

6. Zoning By-Law Amendment – 1068 Cummings Avenue
Modification du *Règlement de zonage* – 1068, avenue Cummings

Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 1068 Cummings Avenue to permit a six-storey retirement home and seniors apartment building, as detailed in Document 2.

Recommandation du Comité

Que Conseil approuve une modification au *Règlement de zonage 2008-250* visant le 1068, avenue Cummings afin de permettre l'aménagement d'un immeuble d'appartements de six étages pour aînés qui servira aussi de maison de retraite, comme l'indique le document 2.

Documentation/Documentation

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated March 26, 2020 (ACS2020-PIE-PS-0037)

Rapport du Directeur, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté 26 mars 2020 (ACS2020-PIE-PS-0037)
2. Extract of draft Minutes, Planning Committee, April 9, 2020

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 9 avril 2020

Report to
Rapport au:

Planning Committee
Comité de l'urbanisme
9 April 2020 / 9 avril 2020

and Council
et au Conseil
22 April 2020 / 22 avril 2020

Submitted on 26 March 2020
Soumis le 26 mars 2020

Submitted by
Soumis par:
Douglas James

Acting Director / Directeur par intérim
Planning Services / Services de la planification
Planning, Infrastructure and Economic Development Department / Direction
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Ward: BEACON HILL-CYRVILLE (11)

File Number: ACS2020-PIE-PS-0037

SUBJECT: Zoning By-law Amendment – 1068 Cummings Avenue

OBJET: Modification du *Règlement de zonage* – 1068, avenue Cummings

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1068 Cummings Avenue to permit a six-storey retirement home and seniors apartment building, as detailed in Document 2.

2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of April 22, 2020", 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 1068, avenue Cummings afin de permettre l'aménagement d'un immeuble d'appartements de six étages pour aînés qui servira aussi de maison de retraite, comme l'indique 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, 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 22 avril 2020 », 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

Zoning By-law Amendment to permit the construction of seven development blocks, two street blocks and one pathway block.

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

1068 Cummings Avenue

Owner

Huntington Properties

Applicant

Fotenn Consultants Inc.

Description of site and surroundings

The property is a corner lot consisting of an area of 1.5 hectares with 157 metres of frontage on the west side of Cummings Avenue and 94 metres along Caron Street, a private street that provides access to a residential development to the west of the site. The site is currently occupied by a two-storey light industrial building with various associated buildings and storage areas. Over the past 50 years the site has been continually used for scrap metal processing and various auto related businesses. In the past, the site was rezoned to residential to signal the intent that when this property is redeveloped that the future development will align with the residential character of the rest of the neighbourhood.

The surrounding community has a mix of uses. Properties along St. Laurent Boulevard are commercial. There is a public park directly north of Caron Street and open spaces to the east along the Aviation Parkway. To the south of the property is an existing one-hectare industrial site that still is operating as a warehousing and shipping service business. Like the subject property, this property was rezoned to R1M in the past. To the west are two condominiums consisting of townhouses on a private street network. On the east side of Cummings Avenue is a mix of single detached, townhouses and stacked townhouses dwelling. Much of the land on the east side of Cummings Avenue is zoned to permit a higher density than was constructed, with permitted heights of 22 metres (seven-storeys).

Summary of requested Zoning By-law amendment proposal

A Zoning By-law amendment application has been made to permit a proposed six-storey retirement home and senior's apartment complex containing 316 units with various levels of care ranging from independent living to daily medical care. The subject property is currently zoned Residential First Density, Subzone M (R1M) zone, which permits detached houses and limits the number of residents in a converted retirement home, to a maximum of ten.

The applicant proposes to rezone the property to Residential Fifth Density, Subzone A, Height 22 metres R5A H(22) zone. This would best accommodate the proposed building and its associated uses.

Summary of Proposed Development

The Applicant has also made a Site Plan Control application to review the proposed building, parking and amenity areas. The proposed building will consist of three six-storey slabs oriented east and west with two two-storey breezeways connecting the slabs. The development is to include a total of 164 parking spots (76 surface spaces and 88 below grade) located in front of the building's entrances, along the south yard and under the building itself. The slabs and breezeways create two courtyards at the rear of the building and two entrance features at the front. The building is setback from the property lines which provides landscaped areas with walking paths around the site. The proposed site plan is illustrated in Document 4.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. Owners within 120 metres of the subject lands were notified by mail and signs were posted on the site. A list of the comments and responses are available in Document 3.

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

Official Plan designations

The subject application has been examined pursuant to the provisions of the Official Plan and is deemed to comply with its provisions for residential intensification by utilizing underdeveloped brownfield sites and contributing to a more complete community with a more diverse housing stock.

The property is designated General Urban Area in the City Official Plan. Policies 3 and 4 in Section 3.6.1 indicate that General Urban Areas will be predominantly Low-Rise. Changes in building form, height and density will be evaluated based upon compatibility with the existing context and planned function of the area. Taller buildings may be considered for sites that are in areas already characterised by taller buildings or sites zoned to permit taller buildings.

Other applicable policies and guidelines

There are no Secondary Plan or Community Design Plan for this community to provide direction on intensification. The proposal is consistent with the general design guidelines for Mid-Rise development in the City.

Planning rationale

The proposed rezoning will facilitate the redevelopment of a legacy industrial (brownfield) site to a residential use as intended by the existing zone. Despite the intent that building heights in the General Urban Area are to be predominantly Low-Rise, Policies 3 and 4 in Section 3.6.1 allow for taller building to be considered in areas where the planned function would permit greater height. The applicant has requested the same R5A H(22) zone that exists on the east side of Cummings Avenue to be assigned to the subject site. This would give the subject property the same building height and function as those sites in the immediate area.

The proposal will also contribute to the livability of the community by introducing a more compatible use to the site. The proposed Mid-Rise structure will be compatible with the neighbourhood as it is orientated to the street. Shadowing will be minimized by setting the building a sufficient distance from the property lines. Employee parking and loading areas are located on the south side of the building away from the street.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement of 2014 and 2020. The proposal is designed to promote intensification of the underutilized property and make efficient use of existing infrastructure, and public services.

RURAL IMPLICATIONS

This Zoning By-law amendment application is not expected to impact the rural area.

COMMENTS BY THE WARD COUNCILLOR

Councillor Tierney is aware of the application related to this report.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendations.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

No accessibility implications are anticipated in association with this report. Proper accessibility will be ensured through the detailed site plan and engineering design review.

ENVIRONMENTAL IMPLICATIONS

An Environmental Impact Assessment was submitted and reviewed, and no environmental concerns were identified.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- EP2 – Economic Prosperity – Support growth of local economy
- HC1 – Healthy and Caring Communities – Advance Equity and inclusion for the City's diverse population

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 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Draft Site Plan

CONCLUSION

Staff is of the opinion that the proposed development is compatible with the built form for the area and will contribute to the range of activities in the community.

DISPOSITION

Legislative 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.

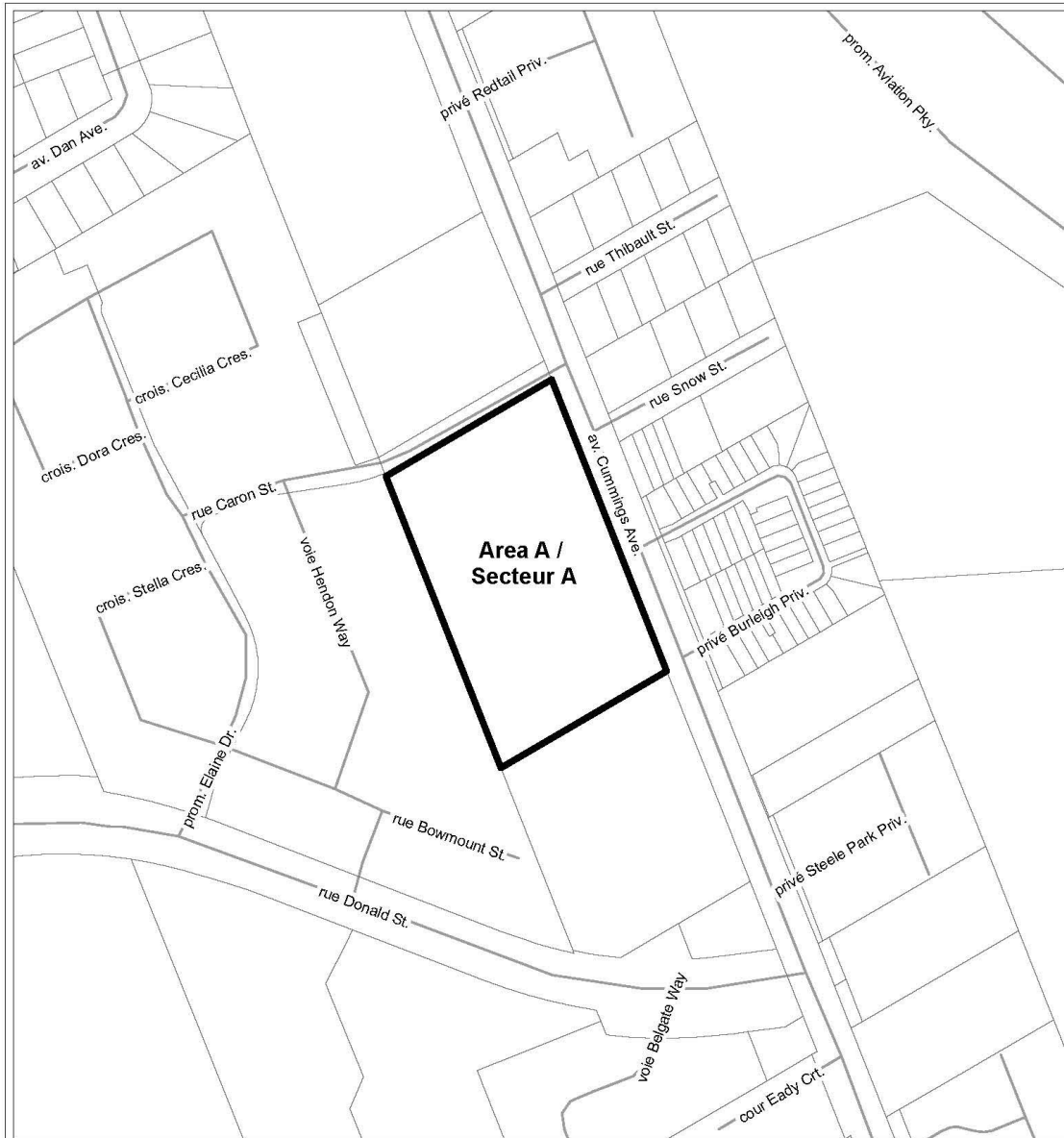
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.


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

The map shows areas of the property that are subject to the Zoning By-law amendment.



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE SITE PLAN / PLAN D'EMPLACEMENT	
D02-02-19-0077		19-0809-X	
D07-12-19-0121			
I:\CO\2019\Zoning\Cummings_1068			
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REVISION / RÉVISION - 2019 / 10 / 11			
		<div style="display: flex; align-items: center;"> <div style="border: 2px solid black; width: 20px; height: 10px; margin-right: 5px;"></div> <div> <p>Area A to be rezoned from R1M to R5A H(22)</p> <p>Le zonage du secteur A sera modifié de R1M à R5A H(22)</p> </div> </div>	
			 <small>NOT TO SCALE</small>

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1068 Cummings Avenue.

1. Rezone the lands shown on Document 1 as follows:
 - a) Area A from R1M to R5A H(22)

Document 3 – Consultation Detail

Comment: The height and density are too much to fit in this neighbourhood where the tallest buildings are no more than 3 to 4 storeys.

Response: The zoning requests for the subject property is the same zone that exists on the properties on the east side of Cummings Avenue. The height and density are consistent with what could be constructed in the neighbourhood.

Comment: Cummings Avenue experiences a high volume of traffic. I am concerned with traffic coming out of the underground parking and not being able to see cars on the street and getting into accidents.

Response: The parking garage entrance is located on the south side of the building at the rear. Both vehicle accesses to the site from Cummings Avenue are at street level with no obstructions to sight lines.

Comment: Concerned about more traffic on Cummings. Would prefer the underground parking ramp access to be from Caron Street.

Response: The parking ramp cannot access Caron Street because Caron is a private street servicing the condominium corporations to the west of the site.

Comment: Will garbage from the complex be piled on Cummings Avenue on garbage day?

Response: Garbage will be collected and stored onsite and then removed by a private contractor.

Comment: Would prefer to have a mixed-use building with commercial space accessible to the general public on the ground floor.

Response: The applicant is requesting the same residential zoning that occurs on a number of properties on the east side of Cummings Avenue. The owner is not interested in establishing commercial space on this property.

Comment: We would prefer a smaller amount of parking spaces to highlight the proximity to transit, the bus stop and more specifically the LRT transit station at Cyrville.

Response: The minimum parking spaces required for the number of units is 126 and 164 are provided (76 surface spaces and 88 below grade). The site is one

kilometre from the Cyrville station and Cummings Avenue is not a transit priority street. Given that many of the tenants will be older, I believe that the spaces provided is appropriate for the number of staff, visitors and residents in this context.

Comment: The City should explore walking and cycling paths that better connect the site to the commercial areas on St. Laurent.

Response: The City has asked the owner about creating a path system through the property to the west. The owner was not willing to consider this due to the complexity of working with the neighbouring property, creating easements and access control concerns.

Document 4 – Draft Site Plan

