

Bank Street in the Glebe Height and Character Study

Document 2 – Bank Street in the Glebe Secondary Plan

Part A – Preamble

1.0 Purpose

The purpose of this Official Plan Amendment is to implement the Bank Street in the Glebe Secondary Plan by adding a new secondary plan to Volume 2A of the Official Plan, by:

- a. Amending the Official Plan, Schedule C16, Table 1 – Road of Right-of-Way Protection; and
- b. Amending Annex 6 – Urban Areas Subject to Secondary Plans in order to show the Bank Street in the Glebe Secondary Plan as an implemented secondary plan; and
- c. Introducing the Bank Street in the Glebe Secondary Plan to the Official Plan Volume 2A, included in this document as Part B and Schedule A.

2.0 Location

This Official Plan Amendment introduces the Bank Street in the Glebe Secondary Plan, which applies to properties along and in proximity to Bank Street in the Glebe, between Highway 417 and Wilton Crescent, just north of the Rideau Canal, as outlined on Schedule A (also referred to as the “study area”).

3.0 Basis

The Bank Street in the Glebe Secondary Plan provides statutory policy to guide future development in the study area and was undertaken for the following reasons:

- a. Bank Street in the Glebe is a local, city-wide and regional attraction as well as a tourist destination that forms an important part of the City’s identity. Its walkable mainstreet with eclectic independent businesses and strong heritage context is unique in the City of Ottawa. It hosts major influxes of visitors and media attention during sports and entertainment events at Lansdowne Park. It is a cherished part of the City that requires its own distinct planning policies; and
- b. The City and local community have a mutual interest in ensuring that future development reinforces the built form character of Bank Street in the Glebe as a pedestrian-oriented mainstreet with strong heritage context; and
- c. The study area has seen multiple Zoning By-law Amendment applications in recent years for taller buildings than permitted in the Zoning By-law; and

- d. The Glebe Community Association has called for policy amendments to improve predictability for changes to the built environment, building on the work already completed through their community visioning project called ImagineGlebe; and
- e. Existing planning policy needs clarification, with zoning that predominantly sets maximum building heights at 15 metres (generally four storeys) and Official Plan policies that support mid-rise building heights up to nine storeys; and
- f. As part of the Zoning By-law Amendment for 99 Fifth Avenue (ACS2018-PIE-PS-0023), Motion 66/2 was introduced at Planning Committee on June 26, 2018:

“...Therefore be it resolved that Planning Committee direct the General Manager of Planning, Infrastructure and Economic Development to review opportunities for a limited secondary plan process focused on identification of an appropriate height and density strategy for those properties fronting or directly adjacent to Bank Street from Highway 417 to the Rideau Canal with accompanying modifications to the Zoning By-law, and report back to Planning Committee no later than Q4 2019”.

Part B – The Amendment

Official Plan Amendment XX to the City of Ottawa Official Plan

Bank Street in the Glebe Secondary Plan

Section 1: Introduction

1.1 Purpose

The Bank Street in the Glebe Secondary Plan introduces new planning policy to guide future development in the study area, particularly as it relates to maximum building heights and built form character elements.

This secondary plan guides future intensification in a way that strengthens built form character and repairs the urban fabric where it is not consistent with mainstreet character and planning policy, as established through the Official Plan, Zoning By-law and Urban Design Guidelines.

This plan also identifies where taller buildings may be appropriate. This is particularly important for guiding the development of large, under-utilized properties, such as those that are vacant, contain surface parking, or have buildings with suburban design typologies since these properties are most likely to see development applications in the coming years.

The current zoning for maximum building heights shall remain in place until a Zoning By-law Amendment application and site plan control application, in accordance with these secondary plan policies, is approved by Council. All approved City Urban Design

Guidelines, such as those for High-Rise Buildings, are still applicable in addition to the policies in this secondary plan.

1.2 Study Area

The study area is comprised of properties along and in proximity to Bank Street in the Glebe, between Highway 417 and Wilton Crescent, just north of the Rideau Canal, as outlined in Schedule A.

1.3 Details of the Amendment

The Official Plan is proposed to be amended by:

- a. Amending the Official Plan, Schedule C16, Table 1 – Road of Right-of-Way Protection, to add the following row:

Road	From	To	ROW to be Protected (m)	Classification	Sector
Bank	Isabella	Holmwood	20.5 as per Bank St in the Glebe Secondary Plan	arterial	urban

- b. Amending Annex 6 – Urban Areas Subject to Secondary Plans in order to show the Bank Street in the Glebe Secondary Plan as an implemented secondary plan.
- c. Amending City of Ottawa, Volume 2A Urban Secondary Plans as follows and as shown on Schedule A of this amendment:
 - i. Adding the Bank Street in the Glebe Secondary Plan by adding to the Table of Contents of the Secondary Plans, the heading “Bank Street in the Glebe Secondary Plan”; and
 - ii. Adding as a new chapter, following the last approved Secondary Plan in Volume 2A, the “Bank Street in the Glebe Secondary Plan” attached as Part B - The Amendment and Schedule A.

Section 2: Built Form Character Policies

New or reconstructed buildings in the study area must contribute to the planned character of Bank Street in the Glebe as a pedestrian-oriented mainstreet with a strong heritage context. The following secondary plan policies will help guide future change in the built environment in a way that reinforces this unique planned character.

2.1 Bank Street Frontage and Vehicular Access

- 1) All properties with frontage on Bank Street shall be oriented in a manner to have their primary façade fronting Bank Street.

- 2) New building façades fronting Bank Street will be entirely pedestrian-oriented, with vehicular access required from side streets, parallel secondary streets or lanes.
- 3) No new curb cuts (i.e. motor vehicle access across the sidewalk) on Bank Street shall be permitted, and existing curb cuts on Bank Street will be phased out with new development applications.

2.2 Corner Side Yard Setbacks

- 4) For properties fronting Bank Street, future developments should attempt to maintain the full corner side yard setback in zoning, except in the case of notched corners that is described in Section 2.5, and incorporate elements that contribute to the planned character of the street such as outdoor patios, trees, gardens, public art or bicycle parking.
- 5) Corner side yard setbacks shall not be used for vehicular parking.
- 6) Where side yard setbacks are used for back-of-house functions like loading and access to underground parking, these functions should be located towards the rear of the building (i.e. farthest from Bank Street) and should be partially screened from Bank Street, either by elements in the corner side yard setback like patios or trees, or by recessing the building where there is loading or garage doors.

2.3 Heritage Conservation District Transition

- 7) At the intersection of Bank Street and Clemow Avenue, an additional corner side yard setback is required to improve the transition to the deep front yard setbacks fronting Clemow Avenue and respect its historical significance as one of Ottawa's original parkways and its current status as Heritage Conservation Districts. The corner side yard setback will increase as it moves towards the rear of the Bank Street properties and approaches the residential properties, up to a maximum corner side yard setback of 7m at the rear portion of the Bank Street properties. Various architectural solutions that maintain the principle of this policy may be acceptable at staff's discretion without requiring an Official Plan Amendment.
- 8) The Heritage Conservation District transition applies only to future developments on the south portion of 640 Bank Street, 680 Bank Street and 683 Bank Street, but not at 667 Bank Street.

Illustration 1 (note: this illustration is conceptual and for demonstration purposes only)



2.4 Notched Corners

- 9) The development of corner properties on Bank Street between Glebe Avenue and Holmwood Avenue are strongly encouraged to include notched corners to provide additional space for trees and outdoor public gathering spaces. An example of a notched corner is provided in Illustration 1 below.
- 10) The area of a notched corner may be exchanged for a commensurate reduction in the corner side yard setback, such that the notched corner does not result in a net loss of gross floor area, subject to the policies below:
 - a) Where there is a reduced corner side yard setback, some corner side yard setback must still be maintained and this setback should increase along the rear portion of the building in order to provide a transition towards the deeper front yard setbacks of abutting residential properties.
 - b) Any loading areas or garage doors should be within the deepest part of the corner side yard setback, generally the furthest away from Bank Street as possible.

Illustration 2 (note: this illustration is conceptual and for demonstration purposes only – similar solutions that meet this intent do not require an Official Plan Amendment).



2.5 Variable Rear Yard Setbacks Abutting Residential Properties

- 11) The rear yard setbacks for mainstreet properties in the study area are intended to vary depending on how they align with an abutting residential property that is oriented perpendicular to mainstreet property, as follows:
- a) Where the rear yard of the mainstreet building aligns with a required rear yard on the abutting residential property, the full minimum rear yard setback in zoning for the mainstreet building should generally be maintained in order to reduce privacy and shadow impacts on the abutting residential property; and
 - b) Where the rear yard of the mainstreet building aligns elsewhere on the abutting residential property, such as the side yard or required front yard, the minimum rear yard setback of the mainstreet building can be substantially reduced in order to support a consistent streetscape on the side street.
- 12) The variable rear yard setback described in Section 2.5, Policy 11) will not apply and can be reduced along the entire width of the rear lot line of the mainstreet properties, in the following cases:
- a) mainstreet properties that are oriented parallel to an abutting residential property, such that rear yards of both properties back onto each other; and
 - b) mainstreet properties where the rear lot line abuts the side lot line of a mixed-use or commercial property; and
 - c) where mainstreet properties or a portion of a mainstreet property extends to a parallel secondary street; and

- d) the unaddressed parcel at the corner of Bank Street and Chamberlain Avenue;
and
- e) 210 Isabella Street and 575 Bank Street where they abut 211 and 209 Pretoria Avenue.

2.6 Building Stepbacks fronting Bank Street and Side Streets

- 13) Any planning application for additional building height on any property with Bank Street frontage shall be required to include deeper building stepbacks than the stepbacks prescribed in the Zoning By-law.
- 14) Deeper stepbacks should apply to the front and corner side yards in order to demonstrate a visual reinforcement of the scale of buildings along Bank Street and help mitigate visual, wind and shadow impacts of new buildings taller than four storeys.

2.7 Rear Stepbacks Abutting Heritage Conservation Districts

- 15) For the properties at the southern portion of 640 Bank Street, 680 Bank Street and 683 Bank Street, the rear stepbacks that provide a transition between the massing of a mainstreet building and an abutting residential property must start above the third storey. Stepbacks are required above the third and fourth storey, but not required above the fifth storey, such that the footprint of the fifth and sixth storey can be the same.
- 16) Architectural and design approaches that meet the intent of Section 2.7 using different solutions will be considered by staff and may not require an Official Plan Amendment.

2.8 Materiality and Architectural Expression

- 17) The architectural style of new buildings or additions to existing buildings fronting onto Bank Street in the study area should either match, be consistent with, or be visibly referential to, the styles of the established buildings that define the architectural character of the street. This includes façade elements, materials, patterns of fenestration and features of ornamentation.

2.9 Protecting Heritage Resources

- 18) Any future development of properties in the study area on or abutting heritage properties with individual designation under Part IV of the *Ontario Heritage Act* or Heritage Conservation Districts designated under Part V of the *Ontario Heritage Act* must have regard for their identified cultural heritage values and attributes. Development should demonstrate architectural and design sensitivity to these heritage resources.
- 19) Any future development of properties identified on the Heritage Register must consider incorporating the existing buildings into the new developments.

20) The City may review heritage resources within the study area to determine if additional recognition or protection is warranted under the Ontario Heritage Act.

2.10 Retail Spaces

- 21) All future development of properties fronting onto Bank Street are required to include active frontages at grade, such as retail spaces.
- 22) All new retail spaces should visually appear to be generally consistent with the existing dimensions and of retail storefronts, even if new spaces are larger than typical retail spaces. This can be achieved through careful consideration of architectural details such as articulation of the building façade, patterns of fenestration, materials, and number and location of entrances.
- 23) New corner retail spaces shall be designed to wrap around the corner by providing elements such as signage, glazing, entrances and/or patios or gathering spaces on the side of the building fronting the side streets.

Section 3: Maximum Building Heights

Maximum building heights are identified throughout Section 3 and detailed on Schedule A. They are grouped into four separate character areas based on dominant lot patterns, existing built form and planning context: North Gateway, Core in Transition, Established Core and South Gateway.

Maximum building heights are identified in both number of storeys and metres for low-rise buildings in order to reinforce those height restrictions and limit flexibility for additional height. While the heights in storeys and metres are intended to align, in any case that they do not, the more restrictive of the two applies.

Maximum building heights for mid-rise and high-rise buildings are identified only in number of storeys. A storey is intended to reflect typical floor-to-ceiling heights up to approximately 3m for residential, slightly taller for commercial, and generally up to around 5m for retail at grade level. Excluding the maximum building height in metres in secondary plan policies is intended to provide some additional flexibility so that small increases to typical heights, such as through more generous floor-to-ceiling heights or taller cornices, do not require an Official Plan Amendment. The Zoning By-law will ultimately determine more precise maximum building heights in metres.

3.1 North Gateway

3.1.1: 574 Bank Street – Corner of Bank Street at Chamberlain Avenue

- 1) Maximum building height is nine storeys.
- 2) New north and east property lines, generally following those in Schedule A are required prior to any future development of this property.

- 2) The function of this property is required to be for affordable housing. Where the single use of affordable housing is not possible, co-location of affordable housing with a complementary function may be considered to help offset costs.
- 3) Any future development must contain active frontages on Bank Street and Chamberlain Avenue façades and attempt to accommodate the existing Glebe gateway signage.

3.1.2: 14 Chamberlain Avenue

- 5) Maximum building height is six storeys.
- 6) Rear setbacks are required above the fourth storey in order to have the building massing step down at the rear in order to provide a height transition between a mid-rise building and the abutting low-rise residential properties.

3.1.3: 178-210 Isabella Street

- 7) Maximum building height is determined by the 45-degree angular plane in Urban Design Guidelines for High-Rise Buildings, starting at the front lot line of the Pretoria Avenue properties on the north side of Pretoria Avenue at maximum height in existing zoning, or 14.5 metres. This results in a maximum building height of 17 storeys at the rear or south side of a building fronting Isabella Street and potentially taller at the front or north side of the building but in no case higher than 19 storeys.
- 8) Any future development shall require active frontages on Isabella Street.
- 9) Notwithstanding Section 3.1.3 Policy 7), building heights up to 19 storeys at the rear or south side of the building may be considered by the City at 210 Isabella Street if the proposed building includes an appropriate amount of affordable housing, to be determined through the development review process. In this case, the front or north side of the building may potentially step up taller than the 19 storeys at the rear or south part of the building but in no case higher than 22 storeys (whereby maximum heights are approximately parallel to the angular plane described in 3.1.3 Policy 7) but three storeys taller).

3.1.4: 177-211 Pretoria Avenue

- 10) Maximum building height is determined by the 45-degree angular plane in Urban Design Guidelines for High-Rise Buildings, starting at the front lot line of the Pretoria Avenue properties on the north side of Pretoria Avenue at maximum height in existing zoning, with a maximum street wall height of 4 storeys and 15 metres and a maximum building height of six storeys.
- 11) If 211 Pretoria Avenue is consolidated with 575 Bank Street and 210 Isabella Street, the northern portion of 211 Pretoria Avenue (as approximately indicated on Schedule A) receives the same maximum height permissions as in Section 3.1.3.

12) If 211 Pretoria Avenue is consolidated with 575 Bank Street and/or 210 Isabella Street, the rear yard setback and rear building stepback policies in Section 2.5 and Section 2.7 will apply to 211 Pretoria Avenue in order to provide a suitable transition to the abutting residential property at 209 Pretoria Avenue.

3.1.5: 575 Bank Street

13) If redeveloped on its own or consolidated with 211 Pretoria Avenue, the maximum building height is six storeys.

14) If consolidated with 210 Isabella Street, the northern portion (as approximately indicated on Schedule A) will have the same policies as Section 3.1.3 and the southern portion maintains a maximum building height of six storeys.

3.1.6: 460 O'Connor Street

15) Maximum building height is determined by the 45-degree angular plane described in the Urban Design Guidelines for High-Rise Buildings, starting at the front lot line of the Pretoria Avenue properties on the north side of Pretoria Avenue at maximum height in existing zoning, or 14.5 metres. On the northern part of the block (indicated on Schedule A) this results in a maximum building height of 17 storeys at the rear or south side of a building fronting Isabella Street and potentially taller at the front or north side of the building, in no case higher than 19 storeys.

16) Notwithstanding Section 3.1.6 Policy 15), maximum building height on the northern part of the block is 19 storeys at the rear or south side of a building, and potentially taller at the front or north side of the building but in no case higher than 22 storeys (whereby maximum heights are parallel to the angular plane in 3.1.6 Policy 15) but three storeys taller), provided a future development application includes both of the following:

- a) Parkland dedication in accordance with Official Plan policies, with a public parkette on the south side of the block with frontage on Pretoria Avenue; and
- b) A publicly-accessible through-block pathway, with preference for a City-owned multi-use pathway, or otherwise a similar private pathway with public easement, to be provided between the future east-west multi-use pathway on the south side of Isabella Street and the future public parkette and Pretoria Avenue.

17) Maximum building height on the south part of the block fronting Pretoria Avenue is six storeys, provided the height of the street wall fronting Pretoria Avenue is no more than four storeys and stepbacks keep the building within the 45-degree angular plane described in 3.1.6, Policy 15).

18) The property at 177 Pretoria Avenue may be included in a development for 460 O'Connor Street. This building is listed on the Heritage Register and will be conserved as required by the City as part of any future development application.

3.1.7: 578 Bank Street

- 19) Maximum building height is four storeys and 15 metres.
- 20) Notwithstanding Section 3.1.7 Policy 19), if 578 Bank Street is consolidated with 574 Bank Street (corner of Bank Street and Chamberlain Avenue), and part of the same development application, the maximum building height is nine storeys.

3.1.8: 580 Bank Street

- 21) Maximum building height is four storeys and 15 metres.
- 22) Notwithstanding Section 3.1.8 Policy 21) if 580 Bank Street is consolidated with 578 Bank Street and 574 Bank Street (corner of Bank Street and Chamberlain Avenue) such that all three properties are part of the same development application, the maximum building height is six storeys at 580 Bank Street. In this consolidated scenario, maximum building heights are nine storeys at 574 and 578 Bank Street, stepping down to a maximum building height of six storeys at 580 Bank Street.
- 23) Any future development should have regard for the identified cultural heritage value of the adjacent building at 1 Rosebery Avenue, which is listed on the Heritage Register, and may require massing relief such as a setback above the third storey to align with the height of 1 Rosebery Avenue.

3.2 Core in Transition

3.2.1: 581, 593, 595 and 601 Bank Street

- 24) Maximum building height is four storeys and 15 metres.

3.2.2: 1 Rosebery Avenue

- 25) Maximum building height is four storeys and 15 metres.

3.2.3: 600 Bank Street

- 26) Maximum building height is six storeys.
- 27) Any future development shall have a stepback fronting Bank Street above the third storey in order to provide appropriate massing relief to ensure that the cultural heritage value and attributes of Ambassador Court, an individually designated heritage property at 612 Bank St, will be conserved. A Heritage Impact Assessment may be required to assess potential impacts and identify mitigation measures, such as, but not limited to, the location of stepbacks.

3.2.4: 612 Bank Street

- 28) Maximum building height is four storeys and 15 metres.

3.2.5: 617 Bank Street

29) Maximum building height is four storeys and 15 metres.

3.2.6: 640 Bank Street and 159 Clemow Avenue

30) Maximum building height of the northern portion of the property, as indicated on Schedule A, is six storeys.

31) Maximum building height of the southern portion of the property, as indicated on Schedule A, is four storeys and 15 metres.

32) 640 Bank Street may be consolidated with 159 Clemow Avenue as part of the same development application, provided that any future development proposal at 159 Clemow Avenue is subject to an application process under the Ontario Heritage Act, as required. It must conserve the cultural heritage value and attributes of the Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District and meet the intent of the objectives, policies and guidelines of the Heritage Conservation District Plan. According to the Plan, this should involve retaining as much of the original building at 159 Clemow Avenue as possible. Notwithstanding Section 3.2.5 Policy 31) and Schedule A, in this consolidated scenario, the maximum building height is six storeys, stepping down in height to a maximum of three storeys where it backs onto 161 Clemow Ave.

33) Policies in Sections 2.3, 2.7 and 2.9 also apply to this property.

3.2.7: 667 Bank Street

34) Maximum building height is five storeys in accordance with a decision by the Local Planning Appeal Tribunal (LPAT Case #PL180055, issued August 23, 2019).

3.2.8: 680 Bank Street

35) Maximum building height is six storeys.

36) Policies in sections 2.3, 2.7 and 2.9 also apply to this property.

3.2.9: 683 Bank Street

37) Maximum building height is six storeys.

38) Policies in sections 2.3, 2.7 and 2.9 also apply to this property.

3.2.10: 685 Bank Street

39) Maximum building height is six storeys.

40) Notched corners, as described in section 2.4, are encouraged as part of the development of all corner properties at the corner of Bank Street and Glebe Avenue in order to provide outdoor public gathering spaces and additional space for trees.

3.2.11: 690 Bank Street

- 41) Maximum building height is six storeys.
- 42) Notched corners, as described in section 2.4, are encouraged as part of the development of all corner properties at the corner of Bank Street and Glebe Avenue in order to provide outdoor public gathering spaces and additional space for trees.

3.2.12: 700 Bank Street

- 43) Maximum building height is six storeys.
- 44) Notched corners, as described in section 2.4, are encouraged as part of the development of all corner properties at the corner of Bank Street and Glebe Avenue in order to provide outdoor public gathering spaces and additional space for trees.

3.2.13: 701 Bank Street

- 45) Maximum building height is six storeys.
- 46) Notched corners, as described in section 2.4, are encouraged as part of the development of all corner properties at the corner of Bank Street and Glebe Avenue in order to provide outdoor public gathering spaces and additional space for trees.
- 47) Any future development will show design sensitivity to the neighbouring St. Giles Church.
- 48) If 701 Bank Street and 114 Glebe Avenue are consolidated and included as part of the same development application, additional setbacks and stepbacks may be required to mitigate impacts to adjacent properties.

3.2.14: 114 Glebe Avenue

- 49) Maximum building height is four storeys and 15 metres if developed on its own with no lot consolidation.
- 50) Notwithstanding Section 3.2.13 Policy 44), if 114 Glebe Avenue is consolidated with 701 Bank Street and part of the same development application, the maximum building height is six storeys.

3.2.15: 722 and 729 Bank Street

- 51) Maximum building height is four storeys and 15 metres.

3.3 Established Core

- 52) Maximum building height in the Established Core, as indicated on Schedule A, is four storeys and 15 metres.
- 53) New retail spaces are required to have transparent glazing to support the pedestrian-oriented window-shopping experience.

54) Notched corners, as described in section 2.4, are encouraged as part of the development of all corner properties in order to provide outdoor public gathering spaces and additional space for trees.

3.4 South Gateway

3.4.1: 920 Bank Street

55) Maximum building height will reflect the height of the existing 12 storey building.

56) Any future development shall require retail at grade on the Bank Street façade.

3.4.2: 950 Bank Street

57) Maximum building height is four storeys and 15 metres.

3.4.3: 77 Monk Street

58) Maximum building height is nine storeys.

59) Any future development shall include retail uses fronting Bank Street.

60) Any future development shall have building massing that steps down to the north to respect the scale of Abbotsford House designated heritage property, as well as step down to the west towards the residential neighbourhood.

3.4.2: 1014 Bank Street

61) Maximum building height will reflect the height of the existing six storey building.

Schedules

Schedule A – Maximum Building Heights