

4. Zoning By-law Amendment – 20 Mountain Crescent

Modification du Règlement de zonage – 20, croissant Mountain

Committee recommendations as amended

That Council approve:

1. an amendment to Zoning By-law 2008-250 for 20 Mountain Crescent for minor provision changes associated with a 12-storey high-rise apartment, by reducing the setback for the high-rise portion of the building from 11.5 metres on the north and south sides to 5.5 metres; to increase the permitted height from 36 metres to 39 metres, and to lift the holding symbol 'h', as detailed in revised Document 2; and
2. that no further notice be provided pursuant to subsection 34 (17) of the Planning Act.

Recommandations du Comité telles que modifiées

Que le Conseil approuve :

1. une modification au Règlement de zonage 2008-250 visant le 20, croissant Mountain, pour des changements mineurs aux dispositions associées à un immeuble d'habitation de 12 étages, permettant une réduction du retrait de la tour de l'immeuble, qui passerait de 11,5 mètres des côtés nord et sud à 5,5 mètres, d'accroître de 36 à 39 mètres la hauteur autorisée et de supprimer le symbole d'aménagement différé « h », comme l'expose en détail le document 2 révisé; et
2. qu'aucun nouvel avis ne soit donné en vertu du paragraphe 34(17) de la Loi sur l'aménagement du territoire.

For the information of Council

The Committee approved the following motion.

Motion N° PLC 2021-45/2

THEREFORE BE IT RESOLVED that Planning Committee:

- 1. replace the location map in Document 1 – Location Map with the attached updated map including the legend¹; and**
- 2. replace point 1.a. in Document 2 – Details of Recommended Zoning, with the following clarifying text:**

“1.a. Despite the location of 20 Mountain Crescent in Area Z on Schedule 1A, Part 17 of By-law 2008-250, the maximum number of required parking spaces shall be calculated as per Section 103, Table 103, Column III, Area B.”

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

Pour la gouverne du Conseil municipal

Le Comité a approuvé la motion suivante:

Motion N° PLC 2021-45/2

IL EST RÉSOLU QUE le Comité de l'urbanisme :

- 1. remplace la carte de localisation du document 1 par la carte mise à jour ci-jointe et la légende qui l'accompagne²; et**
- 2. remplace le point 1.a. du document 2, qui présente les détails du zonage recommandé, par la clarification suivante :**

« 1.a. Bien que le 20, croissant Mountain soit situé dans le secteur Z de l'annexe 1A, partie 17 du Règlement municipal n° 2008-250, le nombre maximal de places de stationnement doit être calculé conformément à l'article 103, tableau 103, colonne III,

¹ See updated location map at revised Document 1
Voir la carte de localisation jointe le Document 1 révisé.

secteur B. »

IL EST EN OUTRE RÉSOLU QU'aucun nouvel avis ne soit donné en vertu du paragraphe 34 (17) de la *Loi sur l'aménagement du territoire*.

Documentation/Documentation

1. Report from the Director, Planning Services, Planning, Infrastructure and Economic Development Department, dated June 8, 2021 (ACS2021-PIE-PS-0074)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 8 juin 2021 (ACS2021-PIE-PS-0074)
2. Extract of draft Minutes, Planning Committee, June 24, 2021

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 24 juin 2021

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
24 June 2021 / 24 juin 2021**

**and Council
et au Conseil
7 July 2021 / 7 juillet 2021**

**Submitted on 8 June 2021
Soumis le 8 juin 2021**

**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: GLOUCESTER-SOUTHGATE
(10)**

File Number: ACS2021-PIE-PS-0074

SUBJECT: Zoning By-law Amendment – 20 Mountain Crescent

OBJET: Modification du Règlement de zonage – 20, croissant Mountain

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 20 Mountain Crescent for minor provision changes associated with a 12-storey high-rise apartment, by reducing the setback for the high-rise portion of the building from 11.5 metres on the**

north and south sides to 5.5 metres; to increase the permitted height from 36 metres to 39 metres, and to lift the holding symbol 'h', 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 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 *July 7, 2021*" 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 20, croissant Mountain, pour des changements mineurs aux dispositions associées à un immeuble d'habitation de 12 étages, permettant une réduction du retrait de la tour de l'immeuble, qui passerait de 11,5 mètres des côtés nord et sud à 5,5 mètres, d'accroître de 36 à 39 mètres la hauteur autorisée et de supprimer le symbole d'aménagement différé « h », 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 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 7 juillet, 2021 », 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.

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

20 Mountain Crescent

Owner

Surface Developments

Applicant

Fotenn Consultants

Architect

Rod Lahey Architecture

Description of site and surroundings

The site is located near the South Keys Mall and Transit Station, north of Hunt Club Road and west of Bank Street. 20 Mountain Crescent is a through-lot with Mountain Crescent on the east side and Daze Street on the west side and is currently developed with a detached dwelling.

The surrounding properties are developed with a two-storey medical building opposite the site on Mountain Crescent, a one-storey dental clinic to the south fronting on Hunt Club Road and a three-storey residential apartment building to the north. Other uses near the site include the KS Restaurant and associated parking lot, a six-storey office building and the Cineplex Odeon movie theatre.

Summary of requested Zoning By-law amendment proposal

The development is for a 12-storey high-rise apartment with 151 dwelling units and 102 parking spaces. The Zoning By-law amendment proposal is to amend the existing Mixed-Use Centre zone (MC[2285] S349-h) for a reduction to the separation distance between the high-rise portion of the building (tenth to twelfth storeys) to the lot lines which abut a property that is also zoned to permit a high-rise building. The requested separation distance to both the north and south property lines is 5.5 metres, down from the required 11.5 metre separation. The amendment also requests an increase in the permitted building height from 36 metres to 39 metres. Further, the holding symbol on the property is requested to be lifted.

DISCUSSION

Public consultation

An online public consultation meeting was held on February 9, 2021 via Zoom. Five people attended and their main concerns were vehicular traffic and pedestrian comfort within the public realm.

Seven emails were also received from the public with concerns and questions as detailed in Document 3 below.

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

Official Plan designation

According to Schedule B of the Official Plan, the property is designated as General Urban Area. This designation permits a wide range of residential and commercial uses, including the proposed residential apartment building.

Other applicable policies and guidelines

The site is also subject to the South Keys to Blossom Park Community Design Plan (CDP) and Secondary Plan. These documents envision the area to be developed with a high-density built form to support the nearby transit stations. High-rise buildings, limited to a maximum of 12-storeys and 36 metres in height, are permitted along with caveats that require ample street plantings, pedestrian connections, a building design that minimizes wind and shadow and maximizes sunlight, privacy and sky views. There is also a minimum separation distance requirement of 23 metres to the plane of an existing or future high-rise tower on an adjacent lot, or an 11.5-metre setback to the property line of a parcel that is zoned to permit a high-rise building. The CDP and Secondary Plan detail further that any proposal to reduce the 11.5-metre setback must be reviewed by the Urban Design Review Panel (UDRP).

Although not designated as a Transit-Oriented Development area, many of the policies within the Transit-Oriented Development Design Guidelines are applicable to this site given the proximity to the South Keys Transit Station, including creating high-density nodes of residential and commercial development to support transit.

The proposed building height of 12-storeys is considered a high-rise building and must be reviewed for conformity with the City's Urban Design Guidelines for High-rise Buildings. This document re-iterates the separation distance of 23 metres between

buildings or 11.5 metres to the property line for the tower portion of the building.

Current Zoning

The current zoning is Mixed-Use Centre, exception [2285], Schedule 349 with a holding provision (MC[2285] S349-h). This zone permits the high-rise residential building and the exception provides further clarification on several issues such as how the parking rate is calculated, the required setbacks for the tower portion of the building and the size of the building floorplate. Schedule S349 shows maximum heights for most of the parcels in the South Keys Mall area and limits the height for this parcel to 36 metres and 12-storeys. The holding symbol is in place to ensure that the necessary studies, reports and designs including the preparation of the environment, transportation and infrastructure are all completed to demonstrate how the proposed development will contribute to achieving the overall urban design and active frontage directions set out in the Secondary Plan and CDP.

Urban Design Review Panel

The property is within a Design Priority Area and the Zoning By-law Amendment application and Site Plan Control application 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. The formal review meeting was held on March 5, 2021.

The panel's recommendations from the formal review of the application relate to massing, building design, materiality and landscaping, as detailed in Document 6.

Planning rationale

The proposed development of a 12-storey high-rise apartment building with 151 dwelling units and 102 parking spaces complies with applicable policies within the Official Plan, Secondary Plan, and Community Design Plan, and general intent of the Mixed-Use Centre, exception [2285] zone.

The requested amendment to reduce the setback for the northern and southern faces of the tenth to twelfth storeys from 11.5 metres to 5.5 metres is considered acceptable based on the review by the Urban Design Review Panel (UDRP), as directed in the CDP and Secondary Plan. The UDRP commented that the 11.5 metres tower setback is intended to regulate a taller high-rise building; for shorter high-rise buildings up to 12-storeys such as this proposal, a setback of 5.5 metres is considered appropriate.

above the base of the building (typically four-storeys), and has successfully been used in other cities in Ontario, for example, in the City of Toronto. Given the direction in the Secondary Plan, the CDP and Zoning By-law allow for the provided setback of 1.2-metres for the nine-storey base of the building; the 5.5-metre setback is only applied above the ninth storey on the north and south sides. It should also be noted that all the proposed apartment units have a primary living space facing either Daze Crescent to the west or Mountain Crescent to the east to ensure light and privacy for the future units.

The requested building height to 39 metres from 36 metres is considered appropriate. It will allow for a higher floor to ceiling height for the ground floor as supported by the Urban Design Review Panel and will have minimal impacts on elements such as shadows, light and views. The building still meets the permitted maximum of 12-storeys.

The lifting of the holding symbol 'h' is also considered appropriate as all required plans and studies (environmental, transportation, infrastructure and site plan) have been provided and are being reviewed through the Site Plan Control.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Deans is aware of the application.

LEGAL IMPLICATIONS

Legal staff are aware of this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The proposal will be required to meet all accessibility standards as per the Ontario Building Code.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- Thriving Communities

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-20-0121) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to requirement to present to the UDRP.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Proposed Site Plan

Document 5 Proposed Elevations

Document 6 UDRP Comments

CONCLUSION

The Planning, Infrastructure and Economic Development Department recommends this proposal as it meets the policies of the Official Plan, Community Design Plan and Secondary Plan and has been reviewed and supported by the UDRP. It meets the general intent of the Zoning By-law for Mixed-Use Centre Zone and will create a new example of a reduced setback for 'shorter high-rise' buildings.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Program Manager, Tax Billing and Control, Finance Services Department (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.

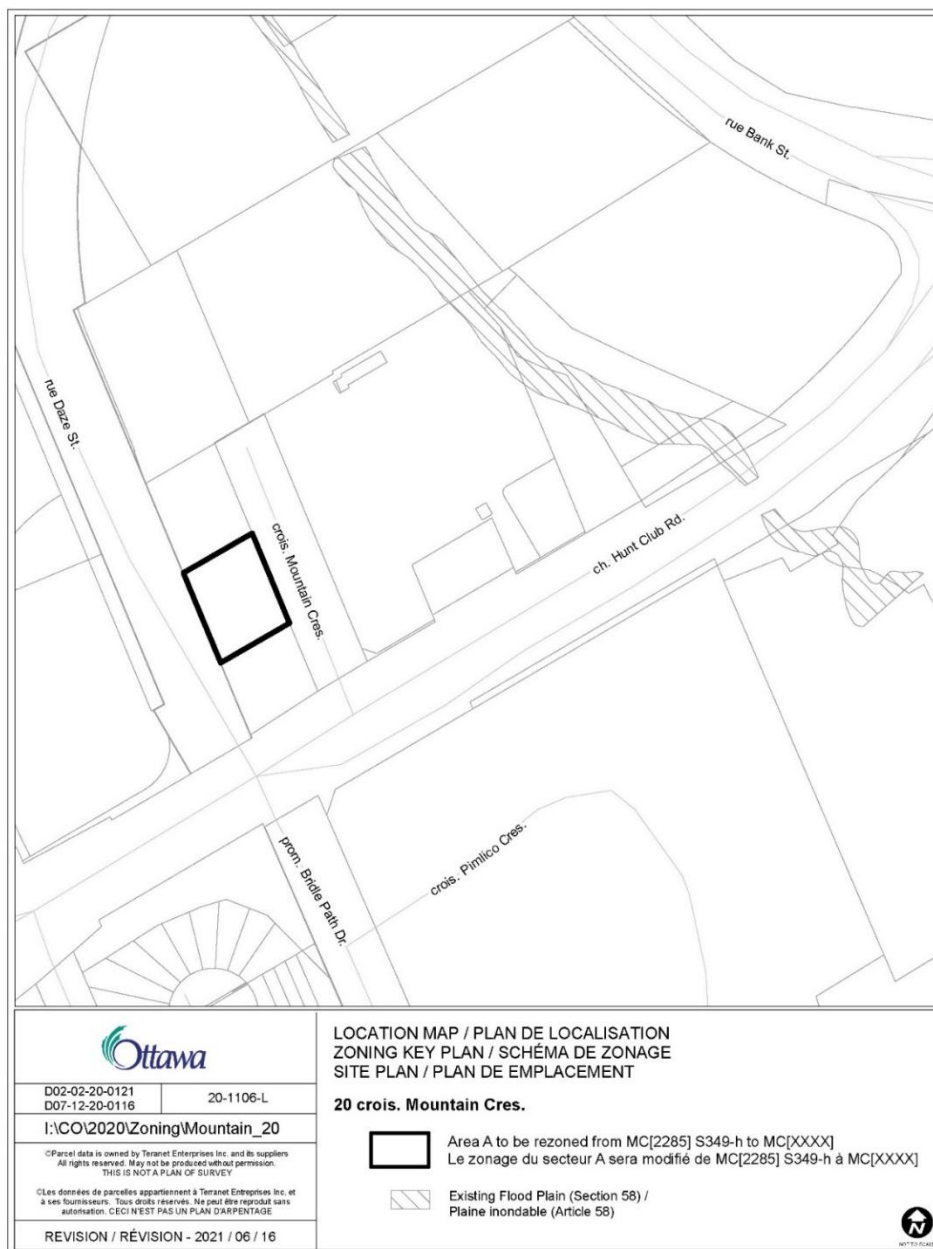
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

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

Revised Document 1 – Location Map (updated map, per Motion N° PLC 2021-45/2)

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoottawa.com).

The location map shows the property at 20 Mountain Crescent, north of Hunt Club Road and to the east of Daze Road near the South Keys Transit Station.



Revised Document 2 – Details of Recommended Zoning (point 1.a. has been amended per Motion N° PLC 2021-45/2)

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 20 Mountain Crescent:

1. Rezone the lands from MC[2285] S349-h to MC [xxxx], as shown in Document 1.
 - a. Despite the location of 20 Mountain Crescent in Area Z on Schedule 1A, Part 17 of By-law 2008-250, the maximum number of required parking spaces shall be calculated as per Section 103, Table 103, Column III, Area B.
 - b. Despite Clauses 100(1)(a) and (c), parking spaces may be available for use by any other land use located either on site or off site on an abutting property or on a property immediately across a street, but these spaces may not be used as the required parking for these other land uses.
 - c. For the purposes of this exception, a tower is defined as that portion of a building above the podium
 - d. The tower portion of a building must, where the height of the building exceeds nine storeys:
 - i. must be setback 5.5 metres from the interior side lot line to the north, where that side lot line abuts a lot that does not contain a tower, but the abutting lot is zoned to permit a building with a height greater than nine storeys;
 - ii. must be setback 5.5 metres from the lot line to the south where the lot line abuts a lot that does not contain a tower, but the abutting lot is zoned to permit a building with a height greater than nine storeys
 - iii. not have a residential floor plate larger than 750 square metres; and,
 - iv. not have a non-residential floor plate larger than 1,500 square metres.
 - e. The maximum permitted height is 12-storeys (39 metres).
2. Revise Schedule 349 to exclude the parcel of 20 Mountain Crescent.

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. One public meeting was also held on February 9, 2021 via Zoom online.

Public Comments and Responses

1. Concern with increased traffic congestion – specifically at Hunt Club and Daze Road and Hunt Club and Bank Street.

Response: It is acknowledged that there is a high level of traffic along Hunt Club Road. However, Hunt Club Road is an arterial road and is designed to handle significant amounts of traffic. A Transportation Impact Assessment was prepared by the Consultant and reviewed and deemed acceptable by the City's Transportation staff.

2. Concern over potential impact on privacy of townhouses in the area.

Response: There are approximately 70 metres and seven lanes of traffic between the southern lot line of the proposed building and the northern lot line of the townhouses located on the south side of Hunt Club Road; the impacts on privacy is considered minimal.

3. Concern over insufficient parking that will lead to street-parking within the residential neighbourhoods.

Response: The proposal is providing the required number parking spaces as per the City's Zoning By-law. The site is also located 300 metres from a Bus Transit and O-Train station, and it is expected that a lot of the residents and visitors will make use of mass-transit, rather than the private vehicle.

4. Increase in residents in the area will strain existing infrastructure and community amenities (parks, library etc.).

Response: Engineering reports have been prepared and reviewed by City engineers to confirm that the existing infrastructure can handle the proposed building. Parks and libraries are fixed amenities that are available to all residents of the City. These amenities are improved and expanded as per demand and as the City budget permits.

5. Concern with potential damage to the structure and infrastructure of nearby buildings

from the construction process.

Response: The Applicant will be required to submit a Construction Management Plan prior to obtaining a building permit, which will explain mitigation methods to ensure no damage to surrounding buildings and/or structures.

6. Concern about pedestrian safety if there are not proper crossings.

Response: There is a proposed pedestrian connection between the two framing streets and there is an existing signalized intersection with pedestrian controls at Daze Street and Hunt Club (35 metres from the property line) and at Daze Street and the un-named access street into the South Keys plaza (200 metres from the property line). A municipal sidewalk exists along both sides of Daze Street.

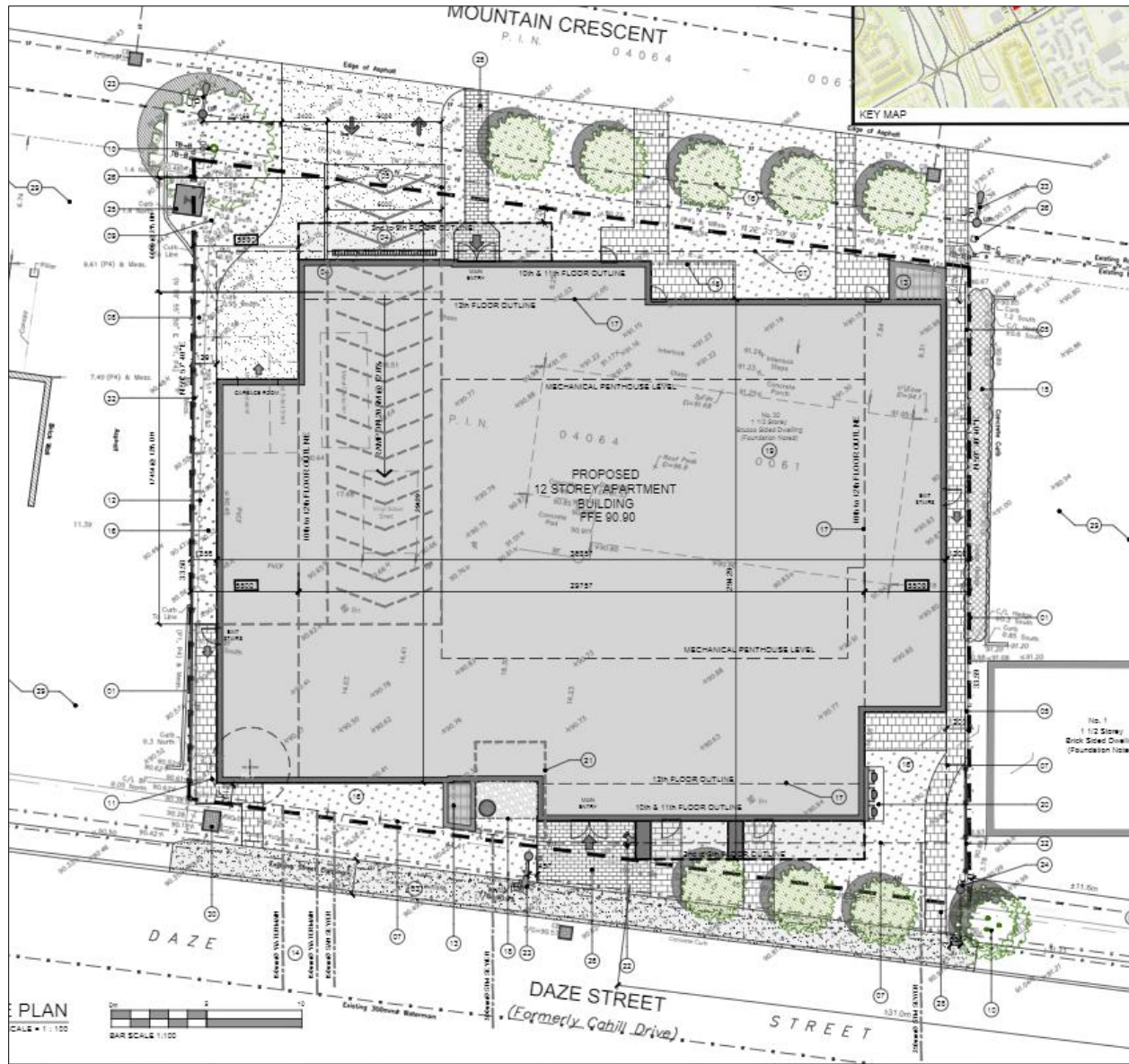
7. A question was raised on whether the land can support the weight of a 12-storey structure.

Response: An initial geo-technical report has been submitted which does not note any concerns with the ability of the ground to support the proposed building.

Community Organization Comments and Responses

No comments were received from the Community Association.

Document 4 – Proposed Site Plan



Document 5 – Proposed Elevations



Document 6 – Urban Design Review Panel Comments

Summary

- The Panel recognizes the development challenges posed by an area in transition and appreciates the design's evolution and the future context shown. The Panel is supportive of the massing, architectural expression and the proposed 12-storey height.
- The Panel's comments relate to the building's architectural expression, materiality, and strengthening the landscape's relationship to the ground-oriented units.
- The Panel would have liked seeing a unit layout to better understand the disposition as the suites appear long and narrow.

Massing and Building Design

- The Panel encourages the proponent to provide a step back of 5.5 metres (to the lot line) at the fourth storey and above to preserve the proposed window openings should the adjacent lots develop in a similar manner.
- The Panel notes the building, including the ground-oriented units, has a commercial feel; raising the ground floor could improve the architectural expression and establish a more residential feel.
- Increasing the floor-to-ceiling height would also give more breathing room to the ground floor and establish a distinctive presence on the street.

Materiality

- The Panel appreciates the building's architectural expression and considers the combination of grounded and floating elements successful.
- The proposed metal may have some durability issues; the proponent should consider other options that will be more durable.

Landscaping

- The current surrounding landscape is not welcoming for pedestrians, and it favours cars. The proponent is encouraged to examine landscape treatments in the short and long term to improve the landscape's relationship to the ground-

oriented units.

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

- A step-back of 5.5 metres to the north and south lot lines has been provided for the 10th storey and above. There is no relief sought for the separation distance for the 9-storey portion of the building. The floorplans illustrate that the units have windows facing either Mountain Crescent or Daze Road to ensure privacy and availability to natural light.
- The ground floor height has been increased from 3.3 metres to 4.5 metres, with some ground-oriented units.
- The landscaping was re-designed to be more pedestrian friendly with additional street trees.
- The Architect has confirmed that the exterior metal will be very durable. (Al13 panel system).