

7. Official Plan and Zoning By-law Amendment – 211 Centrum Boulevard
Modification au Plan officiel et au Règlement de zonage – 211, boulevard
Centrum

Committee recommendations

That Council approve:

- a) An amendment to the Official Plan, Volume 2b, Orleans Town Centre Secondary Plan for 211 Centrum Boulevard with site specific policy and allow a standalone Retirement Residence as detailed in Document 2;**
- b) An amendment to Zoning By-law 2008-250 for 211 Centrum Boulevard to permit a standalone Senior Residence as detailed in Document 3.**

Recommandations du Comité

Que le Conseil approuve :

- a) Une modification au Plan officiel, volume 2b, Plan secondaire du centre-ville d'Orléans, pour la propriété située au 211, boulevard Centrum, en y ajoutant une politique propre à un site et y permettant l'aménagement d'une maison de retraite individuelle, comme l'explique le document 2;**
- b) Une modification au Règlement de zonage 2008-250 pour la propriété située au 211, boulevard Centrum, afin de permettre l'aménagement d'une résidence pour aînés individuelle, comme l'explique le document 3.**

Documentation/Documentation

- 1. Report from the Director, Planning Services, Planning, Infrastructure and Economic Development Department, dated September 8, 2021 (ACS2021-PIE-PS-0123)**

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 8 septembre 2021 (ACS2021-PIE-PS-0123)

2. Extract of draft Minutes, Planning Committee, September 23, 2021

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 23 septembre 2021

**Planning Committee
Report 49
October 13, 2021**

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**Comité de l'urbanisme
Rapport 49
Le 13 octobre 2021**

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
23 September 2021 / 23 septembre 2021**

**and Council
et au Conseil
13 October 2021 / 13 octobre 2021**

**Submitted on 8 September 2021
Soumis le 8 septembre 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-0123

**SUBJECT: Official Plan and Zoning By-law Amendment – 211 Centrum
Boulevard**

**OBJET: Modification au Plan officiel et au Règlement de zonage – 211,
boulevard Centrum**

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve:
 - a) An amendment to the Official Plan, Volume 2b, Orleans Town Centre Secondary Plan for 211 Centrum Boulevard with site specific policy and allow a standalone Retirement Residence as detailed in Document 2;
 - b) An amendment to Zoning By-law 2008-250 for 211 Centrum Boulevard to permit a standalone Senior Residence as detailed in Document 3; and
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 October 13, 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 :
 - a) Une modification au Plan officiel, volume 2b, Plan secondaire du centre-ville d'Orléans, pour la propriété située au 211, boulevard Centrum, en y ajoutant une politique propre à un site et y permettant l'aménagement d'une maison de retraite individuelle, comme l'explique le document 2;
 - b) Une modification au Règlement de zonage 2008-250 pour la propriété située au 211, boulevard Centrum, afin de permettre l'aménagement d'une résidence pour aînés individuelle, comme l'explique le document 3; et
2. Que le Comité de l'urbanisme donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation, 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 13 octobre 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

Site location

211 Centrum Boulevard

Owner

SEC Centrum

Applicant

Fotenn Planning and Design

Description of site and surroundings

The subject property is bounded by Place d'Orléans Drive to the west, Regional Road 174 to the north, Brisebois Crescent and the Holiday Inn Hotel to the east and Centrum Boulevard to the south. The property is 15,279 square metres in size and currently has a couple of abandon buildings and a surface parking lot located on the southern part of the site. The rest of the site is vacant and slopes to the north.

To the north of Regional Road 174 is an exiting residential community with a mix of single-detached and townhouse dwellings. To the east side of Brisebois Crescent is the Shenkman Art Centre, the City of Ottawa Client Service Centre and the Ruddy Family YMCA. Along the south side of Centrum Boulevard are a number of commercial plazas containing personal services, medical clinics, restaurants and similar uses. At the corner of Centrum Boulevard and Place d'Orléans Drive is a gas station. Further south is St. Joseph Boulevard and the escarpment with more residential subdivisions located above. To the west is the Place d'Orléans Shopping Centre and a transit station.

Summary of requested Official Plan Amendment

The subject lands contain two separate designations under the Orleans Town Centre Secondary Plan. Both of which will not permit exclusively residential buildings. The requested amendment will allow for a standalone retirement home.

Summary of requested Zoning By-law Amendment proposal

The Property has two zones on it. The northern third of the site is zoned Mixed-Use Centre with Exception 2108 which is the same zone as Place d'Orléans Shopping Centre to the west. The remainder of the site is zoned Mixed-Use Centre, Subzone 14, Exception 1520, Schedule 152. The amendment is requested to rezone the lands to a single Mixed-Use Centre zone with a new exception to permit the retirement home and address specific zoning provisions. By removing Exception 1520 there will be no requirement for the ground floor to be primarily commercial space and removes the cap of 200 units per development. The new exception will amend the minimum Building Height of 6.7 metres within 400 meters of a rapid Transit Station to allow a minimum height of 4.4 metres to address a small part of the podium that is a single storey. Further, the new exception will permit the development to encroach within 30 metres of a tributary of the Brisebois Creek located just north of the property.

DISCUSSION

Public Consultation

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

Official Plan designations and policies

The subject property is designated 'Mixed-Use Centre', as shown on Schedule B - Urban Policy Area of the Official Plan. Mixed-Use Centres are located on strategic lands along the Rapid-Transit network and act as central nodes of activity within their surrounding communities. These locations have been identified as areas with the potential to achieve high densities with compact, mixed-use, liveable communities oriented to rapid transit. The subject property is also identified as a 'Town Centre' on Schedule B. Town Centres are the long-standing cores of the suburban areas outside of the Greenbelt. These areas are envisioned to be a centre for employment, shopping, and other activities essential to the local communities. They stand out physically from the surrounding suburbs, by being more diverse, and are well

connected to the rest of the City by rapid transit. Town Centres play a larger role as focal point for the communities around them.

The policies of Section 3.6.2 (Mixed-Use Centre and Town Centres) provide further direction for new development. The policies include the following objectives: there are opportunities to achieve high densities of jobs and housing through intensification and redevelopment of older sites; High-Rise Buildings of 10 storeys and more can be accommodated in a manner that provides appropriate transition to the surrounding area; The area is or can become transit-oriented; and Mixed-Use Centres will permit a broad variety of land uses at transit-supportive densities, including high-density residential uses.

All development applications within Mixed-Use Centres will be reviewed in the context of the Official Plan, and in particular, will be evaluated in the context of the Design Objectives; and Principles listed in Section 2.5.1 and the criteria set out in Section 4.11. The goal is to achieve a compact, mixed-use, transit-oriented, pedestrian-friendly environment and a place with visual interest.

Section 2.5.1 of the Official Plan provides objectives and policies for achieving compatibility when introducing new development into existing areas. Compatible development means development that, although is not necessarily the same as or similar to existing buildings in the vicinity, nonetheless enhances an established community and coexists without causing undue adverse impact on surrounding properties. The Design Objectives are intended to create and maintain places with their own identity; make quality public and private spaces; create places that are safe and accessible; consider adaptability and diversity while respecting existing character; and contributes to the range of housing choices and transportation options in the area.

Mixed-Use Centres are recognized as 'Design Priority Areas', which are required to participate in an enhanced review by the Ottawa Urban Design Panel to understand how the proposed development will contribute to the Design Objectives and achieve good urban design.

Other applicable policies and guidelines

The subject property is located within the Orleans Town Centre Secondary Plan Area, formerly part of the City of Cumberland Official Plan. The Secondary Plan outlines several guidelines to direct development within the Plan Area. They include: creating a prominent place of significant symbolic and physical interest with a high standard of

urban design; being a significant employment centre and a major commercial shopping destination; promote medium and high-density residential to provide a central location for people to live; ensure that there is a convenient and efficient pedestrian and vehicular system with access to transit; provide open space to serve the needs of the community; and create a “main street” focus along Centrum Boulevard.

The subject property staddles two (2) land use designations: ‘Business District’ on the northern third and ‘Major Commercial’ on the remainder. The Business District designation is intended to establish a significant employment area near other uses without creating conflicts. This designation generally permits light industrial, offices, hotels and accessory retail and residential uses. The Major Commercial land use designation is to provide an area where there is a high concentration of retail, service and office uses. Architectural design shall ensure that buildings along Centrum Boulevard are pedestrian oriented and visually and functionally related to the street. Residential housing may be developed in conjunction with office and/or commercial use, particularly senior citizen apartments, but exclusively residential buildings are not permitted.

Planning rationale

The proposed retirement home is permitted in the Mixed-Use Centre and the Town Centre designations under the City of Ottawa Official Plan. The proposed building respects the two to four-storey facades along Centrum Boulevard and a landscaped area with pavers creates a plaza at the corner of Centrum Boulevard and Brisebois Crescent which mimics the civic plaza in front of the Shenkman Art Centre to the east. Taller elements of the building are located to the north and west against Regional Road 174 and Place d’Orléans Drive. Quality private and public spaces are proposed around the building. These design elements address many of the objectives listed in Section 2.5.1 to make the building more compatible with the surrounding form. The proposal was reviewed by the Urban Design Review Panel on March 5, 2021 where the Panel supported the changes made from the pre-consultation and the efforts to create liveable outdoor spaces on the site. The Panel made several suggestions to strength the building’s architecture which have been reviewed and addressed through the site plan application.

Despite being permitted by the Official Plan, the retirement home is considered a standalone residential use therefore it is not currently permit under the Orleans Town Centre Secondary Plan. The proposal is consisted with many of the other objectives

identified in the Secondary Plan. The retirement home provides high density residential units in close proximity to transit. The design of the building is oriented towards Centrum Boulevard with a transparent and active façade facing the street contributing to the 'main street' feel. The building will also provide some employment to the Town Centre.

The Zoning Amendment would remove the two existing zones and replace them with a single MC [XXXX] zone. The new exception would no longer limit the number of residential units or place ground floor requirements as to where residential units maybe located and would permit other amenities to face the street. The new exception would also permit a portion of the building's podium to be 4.4 metres high. The existing zoning requires all structures to be 6.7 metres when within 400 metres of the rapid transit station. The exception will also allow for a 15 metre setback from the watercourse located to the north of the property.

These amendments are supported as the building has a large footprint. Some of the residential units are located on the ground floor, but do not facing a pedestrian-orientated street. Indoor amenities and small service shops will be located next to Centrum Boulevard and there is a landscape feature at the corner of Centrum and Brisebois. The podium is generally four storeys with two storeys at the intersection of Centrum and Place d'Oléans Drive. The portion of the podium that is less than 6.7 metres is setback away from the street. The size of this element, in relationship to the massing of the rest of the building and its location on the site, is concealed and should not be considered contrary to the intent of the design policies.

The applicant submitted a scoped Environmental Impact Statement supporting the reduction of the setback of the building from the tributary of Brisebois Creek. The Conservation Authority has reviewed the report and agreed with the finding and the recommendations. This fulfills the requirement detailed in Section 4.7.3 of the Official Plan to permit a reduction to the setback from watercourse.

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.

CONSULTATION

Staff have followed the City's public notification guidelines to inform the public of the proposal. This included a mail out to those living in the immediate area, signage on the site and the use of the City's Development Search website. Advisory Committees and registered Community Associations, including the Queenswood Heights Community Association located at the top of the Orleans Escarpment.

Comments were received by staff both in support and in objection. A public information meeting was also hosted by the Councillor by Zoom on April 22, 2021 to allow the public an opportunity to discuss the proposal. Comments are listed in Document 4.

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. While I was initially concerned by the idea of a retirement home in this location, it is clear that this is not a traditional retirement home and won't have a negative impact on the businesses surrounding it. This facility will be an independent lifestyle building for seniors who wish to stay in the community after they have retired or downsized. This type of independent living will allow for residents to make use of the amenities and businesses on Centrum and in the Heart of Orléans. This development provides a unique option for housing that is currently lacking in Orléans and ensures that seniors who wish to remain in the community where they have deep social ties can do so. I am thoroughly impressed with the architecture and the landscaping and believe that its proximity to transit will help ensure Orléans remains accessible for everyone. Although some community members don't agree with the height, it's important for us to use land located near transit hubs responsibly in order to maximize rental capacity in proximity to transit. I would encourage the developer to continue working with community members throughout the development process."

ADVISORY COMMITTEE COMMENTS

The Accessibility Advisory Committee commented on the plan. These comments will be addressed through the Site Plan Control approval.

LEGAL IMPLICATIONS

There are no legal impediments to approving the recommendations in this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

This proposed development has been planned to accommodate active seniors. The issues related to accessibility are being addressed through staff's review of the Site Plan Control application material. The Official Plan and Zoning Amendments proposed by this report will not directly impact the Accessibility of this site.

ENVIRONMENTAL IMPLICATIONS

The presence of a tributary of the Brisebios Creek was identified during the circulation of the application. The applicant has provided a Report "Scoped Environmental Impact Study", prepared by GHD, dated May 14, 2021 in support of reducing the setback of the development from the watercourse. The Report makes recommendations to mitigate the impacts on the stream and will be implemented through the Site Plan Agreement.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Economic Growth and Diversification

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Numbers: D01-01-20-0021 and D02-02-20-0120) was processed by the "On Time Decision Date" established for the processing of Official Plan amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Official Plan Amendment

Document 3 Details of Recommended Zoning

Document 4 Consultation Details

Document 5 Propose Site Plan

DISPOSITION

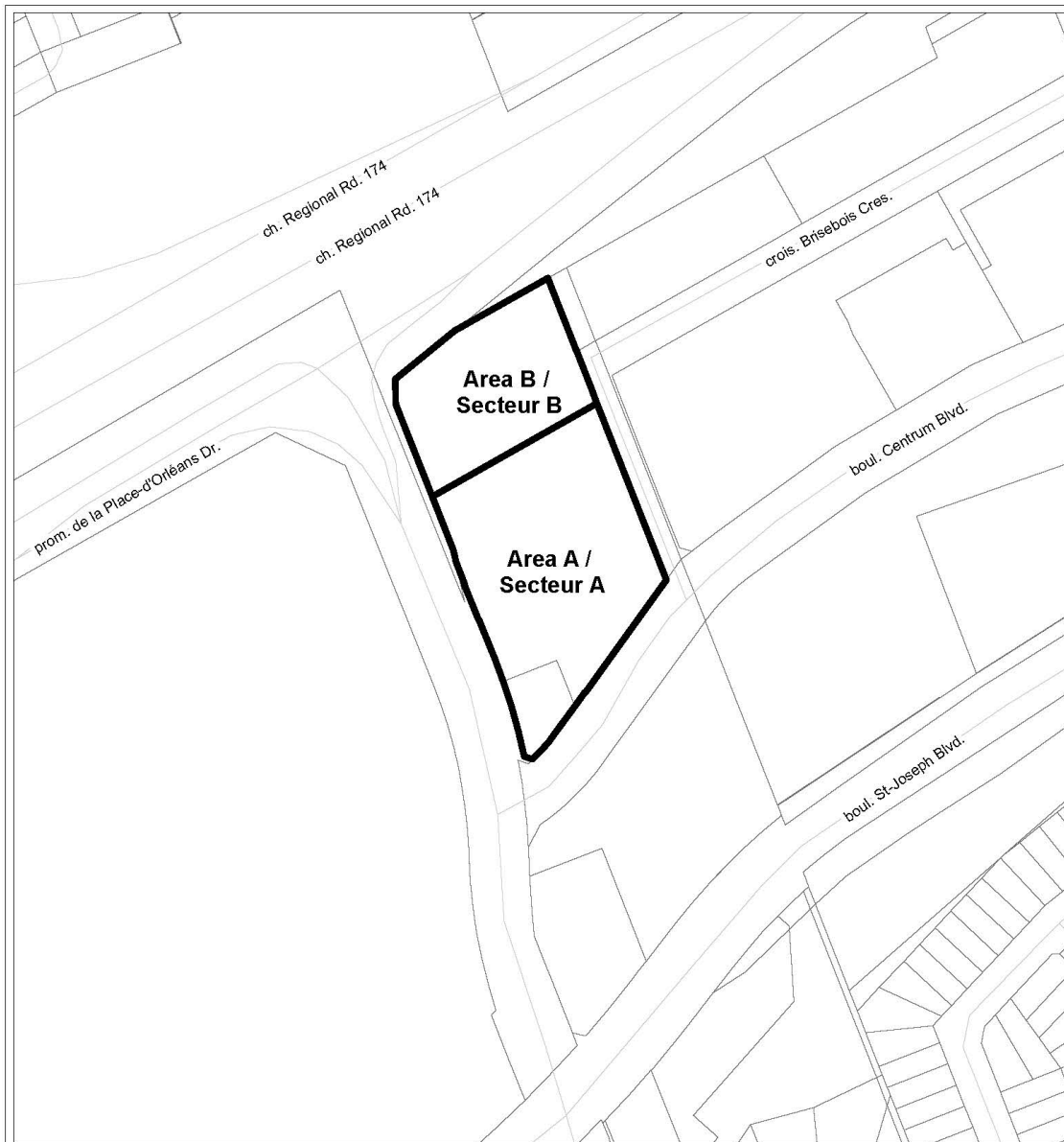
Committee and Council Services, Office of the City Clerk, to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.




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



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE SITE PLAN / PLAN D'EMPLACEMENT OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL	
D02-02-20-0120, D07-12-20-0165 D01-01-20-0021		21-1109-D	
I:\CO\2020\Zoning\Centrum_211_V2			
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REVISION / RÉVISION - 2020 / 12 / 21			
211 boulevard Centrum boulevard		 Area A to be rezoned from MC14[1520]S152 to MC[XXXX] Le zonage du secteur A sera modifié de MC14[1520]S152 à MC[XXXX] Area B to be rezoned from MC[2180] to MC[XXXX] Le zonage du secteur B sera modifié de MC[2180] à MC[XXXX]	
			

Document 2 – Official Plan Amendment

Official Plan Amendment XX
to the Official Plan
for the City of Ottawa

INDEX

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THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. XX of 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 the proposed Official Plan amendment is to allow a retirement home to be constructed at 211 Centrum Boulevard as shown in Document 1.

2. Location

The Lands affected by this Amendment are located on the north side of Centrum Boulevard between Place d'Oléans Drive and Brisebois Crescent.

3. Basis

The current Orleans Town Centre Secondary Plan permits retail and accessory residential uses. The Owner is proposing a retirement home which is considered a standalone residential use and therefore not currently permitted under the Secondary Plan.

4. Background

The site is zoned Mixed Used Centre, Subzone 14 - Orléans Town Centre Subzone, exception 1520, schedule 152 (MC14[1520]S152) and Mixed Used Centre Zone (MC[2180]) which permits a wide range of uses including high and medium-density residential uses. Exception 1520 limits the number of units per lot to 200 units and sets out provisions as to where residential units can be located within the building.

The subject lands are currently designated being 'Business District' and 'Major Commercial' within the Orleans Town Centre Secondary Plan. Both these designations permit retail and accessory residential uses.

5. Rationale

The permitted as-of-right zoning allows for the proposed massing of the building. Exception 1520 stipulates where residential units can be located and requires commercial uses to be located on the ground floor adjacent to the street to create an active façade along the public realm. The proposal has located common areas, amenities and accessory commercial uses along the Centrum Boulevard frontage providing an active façade onto the commercial street. Some residential units are located on the ground floor fronting onto Regional Road 174 and Place d'Orléans Drive and there is a landscape buffer and topographic separation from the busy roads. The proposed building achieves the active frontage and provides some employment as intended by the Secondary Plan and is considered appropriate.

PART B – THE AMENDMENT

1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text constitutes Amendment XX to the Official Plan for the City of Ottawa.

2. Detail of the Amendment

The Official Plan, Volume 2b, Former City of Cumberland Orléans Town Centre is hereby amended as follows:

Amend Section 4.11.2.3 Major Commercial Policy 7 to allow a retirement home at 211 Centrum Boulevard.

From:

7. Allow accessory residential housing to be developed in conjunction with the office-commercial uses, particularly senior citizens apartments. However, exclusive residential buildings will not be permitted in the Major Commercial designation. In order to meet employment objectives the major portion of any such building which includes residential uses must be office and/or retail

To:

7. Allow accessory residential housing to be developed in conjunction with the office-commercial uses, particularly senior citizens apartments. However, exclusive residential buildings will not be permitted in the Major Commercial designation. In order to meet employment objectives the major portion of any

such building which includes residential uses must be office and/or retail. For the lands at 211 Centrum Boulevard a standalone Retirement Home is permitted.

3. Implementation and Interpretation

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan.

Document 3 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 211 Centrum Boulevard Road (file address 211 Centrum Boulevard):

1. Rezone the lands shown on Document 1 as follows:
 - a) Area A from MC14[1520]S152 to MC[XXXX]
 - b) Area B from MC[2180] to MC[XXXX]
2. Add a new exception (MC[XXXX]) to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a. In Column II, add the text “(MC [XXXX])”
 - b. In Column V, add the following provisions:
 - a) Despite Section 69 (2)

The required setback from the watercourse is 15 metres to the normal high-water mark
 - b) Despite Table 191 1(g)(i):
 - I. Minimum Height within 400 metres of a Rapid Transit Station: 4.4 metres

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 Official Plan and Zoning By-law amendments. One public meeting was also held by Zoom on April 22, 2021.

Public Comments and Responses

Comment:

What is the product mix? Would there be 1 and 2 bedroom units and how much of the building will be used for care units verses independent living?

Response

The applicant responded that approximately 85 per cent of the building's units will be for independent living of which there will be a mix of studio, one, two and three bedroom units depending on demand. All services are a la carte so many of the units will act as regular apartments.

Comment:

Is there a minimum age requirement? Is this facility going to be only for seniors?

Response:

The business model caters to retirees and where this is no age requirements and no restrictions on age of guess, generally only seniors and retirees will be interested in living here.

Comment:

Can there be pedestrian and cycling facilities added to the plan to facilitate an interblock connection and more active mobility between the Centrum area and say the transit station and Place d'Orleans Shopping Centre?

Response:

Due to setbacks from a watercourse and grading issues, an interblock connection from the north west corner of Brisebois Crescent and Place d'Orleans Drive will not be

possible. A new sidewalk will be added to the west side of Brisebois Crescent to complete the pedestrian connections and there will be a wide sidewalk along the Centrum Boulevard.

Comment:

Will the facility have electric car charging stations and car sharing spots?

Response:

The building will be constructed with the ability to have both electric charging stations and car sharing spots. The number of spaces for each these are services that will be determined based on the demand from the residences.

Comment:

The Shenkman Arts Centre is concerned that construction at the site will impact performances and activities during the day and evenings. What controls are in place to manage noise, dust and traffic?

Response:

Construction will have to abide to the City's noise By-law and conditions in the Site Plan Control Agreement requires that the Contractors will need to manage dust and debris through the construction. The Owner also indicated at the meeting that they would like to be a good neighbour from the start and will work with the community to address any issues.

Document 5 – Proposed Site Plan

