable. Within this plan, Schedule A currently designates 113 Echo Drive as Residential Low-rise, and 115 Echo Drive is designated as Traditional Mainstreet. The Mainstreet designation promotes intensification to provide for density requirements consistent with the Provincial Policy Statement. A built form compatible with adjacent low-rise neighbourhoods is encouraged with policies such as setbacks from the front and rear yard, and a setback after the fourth storey. This segment of Main Street also requires limited commercial uses at grade. An Official Plan Amendment is required to designate 113 Echo Drive as

Traditional Mainstreet, as well as to permit site specific policies (113 and 115 Echo Drive) to allow a building mass and setbacks generally in accordance with the Traditional Mainstreet zone, a setback above the fifth storey, and to permit a residential use building.

The Old Ottawa East Community Design Plan contains guidelines similar in effect to the policies of the Secondary Plan.

Also applicable to the proposed development are the Urban Design Guidelines for Development along Traditional Mainstreets. These guidelines encourage proposed development to design quality buildings, provide human scale, emphasize important corner sites, consider the rhythm and pattern of the existing or planned buildings on the street, and public interaction at-grade. It is important to note that the proposal has been reviewed by the Urban Design Review Panel (UDRP) with some recommendations to be addressed through Site Plan Control.

Urban Design Review Panel

Located within a Design Priority Area, the proposed development is subject to the UDRP process. The applicant presented their proposal to the UDRP for formal review on June 2, 2016.

The panel recommendations from formal review are as follows:

General Comments

- The panel is fully supportive of this well composed and crafted design, which will make a good addition to the neighbourhood.

Building Design

- The scale of the project works well in this context and responds to the adjacent buildings.
- The panel strongly supports the long balconies on the façade facing the Rideau Canal. The outdoor spaces that they provide will add an important dimension to the building.

- The horizontals and verticals of the prairie-style aesthetic and the wrapping of the corner are two of the strengths of the design. The quality of the design of the building should not be depreciated by value engineering. The glazing should be curtain wall, not window wall, the planters should be integrated, and the balconies should remain cantilevered to achieve the full effect of the design.
- Consider adding additional articulation to the stone wall on the east façade to improve views of the building from Main Street.

Ground Plane

- To help animate the ground plane, improve connections and make the live-work units feel more welcoming and accessible, the porch areas should be lowered to grade. A planting edge could still be incorporated.

Landscaping

- The abundance of greenery on the balconies and around the building is an important part of the scheme. If integrated planters are to be included, consider incorporating an irrigation system.
- Ensure that the same planting quality of the front of the building continues into the back.
- Special attention should be paid to the landscape treatment of live-work units as ensuring visibility to the units and integrating effective signage may be a challenge. A more urban condition is desired, but the planters, trees and setback will make it difficult to achieve this. Rather than columnar maple, consider a species that has a higher canopy to maintain views.

The department notes that the recommended Zoning By-law amendment accommodates the positive design features supported by the UDRP, and that all comments will be reviewed further and addressed appropriately through Site Plan Control when an application is submitted.

Planning Rationale

Planning Act and Provincial Policy Statement

Section 2 of the *Planning Act* outlines those land use matters that are of Provincial interest, to which all City planning decisions shall have regard. The Provincial interests that apply to this site include the appropriate location of growth and development and the promotion of development that is designed to be sustainable to support public transit and to be oriented to pedestrians.

In addition, 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 efficient development and intensification with a built form that supports a healthy, active community in proximity to community services and amenities.

Official Plan Policies

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 Zoning By-law amendments, especially given the more specific policy direction of the Old Ottawa East Secondary Plan.

The site is designated as Traditional Mainstreet (Section 3.6.3), a target area for intensification, and a designation which envisions some of the most significant development opportunities. Compact built forms emphasizing street level animation and pedestrian-friendly environments play a key role. A broad range of uses are typically permitted including retail and service commercial uses, offices, residential and institutional. Redevelopment and intensification is encouraged to optimize the use of land in a building format that defines the street edge and provides direct pedestrian access to the sidewalk. Building heights up to six-storeys are supported on Traditional Mainstreets, and in some cases additional height may be permitted, unless otherwise stated in a Secondary Plan.

Section 2.5.1 and 4.11 of the Official Plan provides policy direction for urban design and compatibility. Section 2.5.1 is broad in nature with design objectives such as defining quality spaces, ensuring safety and accessibility, respecting the character, considers adaptability, and sustainability.

Section 4.11 can be applied to individual properties and provides directions on impacts between new and existing development. The majority of the key design and compatibility items will be addressed through Site Plan Control, such as microclimate, amenity area and streetscape impacts. The proposed Zoning By-law amendments do not preclude the ability for urban design and compatibility improvements, as noted in the UDRP recommendations.

Staff are satisfied that the requested Official Plan and Zoning By-law amendments for the proposed six-storey building are consistent with the Official Plan and OPA 150. The six-storey built-from, setbacks and stepbacks are compatible with the neighbouring properties and allow for appropriate intensification. The inclusion of ground-oriented units will contribute to the animation and pedestrian-level activity. The ground floor façade along Main Street has a height of approximately 3.5 metres and includes ample transparent glazing in accordance with Traditional Mainstreet zoning. The building defines the street edge and has units with direct access to the sidewalk, as well as a highly visible and accessible main building entrance. The treatment of site landscaping, setbacks, building setbacks and orientation are consistent with the policies regarding good urban design and compatibility.

Secondary Plan

As per the Old Ottawa East Secondary Plan, 113 Echo Drive is currently designated as Residential Low-rise, while 115 Echo Drive is Traditional Mainstreet. The Official Plan amendment has the effect of bringing both properties into the Traditional Mainstreet designation, which is appropriate given the site context and lot fabric.

Based on the foregoing, the Traditional Mainstreet designation affecting this site encourages intensification and permits six-storey buildings up to 20 metres in height. The policy direction requires building setbacks from the front and rear property lines, and a stepback above the fourth storey as set out in the Zoning By-law. The designation also requires limited commercial uses at grade, which include permitted uses to personal service business, retail store, retail food store, and restaurant full-service.

Official Plan Amendment

The department supports the proposed amendment to the Old Ottawa East Secondary Plan. Although the building design incorporates a setback after the fifth storey, the built form is compatible with the surrounding context whereby the immediate building to the west is a five-storey building with a setback after the fourth storey, and a six-storey building with no storey setbacks to the east. A supporting image is provided in Document 5.

The building design responds to both the Rideau Canal and the pedestrian-level experience along Main Street. The proposal incorporates setbacks from the front and rear yard in accordance with the policy direction, and furthermore the ground-oriented units along Main Street are required to provide at least 130 square metres of yard between the principal building wall and front lot line. This will be implemented through a holding provision that cannot be lifted until an approved Site Plan Control application showing the required yard is approved. The Old Ottawa East Community Design Plan suggests a minimum front yard setback of 2 metres to allow for animation at grade. As a comparison, if the proposed building were flush to a 2-metre front yard setback, the front yard would be approximately 80 square metres in size, compared to the 130 metres that are required to be provided in the proposed development. The programming of this yard, such as landscaping and terrace treatment will be addressed through Site Plan Control when an application is submitted.

Furthermore, the site context has two very important frontages and visibility. The northern and western façades are highly visible and contribute to the character and experience of the Rideau Canal, which is framed by a mix of low-rise and mid-rise residential buildings. Along Main Street, the existing context is quite different than the planned function (policy and zoning) whereby a variety of the existing building are residential, but are located along a segment of Main Street (north of the Queensway) envisioned to function as a mainstreet in the future with a lively mix of uses and pedestrian activity.

The building has been designed in scale with Traditional Mainstreet zoning, and with the intent to incorporate ground-oriented units along Main Street. These units have the ability to function as live-work units, or even a full commercial unit in the future. The ground-oriented units incorporate ample transparent glazing, and are designed for possible commercial functions with signage and a welcoming engagement with the

public realm. The final details of at-grade programming will be determined through Site Plan Control.

The Official Plan Amendment is appropriate and maintains the general intent of the Secondary Plan policies, and the associated Zoning By-law amendments are consistent with the Old Ottawa East Secondary Plan.

Proposed Zoning Details

As detailed in Document 3, the proposed Zoning By-law amendment will re-zone the site to Traditional Mainstreet with a site specific Urban Exception [XXXX] for various performance standards, and a Schedule "YYY" to control maximum building heights, minimum setbacks and stepbacks. A holding symbol (-h) is being used for the required yard along Main Street. The following summarizes the site specific zoning provisions and the planning rationale:

- The Traditional Mainstreet zone contains a provision in Section 197(1)(b) that prohibits residential, office and research and development centre uses on the ground floor within the first six metres of the front wall. The proposed development includes three ground-oriented units along Main Street. Any one of these units may result in a dwelling unit, a "live-work" unit, or a full commercial unit. The proposal is premised on being a residential building, but with these units intending to incorporate a commercial use. In the event that any one of these units includes a commercial use, the remaining residential units would not conform to the provision stated above. The department is of the opinion that any of the permitted uses, which could result in a residential use building or mixed-use building, are appropriate for the ground floor units and therefore the recommended zoning acknowledges that Section 197(1)(b) does not apply to the site. For clarity, the said provision does not apply to a residential use building only, but would come into effect for a mixed-use building, and hence the need for this relief.
- As the proposal contains specific performance standards unique to the proposed development, the standard setbacks and height of the TM zone, should therefore not apply. The department has exempted the site from the provisions contained within Table 197 (c) through (g).

- The building design and orientation towards the Rideau Canal results in the closest points of the building being at the front lot line. The recommended zoning permits a 0m front yard setback (see Schedule 'YYY' in Document 4). The department has also requested a holding provision be placed on the property which is not to be lifted until a minimum yard of 130 square metres along Main Street is provided through the Site Plan Control application. A supporting conceptual image is provided in Document 5. The bulk of the building is setback from the front line but maintains a good design that adequately frames the streets edge and provides human scale. The zoning provision with respect to the yard at grade along Main Street allows for the appropriate street-level animation and engagement with the public realm.
- The building generally provides a stepback after the fifth storey except for in a few locations where the geometry of the design has a continuation of floor space between storeys five and six. The standard for Traditional Mainstreet zoning is a setback after the fourth storey which is permitted at a height of 15 metres. The department concludes that no adverse impacts resulted from the design with setbacks after the fifth storey (the plans show this height at 15.7 metres) and further acknowledges that the built form is consistent and compatible with the surrounding buildings.
- The proposed minimum yard setbacks and upper storey stepbacks are shown on Schedule 'YYY' in Document 4. The easterly interior sideyard setback provided is 1.2 metres, which is consistent for a residential use building. The southerly interior sideyard setback located along Main Street is consistent with the built form permissions for a mixed-use or commercial building and contributes to the framing of the mainstreet as per the Official Plan.
- The corner side yard (setback from Echo Drive) has been increased to 8 metres to recognize the characteristic of yards facing the Rideau Canal and allows for an appropriate transition of existing setbacks from adjacent buildings.
- With respect to the permitted commercial uses, allowing personal service business, retail store, retail food store, and restaurant full-service uses on the ground floor and basement only, is consistent with the uses listed in the Secondary Plan. The proposal adds additional permitted commercial uses that

are intended to only function within a live-work unit arrangement and these include office, artist studio, instructional facility and medical facility. These uses must be located within a dwelling unit and have been restricted to a maximum of 50 per cent of size of the dwelling unit. The department is of the opinion the potential live-work unit scenario is an appropriate land use approach given the site context. A residential use building directly responds to the character and experience of built form in relation to the Rideau Canal, and yet with the vision of Main Street developing into a traditional mainstreet with a lively mix of uses and pedestrian activity. The zoning allows for this vision to be realized with the uses permitted.

- The reference to the minimum and maximum driveway and aisle widths is complicated by the fact that these zoning provisions change depending on whether the building is residential or mixed-use/commercial. For instance, a residential use building on this site requires a maximum driveway width of 6 metres, and yet if the proposal results in a mixed-use building the minimum driveway width becomes 6.7 metres. Since the building may incorporate commercial uses, the recommended zoning accounts for both building types by establishing a minimum driveway and aisle width of 6 metres and a maximum of 6.7 metres.
- The proposed building has a number of projections, especially at the corner points of the design, that project to a lot line (except in the rear yard). The recommended zoning accommodates these instances and includes projections such as pilasters, canopies and balconies that project to a lot line. The department is of the opinion that none of these projections result in adverse impacts, and as recognized by the UDRP, many are contributing to the quality urban design of the proposal.
- An indoor rooftop amenity area and single occupancy use washroom is intended to be included entirely within the mechanical penthouse and roof-top access structure. Normally, such a use is not contemplated as a permitted projection above the maximum height limit, but given that the cumulative size of the two elements will be restricted and both contained entirely within the mechanical penthouse, the department supports this amendment.

The department supports the proposed zoning amendments and is of the opinion that the proposal is consistent with the Official Plan and Old Ottawa East Secondary Plan. Many of the exceptions listed are required to facilitate the positive elements of the proposal.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Chernushenko provided the following comments:

“I appreciate the time and effort taken by the proponent to generate a plan that is in keeping with the streetscape of Echo and Colonel By while also working to meet the requirements of the Community Design Plan in place for Old Ottawa East and Main Street in particular. It is vitally important that the proponent ensures that the at-grade units are marketed as live-work units in order to remain consistent with the community's desire to see at-grade retail on Main Street. Further, the interaction at-grade between the building and Main Street must be one which encourages animation and ensures accessibility. The requirement for both a wide sidewalk and a cycle-track must always be considered in the decision-making process for this development as a future built-condition for Main Street in the very near future.”

LEGAL IMPLICATIONS

There are no legal impediments associated with adopting the recommendations contained within this report. If the report is carried and an appeal is brought before the Ontario Municipal Board, a hearing on the matter is estimated at three days, and can be conducted within staff resources. If the recommendations are refused, reasons must be provided, and in the event of an appeal, an external planner with transportation expertise will need to be retained. The cost associated with such a scenario is estimated in the range of \$20,000-\$25,000.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications associated with the report recommendations. In the event the recommendations are refused and an appeal is launched, an external planner would be required. Funding is not available within existing resources and the expense would impact Planning, Infrastructure and Economic Development's operating status.

ACCESSIBILITY IMPACTS

The rezoning 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.

However, the current design of ground-oriented units, should they include a commercial use, may cause an issue with *Accessibility for Ontarians with Disabilities Act* (AODA) compliance. This can only be reviewed and addressed through Site Plan Control. When such an application is submitted, the Accessibility Advisory Committee will be circulated for comment.

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

TM4 – Improve safety for all road users

APPLICATION PROCESS TIMELINE STATUS

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

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Official Plan Amendment

Document 3 Details of Recommended Zoning

Document 4 Proposed Zoning Schedule

Document 5 Conceptual Site/Landscape Plan and Renderings

Document 6 Consultation Details

Document 7 Overview Data Sheet (*held on file with the City Clerk*)

CONCLUSION

The Planning, Infrastructure and Economic Development Department support the application and proposed Official Plan and Zoning By-law amendments. The proposed development provides intensification on an underutilized property with a building that is consistent with the Traditional Mainstreet built form. The high-quality of urban design, landscaping surrounding the building and incorporated into balconies, and varying setbacks, stepbacks and building mass contribute to the compatibility of the development. By incorporating ground-oriented units along Main Street that can function as live-work units, the existing character is respected while also allowing appropriate commercial permissions as Main Street evolves. The amendments represent good planning.

DISPOSITION

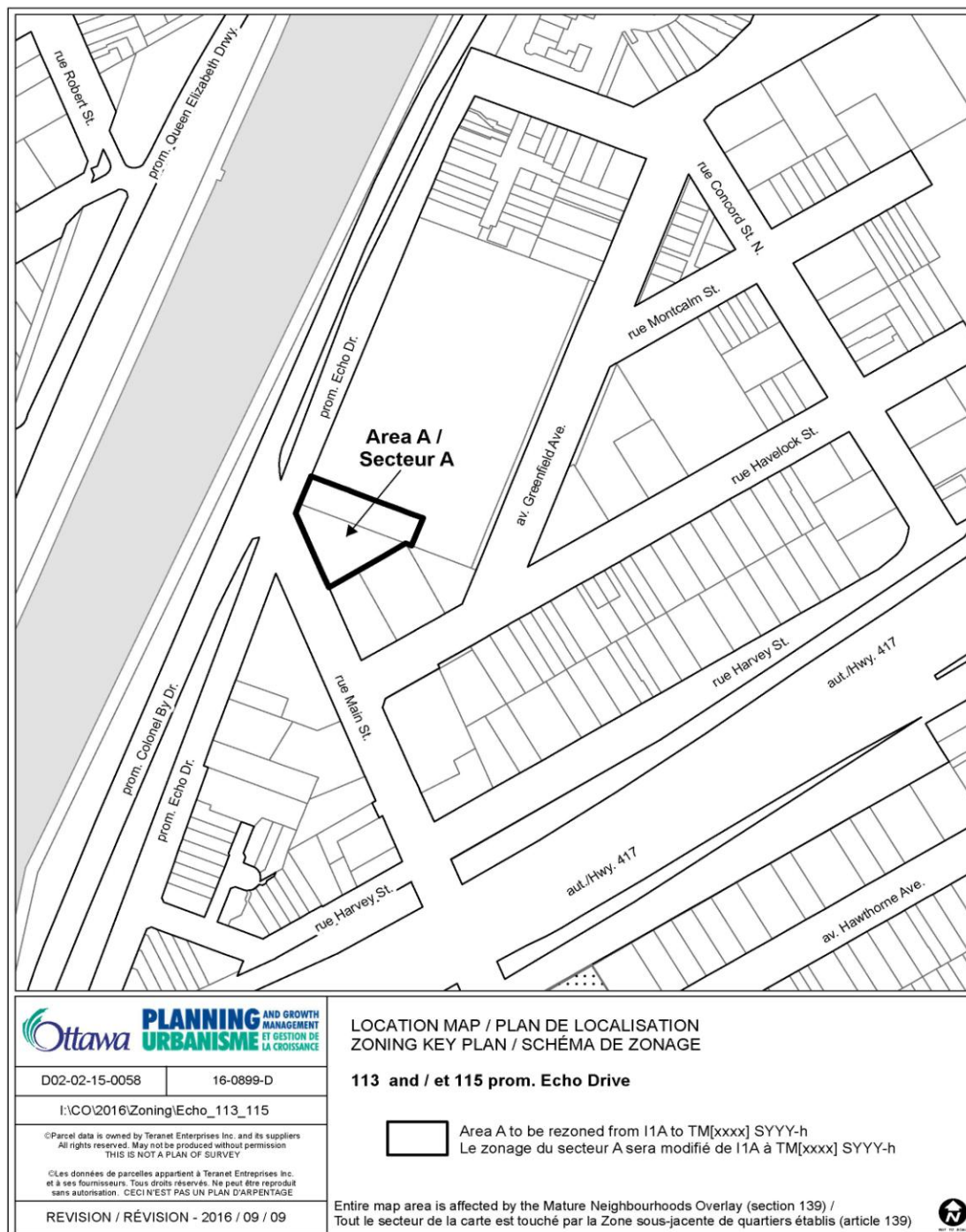
City Clerk and Solicitor Department, Legislative Services, to notify the owner, applicant, Ottawa Scene Canada Signs, Program Manager, Assessment, Financial Services Branch of City Council's decision.

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



Document 2 – Official Plan Amendment

Official Plan Amendment XX to the

Official Plan for the

City of Ottawa

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THE STATEMENT OF COMPONENTS

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Schedule XX of Amendment XX – Official Plan for the City of Ottawa

THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. XX to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment XX to the Official Plan for the City of Ottawa.

PART A – THE PREAMBLE

Purpose

The purpose of this amendment is to amend the Old Ottawa East Secondary Plan. The Old Ottawa East Secondary Plan was approved in 2011 and designates the property at 113 Echo Drive as Residential Low-Rise and the property at 115 Echo Drive as Traditional Mainstreet. The two properties are being developed together with one residential use building. Additionally, the Plan requires that a stepback occur above the fourth storey.

The summary of the proposed amendments and changes to the Old Ottawa East Secondary Plan made through this amendment are as follows:

- a. Designate 113 Echo Drive as Traditional Mainstreet (currently 'Residential Low-rise');
- b. Provide site specific policy for 113 and 115 Echo Drive to allow the building to setback after the fifth storey, whereas the Plan calls for setback above the fourth storey; and,
- c. Add a new policy for the site to allow for a residential use building, and commercial uses permitted in a dwelling unit (the "live-work" units). The live-work units would permit office, instructional facility, artist studio, and medical facility.

Location

The proposed Official Plan amendment includes changes only applicable to the properties located at 113 and 115 Echo Drive. The two properties are located at the southeast corner of Main Street and Echo Drive in Ward 17 – Capital. The property is currently occupied by a residential use building containing four units and a former church that has recently been used as a community centre.

Basis

The amendment to the Official Plan was requested by the applicant in order to build and develop a six-storey residential use building on the properties.

PART B – THE AMENDMENT

Introduction

All of this part of this document entitled Details of the Amendment consisting of the following text constitutes Amendment No. XX to the Official Plan.

Details of the Amendment

The City of Ottawa Official Plan, Volume 2a, Old Ottawa East Secondary Plan, is hereby amended as follows:

1. by amending Schedule A – Land Use, by designating 113 Echo Drive as Traditional Mainstreet.
2. by adding a new policy in Section 10.2.1, as follows:

“Despite Section 10.2.1., Policies 3 and 10, new development at the properties municipally known as 113 and 115 Echo Drive is permitted a building envelope generally in accordance with the Traditional Mainstreet zone, and the building mass requires a setback above the fifth storey.
3. by adding a new policy in Section 10.3.2, as follows:

“Despite Section 10.3.2., Policy 2, the following applies to the properties municipally known as 113 and 115 Echo Drive;

 - a) A building may contain only residential uses;
 - b) Permitted non-residential uses are limited to personal service business, retail store, retail food store, and full-service restaurant, and such uses are restricted to the ground-floor and basement only;
 - c) Notwithstanding Policy (b) above, the following non-residential uses are permitted provided they are entirely contained within a Dwelling Unit:
 - a. Artist Studio;
 - b. Instructional Facility;

- c. Medical Facility; and
- d. Office.

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 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 113 and 115 Echo Drive are as follows:

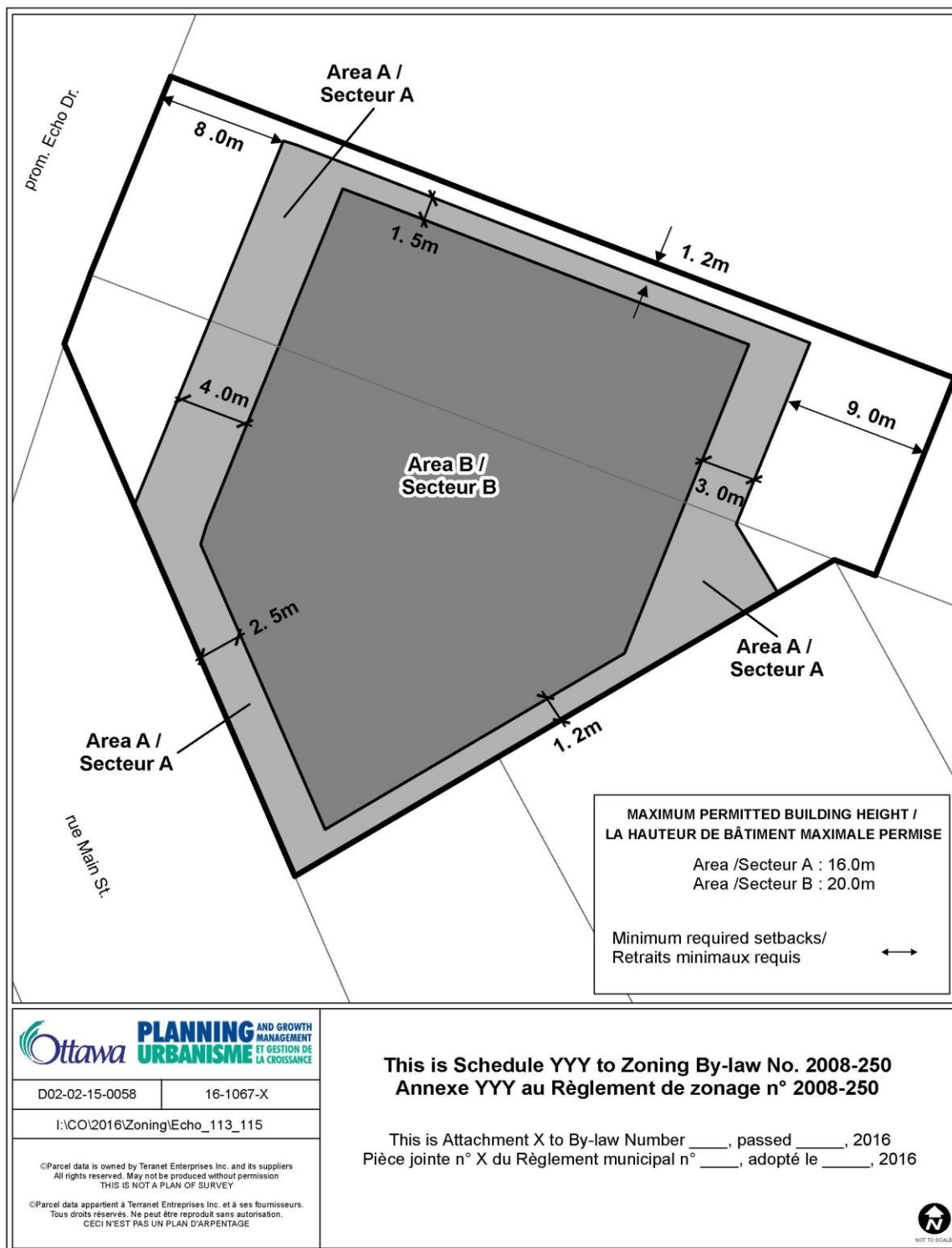
1. Rezone the lands as shown in Document 1.
2. Amend Part 17 by adding a new Schedule, SYYY, as shown in Document 4.
3. Amend Section 239, by adding a new exception [XXXX] with provisions similar in effect to the following:

I Exception Number	II Zone	Exception Provisions		
		III Additio nal Land Uses Permitt ed	IV Land Uses Prohibited	V Provisions
[XXXX]	TM [xxxx] SYYY -h		<p>-All uses, except existing uses until the holding symbol is removed.</p> <p>-All uses except for personal service business, retail store, retail food store, restaurant full-service, Office, Artist Studio,</p>	<ul style="list-style-type: none"> • Section 197(1)(b) does not apply. • Table 197 (c), (d), (e), (f) and (g) do not apply. • Maximum building heights and minimum setbacks are as per Schedule YYY. • Personal service business, retail store, retail food store, and restaurant full-service are limited to the ground-floor but may also locate in the basement of the same ground floor unit. • Office, artist studio, instructional facility, and medical facility are subject to the following;

			<p>Instructional Facility, Medical Facility, Dwelling Unit, Apartment Dwelling low-rise, Apartment Dwelling mid-high rise.</p>	<ul style="list-style-type: none"> i. must be entirely contained within a dwelling unit on the ground floor; ii. are limited to a total cumulative maximum of 50% of the dwelling unit's gross floor area; iii. parking is not required for the non-residential use; iv. for greater certainty, these uses are not considered home-based businesses. v. where one or more of these uses are located within the dwelling unit, a home-based business is not permitted within the dwelling unit. <ul style="list-style-type: none"> • A parking garage is only permitted below grade. • The minimum driveway and aisle width is 6m, and the maximum is 6.7m. • Despite Table 65(3), ornamental elements are permitted to project to a lot line in any required yard except the rear yard. • Despite Table 65(4), canopies and awnings are permitted to project to a lot line in any required yard except the rear yard. • Despite Table 65(6), covered or uncovered balconies are permitted to project to a lot line in any required
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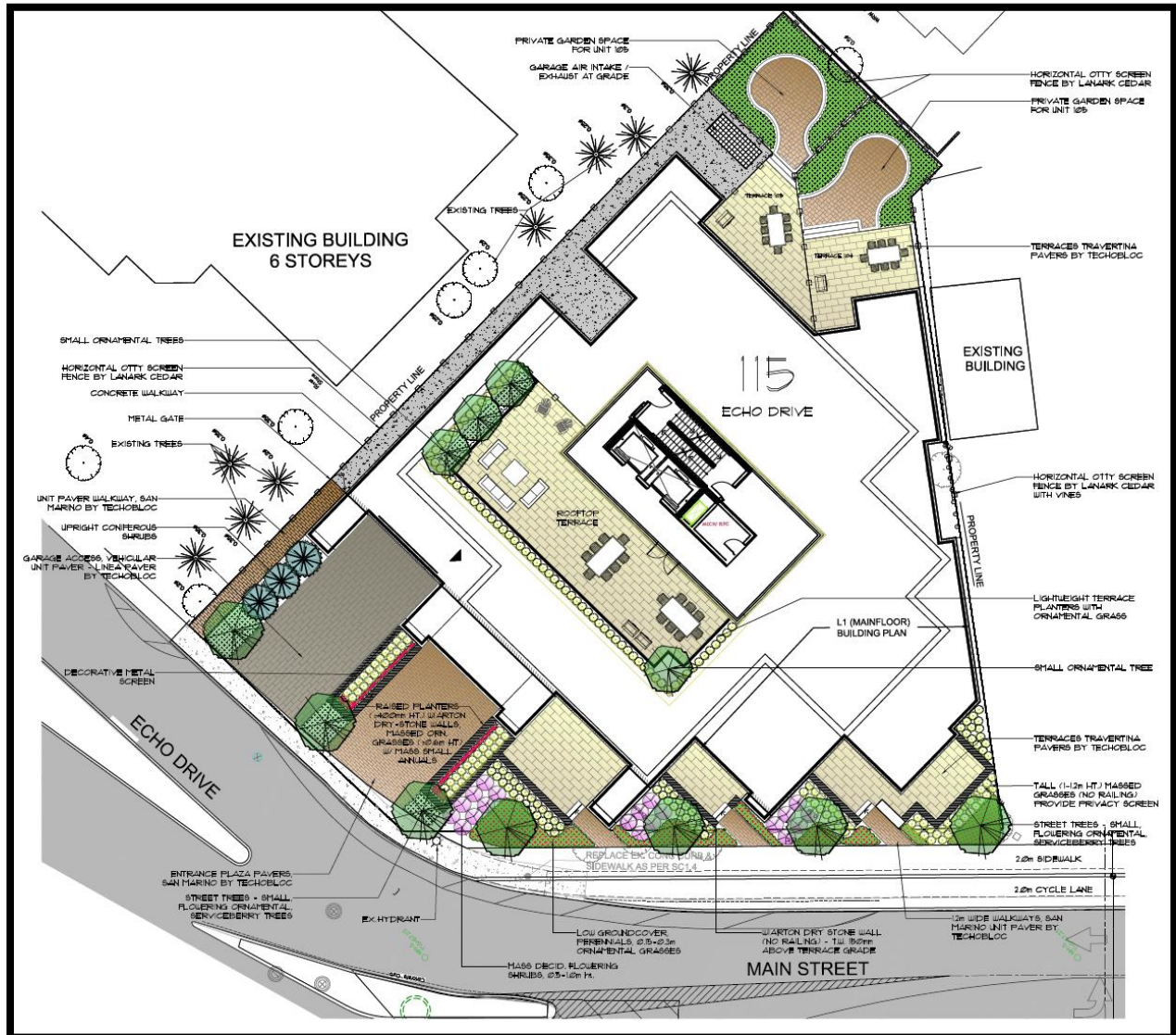
				<p>yard except the rear yard.</p> <ul style="list-style-type: none">• The holding symbol may only be lifted when:<ul style="list-style-type: none">a) A site plan control application containing at least 130 m² of yard between the front lot line and the ground floor units has been approved.• A single occupancy washroom and indoor roof top amenity area are permitted to project above the maximum height limit shown on Schedule YYY provided the combined area does not exceed 100 square metres and a maximum height of 5 metres.
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Document 4 – Proposed Zoning Schedule



Document 5 – Conceptual Site/Landscape Plan, and Renderings

Site/Landscape Plan Concept



Ground Floor Zoning Provision for Front Yard

Note: this drawing only serves the purpose of providing a visual reference for the required 130 square metre yard (yellow highlight) between the ground floor of the principal building and the front lot line. The programming of the yard will be determined through Site Plan Control.



Concept of Ground Floor along Main Street



View from Rideau Canal



Surrounding Context

Note the adjacent six-storey and five-storey buildings along Echo Drive



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 Council for Official Plan and Zoning By-law amendments.

Approximately 30 respondents commented on the application, predominantly in response to the original submission, and of those submissions majority expressed concerns or opposition for varying reasons.

It should be noted that the revised building design and site/landscape concept, as shown in Document 5, was submitted in response to these initial consultation comments. While not all concerns were addressed, staff are of the opinion that the revised proposal adequately addressed many of the concerns raised by members of the public.

Public Comments and Responses

Comment:

Need to consider the impact on the surrounding roadways. The intersection at Main, Echo and Colonel By will need a traffic light.

Response:

The applicant submitted a Transportation Overview in support of the proposal. Staff's review of the traffic implications as a result of this project concluded that a signalized intersection is not warranted. The traffic movements and right-of-way design will be reviewed in greater detail at the time of Site Plan Control.

Comment:

The building is too tall.

Response:

The proposed building height of six-stories is supported by the Official Plan for developments on a Traditional Mainstreet, and is also consistent with the policy direction concerning building height in the Old Ottawa East Secondary Plan.

Comment:

Views of the canal will be blocked. Note: this was referenced from several vantage points in nearby buildings.

Response:

The proposed development is in keeping with the intended heights for this area and exceeds the standard corner side yard setback (from Echo Drive) and rear yard setback. Staff acknowledge that the existing views from surrounding buildings may change, but the proposed development is consistent with the planned function of the area and minimizes any adverse impacts.

Comment:

Density - 46 units results in more than 120 units per acre, which is not compatible with the neighbourhood. 111 Echo Drive (46 units) has a density of approximately 18 units per acre. The density of the proposed project must be reduced to what is compatible with the neighbourhood between Concord St N. and Harvey Street, i.e., less than 20 units per acre and less than 50 persons per acre.

Response:

The proposed building was reduced to 37 dwelling units. The Official Plan supports intensification on a Traditional Mainstreet and a building of this scale and density is encouraged in areas that are supported by transit, walkability and access to community amenities.

Comment:

The “bullnose” design along Echo Drive is too close to the property line and will “mask” and dwarf neighbouring properties (111 Echo Drive). The portion along Echo Drive must be setback at least 6-7 metres.

Response:

The building design was significantly revised which resulted in the removal of the said “bullnose” and the minimum setback along Echo Drive was increased to 8 metres.

Comment:

Not enough parking provided to address the needs of 46 units. This will have a negative impact on street parking and street traffic, particularly on Echo Drive. Increase parking by 50% (with 3rd parking level) or reduce the number of units. Ratio of 1.5:1.

Response:

The proposed 66 parking spaces significantly exceed the amount of parking required by the Zoning By-law. There are nearly two parking spaces per unit based on the current proposal.

Comment:

The garage entrance and exit on Echo Drive is unacceptable. Traffic should not be forced to use Echo Drive. Relocate to Main Street.

Response:

Transportation staff reviewed the application and supporting material, such as the Transportation Overview, and in accordance with the Private Approach By-law, the only acceptable driveway location is on Echo Drive as currently proposed. The driveway location is removed from the intersection and results in appropriate visibility for entering and exiting the site by vehicle.

Comment:

It is not clear where the "construction site" will be located to support the construction of the building. Using Echo Drive as a construction yard is unacceptable. The scope and magnitude of the project must be scaled down to allow for on-site construction activities.

Response:

The construction process for the proposed development has not been determined at this time. However, the City has regulations in place to regulate the times of day and location where construction can occur, to mitigate noise and its impacts on the community. This will be reviewed in greater detail when the applicant submits for a building permit.

Comment:

I understand that the total height permitted is 6 storeys – including any roof-top amenities, elevator housing etc. I would like to ensure that there is no change to this

requirement such that the new building creeps above six stories and becomes, in effect, a seven storey height.

Response:

The Old Ottawa East Secondary Plan limits buildings to a maximum height of six-storeys (20 metres). However, this does not include structures such roof-top access and elevator housing. Section 64 of the Zoning By-law regulates permitted projections above the height limit and allows such structures. The final design of any roof-top access or mechanical penthouse on this development will be reviewed through Site Plan Control. The permission to allow a washroom and small indoor amenity room meets the intent.

Comment:

The rooftop appearance needs to be considered for aesthetics and views from surrounding buildings. Many newer buildings manage to incorporate pipes and elevator housing into the building itself, presenting a more pleasing rooftop line.

Response:

Staff generally agree with this comment, but that level of detail will not be available until an application for Site Plan Control is submitted.

Comment:

I oppose buildings that end up higher than what is planned. The square style design in a traditional neighbourhood? What permeability will remain on the lot to absorb significant rainfalls?

Response:

The proposed six-storey height is consistent with what is planned for in the Official Plan and Old Ottawa East Secondary Plan. With respect to permeability, the department notes that much of the existing surface parking at the rear of the site will be changed to landscaping. Also, stormwater management will be reviewed through an application Site Plan Control.

Comment:

The building is grossly overbuilt for the small area (site).

Response:

The proposed building height, scale, mass and density are consistent with the policy direction as explained in the main report.

Comment:

Canal 111 is setback approximately 10 metres from the street and has significant landscaping. Oppose development that does not comply with the streetscape provided by Canal 111 and the Brownstones (which are in compliance with the by-law).

Response:

Canal 111 is the furthest setback building along Echo Drive in the surrounding area. The proposed development provides a setback of at least 8 metres from Echo Drive, whereas the Traditional Mainstreet zoning permits a setback of 3 metres. The proposal provides an appropriate transition between adjacent developments and compliments the streetscape character.

Comment:

Echo side setback obstructs views down the block on Echo between Main and Concord.

Response:

Staff note that this comment was made in relation to the original proposal which had a prominent corner feature rising to a zero setback at Echo Drive and Main Street. The revised design sets the building back for better alignment with the buildings along Echo Drive.

Comment:

With respect to the proposed building entrance on Main Street near Echo Drive, vehicles stopping to let someone off at the front door will cause dangerous traffic situation for the significant traffic that uses Main to access Colonel By. How do you control access vehicles stopping on Main for drop-off/pick-up?

Response:

The Main Street right-of-way is planned to include infrastructure for cycling and wider sidewalks. Drop-off/pick-up is neither possible nor appropriate on Main Street. Echo Drive is the safest place for the buildings garage and main entrance.

Comment:

Increased traffic on Main. In order to access Colonel By going south all cars go via Clegg which is fine but not with increased traffic.

Response:

Traffic increases on Clegg Street are likely in response to the construction for the Main Street renewal. The proposed development with 37 units and 66 parking spaces will not negatively affect traffic volumes and circulation on the surrounding streets.

Comment:

Would like to see a four-storey building as opposed to six-storeys.

Response:

A six-storey building is supported by the Official Plan and Old Ottawa East Secondary Plan.

Comment:

More green space needs to be provided at the front of the building, and continue greenery in respect to canal. Green corridor character along Echo Drive needs to be maintained.

Response:

The revised building design incorporates unique balconies and terraces with good sized planters to incorporate greenery into the design, in addition to the landscaping at grade surrounding the building. The final details of landscaping will be reviewed when an application for Site Plan Control is submitted.

Comment:

It appears that the proposed construction juts out well beyond lot line parallel to Echo Drive, established at the beginning of King's Landing and proceeding through to Pretoria Bridge. No greenery separating the building itself from sidewalk; there should be at least a 5-metre corner setback as per by-law.

Response:

The current proposal and recommended zoning requires a minimum setback of 8 metres from Echo Drive, and landscaping will be maximized where possible.

Comment:

The building has negative sunlight impacts on 111 Echo Drive. The building should be further setback from the property line.

Response:

The easterly sideyard setback required for a residential building is 1.2 metres, and the proposed building complies with this provision. The proposed building provides adequate setbacks and the six-storey height is supported by the policy framework. Staff also note that there are no windows on the exterior wall of adjacent building to the east.

Comment:

The corner feature is too close to Echo Drive and becomes an unsightly structure to one of the most scenic spaces in Ottawa. The green area aligning Echo Drive has been respected by all other developments.

Response:

The revised building design responds appropriately to this comment.

Comment:

Enough visitor parking needs to be provided so that overflow demand does not take up street parking.

Response:

Visitor parking will be provided in accordance with the Zoning By-law.

Comment:

How will views from 111 Echo Drive balconies facing canal be maintained, especially for the building closest to 113 Echo Drive.

Response:

111 Echo Drive has unobstructed views to the Canal on the northern façade, and this will not be affected by the proposed development. Furthermore, the proposed building is setback significantly more from Echo Drive than the standard Traditional Mainstreet requirement.

Comment:

Some residents expressed concern over the demolition of the church and have requested that evaluation for heritage designation be reconsidered with the introduction of additional information being available. Concerns raised with respect to the Church included.

- Holy Trinity Church has been the cornerstone not only figuratively but structurally of Archville and now Ottawa East.
- Built by local tradesmen utilizing materials available from nearby in the late 1800's.
- Holy Trinity Church is the doorway to Main Street.
- No need to demolish history. Why not take the opportunity to create a building across from the Rideau Canal, a UNESCO World Heritage Site, which encompasses the past and the future. At least part of the church should be incorporated into the new building.
- It is an anchor of the neighbourhood and its history will be destroyed. It has visual and social significance
- There are few remnants of the original buildings in Archville.
- The existing buildings on site could be used as community space.
- Will the history and location be recorded in some way for posterity?
- The mixture of Victorian and Eastern European elements makes it unique, a testament to our city roots and history and should be treated with respect.
- Should be preserved, modernized and integrated in the new development.
- Please do not raze the beautiful church for greedy purposes.

Response:

See response on pages 6 and 7 within this staff report.

Comment:

Object to any zoning amendment that amounts to spot zoning. The goal should be for known predictable building rules that fit in neighbourhood. Spot zoning is contrary to the desired objective.

Response:

The proposed zoning is necessary and appropriate to implement the general intent of the Old Ottawa East Secondary Plan.

Community Organization Comments and Responses

Old Ottawa East Community Association

Members of the Old Ottawa East Community Association were consulted throughout the application review process. The following are the final comments provided as per the recommended Official Plan and Zoning By-law amendments:

“The OOECA remains concerned about the provision for commercial uses at grade on Main Street. The proposal follows the generic list of acceptable uses under the Traditional Mainstreet zoning and not the Traditional Mainstreet, Subzone 7 zoning.

The second issue is that the entrances to the live-work units look like entrances to commercial properties, not residential ones. In this regard, the entrances must provide accessible, barrier-free access in accordance with the *Accessibility for Ontarians with Disabilities Act*. A raised terrace at the front door says residential, not commercial.

With regard to the indoor rooftop amenity area, the OOECA has no concerns.”

Response:

The department thanks members of the OOECA for the continued participation and comments throughout the process and review of this application.

The only zoning provision unique to TM7 is that residential uses are only permitted in a building containing one or more non-residential uses. The appropriateness and support for the recommended zoning are outlined in the main report.

The remaining issues will be reviewed in detail through Site Plan when an application is submitted.