

5. Official Plan and Zoning By-law Amendments - 333, 343, and 347 Preston Street and 17 Aberdeen Street

Modifications à apporter au Plan officiel et au Règlement de zonage – 333, 343 et 347, rue Preston et 17, rue Aberdeen

Committee Recommendations

That Council approve:

1. an amendment to the Official Plan to the Preston-Carling District Secondary Plan, Schedule B, to permit a high-rise residential building at 333, 343 and 347 Preston Street and 17 Aberdeen Street, as detailed in Document 2 – Proposed Official Plan Amendment; and
2. an amendment to Zoning By-law 2008-250 for 333, 343, and 347 Preston Street and 17 Aberdeen Street to permit the boundaries of MC[107] H(148) A.S.L. zone to extend northward to accommodate a larger building floorplate for a previously approved high-rise residential building, as detailed in Document 3 – Details of Recommended Zoning and Document 4 – Location Map and Zoning Key Plan.

Recommandations du Comité

Que le Conseil approuve :

1. la modification à apporter au Plan officiel du Plan secondaire du district de Preston-Carling à l'annexe B afin d'autoriser la construction d'un immeuble résidentiel de grande hauteur au 333, au 343 et au 347, rue Preston et au 17, rue Aberdeen, selon les modalités précisées dans la pièce 2 de la Modification proposée du Plan officiel;
2. la modification du Règlement de zonage no 2008-250 pour le 333, le 343 et le 347, rue Preston et le 17, rue Aberdeen afin d'autoriser le prolongement des limites de la zone MC[107] H(148) A.S.L. dans le sens nord afin de permettre d'aménager un plus vaste espace de construction pour un immeuble résidentiel de grande hauteur déjà

approuvé, selon les modalités précisées dans la pièce 3 (Détails du zonage recommandé) et dans la pièce 4 (Carte de localisation et Plan repère de zonage).

Documentation / Documentation

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated September 10, 2019 (ACS2019-PIE-PS-0096)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 10 septembre 2019 (ACS2019-PIE-PS-0096)
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

**Planning Committee
Report 13
October 9, 2019**

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**Comité de l'urbanisme
Rapport 13
le 9 octobre 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 10 September 2019
Soumis le 10 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: SOMERSET (14)

File Number: ACS2019-PIE-PS-0096

**SUBJECT: Official Plan and Zoning By-law Amendments - 333, 343, and 347
Preston Street and 17 Aberdeen Street**

**OBJET: Modifications à apporter au Plan officiel et au Règlement de zonage –
333, 343 et 347, rue Preston et 17, rue Aberdeen**

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve:
 - a. An amendment to the Official Plan to the Preston-Carling District Secondary Plan, Schedule B, to permit a high-rise residential building at 333, 343 and 347 Preston Street and 17 Aberdeen Street, as detailed in Document 2 – Proposed Official Plan Amendment; and
 - b. An amendment to Zoning By-law 2008-250 for 333, 343, and 347 Preston Street and 17 Aberdeen Street to permit the boundaries of MC[107] H(148) A.S.L. zone to extend northward to accommodate a larger building floorplate for a previously approved high-rise residential building, as detailed in Document 3 – Details of Recommended Zoning and Document 4 – Location Map and Zoning Key Plan.
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 municipal d'approuver :
 - a. la modification à apporter au Plan officiel du Plan secondaire du district de Preston-Carling à l'annexe B afin d'autoriser la construction d'un immeuble résidentiel de grande hauteur au 333, au 343 et au 347, rue Preston et au 17, rue Aberdeen, selon les modalités précisées dans la pièce 2 de la Modification proposée du Plan officiel;
 - b. la modification du Règlement de zonage n° 2008-250 pour le 333, le 343 et le 347, rue Preston et le 17, rue Aberdeen afin d'autoriser le

prolongement des limites de la zone MC[107] H(148) A.S.L. dans le sens nord afin de permettre d'aménager un plus vaste espace de construction pour un immeuble résidentiel de grande hauteur déjà approuvé, selon les modalités précisées dans la pièce 3 (Détails du zonage recommandé) et dans la pièce 4 (Carte de localisation et Plan repère de zonage).

- 2. Que le Comité de l'urbanisme donne son approbation pour que la section du présent rapport consacrée aux détails de la consultation fasse partie de la « 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 déposées entre la date de la publication du présent rapport et la date de la décision du Conseil.**

EXECUTIVE SUMMARY

Assumption and Analysis

An Official Plan amendment and Zoning By-law amendment application is proposed for 333, 343 and 347 Preston Street and 17 Aberdeen Street. The applications are to permit a larger floorplate for a previously approved high-rise residential building. The revised floorplate will permit a 30-storey residential building with 220 dwelling units.

The site is in the Dalhousie neighbourhood and is approximately 2.1 hectares in area. The site is within a full city block bounded by Preston Street, Highway 417, Rochester Street and Aberdeen Street and is occupied by a complex known as Preston Square. Preston Square is currently occupied by four buildings that contain office, retail, and residential uses. In March 2017, Council approved an Official Plan amendment and Zoning By-law amendment application to permit a one-storey addition on top of the existing eight-storey residential building along Aberdeen Street (known as "The Adelaide") and to permit a new 25-storey residential building. The Sakto Corporation is now proposing to expand the floorplate of the previously approved 25-storey residential building northward.

An Official Plan Amendment is required to amend Schedule B - Heights and Tower Location Plan of the Preston-Carling District Secondary Plan. This amendment will change the maximum building height from 25-storeys to 30-storeys where the high-rise tower will be located. To accommodate an expanded floorplate, the OPA will also expand this new 30-storey area northward by approximately 8 metres, changing the maximum building height from 15 storeys to 30 storeys. Even though the permitted number of storeys is increasing for the high-rise building, the actual building height is not increasing. The previously approved maximum building height of 148 metres Above Sea Level (A.S.L.) approved by Council in March 2017 is still being adhered to. A Zoning By-law amendment application is also being sought to extend the boundaries of the MC[107] H(148) A.S.L. – Mixed-Use Centre, Exception 107, Height Limit of 148 metres Above Sea Level zone northward in order to accommodate the larger floorplate.

The proposal is consistent with the direction contained within the Official Plan, as well as the Urban Design Guidelines for Transit-Oriented Development and High-Rise Development. The proposal adds density within a target area for intensification and internalizes many of the impacts of the added height. The proposed change to the previously approved tower is minimal and staff recommend that the applications for Official Plan and Zoning By-law amendments be approved.

Public Consultation/Input

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications. Planning Services received two public comments on the proposal. The comments are detailed in Document 6 – Consultation Details.

RÉSUMÉ

Hypothèse et analyse

On propose de demander une modification du Plan officiel et une modification du Règlement de zonage pour le 333, le 343 et le 347, rue Preston et le 17, rue Aberdeen. Les demandes doivent permettre d'autoriser un espace de construction plus vaste pour un immeuble résidentiel de grande hauteur déjà approuvé. L'espace de construction révisé permettra de construire un immeuble résidentiel de 30 étages qui comprendra 232 logements.

Le site, qui se trouve dans le quartier Dalhousie, s'étend sur une superficie

approximative de 2,1 hectares. Il est situé dans un quadrilatère complet délimité par la rue Preston, l'autoroute 417, la rue Rochester et la rue Aberdeen et est occupé par un complexe appelé « Preston Square ». Ce complexe est actuellement occupé par quatre édifices qui comprennent des bureaux, des commerces de détail et des résidences. En mars 2017, le Conseil a approuvé une demande de modification du Plan officiel et de modification du Règlement de zonage afin d'autoriser la construction d'une annexe d'un étage sur le toit de l'immeuble résidentiel existant de huit étages donnant sur la rue Aberdeen (« The Adelaide ») et pour autoriser la construction d'un nouvel immeuble résidentiel de 25 étages. La société Saktō propose actuellement d'étendre, dans le sens nord, l'espace de construction de l'ancien immeuble résidentiel de 25 étages déjà approuvé.

Il faut apporter une modification au Plan officiel afin de modifier l'annexe B (Hauteur et emplacement des tours) du Plan secondaire du secteur Preston-Carling. Cette modification permettra de remplacer par 30 étages la hauteur maximum de 25 étages de l'immeuble à l'endroit où sera construite la tour de grande hauteur. Pour tenir compte de l'agrandissement de l'espace de construction, la Modification du Plan officiel (MPO) viendra aussi augmenter de sept mètres cette nouvelle zone de construction de 30 étages dans le sens nord, ce qui portera de 15 à 30 étages la hauteur maximum de l'immeuble. Même si le nombre d'étages autorisé augmente pour cet immeuble de grande hauteur, la hauteur effective de l'immeuble n'augmente pas. La hauteur maximum déjà approuvée de l'édifice, soit 148 mètres au-dessus du niveau de la mer (A.S.L.), approuvée par le Conseil municipal en mars 2017, est toujours respectée. On envisage aussi de déposer une demande de modification du Règlement de zonage afin de prolonger les limites du MC[107] H(148) A.S.L. –Centre polyvalent, exception 107, limite de hauteur de 148 mètres au-dessus du niveau de la mer, zone dans le sens nord, afin de tenir compte du plus vaste espace de construction.

La proposition est conforme à la directive reproduite dans le Plan officiel, ainsi qu'aux Lignes directrices d'esthétique urbaine pour les aménagements axés sur le transport en commun et les aménagements de grande hauteur. La proposition augmente la densité dans une zone cible pour la densification et internalise la plupart des incidences de la hauteur supplémentaire. Le changement qu'on propose d'apporter à la tour déjà approuvée est minime, et le personnel de la Ville recommande d'approuver les demandes de modification du Plan de zonage et du Règlement de zonage.

Consultation et commentaires du public

Un avis a été publié et une consultation publique a été menée conformément à la Politique d'avis publics et de consultation du public, approuvée par le Conseil municipal pour les demandes d'aménagement. Les Services de planification ont reçu deux commentaires du public sur la proposition. Ces commentaires sont reproduits dans la pièce 6 (Détails de la consultation).

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

333, 343, and 347 Preston Street and 17 Aberdeen Street

Owner

Sakto Corporation

Applicant

Fotenn Consultants Inc.

Architect

IBI Group

Description of site and surroundings

The site is in the Dalhousie neighbourhood and is approximately 2.1 hectares in area. The site is within a full city block bounded by Preston Street, Highway 417, Rochester Street and Aberdeen Street.

The site is occupied by a complex known as Preston Square, which includes four buildings: a four-storey office building with retail uses at grade along Preston Street, an eight-storey residential building along Aberdeen Street (known as "The Adelaide"), and two 11-storey office buildings facing Highway 417. The site also features an interior courtyard, pedestrian walkways, vehicular drop-off and loading areas, and two levels of underground parking with 1,056 vehicular parking spaces. There are five accesses into

the site, from Preston Street, Rochester Street, and Aberdeen Street.

The surrounding area is characterized by a variety of land uses and building forms including low-rise buildings, campus-style government office complexes and high-rise mixed-use developments. The lands around the site include:

- North: The Rochester Street off-ramp from Highway 417.
- East: The Rochester Street Right-Of-Way, beyond which is a surface parking lot and three-storey office buildings serving the Federal Government of Canada's Booth Street complex.
- South: The Aberdeen Street Right-Of-Way, beyond which is a surface parking lot.
- West: The Preston Street Right-Of-Way, beyond which is a mix of low-rise commercial and residential uses.

Summary of requested Official Plan amendment proposal

The requested Official Plan Amendment seeks to amend Schedule B – Heights and Tower Location Plan of the Preston-Carling District Secondary Plan to (1) add 5 storeys to an area currently limited to a maximum number of 25-storeys; and (2) expand the boundary of this 30-storey area on the subject site northward by 8 metres.

Summary of requested Zoning By-law amendment proposal.

The property currently has the following five zoning designations:

- TM[2188] H(18.5) – Traditional Mainstreet, Exception 2188, Height limit of 18.5 metres.
- TM[2188] H(24.5) – Traditional Mainstreet, Exception 2188, Height limit of 24.5 metres.
- MC[107] H(91) A.S.L. – Mixed-Use Centre, Exception 107, Height limit of 91 metres Above Sea Level.
- MC[107] H(148) A.S.L. – Mixed-Use Centre, Exception 107, Height limit of 107 metres Above Sea Level

- MC[107] H(50) – Mixed-Use Centre, Exception 107, Height limit of 50 metres Above Sea Level

The requested Zoning By-law Amendment seeks to extend the boundaries of the MC[107] H(148) A.S.L. zone northward by 8 metres in order to accommodate a revised building design that has a larger floorplate. The area to be rezoned is currently zoned MC[107] H(50). The area subject to the rezoning is, therefore, retaining the MC – Mixed-Use Centre zone, as well as retaining exception 107. The only change proposed to this area through this re-zoning is to increase the maximum permitted height from 50 metres to 148 metres Above Sea Level (A.S.L.).

Brief history of proposal

In March 2017, Council approved an OPA and ZBLA to permit a one-storey addition on top of the existing eight-storey residential building along Aberdeen Street (known as “The Adelaide”) and to permit a new 25-storey residential building. The purpose of the 2017 OPA was to introduce a new height category of 25 storeys into Schedule B - Heights and Tower Location Plan in the Preston-Carling District Secondary Plan. The purpose of the associated 2017 ZBLA was to rezone the lands to accommodate the redevelopment, including imposing a maximum required building height of 148 metres Above Sea Level (A.S.L.) for the proposed 25-storey residential building.

In February 2019, Planning Services received a Zoning By-law amendment and Site Plan Control application for the subject site. The proposed Zoning By-law amendment seeks to extend the boundaries of the MC[107] H(148) A.S.L. zone northward by 8 metres in order to accommodate a revised building design that has a larger floorplate. The area to the north, that is proposed to be rezoned, is currently zoned MC[107] H(50).

The proposed Official Plan amendment seeks to amend *Schedule B - Heights and Tower Location Plan* of the Preston-Carling District Secondary Plan to: (1) add 5 storeys to an area currently limited to a maximum number of 25-storeys; and (2) expand the boundary of this area, now proposed to have a maximum number of 30-storeys, northward. Even though the number of storeys is increasing, the actual height in metres is not proposing to change. The previously approved maximum building height of 148 metres Above Sea Level (A.S.L.) approved by Council in March 2017 is still being adhered to. In other words, the additional storeys are proposed to be within the currently permitted building envelope and the building is not increasing in height. The Official

Plan amendment was triggered by the expansion of the boundary for the proposed high-rise residential tower.

While the area of the addition to the residential tower is only approximately 130 square metres (16.47 metres width by 7.9 metres length), the expanded floorplate results in the addition of an extra 45 dwelling units throughout the 30 floors. A total of 244 dwelling units are proposed, with 24 dwelling units in the previously approved ninth floor addition of the Adelaide and 220 dwelling units in the tower addition. Therefore, combined with the existing Adelaide building that has 158 dwelling units, the two connected buildings are proposed to ultimately contain 402 dwelling units. The expanded floor plate and the additional floors result in an increase of approximately 3,682 square metres of Gross Floor Area.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications. Planning Services received two public comments on the proposal. The comments are detailed in Document 6 – Consultation Details.

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

Official Plan designations

The property is designated Mixed-Use Centre and Traditional Mainstreet in Schedule B of the Official Plan. The specific area within the block where the redevelopment is proposed is within the Mixed-Use Centre designation.

In the Preston-Carling District Secondary Plan:

- As per Schedule A: Land Use Character Areas, the site is divided into two different character areas: "Main Street", which applies to the four storey office building with retail uses at-grade along Preston Street, and "Mixed-Use Blocks" which applies to the remainder of the site, including the specific area proposed to be redeveloped through these applications. The proposal conforms with the Secondary Plan policies related to "Mixed-Use Blocks".
- As per Schedule B: Heights and Tower Location Plan, there are four maximum

building height areas that apply to the site: “6 storeys, 9 storeys, 15 storeys, and 25 storeys”. The Official Plan amendment proposes to change the area on site that is currently limited to 25 storeys to instead be limited to 30 storeys. The Official Plan amendment also extends this 30-storey area northward.

- As per Schedule C: Public Realm Plan, there are “streetscape tree plantings” illustrated along the Preston, Aberdeen, and Rochester Street frontages. The portion of the site that is being redeveloped through these applications is entirely internal to the site.

Other applicable policies and guidelines

The site is also subject to:

- Transit-Oriented Development (TOD) Guidelines. The subject site is entirely within 600 metres of the Carling Avenue Transit Station and the majority of the site is also within 600 metres of the Gladstone Avenue Transit Station.
- Urban Design Guidelines for High-Rise Buildings. The proposal increases the floorplate of a previously approved high-rise residential building.

Urban Design Review Panel

The property is within a Design Priority Area and the 2017 development applications for the 25-storey tower were subject to the Urban Design Review Panel (UDRP) process. The applicant presented their proposal to the UDRP at a formal review meeting, which was open to the public, on April 7, 2016 and on March 8, 2017. Additional UDRP meetings for the current applications were not required as the design of the proposed tower did not change substantially as a result of the floorplate extension.

Planning rationale

Planning Act and Provincial Policy Statement

The *Planning Act* requires that all City planning decisions be consistent with the Provincial Policy Statement (PPS), a document that provides policy direction on matters of Provincial interest related to land use development. The PPS contains policies that require an appropriate mix of residential and non-residential uses in urban areas that provide for efficient land use and development patterns to support sustainability by

promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

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

Official Plan Policies

The proposal has been reviewed under the consolidated Official Plan (2003 – OPA76) and in accordance with Council approved amendments contained within Official Plan Amendment 150 (OPA150).

Pursuant to Schedule B and Section 3.6.2, the portion of the property proposed to be redeveloped is designated Mixed-Use Centre. As outlined in Section 3.6.2, Mixed-Use Centres are located in strategic locations on the Rapid-Transit network and act as central nodes of activity within their respective communities and the city as a whole. Mixed-Use Centres are an important element in the City's growth management strategy as they identify where in the City to locate high density, compact, mixed-use developments. The subject site is located within 600m of the Carling Avenue O-Train/future Light Rail Transit (LRT) station and most of the site is located within 600m of the future Gladstone Station.

The proposed increase in floorplate for the previously approved high-rise development is consistent with the policies of the Mixed-Use Centre. The proposal introduces 3,682 square metres of Gross Floor Area (GFA) to a previously approved high-rise residential building. This additional GFA is achieved by incorporating five additional floors within the existing permitted height (limited to 148 metres Above Sea Level) and by expanding the floorplate northward by approximately 8 metres. The way this additional density is being achieved conforms with the Official Plan Mixed-Use Centre policies that speak to accommodating high-rise buildings in a manner that provides appropriate transition to surrounding areas.

Scenic Entry Routes

The proposed development will be visible from the Queensway, Queen Elizabeth Driveway and Prince of Wales Drive, which are identified as Scenic Entry Routes on

Schedule I of the Official Plan. The building design and skyline impacts were previously reviewed and approved by Council through the 2017 OPA and ZBLA applications. The impact of the increased floorplate proposed through this application has been reviewed by Planning Services and been deemed to be not a significant change from the previous approval. The visibility of the tower is appropriate for the Mixed-Use Centre and does not conflict with the scenic entry routes policies of the Official Plan.

Section 2.5.1 and 4.11 – Urban Design and Compatibility

Section 2.5.1 and 4.11 provides policy direction for urban design and compatibility. Compatible development generally means development that, although not necessarily the same as or similar to existing buildings in the vicinity, nonetheless enhance an established community and does not cause undue adverse impact on surrounding properties. In this case, the addition to the previously approved tower is approximately 130 square metres at-grade, adding a total of approximately 3,682 square metres of gross floor area throughout the entire tower. Planning Services is of the opinion that the addition to the previously approved tower remains compatible and well-designed.

Through OPA150, Section 4.11 was revised to address separation distances between high-rise buildings, as well as wind and shadowing impacts. Regarding separation distances, the areas subject to these applications both contain a zoning exception that specifically addresses separation distances on this site. Zoning exception 107 identifies that the minimum separation distance between parts of buildings above 15 metres in height between residential and non-residential uses is 11 metres. There are no amendments proposed to this established separation distance. The high-rise residential building and its proposed extension is to be approximately 11 metres from the existing office towers. Planning Services is of the opinion that the tower separation is appropriate given the small floorplate size, the offset to adjacent buildings, and the mix of uses on the site.

Regarding wind and shadowing impacts, the applicant provided revised studies that addressed the impact with the addition to the high-rise building. The wind impacts of the high-rise tower with the proposed extension have been assessed through a wind study, which determined that the wind conditions of the surrounding sidewalks beyond the study site, as well as at nearby building entrances, will generally be similar to the existing conditions. Overall, grade-level areas within and surrounding the development site will be acceptable for the intended pedestrian uses. The shadow studies also demonstrated to Planning Services that the impact of the addition is not significant.

Preston-Carling District Secondary Plan

In the Preston-Carling District Secondary Plan, Schedule A: Land Use Character Areas and Section 4.1.3, identify the site as having two different character areas: “Main Street”, which applies to the four storey office building with retail uses at-grade along Preston Street, and “Mixed-Use Blocks” which applies to the remainder of the site, including the specific area proposed to be redeveloped through these applications.

The policies on Mixed-Use Blocks states that the northern end of the District will continuously be anchored by the successful mixed-use office development known as Preston Square. In this area, the Secondary Plan identifies redevelopment opportunities on vacant or underutilized properties. The proposal conforms with the Secondary Plan policies related to “Mixed-Use Blocks” by adding to the mix of uses and functions necessary to create a dynamic district, while still respecting the massing and scale of the surrounding neighbourhood fabric.

As per Schedule B: Heights and Tower Location Plan in the Secondary Plan, there are four maximum building height areas that apply to the entire site: 6 storeys, 9 storeys, 15 storeys, and 25 storeys. The proposed amendment to the Secondary Plan is to change the portion of Preston Square that currently has a height maximum of 25-storeys to instead have a maximum of 30-storeys and to also add a small portion of the area limited to 15 storeys to the area with a 30-storey maximum.

Transit-Oriented Development (TOD) Guidelines

The subject site is located within 600m of the Carling Avenue O-Train/future Light Rail Transit (LRT) station and most of the site is located within 600m of the future Gladstone Station. The purpose of the TOD Guidelines is to provide guidance to assess, promote and achieve appropriate Transit-Oriented Development. Transit-Oriented Development is defined as a mix of moderate to high-density transit-supportive land uses located within an easy walk of a rapid transit stop or station that is oriented and designed to facilitate transit use.

The proposal addresses these guidelines by increasing the number of dwelling units within the previously approved high-rise tower from 175 to 220. By accommodating for 45 more dwelling units, the development increases the number of people living in close proximity to transit. The additional density is being accommodated without increasing the overall height of the tower, reducing the impact on the surrounding community.

The proposal is unique in that it affects a small, central part of a large mixed-use block; however, pedestrian and vehicular connections and parking were also considered in the design of the tower addition. The tower will be accessible for pedestrians through the existing lobby of the Adelaide building, which fronts on Aberdeen Street. There are other pedestrian linkages throughout the site as well. There is vehicular access to an underground parking garage, surface parking, and a vehicular drop-off area from a private road that runs along the northern part of the site and loops through the building's podium.

The entire property sits on top of a four-storey parking garage and there is a grade change throughout the block. As a result, the garage is completely below grade at the north end of the site, adjacent to the Queensway and is also above grade at the south end of the site. Despite this grade change, an active streetscape is preserved with residential units within the Adelaide building buffering the garage from view along the south-facing Aberdeen street frontage.

The 30-storey residential tower and its proposed new addition will sit on top of the garage, at the same grade as two existing 11-story office buildings to the east and west. Due to the grade change and existing underground parking garage, at the second floor the floorplate of the proposed tower is split to accommodate direct access for tenants and visitor from the vehicular drop-off area into the building. This building design provides a barrier-free connection linking transit and other developments in the Mixed-Use Centre to the internal floorplate of the residential building. Bicycle parking is provided on the first level of the parking garage (the ground level along Aberdeen Street) and on the second podium level. One hundred and eight new bicycle spaces are introduced, most of which are located indoors.

The existing parking garage will be modified as a result of the building extension. The current development contains 1,082 vehicular parking spaces, 1,056 below-grade in an underground parking garage and 26 surface parking spaces. To accommodate the larger building core for the residential high-rise tower, 40 vehicular parking spaces will be removed from the parking garage and four spaces will be removed at-grade. On Schedule 1A in the Zoning By-law, the site is identified as being within Area Z: Near Major LRT Stations. As such, the parking requirements are minimal, requiring only 30 visitor parking spaces for the residential development, including the proposed extension. Furthermore, due to the proximity to transit stations, there is a maximum parking requirement limiting the development from providing more than 1,038 parking

spaces. Therefore, with a revised parking count of 1,038, the parking garage will continue to satisfy parking requirements for the development without going above the maximum required amount.

Urban Design Guidelines for High-Rise Buildings

Urban Design Guidelines for High-Rise Buildings was approved by City Council on May 23, 2018. The objectives of these guidelines include addressing the compatibility and relationship between high-rise buildings and their existing or planned context and creating human-scaled, pedestrian-friendly streets.

The building and proposed addition will be located internally within the site, minimizing negative impacts to the public realm. The high-rise building and its addition were also strategically placed within the mixed-use block itself. The mix of retail, office, and residential will be most likely occupied at different times; for example, the offices are less likely to be occupied on evenings or weekends when residents will tend to use amenity spaces or balconies, and when privacy within units is most critical. The proposed tower and Adelaide building provides 2,574.46 square metres of amenity space, which exceeds the amount required by the Zoning By-law. The amenity space is entirely communal, in the form of lounges, gyms, and shared balconies and outdoor space.

Section 37

Section 37 does not apply to these applications. The Gross Floor Area (GFA) of the addition is below the required threshold that would trigger Section 37. The property owner legally increased the floor space index to 2.72 through minor variance decisions at the Committee of Adjustment in 1999. With an existing FSI of 2.72 (57,285 square metres) of existing GFA, future development of up to a 3.40 FSI (71,603 square metres) can be allowed without triggering the Section 37 benefit. In other words, only an addition of 14,318 square metres would trigger the Section 37 benefit. The owner is adding 13,838 square metres to the existing GFA through the additions on site (the Adelaide additional floor and new tower). This leaves the addition 480 square metres short of triggering Section 37.

Details of Recommended Zoning

As detailed in Document 3 – Details of Recommended Zoning, the requested Zoning By-law amendment is to permit extending the boundaries of the MC[107] H(148) A.S.L.

zone northward in order to accommodate a revised building design that has a larger floorplate. The area to the north, that is proposed to be rezoned, is currently zoned MC[107] H(50). This area is retaining the MC – Mixed-Use Centre zone as well as retaining exception 107. The only change proposed through this re-zoning is to increase the maximum permitted height from 50 metres to 148 metres Above Sea Level (A.S.L.)

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.

COMMENTS BY THE WARD COUNCILLOR

The Councillor is aware of the application related to this report.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The new buildings will be required to meet the accessibility criteria contained within the Ontario Building Code.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- C1 – Contribute to the improvement of the quality of life for Ottawa residents
- EP2 – Support growth of local economy
- ES1 – Support an environmentally sustainable Ottawa

APPLICATION PROCESS TIMELINE STATUS

The application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the need to re-circulate to satisfy the requirement for an Official Plan amendment.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Official Plan Amendment

Document 3 Details of Recommended Zoning

Document 4 Location Map and Zoning Key Plan

Document 5 Development Concept Plans

Document 6 Consultation Details

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

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

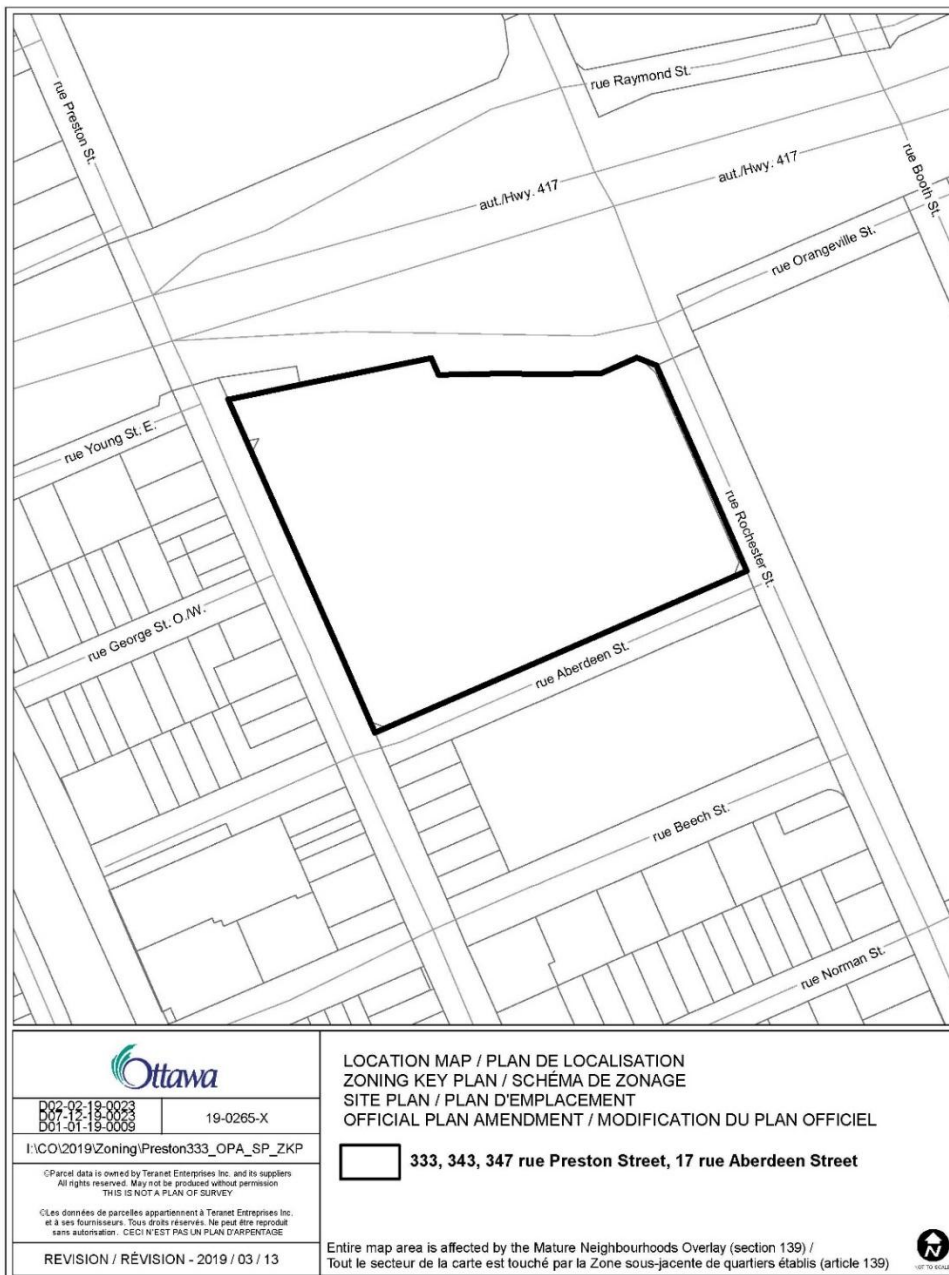
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa.

The site is in the Dalhousie neighbourhood and is approximately 2.1 hectares in area. The site is within a full city block bounded by Preston Street, Highway 417, Rochester Street and Aberdeen Street.



Document 2 – Details of Official Plan Amendment

Official Plan Amendment XX to the

Official Plan for the

City of Ottawa

INDEX

THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE

1. PURPOSE
2. LOCATION
3. BASIS

PART B – THE AMENDMENT

1. INTRODUCTION
2. DETAILS OF THE AMENDMENT
3. IMPLEMENTATION AND INTERPRETATION
4. SCHEDULE A 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

1. Purpose

The purpose of Amendment No. XX is to permit a 30-storey building and expand the boundaries of the area in which a 30-storey building can be built.

2. Location

The site is in the Dalhousie neighbourhood and is approximately 2.1 hectares in area. The site is within a full city block bounded by Preston Street, Highway 417, Rochester Street and Aberdeen Street.

3. Basis

The site is currently designated as a Mixed-Use Block on Schedule A – Land Use Character Areas and with a maximum building height of 15 and 25 storeys on Schedule B – Heights and Tower Location Plan within the Preston-Carling District Secondary Plan. The proposed 30-storey building requires an Official Plan amendment to Schedule B to permit a 30-storey building in areas currently limited to a maximum height of 15 and 25-storeys.

Background

At the time of the adoption of the Preston-Carling District Community Design Plan and the Preston-Carling District Secondary Plan, the heights of the existing building on the property were recognized, but no additional height was contemplated on the site. At the time of the Official Plan amendment application in 2017, which served to introduce a 25-storey building on the block, the owner had not contemplated the larger floorplate that is proposed at this time.

Rationale

In the Preston-Carling District Secondary Plan, Schedule A: Land Use Character Areas and Section 4.1.3, identify the site as having two different character areas: “Main Street”, which applies to the four storey office building with retail uses at-grade along Preston Street, and “Mixed-Use Blocks” which applies to the remainder of the site, including the specific area proposed to be redeveloped through these applications.

The policies on Mixed-Use Blocks states that the northern end of the District will continuously be anchored by the successful mixed-use office development known as Preston Square. In this area, the Secondary Plan identifies redevelopment opportunities on vacant or underutilized properties. The proposal conforms with the Secondary Plan policies related to “Mixed-Use Blocks” by adding to the mix of uses and functions necessary to create a dynamic district.

In 2017, Council approved a 25-storey building on-site. This application permits an increased floorplate size for this building that is consistent with the policies of the Mixed-Use Centre. This additional GFA is achieved by introducing five additional floors within the existing permitted height (limited to 148 metres Above Sea Level) and by expanding the floorplate northward. The additional floors and GFA accommodates for 45 more dwelling units, without increasing the overall height of the development. This increases the number of people living near transit, while reducing the impact on the surrounding community.

Regarding separation distances, the high-rise residential building and its proposed extension is to be approximately 11 metres from the existing office towers. The areas subject to these applications contain a zoning exception that specifically requires that the minimum separation distance between parts of buildings above 15 metres in height between residential and non-residential uses is 11 metres. There are no amendments proposed to this established separation distance. Planning Services is of the opinion that the tower separation is appropriate given the small floorplate size, the offset to adjacent buildings, and the mix of uses on the site.

Regarding wind and shadowing impacts, the applicant provided revised studies to address possible impacts that the addition to the high-rise building could have. The wind study determined that grade-level areas within and surrounding the development site will have acceptable wind conditions for the intended pedestrian uses. The shadow studies also demonstrated to Planning Services that the impact of the addition is not significant.

The existing parking garage will be modified as a result of the building extension. The current development contains 1,082 vehicular parking spaces, 1,056 below-grade in an underground parking garage and 26 surface parking spaces. To accommodate the larger building core for the residential high-rise tower, 40 vehicular parking spaces will be removed from the parking garage and 4 spaces will be removed at-grade. The revised parking count of 1,038 vehicular parking spaces

continues to satisfy minimum Zoning By-law parking requirements for the development without going above the maximum required amount. No additional parking is required for the floorplate extension.

PART B – THE AMENDMENT

1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text and the attached Schedule constitutes Amendment No. XX to the Official Plan for the City of Ottawa.

2. Details

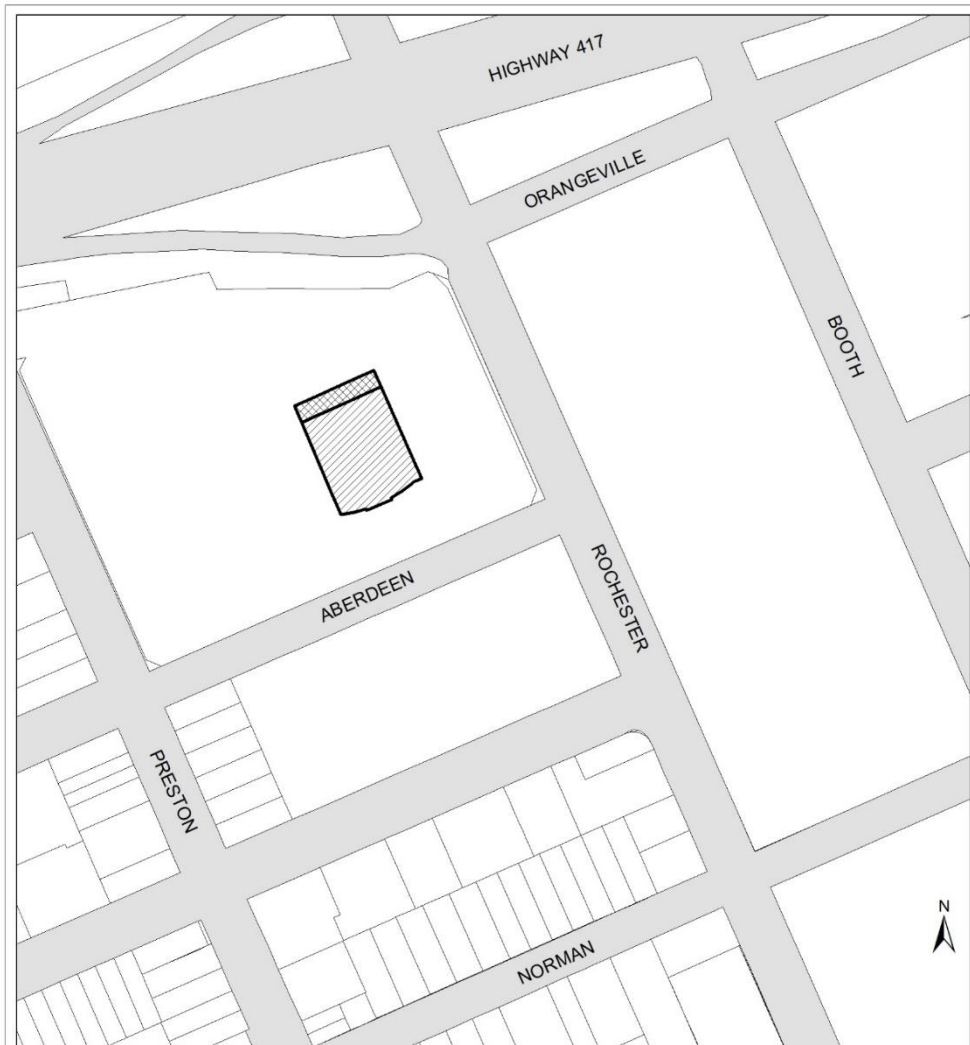
The following changes are hereby made to the Official Plan for the City of Ottawa:

2.1 The Preston-Carling District Secondary Plan is hereby amended by amending Schedule B – Height and Tower Location with a new Schedule as shown as Schedule A of this amendment.

3. 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. The scope of this Amendment is limited to the lands shown as hatched and cross-hatched on Schedule A of this Amendment.

SCHEDULE A



Prepared by: Planning, Infrastructure and Economic
 Development Department, GIS and Data Management



Préparé par: Services de la planification, de l'infrastructure et
 du développement économique,
 SIG et Gestion des données.

D01-01-19-0009 19-0762-A

É:AASeath/Sheila/OPNs/2013/OPN/PrestCarlSP333 Preston2

27 / 08 / 2019

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Scale - N.T.S. / Echelle N.A.E.

**SCHEDULE 1 to
 AMENDMENT NO.
 to the OFFICIAL PLAN
 for the CITY OF OTTAWA**

**Amending Schedule B -
 Height and Tower Location**

PRESTON-CARLING DISTRICT
 SECONDARY PLAN

 LANDS REDESIGNATED FROM MAXIMUM BUILDING HEIGHT "25 STOREYS" TO MAXIMUM BUILDING HEIGHT "30 STOREYS"
 TERRAINS DONT LA DÉSIGNATION PASSERA DE HAUTEURS MAXIMALES DES IMMEUBLES « 25 ÉTAGES » À HAUTEURS
 MAXIMALES DES IMMEUBLES « 30 ÉTAGES »

 LANDS REDESIGNATED FROM MAXIMUM BUILDING HEIGHT "15 STOREYS" TO MAXIMUM BUILDING HEIGHT "30 STOREYS"
 TERRAINS DONT LA DÉSIGNATION PASSERA DE HAUTEURS MAXIMALES DES IMMEUBLES « 15 ÉTAGES » À HAUTEURS
 MAXIMALES DES IMMEUBLES « 30 ÉTAGES »

**ANNEXE 1 de
 L' AMENDEMENT NO.
 au PLAN OFFICIEL
 de la VILLE D'OTTAWA**

**Modifiant l'Annexe B -
 Hauteur**

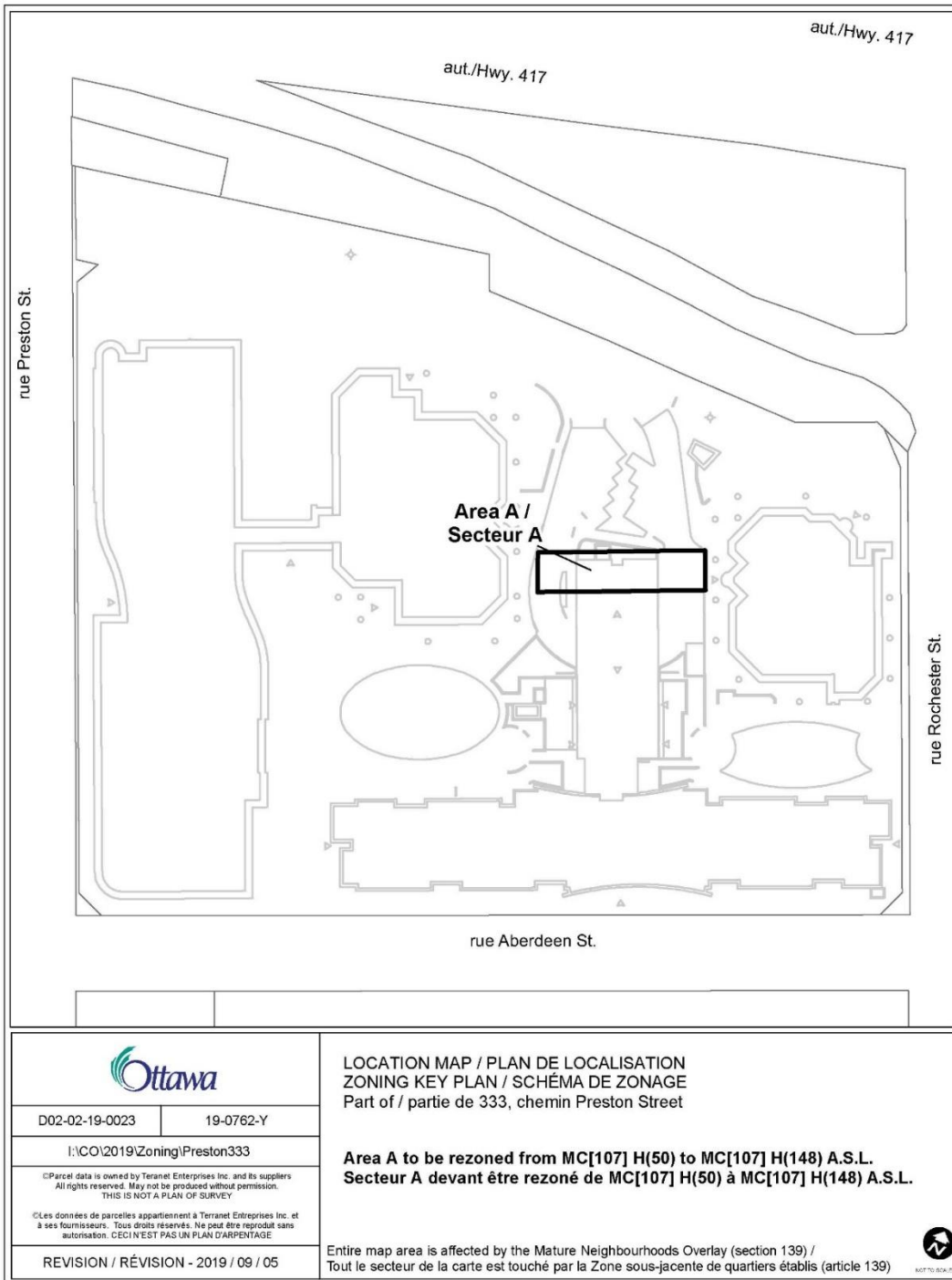
SECTEUR PRESTON-CARLING
 PLAN SECONDAIRE

Document 3 – Details of Recommended Zoning

The proposed changes to the City of Ottawa Zoning By-law No. 2008-250 for 333, 343, and 347 Preston Street and 17 Aberdeen Street are as follows:

1. Rezone the lands as shown in Document 4 - Location Map and Zoning Key Plan from MC [107] H(50) to MC[107] H(148) A.S.L.

Document 4 – Location Map and Zoning Key Plan



Document 5 – Development Concept Plans

Conceptual Rendering – View looking North from Rochester Street



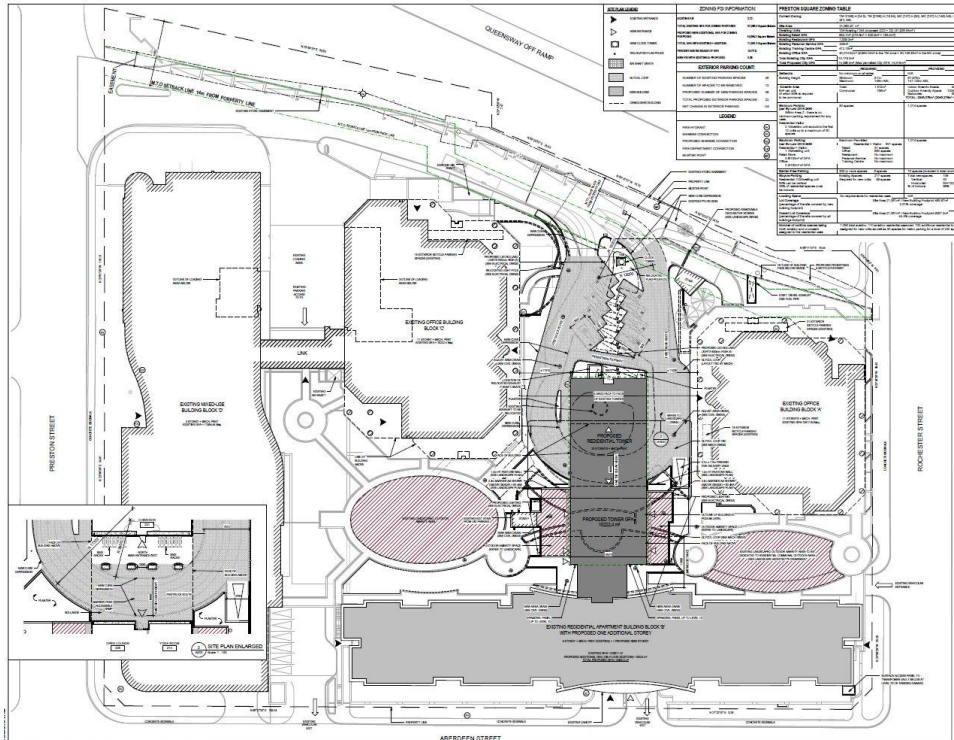
Conceptual Rendering – View looking North-East from Preston Street



Conceptual Rendering – Birds-eye View Looking South



Conceptual Site Plan:



Document 6 – 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 Official Plan and Zoning By-law amendments. No open house was held.

Public Comments and Responses

A total of two residents requested to be notified of the application. They had questions or comments on the subject proposal that are summarized below:

1. One resident indicated that they were impressed with the new plans, particularly with the generous amenities and attention to maintaining landscaping and green space. This resident also indicated a desire for the developer to commit to providing all residents with access to the proposed common areas.

Response: Access to the communal amenity areas are intended to be accessible to all residents of both the Adelaide and the new high-rise residential building. The final Site Plan will be tied to Planning Services' approval of the associated Site Plan Control application (File No. D07-12-19-0023) and the floor plans will be tied to the construction permits issued through Building Code Services. The Owner is also required to comply with the Zoning By-law requirements for amenity spaces.

2. One resident asked: when the project will commence and what is the predicted duration of the construction period will be?

Response: These dates are unknown currently. Should the owner receive Council approval for the associated Official Plan Amendment and Zoning By-law amendment applications, and no appeals are filed, then they can proceed with the approval and registration of the associated Site Plan Control Agreement. Following the registration of the Site Plan Control Agreement, the owner can be issued a construction permit from Building Code Services. The owner typically has 18 to 24 months to complete their construction once the Site Plan Control Agreement is registered.