

Zoning By-Law Amendment – 78, 84, 86 and 88 Beechwood Avenue and 69, 73, 77, 81, 85, 89 and 93 Barrette Street

ACS2021-PIE-PS-0066

Rideau-Vanier (12)

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### Report recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 78, 84, 86 and 88 Beechwood Avenue and 69, 73, 77, 81, 85, 89 and 93 Barrette Street in order to allow a nine-storey mixed-use building, as detailed in Document 2.
2. That the implementing Zoning By-law does not proceed to Council until such time as the agreement under Section 37 of the *Planning Act* is executed.
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 June 23, 2021" subject to submissions received between the publication of this report and the time of Council's decision.

Vice-chair Gower introduced the following technical amendment:

#### **Motion N° PLC 2021-44/1**

Moved by Vice-Chair G. Gower

**WHEREAS report ACS2021-PIE-PS-0066 recommends a zoning amendment to By-law 2008-250 to permit a nine-storey mixed-use building at 78, 84, 86 and 88**

**Beechwood Avenue and 69, 73, 77, 81, 85, 89 and 93 Barrette Street; and**

**WHEREAS staff have noticed an omission in the Details of Recommended Zoning (Document 2), in relation to the permitted maximum residential use within a building which faces Barrette Street; and**

**WHEREAS the current zoning allows residential uses within a building which faces Barrette Street up to a maximum of 50% of the ground floor area, while the development application calls for 80%;**

**THEREFORE BE IT RESOLVED that the Details of Recommended Zoning in Document 2, be amended to add item 3.b. ix. as follows:**

**“ix. Clause 198(8)(d) does not apply. Residential uses within a building which faces Barrette Street are permitted to occupy a maximum of 80% of the ground floor area.”**

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

The committee heard the following three delegations:

- Chris Greenshields, Vice President, Vanier Community Association (VCA), indicated the VCA supports elements of the application, including efforts to address community concerns about the adjoining heritage property; the design approach on Barrette; the commercial space on Beechwood, together with the setbacks and stepbacks there; the mid-block pedestrian corridor connecting Beechwood and Barrette; the Section 37 contributions to improve the cycle track and provide traffic calming measures, and the cash-in-lieu of parkland funding. He noted, however, the VCA is disappointed that the recommendations of the Urban Design Review Panel were not fully implemented, especially with respect to heights, which will cause shadowing, particularly to the north, in Lindenlea. He spoke to the necessity of having a Secondary Plan to cover all areas of Vanier, which would have built on the vision of the Beechwood CDP and protected the area from such heights.
- Miklos Horvath spoke in opposition to the proposed height of the building along Beechwood Avenue, noting that at nine storeys it would have the largest footprint of any on Beechwood, which are no more than three storeys, and would not be suitable for this low-rise community. He noted that, unlike the Barrette side of the

development, the Beechwood side is not consistent at all with the area Community Design Plan, which calls for lower level buildings of up to four storeys, more significant setbacks for higher floors, as well as the breaking up of the façades to provide more of a village feel, and it does not allow for the 45 degree angular plane to assist with appropriate height transition between the proposed and existing low-rise buildings. He suggested the shadowing projections on the Beechwood side are factually incorrect and incomplete and that the shadowing goes further than 50% of the as-of-right shadowing that is permitted.

- The applicant/owner, as represented by Paul Black, FoTenn, and Kevin Harper, Minto Communities, responded to previous delegates' comments and provided an overview of the proposal, which they indicated is highly articulated, contextually sensitive and appropriate for the site - a designated Traditional Main Street, which is a target area for intensification, along a corridor that is experiencing significant change. They indicated the proposal is in keeping with the Official Plan and the Beechwood CDP in terms of height and design for this area, noting that the Beechwood Avenue frontage of the building is highly articulated with setbacks above the third storey, sixth storey and the eighth storey, setting the ninth storey of the building back a total of 9m from the property line and that the ground floor of the building features a 4.5m setback to accommodate a cycle track and wide pedestrian sidewalk, to create an excellent public realm along the frontage with retail spaces animating the sidewalk. In terms of shadow impacts, they indicated properties along Commanda Way and Douglas Avenue would be out of shadow by 10 AM in the fall and spring and by noon, approximately, in the winter; the sidewalk on the north side of Beechwood Avenue will be out of shadow completely by 1 PM in the spring and fall, and by 2 PM in winter; and, during the summer months, the yards would be completely out of shadow.

The following correspondence was provided to the committee coordinator between May 31 (the date the report was originally published to the City's website with the agenda for this meeting) and the time the matter was considered on June 10, 2021, a copy of which is held on file:

- Email dated June 7 from Dr. Ian K Crain
- Email dated June 7 from Miklos Horvath

- Email dated June 9 from Tony Stikeman, Beechwood Village Alliance
- Email dated June 9 from George Phemister
- Presentation slides from Paul Black, FoTenn, and Kevin Harper, Minto Communities

The Committee Carried Motion N° PLC 2021-44/1 and then Carried the report recommendations as amended, on a division of 10 yeas and 0 nays, as follows:

YEAS (10):           Councillors J. Cloutier, L. Dudas, A. Hubley, C. Kitts, J. Leiper,  
S. Moffatt, J. Sudds, T. Tierney, Vice-Chair G. Gower, Chair  
J. Harder

NAYS (0):           (none)