



Planning Rationale in Support of Applications for Minor Zoning By-law Amendment and Site Plan Control

**1050 – 1060 Bank Street
City of Ottawa**

Prepared by:

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1.0 INTRODUCTION

1.1 Purpose of Report

Holzman Consultants Inc. ("HCI") was retained by 2641723 Ontario Inc. (the "Applicant") to prepare a planning rationale in support of applications for Minor Zoning By-law Amendment and Site Plan Control for 1050 – 1060 Bank Street (the "Subject Property"). These applications are to facilitate the proposed redevelopment of the commercial plazas on the west side of Bank Street in the City of Ottawa (Ottawa South).

1.2 Background

A pre-application consultation was held in October of 2018 to review submission requirements to advance applications for Minor Zoning By-law Amendment and Site Plan Control for the Subject Property. HCI and the Applicant have been preparing the attached necessary studies and reports to address the requirements.

1.3 Description of Subject Property

As depicted in **Exhibit A**, the Subject Property currently features restaurant and retail uses.

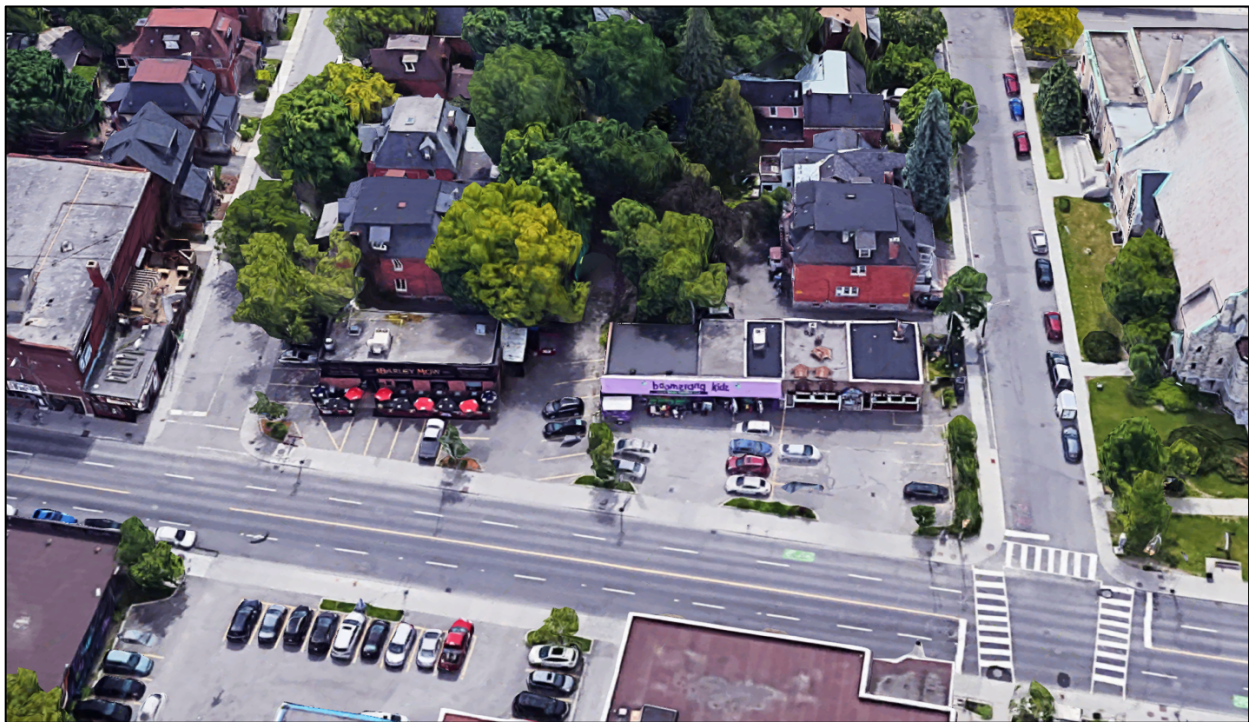


Exhibit A: Google Maps aerial photo of the Subject Property.

The land uses surrounding the site are as follows:

- To the north: A church/ institutional uses;
- To the south: Retail/restaurant uses;
- To the west: A public lane and multi-unit residential buildings; and,
- To the east: A library/institutional uses.

1.4 Description of the Proposed Redevelopment

As illustrated in **Exhibit B** the proposed redevelopment will consist of the following:

- 5,780sqm of gross floor area;
- Ground floor retail/restaurant with five additional storeys of residential (44 dwelling units total); and
- Underground parking, with a total of 21 vehicle spaces and 25 bicycle spaces on site.

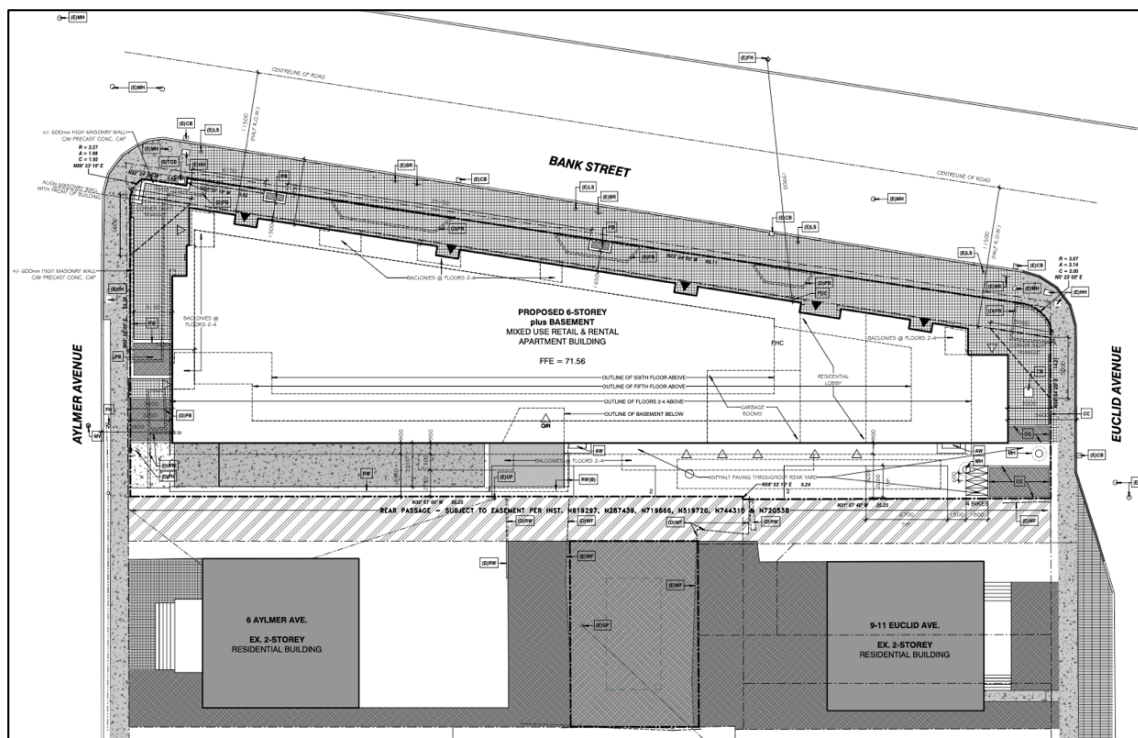


Exhibit B: Site Plan of the Proposed Redevelopment.

1.5 Description of Public Consultation

As part of the redevelopment process, the Applicant has engaged in multiple public consultation efforts to provide notice and information to neighbours and the surrounding community. Flyers and notices were distributed to advertise an informal public meeting held in partnership with the local Old Ottawa South Community Association. In addition to this well-attended event, stakeholders have been engaged throughout the pre-consultation process, and their feedback has been considered in the proposed redevelopment proposal.

2.0 PLANNING & POLICY CONTEXT

2.1 Provincial Policy Statement (PPS)

The PPS is issued under the authority of Section 3 of the *Planning Act*. It provides direction on matters of provincial interest related to land use planning and development, and promotes the provincial “policy-led” planning system.

According to the PPS, the vision for Ontario’s land use planning system is to carefully manage land to ensure appropriate development to satisfy current and future needs. In addition, land planning must

promote efficient development patterns, which promote a mix of housing, employment, open spaces and multimodal transportation. The PPS ultimately aims to encourage communities that are economically strong, environmentally sound, and that foster social wellbeing. The PPS sets a time horizon of up to 20 years during which time there should be a sufficient supply of land for housing, employment opportunities and other uses to meet the demand of communities. The supply of land is to be controlled through three mechanisms: redevelopment, intensification and designation of growth areas.

Per Section V Policy 1.1.1 (b) of the PPS,

Healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs.

Per Section V Policy 1.1.3.4,

Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

Per Section V Policy 1.3.1 (c),

Planning authorities shall promote economic development and competitiveness by encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities.

Per Section V Policy 1.7 (c),

Long-term economic prosperity should be supported by maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets.

It is our opinion that these policies, as well as the PPS overall, are respected through the requested Minor Zoning By-law Amendment and Site Plan.

2.2 City of Ottawa Official Plan (OP)

The Subject Property is currently designated Traditional Mainstreet in the OP, which encourages intensification through the redevelopment of vacant lots, aging strip malls, and former automobile sales lots, parking lots and gas stations. This designation supports optimization of land use with a building format that “encloses and defines the street edge and provides direct pedestrian access to the sidewalk”, while also supporting building heights of up to six storeys.

Furthermore, the Subject Property is outside the area of the Bank Street Secondary Plan and the Bank Street Community Design Plan; therefore, the proposed redevelopment is not constrained by the regulations and policies contained in those documents.

However, the proposed redevelopment is subject to the Urban Design Guidelines for Development Along Traditional Mainstreets. Key highlights, that are featured in the proposed redevelopment, include:

Design quality buildings that are rich in architectural detail and respect the rhythm and pattern of the existing or planned, buildings on the street, through the alignment of elements such as windows, front doors, cornice lines, and fascias etc.;

Use clear windows and doors, to make the pedestrian level façade of walls facing the street highly transparent, and locate active pedestrian-oriented uses at-grade;

Locate residential units above the level of vehicular traffic in a mixed-use building and provide shared entrances to residential units, clearly accessible from the street;

Locate mixed-use development by concentrating height and mass at nodes and gateways;

Locate front doors to face the mainstreet and be directly accessible from the public sidewalk;

Preserve the rear, existing vehicular public laneway system wherever possible. Re-activate laneways where they have become dormant.

The intended use of the Subject Property will be for a mixed-use building with commercial space on the ground floor, and residential dwelling units above, where the following would apply:

Redevelopment and infill are encouraged on Traditional and Arterial Mainstreets in order to optimize the use of land through intensification, in a building format that encloses and defines the street edge with active frontages that provide direct pedestrian access to the sidewalk.

It is also worth noting that there is an ongoing study north of the Canal, however the Subject Property is not in its catchment area.

Additionally, Section 2.5.1 states Design Objectives for the City; notably:

1. *To enhance the sense of community by creating and maintaining places with their own distinct identity;*
2. *To define quality public and private spaces through development; and,*
3. *To create places that are safe, accessible and are easy to get to, and move through.*

The proposed redevelopment achieves these objectives, amongst others, while working within its unique building envelope.

Furthermore, the proposed redevelopment of the Subject Property is also supported through Section 4.11 of the Official Plan, which states, "... to arrive at compatibility of scale and use will demand a careful design response, one that appropriately addresses the impact generated by infill or intensification. Consequently, the issue of 'context' is a dominant theme of this Plan where it speaks to compatibility and design". As previously mentioned, the proposed redevelopment is consistent with many of the guidelines suggested given its context along a Traditional Mainstreet, as per OP policy 4.11.1.

Overall, it is our opinion that the OP policies are respected through the requested Minor Zoning By-law Amendment and Site Plan.

2.3 City of Ottawa Zoning By-law (Zoning By-law)

The Subject Property is zoned TM2 H(15) – Traditional Mainstreet Subzone 2, with a Height Restriction of 15 metres. Refer to **Exhibit C**. The stated purpose of the TM zone is to:

[Accommodate] a broad range of uses including retail, service commercial, office, residential and institutional uses, including mixed-use buildings but excluding auto-related uses, in areas designated Traditional Mainstreet in the Official Plan" and "foster and promote compact, mixed-use, pedestrian-oriented development that provide for access by foot, cycle, transit and automobile.

The following uses are permitted in the TM zone:

- amusement centre
- animal care establishment
- animal hospital
- artist studio
- bank
- bank machine
- catering establishment
- cinema

- click and collect facility
- community centre
- community health and resource centre
- convenience store
- day care
- diplomatic mission
- emergency service
- home-based business
- home-based day care
- hotel
- instructional facility
- library
- medical facility
- municipal service centre
- museum
- office
- park
- parking garage
- payday loan establishment
- personal brewing facility
- personal service business
- place of assembly
- place of worship
- post office
- recreational and athletic facility
- research and development centre
- residential care facility
- restaurant
- retail food store
- retail store
- school
- service and repair shop
- storefront industry
- theatre
- training centre
- urban agriculture

Section 197.1 (c) states for the above non-residential uses,

[A] minimum of 50% of the ground floor façade facing the main street, measured from the average grade to a height of 4.5 metres, must comprise transparent windows and active entrances; and where an active entrance is angled on the corner of the building, such that it faces the intersection of the main street and an intersecting side street, it is deemed to face the main street.

Additionally, dwelling units and rooming houses are permitted in the TM2 Subzone, providing they are in a building containing one or more of the permitted non-residential uses. Furthermore,

*b. each retail food store and retail store is limited to 600 square metres of gross leasable area; and
c. in addition to the provisions of subsection 197(3)(g)(i), a building must also be at least 2 storeys in height.*

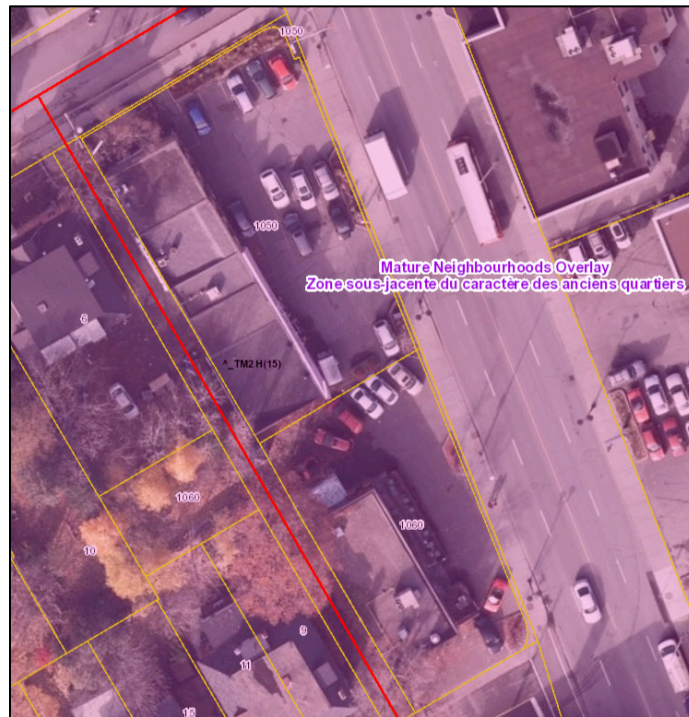


Exhibit C: GeoOttawa map identifying zoning for the Subject Property as TM2 H(15).

Table 1: Performance Provisions under TM2 H(15), per the proposal for a mixed use building

Provision:	Required:	Provided:	Compliance:
Min. Lot Area	N/A	1,757sqm	Yes
Min. Lot Width	N/A	76.35m	Yes
Front Yard Setback	Below 15m: Max. 2m; Above 15m: Min. 2m	Below 15m: 0.05m; Above 15m: 2m	Yes
Min. Corner Side Yard Setback	Below 15m: 3m; Above 15m: 5m	Below 15m: 3.25m; Above 15m: 5.25m	Yes
Min. Rear Yard Setback	4.5m	3.45m	No
Building Height	Min. 6.7m – Max. 15m; “(2) where the building height is greater than four storeys or 15 metres, at and above the fourth storey or 15 metres whichever is the lesser a building must be setback a minimum of 2 metres more than the provided setback from the front lot line; (3) no part of a building on a lot with a rear lot line abutting an R1, R2, R3 or R4 Zone may project above a 45 degree angular plane measured at a height of 15 metres from a point 7.5 metres from the rear lot line, projecting upwards towards the front lot”	19.35m; Where the building height is greater than four storeys or 15 metres, at and above the fourth storey or 15 metres whichever is the lesser a building must be setback a minimum of 1.95 metres more than the provided setback from the front lot line; No part of a building on a lot with a rear lot line abutting an R1, R2, R3 or R4 Zone may project above a 45 degree angular plane measured at a height of 15 metres from a point 3.6 metres from the rear lot line, projecting upwards towards the front lot	No; No; No
Min. Width of Landscaped Area	3m; may be reduced to 1m where a minimum 1.4m high opaque fence is provided	0m	No
Parking Spaces	Residential: 16; Visitor: 3; Retail: 0 Total: 19 (including 1 required accessible space)	Total: 21 (including 1 required accessible space)	Yes
Bicycle Parking Spaces	Residential: 22; Retail: 3 Total: 25	Total: 25	Yes
Amenity Space	264sqm, of which 50% is communal	467sqm, of which 231sqm is communal	Yes

As a result, the application for Minor Zoning By-law Amendment is for the following:

- A reduction in the minimum rear yard setback from **4.5m** to **3.45m**;
- A reduction in the minimum width of landscaped area from **3m** to **0m**;
- An increase in the maximum building height from **15m** to **19.35m**;
- A reduction in the additional setback requirement, above 15m in height, from the provided front lot line setback from the minimum **2m** to **1.95m**; and,
- A reduction in the maximum building height for projections setback from a 45 degree angular plane measured at a height of 15m from a point **7.5m** from the rear lot line to a point **3.6m** from the rear lot line.

This amendment is required to facilitate the functional and financially-viable redevelopment of the Subject Property, with its unique building envelope. That said, the impact of this amendment would be minimal. As the dwelling unit and retail land uses are permitted on site, this application is deemed a Minor Zoning By-law Amendment for the performance standards only.

Additionally, the requested amendments are largely where the Subject Property's rear yard abuts the neighbouring properties' side yards. This rear yard to side yard condition is less sensitive than a typical rear yard to rear yard condition. The performance standards are written for the typical conditions; therefore, the requested amendments have less of an impact and are still compatible with the intent of the By-law. Furthermore, the Subject Property backs onto a public lane, which creates further separation and minimizes the perceived impact of the requested reduction. Refer to **Exhibit D**.

There is also support from the Official Plan for six storeys along Traditional Mainstreets, which is appropriate in this location given its context as a gateway-like property south of the Canal. Lastly, as the front yard setback is 0.05m and the building stepback is an additional 1.95m, the requested amendment still results in a 2m setback from the front lot line above 15m in height.

The draft Zoning By-law amendment, for the relevant provisions, is as follows for the TM2 [Exception]:

Provision:	Provided:
Min. Rear Yard Setback	3.45m
Building Height	19.35m; Where the building height is greater than four storeys or 15 metres, at and above the fourth storey or 15 metres whichever is the lesser a building must be setback a minimum of 1.95 metres more than the provided setback from the front lot line; No part of a building on a lot with a rear lot line abutting an R1, R2, R3 or R4 Zone may project above a 45 degree angular plane measured at a height of 15 metres from a point 3.6 metres from the rear lot line, projecting upwards towards the front lot
Min. Width of Landscaped Area	0m

Therefore, the proposed redevelopment conforms to the general intent of the Zoning By-law and has a minimal impact on the surrounding properties.

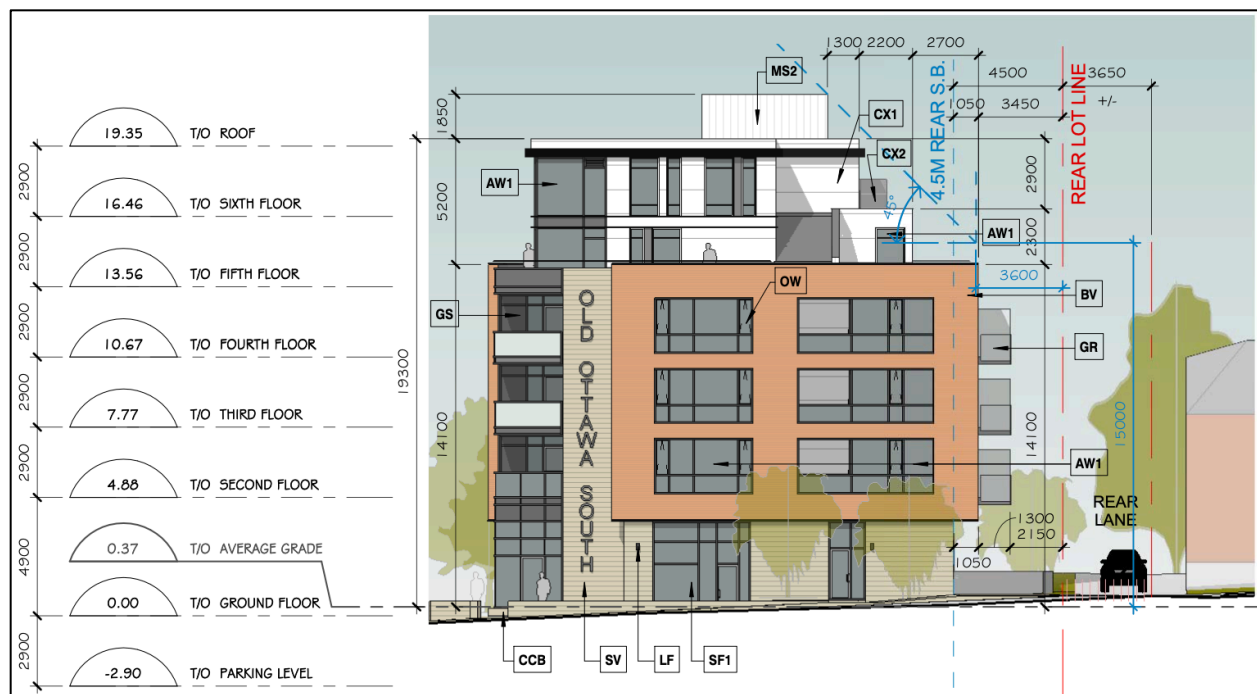


Exhibit D: North Elevation.

3.0 CONCLUSION

In conclusion, it is our professional planning opinion that the Applications for Zoning By-law Amendment and Site Plan are consistent with the intent of the relevant planning policies, are minor in their impacts, and are desirable for the community.

We trust that you will process this application expeditiously by circulating to the relevant commenting departments/agencies. If you require any additional information, please contact the undersigned.

Yours truly,

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Attachments