

**Report to  
Rapport au:**

**Planning Committee / Comité de l'urbanisme  
April 24, 2018 / 24 avril 2018**

**and Council / et au Conseil  
May 9, 2018 / 9 mai 2018**

**Submitted on April 8, 2018  
Soumis le 8 avril 2018**

**Submitted by  
Soumis par:**

**Lee Ann Snedden  
Director / Directrice**

**Planning Services / Service de la planification  
Planning, Infrastructure and Economic Development Department / Services de la  
planification, de l'infrastructure et du développement économique**

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**Ward: SOMERSET (14)**

**File Number: ACS2018-PIE-PS-0043**

**SUBJECT: Zoning By-law Amendment – 473 Albert Street**

**OBJET: Modification au Règlement de zonage – 473, rue Albert**

#### **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 473 Albert Street to permit ground floor and second floor non-residential uses and permit reduced loading space requirements, as shown on Document 1 and 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 City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of 9 May 2018" subject to submissions received between the publication of this report and the time of Council's decision.**

## **RECOMMANDATIONS DU RAPPORT**

- 1. Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 visant le 473, rue Albert, afin de permettre la présence d'utilisations non résidentielles au rez-de-chaussée et au deuxième étage, et de permettre une réduction des exigences en matière de places de chargement, comme l'illustre le document 1 et comme l'expose en détail le document 2.**
- 2. Que le Comité de l'urbanisme donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et de l'avocat général 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 du projet de loi 73 à la réunion du Conseil municipal prévue le 9 mai 2018 », 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.**

## **EXECUTIVE SUMMARY**

### **Assumption and Analysis**

The property is located in the Central Area, on the north side of Albert Street between Bronson Avenue and Bay Street. The site is approximately 1,680 square metres in area, with approximately 60 metres of frontage along Albert Street. The property is currently occupied by an 11-storey office building with vacant storefronts on the ground floor.

The applicant is proposing to rezone the property to permit conditional non-residential uses on the ground floor and second floor of an existing office building and seek relief from select loading provisions. No new building is proposed to be constructed. The proposed conditional uses are subject to provisions that limit their size and location.

The requested zoning proposes to retain the R5P – Residential Fifth Density, Subzone P zone and replace the site-specific exception. The proposed zoning will also retain the height limit of 37 metres. Planning Services supports the proposed Zoning By-law amendment and is of the opinion that the proposal is consistent with the Official Plan.

### **Public Consultation/Input**

Notification and public consultation was undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications. Approximately five respondents commented on the proposal.

After the application was circulated, a public open house was organized and facilitated by the applicant and Councillor McKenney on Monday November 20, 2017. Three members of the public attended.

## **RÉSUMÉ**

### **Hypothèse et analyse**

La propriété est située dans le secteur central, du côté nord de la rue Albert, entre l'avenue Bronson et la rue Bay. Elle couvre une superficie d'environ 1 680 mètres carrés et présente une façade d'environ 60 mètres sur la rue Albert. Elle est actuellement occupée par un immeuble de bureaux de onze étages dont les vitrines de magasin du rez-de-chaussée sont vacantes.

Le requérant souhaite faire modifier le zonage de la propriété afin de permettre des utilisations non résidentielles conditionnelles au rez-de-chaussée et au deuxième étage d'un immeuble de bureaux existant, et sollicite une dispense de certaines dispositions relatives aux places de chargement. Aucune construction de nouveau bâtiment n'est proposée. Les utilisations conditionnelles sont assujetties à des dispositions limitant leur superficie et leur emplacement.

Le zonage proposé resterait le même, c'est-à-dire R5P – Zone résidentielle de densité 5, sous-zone P, mais l'exception propre à l'emplacement serait remplacée. Il conserverait également la limite de hauteur, fixée à 37 mètres. Les Services de planification appuient la demande de modification au Règlement de zonage et estiment que la proposition est conforme aux dispositions du Plan officiel.

## Consultation publique et commentaires

Les membres du public ont été avisés et consultés conformément à la politique en la matière adoptée par le Conseil municipal pour les demandes d'aménagement. Environ cinq personnes ont commenté la proposition.

Après la diffusion de la demande, une réunion portes ouvertes, animée par le requérant et la conseillère McKenney, s'est tenue le lundi 20 novembre 2017. Trois membres du public y ont assisté.

## 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

473 Albert Street

### Owner

Concentra Bank c/o Garry Bimler

### Applicant

Fotenn Consultants Inc. – Stephanie Morris

### Architect

Roderick Lahey Architect Inc.

### Description of site and surroundings

The site is located in the Central Area, in Ward 14 – Somerset. It is located on the north side of Albert Street, between Bronson Avenue and Bay Street. It is approximately 1,680 square metres in area, with approximately 60 metres of frontage along Albert Street. The site is illustrated in Document 1 – Zoning By-law Amendment Location Map.

The property is currently occupied by an 11-storey office building with vacant storefronts on the ground floor. On the western edge of the property, there is vehicular access to two levels of underground parking containing 55 parking spaces. There are also 11 surface parking spaces located on the northern portion of the lot.

The property is located in a mixed-use neighbourhood with residential, commercial, office and institutional uses surrounding the site. These are as follows:

- North: an office and an 11-storey residential apartment building.
- East: a 12-storey hotel (The Albert at Bay Suite Hotel).
- South: Albert Street, beyond which is a mix of low-rise residential uses and institutional uses (including the Ottawa Technical High School).
- West: a 17-storey condominium complex of two towers, known as The Gardens.

### **Summary of requested Zoning By-law Amendment proposal**

A Zoning By-law amendment is proposed for 473 Albert Street. The property is currently zoned R5P[238] H(37) S93 – Residential Fifth Density, Subzone P, Height 37 metres, Schedule 93. The request proposes to retain the existing R5P residential zoning and replace Exception 238 with Exception XXXX. The amendment is requested to allow for a medical facility, restaurant, and retail use to occupy the majority of the ground floor and to allow for increased flexibility in the type of uses permitted on the second floor.

The proposed rezoning will permit the following conditional non-residential uses: bank, bank machine, convenience store, personal service business, restaurant, but not including an outdoor commercial patio, retail food store, retail store, community centre, community health and resource centre, day care, medical facility, instructional facility, and training centre. These uses are permitted subject to being no greater than 410 square metres and being located on the ground floor or second floor of the existing office building.

The current R5P zone permits the majority of the proposed non-residential uses, on the condition that they be located within a building that contains residential dwelling units. The requested zoning proposes to continue to allow these uses, not just within a building that contains dwelling units, but also within the existing office building. The following three non-residential uses are not already listed in the R5P zone and are introduced to this site through this rezoning: medical facility, instructional facility, and training centre. All of these conditional uses will be restricted to the first two floors of the building.

The applicant is also seeking relief from certain loading space requirements.

## **Brief history of proposal**

The existing 11-storey building was built in 1961 and has been renovated over time. Since it was constructed, the predominant land use has been office use. The ground level is currently vacant.

In August 2017, the owner received a building permit to renovate the ground floor of the existing building. The permit allowed for interior alterations to the lobby and exterior façade alterations. These changes served to improve accessibility by adding an access ramp with handrails, street seating, and an awning to provide weather protection. The façade changes also improved the design of the building at street level by adding enclosures to screen protruding utility equipment, feature walls with ivy, and increased fenestration.

The owner, Concentra Bank, now wishes to re-zone the property to allow the currently vacant ground floor, as well as the second floor, to be occupied by a mix of non-residential uses and allow for no loading space requirements for the existing office use and proposed non-residential uses.

## **DISCUSSION**

### **Public consultation**

A public open house took place in the community on Monday November 20, 2017. The applicant and Councillor McKenney organized and facilitated the event and City staff attended. Three members of the public attended.

The consultation details can be found in Document 3 – Consultation Details which provides a summary of comments that were received from members of the public during the circulation period, along with staff's responses.

A total of five members of the public commented on this proposal. The community requested that consideration be given to how introducing a commercial use may negatively affect nearby residential by creating noise and safety issues.

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

### **Official Plan designations**

The site is located within the Central Area designation as shown on Schedule B of the City's Official Plan. The property is within the study area boundary of the Central Area Secondary Plan. In the Central Area Secondary Plan, *Schedule B – Central Area*

*Character Areas and Theme Streets* identifies the subject lands as being located in the “Upper Town” Character Area.

### **Other applicable policies and guidelines**

The site is also within the scope of the Downtown Ottawa Urban Design Strategy, which outlines a vision for downtown Ottawa to be vibrant, liveable and engaging.

The site is also located along a transit corridor that is currently being reviewed through the Albert and Slater Street Realignment Study. The rezoning will not effect this realignment.

### **Planning Rationale**

#### *Planning Act* and Provincial Policy Statement

The *Planning Act* requires that all City planning decisions be consistent with the Provincial Policy Statement (PPS), a document that provides policy direction on matters of Provincial interest related to land use development. The PPS contains policies that require an appropriate mix of residential and non-residential uses in urban areas and that provide for efficient land use and development patterns to support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

The proposal is subject to the policies contained within the 2014 PPS. Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014. The proposal is in keeping with the PPS by promoting efficient development with a mix of uses in a built form that enhances the vitality of downtowns and supports the long-term prosperity of vibrant liveable communities with opportunities to live, work and play.

#### Official Plan Policies

The proposal has been reviewed under the consolidated Official Plan (2003 – OPA76) and in accordance with the Council approved amendments contained within Official Plan Amendment 150 (OPA150).

Pursuant to Schedule B and Section 3.6.6, the property is designated Central Area. As outlined in Section 3.6.6, the Central Area is the economic and cultural heart of the city. The Official Plan aims to enhance the diversity and attractiveness of the Central Area by encouraging a broad range of land uses, while also supporting residential

neighbourhoods. Section 3.6.6 also identifies that the Central Area is made up of a number of distinct sub-areas, each with its own identity and character.

The property at 473 Albert Street is located in the sub-area of the Central Area called Upper Town. The policy for this area states that it will continue to contribute significantly to the City's supply of inner-city housing and will support 24-hour activity in the Central Area. Section 3.6.6, Policy 6(g) also states that the City shall improve and enhance the pedestrian environment in the Central Area by ensuring the provision of at-grade street-oriented uses with their principal entrances fronting on the sidewalk and providing a continuity of weather protection. The proposed re-zoning will introduce activity at-grade and on the second level with new non-residential uses. These uses have accessible entrances located at-grade along Albert Street. In addition, by retaining the Residential Fifth Density zone, the zoning preserves the option of introducing residential uses on-site in the future.

#### Central Area Secondary Plan

The property is within the study area of Central Area Secondary Plan. In Schedule B of the Central Area Secondary Plan, the property is identified as being located in the Upper Town Character Area. Character Areas within this Secondary Plan refer to delineated areas within the Central Area that share common objectives and policies for future development.

The Secondary Plan envisions the Upper Town Character Area as contributing to the vitality of the Central Area as an attractive, liveable urban residential neighbourhood. While housing is identified as the predominant use in the area, a limited amount of non-residential uses are also encouraged to exist at-grade. These at-grade non-residential uses are encouraged to contribute to the pedestrian environment and cater to mainly local residents.

Section 1.10.3 of the Secondary Plan identifies that City Council may permit limited commercial uses at grade within this Upper Town Character Area, such as restaurants or personal services, provided such uses primarily serve the needs of local residents and that they do not: attract large volumes of automobile traffic, generate excessive noise and/or fumes, require large areas for on-site outdoor storage of goods or vehicles. The Secondary Plan goes on to state that a limited number of other uses within the area which are complementary to, and compatible with the residential character of the area are permitted such that residential uses remain dominant in the area.



Planning Services is satisfied that the proposed rezoning adheres to the Secondary Plan policies for this Upper Town Area. The proposed non-residential uses are not anticipated to attract large volumes of traffic as the building is conveniently located next to the Core and surrounded by a number of residential uses within walking distance. The site is located along a transit corridor and the uses are not required to provide off-street motor vehicle parking. Despite the fact, no parking is required, the existing office building currently provides 66 vehicular parking spaces.

Furthermore, given the size and type of use, the proposal is also not anticipated to generate excessive noise and/or fumes or require large areas on-site for storage. All required storage and maintenance for the non-residential uses will be located internal to the building. The limited size and location of the proposed non-residential uses will reduce the impact of the uses on the surrounding area. Lastly, as this is a dense urban environment, dominated primarily by residential uses, these uses will help to serve the needs of community residents. Therefore, it is Planning Services opinion that the proposed non-residential uses are complementary to, and compatible with the residential character of the area.

#### Downtown Urban Design Strategy – DOUDS

City Council approved the Downtown Ottawa Urban Design Strategy 20/20 – Phase 1 on March 10, 2004. The overarching aim of this strategy was to improve the urban experience of downtown and enhance the quality of the public realm and urban environment. It is Planning Services' opinion that adding at-grade commercial and community-focused uses will enhance the streetscape and quality of the public realm along Albert Street. It will also provide services to the existing residential uses to increase liveability.

#### Albert and Slater Street Realignment Study

The City of Ottawa is studying Albert Street, Slater Street and the Mackenzie-King Bridge between Empress Avenue and Waller Street. The study is exploring opportunities to improve walking, cycling, transit and general traffic along these streets by reallocating existing Transitway lanes after the O-Train Confederation Line opens in 2018. The recommended plan will be attached to a staff report going to Transportation Committee on April 4, 2018 and subsequently to Council. Road construction is to be integrated with full sewer and water replacement in the next few years.

On the recommended plan for this realignment study, there is a loading zone illustrating two loading spaces in front of 473 Albert Street. There are also several available street

parking spaces identified along the north side of Albert Street, just east of the loading zone. There is also a cycling facility and street tree planting identified north of the vehicular parking areas. This rezoning will not affect this ongoing realignment study.

### Recommended Zoning Details Rationale

As detailed in Document 2 – Details of Recommended Zoning, the proposed Zoning By-law amendment will re-zone the site from R5P[238] H(37) S93 to R5P with a site specific Urban Exception [XXXX] for various performance standards and retain the height limit to 37 metres. The following summarizes the site-specific zoning provisions:

- Maximum Gross Floor Area for Office Use

The rezoning permits a maximum gross floor area of 16,000 square metres for an office use. This provision is carried forward from the current zone.

- Loading Space Requirements

The recommended zoning will permit no loading space requirements for the existing office use and for any non-residential uses equal to or less than 410 square metres of area. 473 Albert Street is currently occupied by 13,277 square metres of office space. As per Table 113A of the Zoning By-law, two loading spaces are required for this amount of office space.

The recommended zoning will also permit a number of non-residential uses to be a maximum of 410 square metres in gross floor area. As per Table 113A of the Zoning By-law, any non-residential use between 350 square metres and 999 square metres requires one loading space (except retail store, which requires none). Based on the draft ground floor plan, illustrated in Document 4 – Development Concept Plans, there is a medical facility use with 403 square metres of area, which would require one loading space.

Loading functions are currently carried out in the dedicated lay-by provided on Albert Street or in the rear surface parking area at the rear of the building. The Albert and Slater Streets Post Light Rail Transit (LRT) Repurposing Functional Design Study and Slater Street Realignment Environmental Assessment Study, approved by Council on April 11, 2018, includes a recommended plan that illustrates a loading zone with two loading spaces in front of 473 Albert Street. The proposed designation of curbside spaces will be reviewed and confirmed during the detailed design process for the renewal of Albert Street. Planning

Services is satisfied that loading can be adequately managed and that the relief requested is reasonable.

- Conditional Permitted Non-Residential Uses

The proposed rezoning will retain the existing office use on-site and introduce new active non-residential uses to the vacant at-grade ground floor and to the second floor. The recommended zoning will permit the following non-residential uses: office, bank, bank machine, convenience store, personal service business, restaurant, but not including an outdoor commercial patio, retail food store, retail store, community centre, community health and resource centre, day care, medical facility, instructional facility, and training centre.

The current R5P zone permits the majority of the proposed non-residential uses, on the condition that they be located within a building that contains residential. The requested zoning proposes to also allow these same non-residential uses within the existing office dwelling.

The re-zoning also introduces the following non-residential uses to the zone: medical facility, instructional facility, and training centre. These three additional uses are intended to have a community benefit as they serve functions that can complement the daily needs of local residents. For example, a medical facility permits health care professionals to practice, an instructional facility provides practical training in an art, hobby, skill or trade, and a training centre provides job-related instruction.

The proposed conditional non-residential uses will also be subject to provisions that limit their location and size. These conditions serve to limit the impact of the non-residential uses and ensure the uses are complementary to, and compatible with the residential character of the area. Permitting the non-residential uses to be located on the ground floor and second will create a pedestrian friendly environment by contributing to street-level activity. Furthermore, limiting the gross floor area to 410 square metres will break-up the potential impact that a single dominant non-residential use may have at-grade. As shown in Document 4 – Development Concept Plans, the applicant is proposing three commercial tenants on the ground floor for retail, restaurant and medical facility uses.

## **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

## **COMMENTS BY THE WARD COUNCILLORS**

Councillor McKenney provided the following comments:

“I support the recommendations within this report regarding the applicant’s zoning amendment request to acknowledge the current office uses on the upper floors of this building and facilitate a broader suite of retail, service, and commercial uses on the first and second floors.

Considering Albert Street’s renewed importance in creating a vibrant and attractive gateway to our downtown and understanding the character of the existing neighbourhood I support the inclusion of standards that ensure the proposed ground floor uses are compatible and complementary to the goals of the ongoing street realignment project, and more broadly, the future development of Centretown.

To create a vibrant and welcoming environment along Albert Street I agree that limitations should be in place to guarantee that uses which are typically less street-oriented or active do not dominate the streetscape along the Albert Street corridor over time. For this reason, I support including limitations to gross floor area of the proposed medical clinic and other similar service uses. The submitted proposal, and recommended zoning amendments will encourage development and commercial growth that will enhance and reinforce the current and future scale and character of Albert Street.”

## **LEGAL IMPLICATIONS**

There are no legal impediments associated with implementing the recommendations of the report.

## **ASSET MANAGEMENT IMPLICATIONS**

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

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

EP1 – Promote Ottawa.

EP2 – Support growth of local economy.

## **APPLICATION PROCESS TIMELINE STATUS**

This application was processed by the On Time Decision Date established for the processing of Zoning By-law amendment applications.

## **SUPPORTING DOCUMENTATION**

Document 1 Zoning By-law Amendment Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Development Concept Plans

## **CONCLUSION**

The Planning, Infrastructure and Economic Development department supports the proposed Zoning By-law amendment application to permit ground floor and second floor non-residential uses and permit reduced loading space requirements. These amendments and the resulting development will create street level activity to serve local residents and be complementary to the residential character of the area. As such, the requested Zoning By-law amendment represents good planning and the department recommends the requested amendments be approved.

## **DISPOSITION**

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

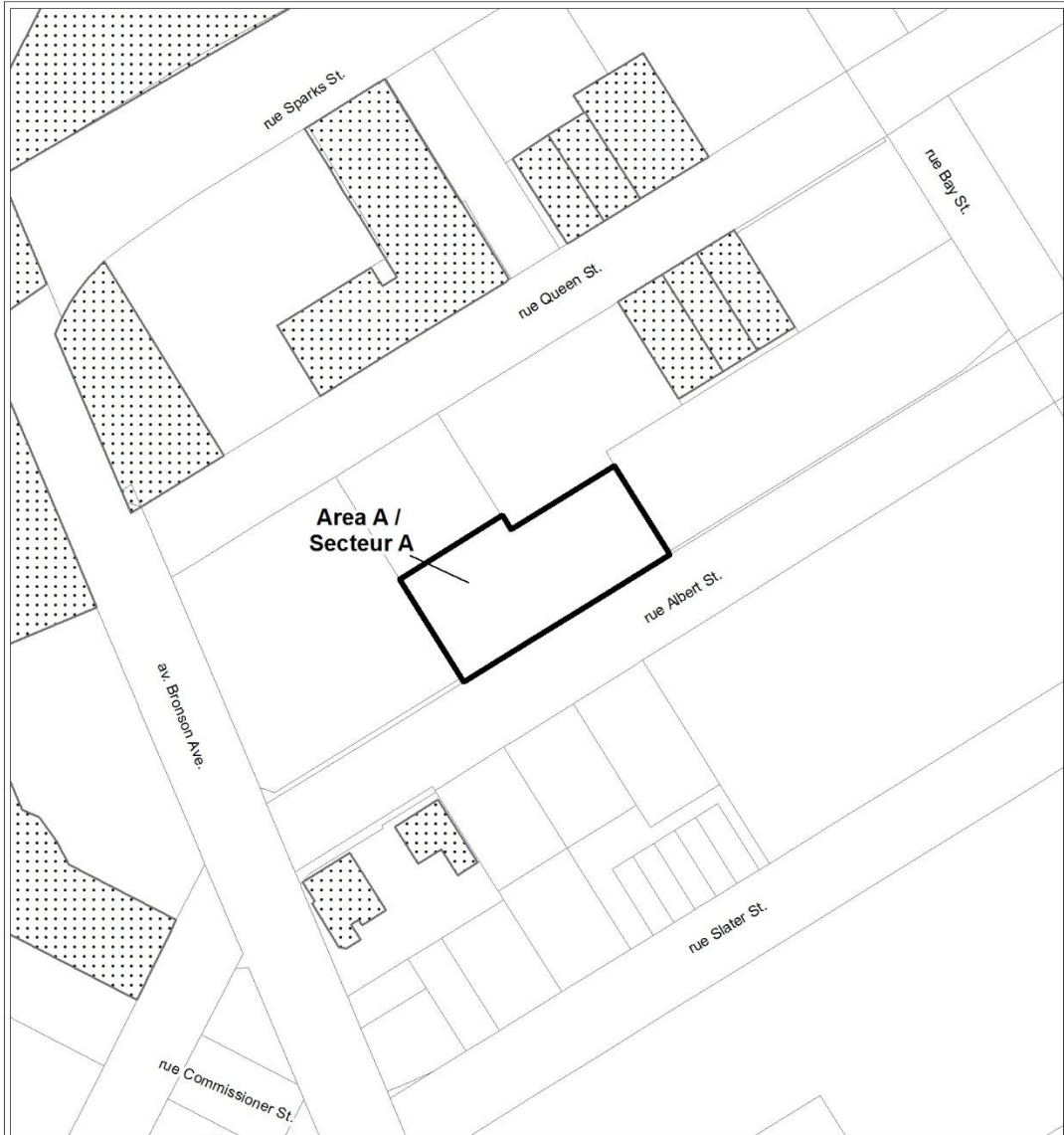
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.



Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

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

## Document 1 – Zoning By-law Amendment Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa). The site is located in the neighbourhood of Centretown, on the north side of Albert Street between Bronson Avenue and Bay Street.



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE 473 RUE ALBERT STREET	
D07-02-17-0099	18-0360-A		
I:\CO\2017\Zoning\Albert473			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers                  All rights reserved. May not be produced without permission                  THIS IS NOT A PLAN OF SURVEY</small>			
<small>©Les données de parcelles appartient à Teranet Enterprises Inc.                  et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit                  sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2018 / 03 / 21		■ Area A to be rezoned from R5P[238] H(37) S93 to R5P[XXXX] H(37) Secteur A devant être rezoné de R5P[238] H(37) S93 à R5P[XXXX] H(37)	
		■ Heritage (Section 60) Patrimoine (Article 60)	
Entire map area is affected by the Mature Neighbourhoods Overlay (section 139) / Tout le secteur de la carte est touché par la Zone sous-jacente de quartiers établis (article 139)			
			

## Document 2 – Details of Recommended Zoning

The proposed changes to the City of Ottawa Zoning By-law 2008-250 473 Albert Street are as follows:

1. Rezone the lands shown in Document 3 from R5P[238] H(37) S93 to R5P[XXXX] H(37).
2. Add a new exception R5P[XXXX] H(37), to Section 239 – Urban Exceptions with provisions similar in effect to the following:
  - a. In column II add the text: “R5P[XXXX] H(37)”.
  - b. In column III add the text: “office, bank limited to 30 square metres of cumulative gross floor area, bank machine, convenience store, personal service business, restaurant, but not including an outdoor commercial patio, retail food store, retail store, community centre, community health and resource centre, day care, medical facility, instructional facility, and training centre”.
  - c. In column V add the following:
    - i. Office use limited to a cumulative total gross floor area of 16,000 square metres.
    - ii. No loading spaces are required for an office use in the existing building as it exists the day this by-law is passed.
    - iii. Despite Section 113, any non-residential use equal to or less than 410 square metres of gross floor area is not required to provide loading spaces.
    - iv. Despite clauses (a) and (b) of 163(2) the following conditional uses are also permitted uses subject to:
      1. A maximum gross floor area of 410 square metres per individual occupancy.
      2. Being located in the existing office building as it existed the day this by-law is passed.



3. Being located on the ground floor or second floor:

Bank;

Bank machine;

Convenience store;

Personal service business;

Restaurant, but not including an outdoor commercial patio;

Retail food store;

Retail store;

Community centre;

Community health and resource centre;

Day care;

Medical facility;

Instructional facility;

Training centre.

## **Document 3 – 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.

A public open house took place in the community on Monday November 20, 2017. The applicant and Councillor McKenney organized and facilitated the event and City staff attended. Three members of the public attended.

### Public Comments and Responses

#### Summary of Public Input

A total of five residents provided feedback on the subject proposal. The concern raised is summarized below:

#### Concern

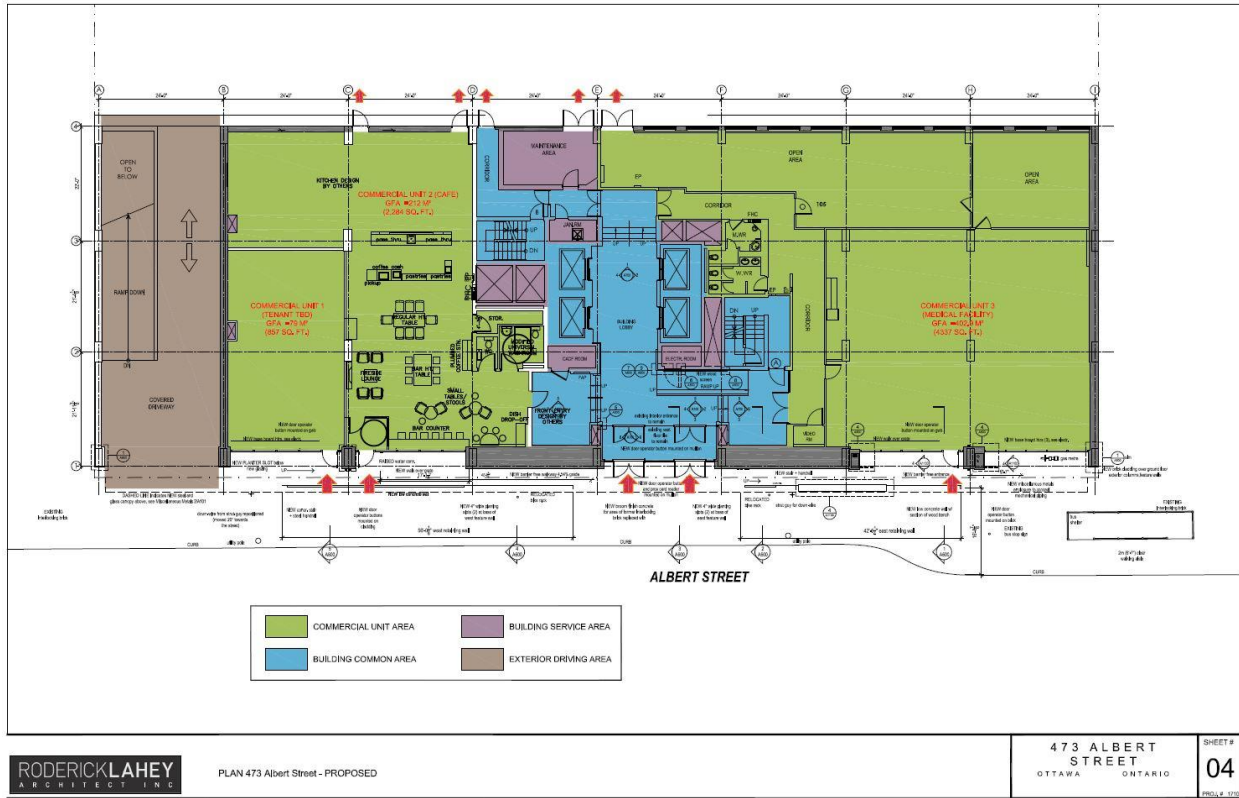
Concern that depending on the type of commercial use that occupies the ground floor, the character of the area may change and that there may be nuisances associated with these uses that will negatively affect the neighbouring residential uses. Specifically, there is concern of noise, alcohol consumption, and safety.

#### Response

When this proposal was originally circulated, the proposal involved rezoning the subject site GM – General Mixed Use, which would have been more permissive than the currently recommended R5P zone with a site-specific exception. The recommended rezoning includes restrictions on the type of non-residential uses permitted. Of the select number of non-residential uses permitted, they are conditional on meeting certain provisions. These provisions limit the location of the non-residential uses to the ground floor and second floor within the existing office building and restrict the maximum gross floor area of each occupancy to 410 square metres. These restrictions will reduce the impact of the non-residential uses on the neighbourhood. In addition, the restaurant use is not permitted to have a patio; therefore, any associated noise or alcohol consumption will take place internal to the building.

# Document 4 – Development Concept Plans

## Draft Ground Floor Plan Site Plan



Perspective Rendering – View of ground floor looking west on Albert Street

