
Zoning By-Law Amendment – 3030 St. Joseph Boulevard

ACS2020-PIE-PS-0088

Orléans (1)

Report recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3030 St. Joseph Boulevard to permit a 52.4 metre (16 storey) high-rise apartment building, as detailed in Document 2;
2. That the implementing Zoning By-law not proceed to Council until such time as the agreement under Section 37 of the *Planning Act* is executed; and
3. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of September 23, 2020", subject to submissions received between the publication of this report and the time of Council's decision.

The committee heard the following 5 delegations on this matter:

- Ken Horne, Concerned Citizens of Queenswood Heights¹, welcomed expansion in Orleans and the resulting benefits from responsible construction but was very concerned spoke about the risks of prolonged and intensive construction at this extremely sensitive site, given its composition, specifically the presence of Leda clay. He indicated that Leda clay's unique structure can become dangerously unstable and unpredictable when disturbed and that adjoining subdivisions and areas further into Orleans would face risk of serious damage as a result of shockwaves during construction and water drainage and removal. He noted that

¹ Submission on file

the developer has never developed or constructed a building over five stories high, let alone one on Leda clay, and in an active earthquake fault zone such as here. He questioned the suitability of the land for such development as proposed.

- Guy Dacquay, Concerned Citizens of Queenswood Heights², suggested that the proposal would bring a significant increase in traffic volume and movement at an already very busy and dangerous intersection, given its topography and the lack of cycling lanes on St. Joseph Blvd., and was surprised the City's 2017 Transportation Brief did not identify any major concerns or hazards. He raised concerns about how inevitable lane closures during a potential 2-3-year construction period would affect traffic and hamper ease of access for Queenswood Heights residents. He submitted that there is inadequate infrastructure for walking and cycling in that area, which in turn does not lend itself to decreased vehicle use, and that as such, the amount of proposed parking for the development is insufficient and will lead to spillover parking on nearby streets. He asked that the proposed variance to the current building height limit of 8 stories not be approved, or any others involving taller buildings at this location.
- Michael Thornber, Concerned Citizens of Queenswood Heights³, spoke to the aesthetics of the proposed building and suggested the proposed variance in height is very inappropriate in relation to the local community in which it is located, being comprised mainly of residential 2 storey buildings. The proposed variance to 16 stories would tower over everything, 48 metres above grade at the top of the Duford hill, and would double the height of the building visible above the top of the hill. He maintained that the structure would impose and overwhelm the doorway to this community; would directly intrude on the privacy of neighbouring properties; would infringe on parking of nearby streets and properties and add to traffic congestion; would set a height precedent in a residential zone; and, would harmonise with nothing in proximity. He noted that the Urban Design Review Panel felt that even the previous 12 storey proposal would be 'overbuilding' of the site, and he recommended development on this site be limited to a maximum height of eight storeys. He suggested this proposal would be more appropriate north of Hwy. 174 adjacent to LRT, where commuters would have easier access to the train, more opportunity for parking and would cause less road congestion on the street.

² Submission on file

³ Submission on file

- Elise Adams, Concerned Citizens of Queenswood Heights⁴, suggested that while there are benefits to the City and the developer if proposal gets built, there are a number of residents who see great value in open views and preserving their uncluttered neighbourhood. She addressed specific points in the Planning Rationale from October 2017 and summated that the rationale does not justify the proposal at this location. Specifically, she refuted the assertion that the subject site is a suitable location for greater building heights, as the site is adjacent to the mall with the road in between, not directly abutting; there is no new community amenity proposed; and the idea of it being a gateway site into the community is questionable. She suggested that while there are locations nearby that would naturally accommodate tall buildings, it doesn't fit in at this location, and the future LRT, revitalizing Centrum, and upgrading local storefronts are all worthy projects to keep Orleans relevant and beautiful.
- The applicant, as represented by Julie Carrara, Senior Planner, Fotenn Consultants; Roderick Lahey, Architect, RLA Architecture; and, Miguel Tremblay, Partner, Fotenn Consultants⁵, provided site context and a high-level overview of the proposal, indicating changes that have occurred from the previous proposal. They spoke to: proximity to the Town Centre, which offers a variety of uses; proximity to rapid transit station; separation between rear buildings; the proposed publicly accessible plaza at the intersection of St. Joseph and Duford; provision of five times the required number of visitor parking spaces; increased side yard setbacks and added greenspace; extensive geotechnical studies have been done on Leda clay; conformity to the Official Plan and Highrise Design Guidelines; appropriateness of transitional height; and, fit with the developing area.

In addition to that previously noted, the following correspondence was provided to the committee coordinator between August 31 (the date the report was published to the City's website with the agenda) and the time the matter was considered on September 10, a copy of which is held on file:

- Email dated August 31 from Walter Palagniuk
- Email dated September 1 from Luc Tetrault

⁴ Submission on file

⁵ slides on file

- Email dated September 4 from Yvon Fredette
- Email dated September 7 from email sender 'Joe Paialunga' (unsigned)
- Email dated September 7 from Donna Nicholson
- Email dated September 7 from Melanie (otherwise unsigned)
- Email dated September 7 from Ron and Diane Mabee
- Email dated September 7 from Richard McNamee
- Email dated September 7 from Sharon Parisien & Kenneth Wood
- Email dated September 7 from Marc Bourgeois
- Email dated September 8 from Betti-Jo Ruston
- Email dated September 8 from Darlene Benner
- Email dated September 8 from Patricia Cocker
- Email dated September 8 from Robert A. Paiement
- Email dated September 8 from Andrew Nicholson
- Email dated September 8 from G & A Farmer
- Email dated September 8 from Chris Haut
- Email dated September 8 from Gerald and Claire Borris
- Email dated September 8 from Nicole and Brian Gauthier
- Email dated September 8 from Christine Dacquay
- Email dated September 8 from George Anstey
- Email dated September 8 from France Bidal
- Email dated September 9 from Robin Maloney
- Email dated September 9 from Sarah Thornber

- Email dated September 9 from Wylda Thornber
- Email dated September 9 from Brian Wideman
- Email dated September 9 from JP Unger
- Email dated September 10 from Sylvie Barrett
- Email dated September 10 from Frank Barrett

Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate, Innovative Client Services department, responded to questions.

Motion N° PLC 2020-29/6

Moved by Vice-Chair G. Gower

WHEREAS Report ACS2020-PIE-PS-0088, Zoning By-law Amendment – 3030 St. Joseph Boulevard seeks to amend the zoning to permit this future development and;

WHEREAS report ASC2020-PIE-PS-0088, Zoning By-law Amendment 3030 St. Joseph Boulevard, recommends a. Minimum required yard setbacks, building stepbacks, and maximum permitted building heights as per Schedule 'YYY'; and

WHEREAS the requested increase in maximum Floor Space Index, which is supported by City of Ottawa staff, was omitted from the Report;

WHEREAS the Zoning By-law Section 186(3)(b)(iii)2 states the maximum permitted Floor Space Index for this site is 3.0;

THEREFORE BE IT RESOLVED that Planning Committee recommend to Council that

1. **That Document 2 – Details of the Recommended Zoning 3(a) be amended to change the language from:**

- (a) **Minimum required yard setbacks, building stepbacks, and maximum permitted building heights as per Schedule 'YYY'.**

to:

- (a) **Minimum and maximum required yard setbacks, building**

stepbacks, and maximum permitted building heights as per Schedule 'YYY'.

and that the legend on Schedule 'YYY' be modified accordingly.

2. The recommended Floor Space Index be a maximum of 4.25 metres to avoid a FSI deficiency; and
3. That Document 2 - Details of the Recommended Zoning Amend Section 239, by adding a new exception [xxxx] with provisions similar in effect to the following,
 - a) In Column II, add the text "(AM3 [XXXX])"
 - b) In addition to those provisions already recommended to be added to Column V, add the following provision be added:

The maximum permitted Floor Space Index is 4.25

AND BE IT FURTHER RESOLVED that pursuant to the *Planning Act*, subsection 34(17), no further notice be given.

CARRIED

The Committee Carried the report recommendations as amended by Motion 29/6.