

<p>9. Zoning By-law Amendment – Part of 8466 Jeanne d’Arc Boulevard North</p> <p>Modification du Règlement de zonage – Partie du 8466, boulevard Jeanne-d’arc Nord</p>
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Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for Part of 8466 Jeanne d’Arc Boulevard North to permit a low-rise apartment building containing 112 dwelling units, as detailed in Document 2.

Recommandations du Comité

Que le Conseil approuve une modification du Règlement de zonage 2008-250 visant une partie du 8466, boulevard Jeanne-d’Arc Nord afin de permettre l’aménagement d’un immeuble de faible hauteur abritant 112 appartements, comme le précise le document 2.

Documentation/Documentation

1. Report from the Director, Planning Services, Planning, Infrastructure and Economic Development Department, dated August 11, 2021 (ACS2021-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 11 août 2021 (ACS2021-PIE-PS-0096)
2. Extract of draft Minutes, Planning Committee, August 26, 2021

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 26 août 2021

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
26 August 2021 / 26 août 2021**

**and Council
et au Conseil
8 September 2021 / 8 septembre 2021**

**Submitted on 11 August 2021
Soumis le 11 août 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: ORLÉANS (1)

File Number: ACS2021-PIE-PS-0096

**SUBJECT: Zoning By-law Amendment – Part of 8466 Jeanne d'Arc Boulevard
North**

**OBJET: Modification du Règlement de zonage – Partie du 8466, boulevard
Jeanne-d'arc Nord**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to
Zoning By-law 2008-250 for Part of 8466 Jeanne d'Arc Boulevard North to**

permit a low-rise apartment building containing 112 dwelling units, 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 8 September 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 du Règlement de zonage 2008-250 visant une partie du 8466, boulevard Jeanne-d'Arc Nord afin de permettre l'aménagement d'un immeuble de faible hauteur abritant 112 appartements, comme le précise 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 8 septembre 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

Part of 8466 Jeanne d'Arc Boulevard North (now addressed 180 Prestige Circle)

Owner

9403434 Canada Inc. (Brigil Homes)

Applicant

Paquette Planning Associates Ltd.

Architect

Neuf Architect(e)s

Description of site and surroundings

The subject site is situated on the southeast corner of the intersection of Jeanne d'Arc Boulevard North and Prestige Circle, as highlighted on Document 1. The 0.75-hectare vacant site is surrounded to the west and south by the low-rise, high-density residential apartment subdivision of Prestige Circle situated north of Highway 174 in Orléans. It is the one remaining vacant development site within the Petrie's Landing subdivision, which consists of seven, 3.5- to 4-storey apartment buildings. The site abuts a pronounced creek ravine to the east, while the lands immediately opposite the ravine are occupied by the established townhouse condominium development on Parkrose Private. Immediately north of the site is Jeanne d'Arc Boulevard, beyond which is the shoreline of the Ottawa River.

Summary of requested Zoning By-law Amendment proposal

The current zoning in effect over the entire subdivision in which the site is located is "Residential Fifth Density, Subzone A, Exception 1409" (R5A[1409]). It permits a range of low- to high-rise residential uses subject to several site-specific zone provisions listed in Exception 1409, including a restriction in building height to 10 storeys and a development density across the entire Prestige Circle subdivision ranging from a minimum of 75 units per hectare to a maximum of 100 units per hectare.

The applicant proposes to amend Exception 1409 by increasing the maximum allowable development density provision applicable to the entire subdivision from 100 to 103 units per hectare to permit a 4-storey apartment building containing 112 units, as illustrated in Document 3, whereas the current density restriction and residual unit development

potential over the entire subdivision would cap development of the proposed building at just 102 units. City staff are recommending a modified approach to address the requested zoning amendment. The details of the proposed Zoning By-law Amendment are outlined in Document 2.

DISCUSSION

Public consultation

A virtual public information session was held on 9 July 2020, via Zoom, to consider the initially requested Zoning By-law Amendment. The initial proposal requested an increase in the development density from 100 to 126.5 units/hectare and a reduced setback from Jeanne d'Arc Boulevard from 10 to 7.2 metres all in support of a proposed 10-storey residential apartment building containing 214 dwelling units. Approximately 60 members of the public and the ward councillor attended the meeting. Approximately 70 separate written public submissions concerning the initial proposed zoning amendment were received, all of which expressing opposition to the inappropriate scale and built form of the proposed high-rise apartment building.

Several meetings between City staff and the proponents were held in the fall of 2020 to address the proposed Zoning By-law Amendment in light of the overwhelming public opposition to it and City staff's own concerns with the proposed increase in development density and building mass. Subsequently, in April 2021, the proponents submitted the current revised proposed Zoning By-law Amendment.

The revised development proposal was circulated for comment to all members of the public who previously provided comments on the initial proposal and who attended the public information session. City staff received a few comments in support of the revised development proposal and only one comment in continued opposition to it.

For this proposal's consultation details, see Document 4 of this report.

Official Plan designations

Schedule B of the Official Plan designates the site as General Urban Area, which designation generally permits a broad range of low-rise housing types and densities and non-residential uses. For sites within the General Urban Area and outside of those specific land use designations targeted for intensification, building heights predominantly are limited to low-rise, or four storeys, except where the current zoning in effect permits as-of-right building heights greater than four storeys. The relevant

General Urban Area policies against which the proposed zoning amendment and development were evaluated are outlined in Section 3.6.1 of the Plan.

The policies further state that development applications are to conform with Sections 2.5.1 and 4.11 of the Plan, which contain the objectives and principles to guide and assess the urban design and compatibility of intended uses.

Other applicable policies and guidelines

The Urban Design Guidelines for Greenfield Neighbourhoods, approved by Council on 26 September 2007, provide guidance for the design of new and developing neighbourhoods. While they do not address the details of individual properties, they do provide guidance regarding the relationship between adjacent sites and between a site and the public street. It is within such context that the proposed Zoning By-law Amendment and companion site development were evaluated.

Urban Design Review Panel

The site is not within a Design Priority Area and the Zoning By-law Amendment application was not subject to the Urban Design Review Panel (UDRP) process.

Planning rationale

The intent of the applicable General Urban Area policies of the Official Plan is to permit a full range and choice of housing types in combination with a wide range of supporting non-residential uses to meet the needs across all ages, incomes and life circumstances to facilitate the development of complete and sustainable communities. The proposed low-rise residential apartment development is consistent with this policy intent.

Within the context of the site's surrounding low-rise, high-density residential apartment development, the proposed development also is compatible in scale, built form and character, and, therefore, it conforms with the Official Plan's relevant policies of Sections 2.5.1 and 4.11 in this regard. The proposed 4-storey apartment building containing 112 dwelling units, which is only 10 units in excess of what is permitted by the applicable development density zone provision, represents a modest scale of infill development that is identical in building typology to that of the established and developing neighbourhood.

The proposed low-rise apartment development also is consistent with the Urban Design Guidelines for Greenfield Neighbourhoods. It would complete the low-rise, high-density

residential apartment enclave through public realm and streetscape enhancements and quality building design.

Details of Zoning

The proposed zoning amendment revises only one zone provision within the existing Exception 1409 specific to the Prestige Circle subdivision. The applicant has requested to increase the maximum allowable residential development density provision applicable to the entire subdivision from 100 to 103 dwelling units per hectare to permit the planned 4-storey apartment building containing 112 units on the one remaining development site. At the current maximum density of 100 dwelling units/hectare, the allowable dwelling yield for the entire subdivision is 429 units. To date, there are 327 units built and under construction, leaving a residual balance of only 102 dwelling units for the subject site. Therefore, the planned apartment building exceeds the development limit by 10 units. To address the applicant's requested zoning amendment, Planning staff find it more appropriate to revise the maximum residential development density provision in Exception 1409 specific only to the subject site rather than to the entire subdivision. Therefore, Document 2 details the revised exception provision that will have the effect of permitting the subject site – the one remaining vacant site within the subdivision – to accommodate development to a maximum of 150 dwelling units/hectare, or 112 dwelling units. The rest of the site-specific zone provisions contained in Exception 1409 remain unchanged and in effect.

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 Luloff provided the following comment:

"I am aware of the application related to this report and have no concerns. The previous application which included a proposal to construct a 10-storey building was absolutely unacceptable. I'm glad that the developer engaged with community members and took their concerns and feedback to heart. The current application with a revised proposal to construct a 4-storey building is much more appropriate and better

suited for the community. I would encourage the developer to continue working with community members throughout the development process.”

LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendations of this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

The recommendations documented in this report are consistent with the City's [Comprehensive Asset Management \(CAM\) Program](#) objectives. The implementation of the Comprehensive Asset Management program enables the City to effectively manage existing and new infrastructure to maximize benefits, reduce risk, and provide safe and reliable levels of service to community users. This is done in a socially, culturally, environmentally, and economically conscious manner.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

Design considerations with respect to accessibility are not a key consideration of this Zoning By-law amendment application. If the application is approved, accessibility impacts will be assessed in detail as it pertains to the proposed apartment building development through the site plan control approval process.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Thriving Communities

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-19-0147) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the time required to address complex issues associated

with development density and building scale and massing, which ultimately resulted in the submission of a revised application.

SUPPORTING DOCUMENTATION

The supporting documentation listed below immediately follow the report.

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Preliminary Site Plan

Document 4 Consultation Details

CONCLUSION

The proposed Zoning By-law Amendment respects and upholds the intent of the relevant Official Plan policies and contains an appropriate site-specific zone provision to permit the proposed low-rise residential apartment development. In staff's opinion, the proposed amendment and supporting site development are appropriate and would not have undue adverse impacts on the existing surrounding low-rise, high-density residential apartment neighbourhood.

The Department recommends that the proposed Zoning By-law Amendment be approved.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

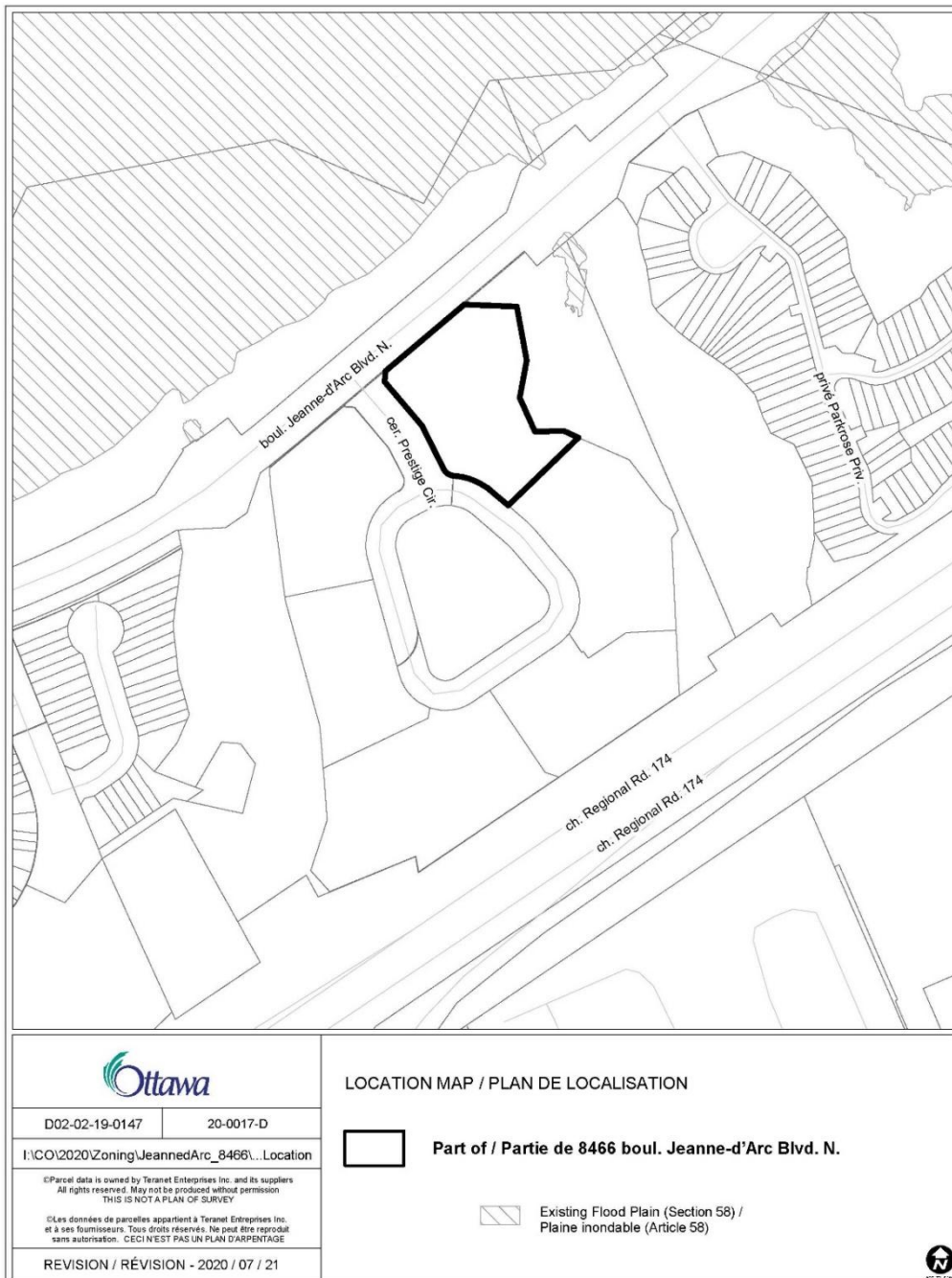
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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.

Document 1 – Location Map

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

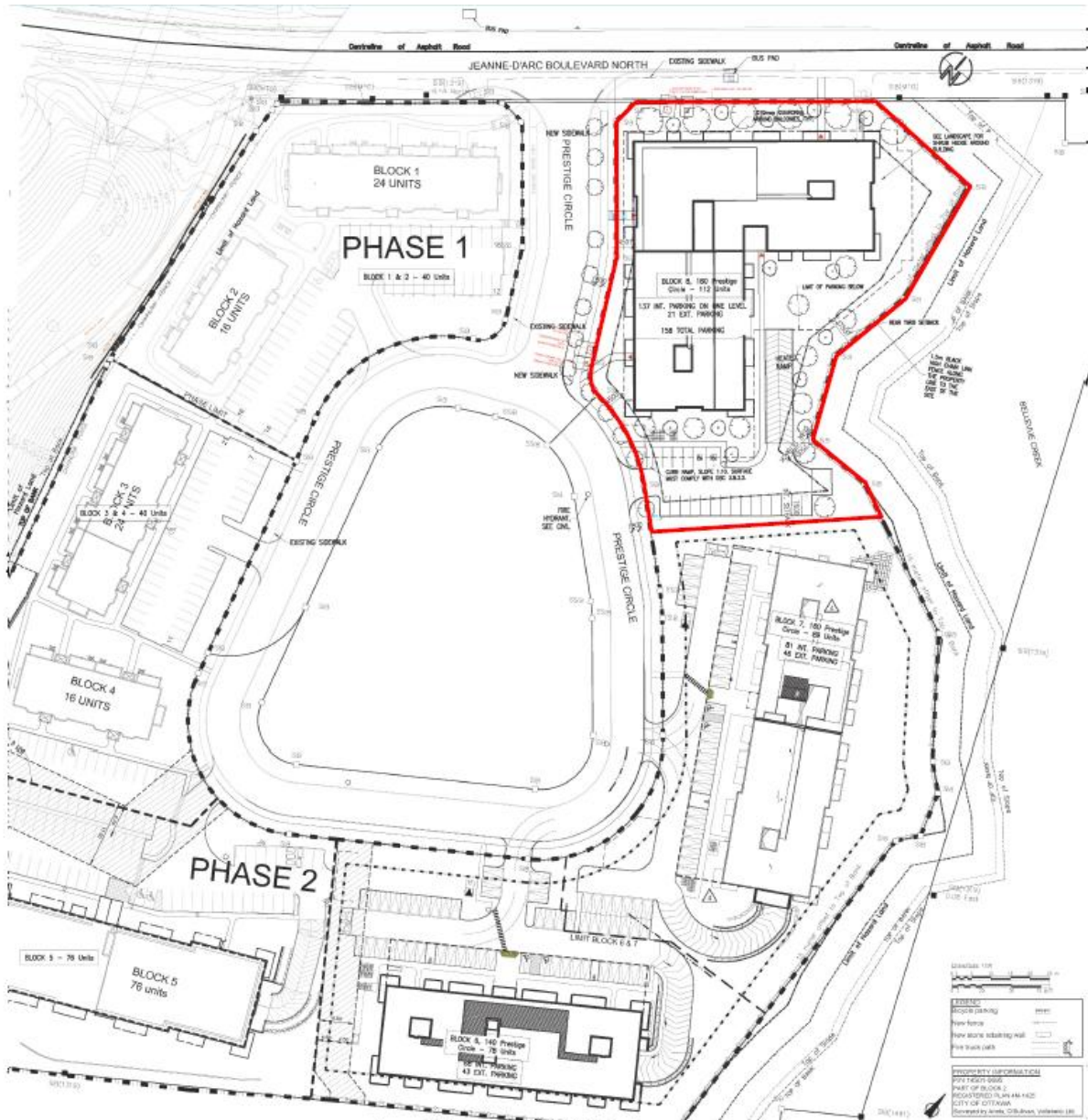


Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for Part of 8466 Jeanne d'Arc Boulevard (180 Prestige Circle):

1. Amend Exception 1409, in Section 239 – Urban Exceptions, as follows:
 - a. In Column V, add the following text in the appropriate location:
 - maximum permitted density for the property legally described as Parts 1, 2 and 3, Plan 4R-31527, is 150 units per hectare.
 - b. In Column V, replace the text “maximum permitted density is 100 units per hectare” with the following:
 - “maximum permitted density of lands other than those legally described as Parts 1, 2 and 3, Plan 4R-31527 is 100 units per hectare”

Document 3 – Preliminary Site Plan



Document 4 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. One virtual public meeting was held on 9 July 2020 via Zoom to consider the initial zoning by-law amendment proposal, as outlined in the Discussion to this report.

Public submissions from four members of the public were subsequently received in response to the revised zoning by-law amendment proposal. No comments from community organizations were received in response to the revised proposal.

Public Comments and Responses

Comment:

The proposed 4-storey apartment building is not supported. There are already two new rental buildings that have generated a lot more traffic than there should be. (1)

Response:

The proposed zoning by-law amendment to permit the planned 112-unit residential apartment building is appropriate and would not have undue adverse impacts on the existing surrounding low-rise, high-density residential apartment neighbourhood.

Comment:

The revised 4-storey apartment building proposal is very pleasing, including the reduced height and the removal of several outdoor parking spaces. This new design works well within the area. (3)

Response:

Noted.

Community Organization Comments and Responses:

Nil.