

3. Zoning By-Law Amendment – 151 Chapel Street
Modification au Règlement de Zonage – 151, rue Chapel

Committee Recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 151 Chapel Street to permit two 25-storey buildings, as detailed in Document 2.

Recommandation du Comité

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant le 151, rue Chapel, afin de permettre la construction de deux immeubles de 25 étages, comme l'expose en détail le document 2.

Documentation / Documentation

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated September 9, 2019 (ACS2019-PIE-PS-0093)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 9 septembre 2019 (ACS2019-PIE-PS-0093)
2. Extract of draft Minutes, Planning Committee, September 26, 2019

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 26 septembre 2019

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
26 September 2019 / 26 septembre 2019**

**and Council
et au Conseil
9 October 2019 / 9 octobre 2019**

**Submitted on 9 September 2019
Soumis le 9 septembre 2019**

**Submitted by
Soumis par:**

**Lee Ann Snedden
Director / Directrice**

Planning Services / Services 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: RIDEAU-VANIER (12)

File Number: ACS2019-PIE-PS-0093

SUBJECT: Zoning By-law Amendment – 151 Chapel Street

OBJET: Modification au *Règlement de Zonage* – 151, rue Chapel

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 151 Chapel Street to permit two 25-storey buildings, 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 *the Planning Act* 'Explanation Requirements' at the City Council Meeting of October 9, 2019", subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 visant le 151, rue Chapel, afin de permettre la construction de deux immeubles de 25 étages, comme l'expose 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 de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 9 octobre 2019 », à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

EXECUTIVE SUMMARY

Assumption and Analysis

The site-specific Zoning By-law amendment permits revisions to the originally proposed development including separating the project into phases, and revisions to the podiums, parking, retail component and dwelling units. This amendment will permit the development of two 25-storey buildings with 633 units, 477 parking spaces, a public park, and a privately-owned publicly accessible space.

Public Consultation/Input

Notification and public consultation were undertaken in accordance with the Public

Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

Through the previous Zoning By-law amendment, there was significant public interest. Through this subject Zoning By-law amendment, nine comments from the public have been received including one positive comment and eight others with questions and concerns including but not limited to traffic, parking, shadows, construction impacts, and an increased number of people.

RÉSUMÉ

Hypothèse et analyse

La modification du *Règlement de zonage*, propre à l'emplacement, permet que des révisions soient apportées à l'aménagement proposé à l'origine. Elle permet notamment d'échelonner le projet sur plusieurs étapes et d'apporter des modifications aux socles, aux aires de stationnement, aux locaux commerciaux et aux unités d'habitation. Cette modification permettra la construction de deux immeubles de 25 étages contenant 633 logements, et l'aménagement de 477 places de stationnement, d'un parc public et d'un espace appartenant à des intérêts privés mais accessible au grand public.

Consultation publique et commentaires

La publication des avis et la consultation publique se sont déroulées conformément à la Politique de publication des avis et de consultation publique approuvée par le Conseil municipal, en ce qui a trait aux modifications apportées au *Règlement de zonage*.

La modification précédente du *Règlement de zonage* avait suscité un intérêt considérable de la part des membres du public. Cette nouvelle modification a fait l'objet de neuf commentaires. Un résident était favorable au projet et huit personnes avaient des questions et des préoccupations liées notamment à la circulation, au stationnement, à l'ombre, aux répercussions de la construction et à l'augmentation de la population dans le secteur.

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

151 Chapel Street

Owner

Rideau Street Properties Inc.

Applicant

FoTenn Consultants Inc.

Architect

Roderick Lahey Architect Inc.

Description of site and surroundings

The property is located on the east side of Chapel Street, directly on the north corner of the Rideau Street intersection. The property also has frontage on Beausoleil Drive.

The property has a lot area of approximately 7,569 square metres with approximately 60.5 metres of frontage on Rideau Street, approximately 100 metres of frontage along Chapel Street, and 60 metres along Beausoleil Drive. The site is currently vacant. Directly surrounding the site are two elementary schools located to the north, a two-storey hotel to the east, the 'Rideau-Chapel Towers' residential building to the west, and low-profile commercial uses to the south along Rideau Street.

Summary of requested Zoning By-law amendment proposal

The property is currently designated as Traditional Mainstreet in the Official Plan, Traditional Mainstreet in the Uptown Rideau Secondary Plan and zoned as O1, Parks and Open Space and TM [2339] F(6.0) S354, Traditional Mainstreet, Exception 2339, with a Floor Space Index of 6 and a Schedule that regulates height and setbacks pursuant to Zoning By-law 2008-250.

The proposed development includes two separate phases for two residential towers with podiums of varying heights and retail space on Rideau and Chapel Streets. Six hundred thirty-three units are proposed with a total with 477 parking spaces, including 23 spaces proposed at grade interior to the site. Three hundred thirty bicycle parking spaces are proposed. The public park and privately-owned public space remain in their previously approved locations.

The proposed zoning by the applicant is a result of revisions to the plans from those previously approved including:

- Separating the project into two distinct phases;
- Changing the podium locations and massing;
- No longer proposing the opening of the existing cul-de-sac at Chapel Street and changing parking access;
- Removing the original large retail unit and replacing with some smaller retail units and some residential units;
- Increasing the number of dwelling units and reducing the number of parking spaces.

The proposed zoning is to revise the associated Schedule 354 and some revisions to exception 2339.

Brief history of proposal

The previous Zoning By-law amendment was approved by Planning Committee and Council in early 2016, appealed to the Ontario Municipal Board and settled at the Board March 29, 2016, along with a related Site Plan Control Application. As part of the previous amendment, the proposal changed through the process to align it with the Uptown Rideau Street Community Design Plan and Secondary Plan, which were approved by Council on December 9, 2015. Those changes included a reduction in height and Floor Space Index, relocation of some above ground parking to underground, a new 400 square metre public park and a 200 square metre privately-owned publicly accessible space (POPS). The height, park and POPS all remain the same as previously approved by Council and the Ontario Municipal Board.

DISCUSSION

Public consultation

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

Through the previous Zoning By-law amendment, there was significant public interest.

Through this subject Zoning By-law amendment, nine comments from the public have been received including 1 positive comment and 8 others with questions and concerns including but not limited to traffic, parking, shadows, construction impacts, and an increased number of people.

For this proposal's consultation details, see Document 3 of this report.

Official Plan designation

In accordance with Schedule B of the Official Plan, the property is designated as a Traditional Mainstreet. The Mainstreet designation identifies streets that offer significant opportunities for intensification through compact forms of mixed-use development in a pedestrian-friendly environment. A broad range of uses is permitted including retail and service commercial uses, offices, residential and institutional uses. Redevelopment is encouraged on Traditional Mainstreets in a built form that encloses and defines the street edge with active frontages. The Official Plan supports mid-rise building heights on Traditional Mainstreets, but Secondary Plans may identify circumstances where different building heights may be permitted. Development proposals are evaluated in the context of the Policies found in 2.5.1 and compatibility Policies in 4.11.

Other applicable policies and guidelines

The Uptown Rideau Street Community Design Plan (CDP) and Secondary Plan were approved by Council on December 9, 2015. The four core principles of the CDP and Secondary Plan are as follows:

1. Establish a vibrant, successful mainstreet that is part of Ottawa's downtown and one of the entryways to the Central Area and Parliament Hill.
2. Locate new buildings and taller buildings strategically and with transition to the surrounding neighbourhoods.
3. Improve the existing mobility network, prioritizing pedestrian, cyclist, and transit users and create an inviting environment.
4. Enhance and connect the open space network.

The plan establishes baseline heights and maximum floor space indexes as an indicator of the development density. The subject site has been identified as having a baseline height of nine storeys with a maximum Floor Space Index of 6.0. Development on the

site must accommodate all required parking, loading and service areas internal to the site. Council may approve a built form that deviates from the baseline height of nine storeys, subject to certain conditions and up to a maximum of 25 storeys.

The Uptown Rideau Street CDP designates the site as within Area C, which is characterized by deep lots and large properties with great potential for redevelopment and existing high-rises, Ottawa Community Housing buildings, parks and schools to the north. Guidelines in the CDP speak to active building frontage in the public realm, high-rise development that is designed with a podium and tower approach, stepbacks of a minimum of 1.5 metres from podiums above the sixth storey, separation distance between towers of a minimum of 23 metres, parkland dedication in the form of land, and design criteria for privately owned publicly accessible spaces (POPS).

Applicable Urban Design Guidelines for High-Rise Buildings include achieving transition in height and massing, tower separation, setbacks and stepbacks, enhancing the overall pedestrian experience in the surrounding public spaces, including architectural articulation, encouraging small tower floor plates, locating parking underground and internal to the site.

Urban Design Review Panel

The property is within a Design Priority Area and the Zoning By-law amendment application and Site Plan Control application was subject to the Urban Design Review Panel (UDRP) process. The applicant presented their proposal to the UDRP at a formal review meeting on May 3, 2019, which was open to the public.

The panel's recommendations from the formal review of the Zoning By-law amendment application and Site Plan Control application are:

Summary

- The Panel understands that the density on the site is already approved, and therefore has largely limited its recommendations to issues of architectural expression, the enhancement of the public realm, and some shifts to the massing that improve the livability of units, and the overall composition of the project.
- The Panel offers suggestions to provide more clarity with respect to the black and white components of the building, in order to better emphasize the verticality of the expression of the buildings.

- The Panel highlights that a key aspect of the project's massing requiring more consideration is the middle building along Chapel Street. The height should be lowered, and greater setbacks to the adjacent towers is needed.

Massing

- The Panel is of the opinion that the very large footprints, the massive nine storey podiums, and the lack of architectural carving at the top of the towers makes the development feel too bulky. The bulkiness is exasperated by the use of dark colours. The Panel suggests that efforts are needed to reduce the impact of this development on the surrounding neighbourhood:
 - The Panel suggests that a four-storey podium facing the Beausoleil Park would be more appropriate, as it will not challenge the existing character defined by nearby townhouses to the west.
 - This will also reduce the impacts of massing on the north side of the site, providing an improved transition from the towers.
 - Shift the middle building along Chapel Street, out towards the west. In its current location this area of the building will be in shadows for too long. This part of the building should be lowered and should clearly read like a podium. It is the opinion of the Panel that the 7-metre separation between the two buildings along Chapel Street, divided by the ramp, is far too tight.
 - The Panel recommends that the nine-storey portion of the building along Rideau Street be reduced to five, or a maximum of six storeys, so that it can read like a podium. To make up for lost density, the nine-storey portion of the building in the northeast corner of the site can be raised to 12 storeys.

Architectural Expression

- The Panel appreciates the attempted design language expressed with the white and black pieces of the building, however suggests that more clarity and accentuation is needed. The white portions are meant to emphasize verticality, but the effect is sometimes lost in the current design.
 - On the tower expression at the corner of Rideau and Chapel, the effect of the white portion to express verticality, that currently

extends down the second floor, needs to extend right down to the ground.

- The Panel also suggests that the same is done on the south façade of the north tower, where the white portion should be extended down to the ground in order to reduce the tower's bulky appearance.
 - On the nine-storey building facing Beausoleil Park on the northeast corner of the site, the whiteface along the street transitions to black on the side and rear. Establish a more consistent architectural language and avoid facadism, by wrapping the white around the entire building portion.
 - In general, the Panel suggests that the white portions should stand out as the primary building expression, with the black portions as secondary expressions.
 - Extend the white tower portion up from the black portions, and ensure that it wraps around the mechanical penthouses, establishing proud corner features.
- The Panel recommends that the interruptions to the black portions, such as the white square along the Rideau Street façade, would be more justified if there was a program change. Otherwise the Panel suggests an honest representation of the large expanse of residential space behind the façade, without the architectural framing elements.
 - The Panel suggests removing the white concrete soffit slab between the second and third level of the east and south façades of the Rideau Street tower.
 - Study the breaks at corners, at the first storey, fourth storey, etc. and ensure that there is a three dimensionality to the design, with elements pulled around the corners.
 - The Panel recommends more glass and detail at the ground floor along the Rideau Street façade, instead of the black cladding material. An approach similar to the glazed portion of the north tower's ground level on

the south façade would be appropriate.

- Generally, the Panel recommends studying ways to reduce the monochromatic nature of the architectural expression at street level by introducing more colourful elements, integrating signage, or adding red brick to the base. A more joyful expression, particularly at the base of the building, will improve the development.

Public Realm and Sustainability

- The Panel suggests that this block of Chapel Street is meant to be an important pedestrian connection between Rideau Street and Beausoleil Park.
 - The Panel is concerned that the terraces of the residential units are creating a blank wall along Chapel, as these terraces sit above the street level. This blank wall condition must be addressed to ensure a high-quality pedestrian experience in this location.
 - Street trees with significant soil depths are strongly recommended on Chapel Street.
 - Generally, more design exploration is required in order to enhance the Chapel Street public realm.
- The Panel suggests that more detailed analysis is required regarding the proposed park, the POPS, and the sloped sidewalk located along Chapel street.
- The Panel recommends moving back the proposed building from Rideau Street. Any additional breathing room will help accommodate the high volume of pedestrians is encouraged by the Panel.
 - Creating the space for street trees along Rideau Street, similar to the block to the west, is encouraged.

The Panel recommends establishing green roofs and adding rooftop amenity space. Any sustainable elements that can be incorporated into the project are encouraged.

The panel was successful in aiding in the implementation of the following:

- Increasing the separation distance between the nine-storey portion of the Phase I building and the tower in Phase II.

- Taking the white portion of the building down to grade to anchor the building to the site and provide a predominate role in the composition.
- Wrapping the two-storey podium facing Beausoleil Drive in white cladding.
- Ensuring the white portion of the building plays a predominate role in the architectural expression with the black portion as secondary elements.
- Changing the window expression along the nine-storey portion of the building along Rideau Street to double height and removing the square frame.
- Removing the concrete soffit.
- Wrapping breaks around the corners to provide a three-dimensional treatment.
- Introducing increased glazing and lighting to ground floor along Rideau Street.
- Additional pilasters, colours of stone and wall mounted lights have been added to the black wall along Chapel Street.

If certain recommendations of the panel were not able to be met, explain why:

- The podium height along Rideau Street remains as previously approved. The upper storeys of the podium are setback 3.9 metres from the property line to provide effective transition between the commercial base and the upper storeys.
- The two-storey podium along Beausoleil remains as an effective pedestrian level-built form.
- The distance between the building face along Rideau Street and the curb edge has not been widened nor have street trees been added. The distance between the curb edge and building face will be 5.6 metres, wider than most commercial buildings along Rideau Street. Buried infrastructure within the right-of-way provide challenges to tree planting.

Planning rationale

The site is designated as Traditional Mainstreet in the Official Plan. Mainstreets offer significant opportunities for intensification and the objective of this designation is to encourage dense and mixed-use developments that support, and are supported by, increased walking, cycling and transit.

Traditional Mainstreets represent important areas for the preparation of Community Design Plans and development proposals will be evaluated in the context of Sections 2.5.1 and 4.11.

Section 2.5.1 speaks to new design and innovation co-existing with existing development without causing undue adverse impact on surrounding properties. Section 2.5.1 also speaks to sites within design priority areas being reviewed for their contribution to an enhanced pedestrian environment. The subject proposal has been reviewed and revised based on feedback through the Zoning By-law amendment process. The proposal has located the towers in order to balance separation distances with appropriate setbacks from the public realm. Tower heights of 25 storeys, as previously approved, are in keeping with the Secondary Plan.

Section 4.11 of the Official Plan references compatibility of new buildings with their surroundings through setbacks, heights, transitions, colours and materials, orientation of entrances, location of loading facilities and service areas, as well as podium design. The subject proposal incorporates varying setbacks from all sides to transition effectively to adjacent land uses and to break up the massing of the building.

Pedestrian entrances have been oriented towards Rideau and Chapel Street while vehicular access is proposed from Chapel Street, in order to maintain the pedestrian priority on Rideau Street and provide for an uninterrupted animated street frontage.

The CDP and Secondary Plan recognize the subject site as one appropriate for density redistribution to a maximum of 25 storeys and an FSI of 6.0, for which the subject proposal complies. The subject proposal satisfies all relevant policies of the new Uptown Rideau Street Secondary Plan. It includes a podium and tower design with varying setbacks and separation between towers in keeping with policy direction. The proposal also provides streetscape and road improvements, an active and pedestrian oriented ground floor, internal loading spaces, underground parking, and a public park and POPS, in keeping with policy direction.

The existing Section 37 provisions within the previous Zoning By-law amendment will remain in effect.

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 report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Fleury provided the following comments:

“We are happy to see development along Rideau street which represents an important street to support for ground floor retail and more residential opportunities. Development along Rideau street also offers an opportunity to improve the pedestrian environment and bring additional green landscape features at grade.

The applicant, Trinity development, has presented a second zoning submission to reflect the changes in the commercial and residential markets over the last few years.

We are hopeful that the development will present an opportunity for mix uses and demographics.

We are happy to see that the applicant is no longer pursuing the opening of Chapel street at Beausoleil – a welcome change highlighted by the community.

We are also happy to see that all loading, including moving trucks and solid waste, will be managed internally to the site.

We have asked the applicant to improve the use of exterior materials to give high end finishes and unique building look. We have also asked that roof top services be better hidden and/or integrated to limit their landscape visibility from those who live in the Highrise buildings along Wurtemberg.

We are also interested to see the cycling improvement to connect the East/West Bikeways, with Somerset (Adawe Bridge) to the local cycling connection route between Sandy Hill and Lowertown via Chapel, Beausoleil and York.

We understand that the applicant plans to excavate the full site and only proceed with one of the two towers initially. We would like the at grade section of the portion not being built (as part of the first phase) to be welcoming with lights and soft landscaping until development occurs.

The feedback provided above is inclusive to the zoning and/or site plan review that is underway as we are pursuing these additional improvements for the Chapel and Rideau

street parcel.”

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There a no direct asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

The existing Section 37 provisions based on the previous Zoning By-law amendment will remain in effect. The ability of the City to collect the Section 37 benefits may be impacted by Bill 108 and the transitional regulations to be made thereunder.

ACCESSIBILITY IMPACTS

The new buildings 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 Site Plan Control application.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- C1 – Contribute to the improvement of my quality of life.
- EP2 – Support growth of local economy.

APPLICATION PROCESS TIMELINE STATUS

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

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Site Plan

CONCLUSION

The applicant is proposing a built form consistent with the Uptown Rideau Community Design Plan and Secondary Plan, providing a building with variation in heights, setbacks, architectural treatments and an open space component that addresses the public realm. In consideration of the applicable Official Plan policies and compatibility of the use in the area, the Zoning By-law amendment is recommended for approval.

DISPOSITION

Legislative Services, Office of the City Clerk to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; 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, Innovative Client Services Department 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.



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-19-0064	19-0439-D	 151 rue Chapel Street	
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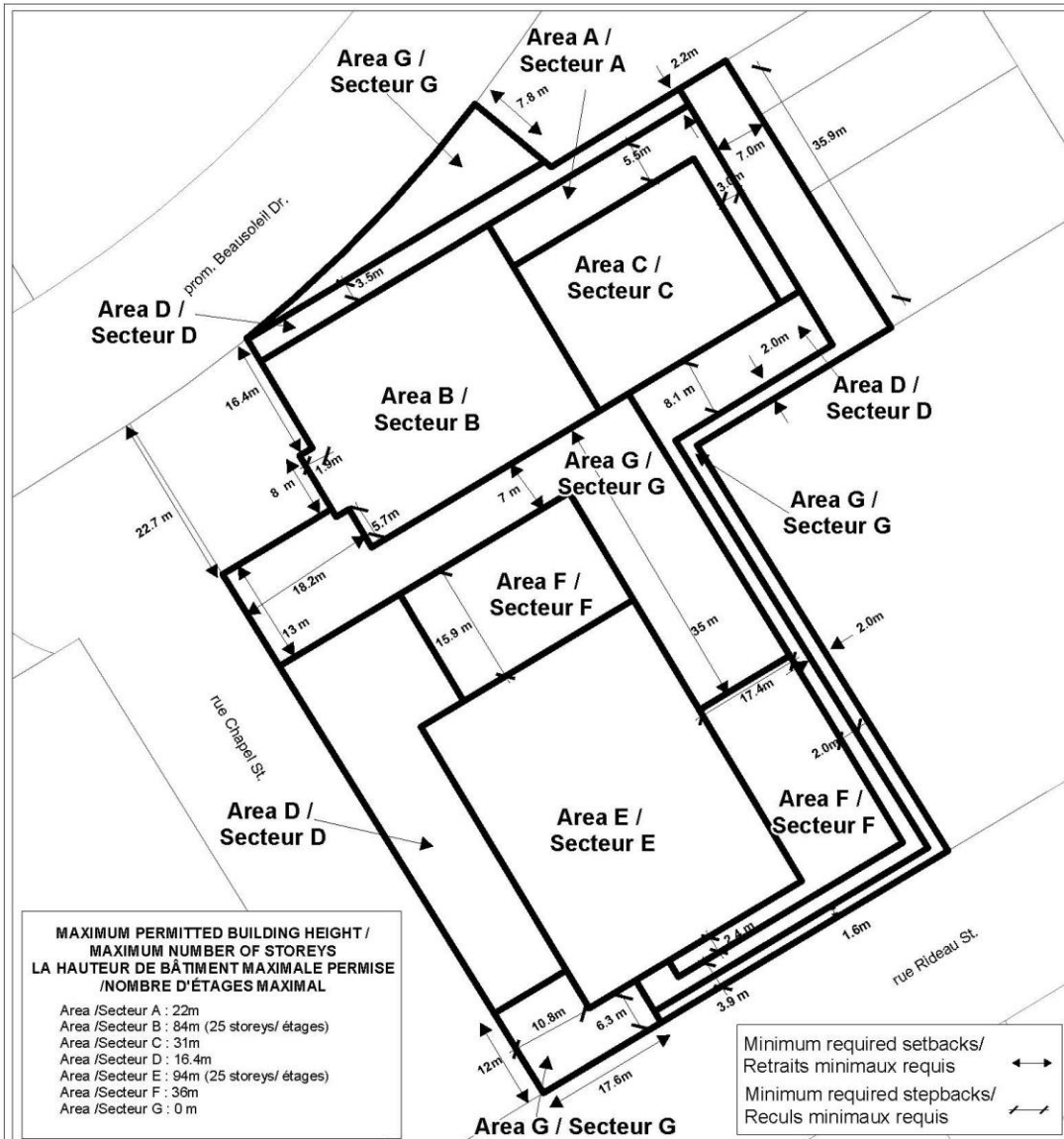
Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 151 Chapel Street:

1. Rezone the lands shown in Document 1, Map 1 as follows:
 - a) Amend Schedule 354 as attached.
2. Amend the exception 2339 to Section 239, Urban Exceptions, with provisions similar in effect to the following:
 - a) In Column V, amend the text to remove the following:
 - Within Area B on Schedule 354 and above the eighth storey, the maximum permitted floor plate size is 925 square metres
 - Within area E on Schedule 354 and above the eighth storey, the maximum permitted floor plate size is 925 square metres
 - Despite Schedule 354, no portion of the first and second storey of the building, with the exception of supporting columns, may be closer to the northernmost lot line than 22 metres for a minimum of 21.5 metres from the western most lot line
 - Where the gross floor area of a building, or a group of buildings designed as one development, exceeds 2,000 square metres, a minimum of 50 per cent of the gross floor area over 2,000 square metres must be used for one or more of the following uses:
 - i) dwelling unit
 - ii) group home
 - iii) retirement home
 - iv) rooming house
 - v) stacked dwelling
3. Amend the exception 2339 to Section 239, Urban Exceptions, with provisions similar in effect to the following:

- a) In Column V, amend the text to add the following:
- A mezzanine is not considered a storey;
 - the lands zoned TM [2339] F(6.0) S354 are considered one lot for zoning purposes;
 - Within Area B on Schedule 354 and above the ninth storey, the maximum permitted floor plate size is 925 square metres;
 - Within area E on Schedule 354 and above the ninth storey, the maximum permitted floor plate size is 925 square metres;
 - Where the gross floor area of a building, or a group of buildings designed as one development, exceeds 2,000 square metres, a minimum of 50 per cent of the gross floor area over 2,000 square metres must be used for one or more of the following uses:
 - i) dwelling unit
 - ii) group home
 - iii) retirement home
 - iv) rooming house
 - v) stacked dwelling
 - vi) townhouse dwelling
 - vi) apartment dwelling, mid rise
 - vii) apartment dwelling, high rise

Schedule 354 to Zoning By-law 2008-250



Ottawa


D02-02-19-0039 16-0649-D

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**This is Schedule 354 to Zoning By-law No. 2008-250
 Annexe 354 au Règlement de zonage n° 2008-250**

This is Attachment X to By-law Number 2019-XXX, passed _____, 2019
 Pièce jointe n° X du Règlement municipal n° 2019-XXX, adopté le _____, 2019


NOT TOO SCALE

Document 3 – Consultation Details

Notification and Consultation Process

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

Public Comments and Responses

Comment:

Concerned that number of parking spaces proposed for the units is not enough and there will be impacts on the adjacent community.

Response:

The proposed development meets the requirements in the Zoning By-law for parking space provision.

Comment:

Some of the parking spaces should be car-sharing spaces.

Response:

Staff will discuss this with the applicant through the Site Plan Control process.

Comment:

Agree with this rezoning. Anything to improve that part of Rideau Street is fine with me.

Response:

The Department concurs that progress on proceeding with this development of a vacant property would be advantageous.

Comment:

Concerns with sun shadow impacts

Response:

The proposed heights are no greater than those previously approved. The tower

footprints are minimal and so shadows move quickly over adjacent sites reducing impacts.

Comment:

Concerns about construction impacts including blasting.

Response:

The Geotechnical Study is reviewed by the Department internally as part of the Site Plan Control application and through the building permit process Building Code Services will review the proximity of sites to adjacent structures and determine what precautions need to be put in place to demonstrate that the work can be undertaken without damage to adjacent structures.

Construction activity must adhere to relevant City by-laws including the Noise By-law, Traffic and Parking By-law and Encroachments on City Highways By-law. If issues are experienced during construction, a concerned citizen may contact 311 to report.

Comment:

Heights should be different.

Response:

No changes to permitted heights are being sought through the Zoning By-law Amendment. Although the heights of the building are similar, they will appear different due to grade changes between Rideau Street and Beausoleil Drive.

Comment:

Concern with increased people and the impacts on city streets for waste bins and pedestrian movement.

Response:

Garbage and recycling bins on public streets are maintained by the city staff. If there are issues in overflow, 311 can be contacted to ensure appropriate collection.

Pedestrian movement through and around the site is being further reviewed through the Site Plan Control process.

Comment:

Larger units are good for Phase 1. Unit breakdown for Phase 2 has not been provided.

Response:

This is outside the review of the revised Zoning By-law amendment. The applicant has advised that the unit breakdown for Phase II is still being reviewed.

Comment:

Details about the public park have not been provided.

Response:

No changes to the zoning for the public park are proposed through this amendment. Conditions associated with park development will be reviewed further through the Site Plan Control process. The details associated with the park will be subject to further public consultation through the Parks Planning process.

Comment:

Questions about changes to adjacent streets. Concern that Rideau Street is too narrow.

Response:

Details about changes to adjacent streets will be determined through the Site Plan Control process. The proposed setback of the building to Rideau Street means that increased pedestrian space will be provided from the existing condition.

Comment:

Cash-in-Lieu of Parkland fees should go to lowertown school and St. Anne if possible.

Response:

Cash-in-Lieu of Parkland requirements are determined through the Site Plan Control process. The ward specific funds will be allocated towards city parkland.

Comment:

Concern about sidewalk clearing and where snow will go from the interior parking lot.

Response:

The City of Ottawa currently and will continue to maintain city owned sidewalks. Snow storage will either be provided on-site for the interior parking lot or will have to be removed off-site.

Comment:

A restaurant by a local chef would be a good land use on the site. The quality of the retail should be good and include things like a florist, upscale salon or spa or specialized food retail.

Response:

The Department can not control the future tenants of the building.

Comment:

Preference for the originally approved drawings.

Response:

The department can approve drawings through the Site Plan Control process but cannot require developments to proceed. The applicant is now seeking a revision to plans, which are being reviewed accordingly.

Comment:

Opposition to the project's continuance. Too many concerns with traffic conflicts with pedestrian activity.

Response:

The Official Plan encourages intensification and development where there are opportunities to support alternative modes of travel from the car and along Traditional Mainstreets close to where supporting services and amenities are provided. The site is located along a transit priority corridor and will include improvements to the pedestrian spaces.

The priority for site development at locations such as 151 Chapel Street is to encourage alternative transportation modes such as walking, cycling or taking transit.

Comment:

Question about timing of construction.

Response:

The applicant has indicated that they intend to commence construction as soon as municipal approvals are granted.

Community Organization Comments and Responses

Thank you for the opportunity to comment on the Zoning By-law amendment and the Site Plan Control application for the proposed development at 151 Chapel Street. The Lowertown Community Association (LCA) supports the current proposal and offers the following comments.

Concerns remain within the community about the height and massing of the proposed development. However, the conversion of a significant proportion of the original commercial footprint to residential space is welcomed as it will reduce the amount of local traffic, eliminate the need for large truck deliveries and not require the opening of the cul-de-sac at Chapel and Beausoleil.

In addition, the LCA welcomes the opportunity the development represents for the enhancement of the local retail and pedestrian environment on Rideau Street.

Response:

No changes are proposed to height and density as previously approved. The Department appreciates the positive feedback from the Lowertown Community Association.

Document 4 – Site Plan

