

9. **Official Plan Amendment and Zoning By-law Amendment - 278 O'Connor Street, 280 O'Connor Street and 347 Gilmour Street**

Modification du Plan Officiel et du Règlement de zonage - 278, rue O'Connor, 280, rue O'Connor et 347, rue Gilmour

Committee recommendations, as amended

That Council:

1. approve an amendment to the Centretown Secondary Plan for 278 O'Connor Street, 280 O'Connor Street and 347 Gilmour Street to permit a six-storey residential building, as detailed in Document 2;
2. approve an amendment to Zoning By-law 2008-250 for 278 O'Connor Street, 280 O'Connor Street and 347 Gilmour Street to permit a six-storey residential building, as detailed in Document 3;
3. **because the report number and Document 3 circulated as part of the Public Notification differs from the one published on the electronic agenda, the latter being the final version, confirm that the report number is ACS2020-PIE-PS-0083, not ACS2019-PIE-PS-0083; and that the following changes were made to 2. b) in Document 3:**
 - **First provision: replace "5.7 metres" by "3.9 metres";**
 - **Eight provision: replace "2.6 metres" by "2.2 metres";**
 - **Tenth provision: delete "after 16 metres from front lot line";**
 - **Eleventh provision: delete "after 16 metres from front lot line";**
 - **Twelfth provision: delete "after 16 metres from front lot line";**
 - **Fifteenth provision: replace "23 metres" by "35 metres";**
 - **Sixteenth provision: replace "23 metres" by "35 metres";**
 - **Add the provision: "minimum width for a double traffic lane driveway providing access to a parking garage: 3.4 metres";**
 - **Last provision: add "and (4)" before "do not apply".**
4. **approve that, pursuant to the *Planning Act*, subsection 34(17), no further**

notice be given.

Recommandations du Comité, telles que modifiées

Que le Conseil :

1. approuve la modification du Plan secondaire du Centre-ville visant les 278, rue O'Connor, 280, rue O'Connor et 347, rue Gilmour, afin de permettre la construction d'un bâtiment résidentiel de six étages, comme l'indique le document 2;
2. approuve la modification du *Règlement de zonage* (n° 2018-250) visant les 278, rue O'Connor, 280, rue O'Connor et 347, rue Gilmour, afin de permettre la construction d'un bâtiment résidentiel de six étages, comme l'indique le document 3;
3. **confirme que le numéro du rapport est bien « ACS2020-PIE-PS-0083 », et non « ACS2019-PIE-PS-0083 », et que les modifications suivantes ont été apportées au point 2b) du document 3 parce qu'il y a des différences entre le rapport (son numéro) et le document 3 distribués à titre d'avis public d'une part et ceux publiés dans l'ordre du jour électronique d'autre part, ces derniers tenant lieu de versions finales :**
 - **Première disposition : remplacement de « 5.7 metres » par « 3.9 metres »;**
 - **Huitième disposition : remplacement de « 2.6 metres » par « 2.2 metres »;**
 - **Dixième disposition : suppression de « after 16 metres from front lot line »;**
 - **Onzième disposition : suppression de « after 16 metres from front lot line »;**
 - **Douzième disposition : suppression de « after 16 metres from front lot line »;**
 - **Quinzième disposition : remplacement de « 23 metres » par**

« 35 metres »;

- Seizième disposition : remplacement de « 23 metres » par « 35 metres »;
- Ajout de la disposition « minimum width for a double traffic lane driveway providing access to a parking garage: 3.4 metres »;
- Dernière disposition : ajout de « and (4) » avant « do not apply ».

4. approuve qu'en vertu du paragraphe 34(17) de la *Loi sur l'aménagement du territoire*, qu'aucun nouvel avis ne soit donné.

Documentation/Documentation

1. Directors report, Planning Services, Planning, Infrastructure and Economic Development Department, dated August 13, 2020 (ACS2020-PIE-PS-0083)

Rapport du Directeur, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 13 août 2020 (ACS2020-PIE-PS-0083)
2. Extract of draft Minutes, Planning Committee, August 27, 2020

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 27 août 2020

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
27 August 2020 / 27 août 2020**

**and Council
et au Conseil
9 September 2020 / 9 septembre 2019**

**Submitted on 13 August 2020
Soumis le 13 août 2020**

Submitted by

Soumis par:

Douglas James

Director / Directrice

Planning Services / Services de la planification

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

Contact Person

Personne ressource:

Steve Gauthier

**Planner / Urbaniste, Development Review Central / Examen des demandes
d'aménagement centrale**

613-580-2424, 27889, steve.gauthier@ottawa.ca

Ward: SOMERSET (14)

File Number: ACS2020-PIE-PS-0083

**SUBJECT: Official Plan Amendment and Zoning By-law Amendment - 278
O'Connor Street, 280 O'Connor Street and 347 Gilmour Street**

**OBJET: Modification du Plan Officiel et du Règlement de zonage - 278, rue
O'Connor, 280, rue O'Connor et 347, rue Gilmour**

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to the Centretown Secondary Plan for 278 O'Connor Street, 280 O'Connor Street and 347 Gilmour Street to permit a six-storey residential building, as detailed in Document 2.
2. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 278 O'Connor Street, 280 O'Connor Street and 347 Gilmour Street to permit a six-storey residential building, as detailed in Document 3.
3. 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 the Planning Act 'Explanation Requirements' at the City Council Meeting of September 9 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 la modification du Plan secondaire du Centre-ville visant les 278, rue O'Connor, 280, rue O'Connor et 347, rue Gilmour, afin de permettre la construction d'un bâtiment résidentiel de six étages, comme l'indique le document 2.
2. Que le Comité de l'urbanisme recommande au Conseil d'approuver la modification du *Règlement de zonage* (n° 2018-250) visant les 278, rue O'Connor, 280, rue O'Connor et 347, rue Gilmour, afin de permettre la construction d'un bâtiment résidentiel de six étages, comme l'indique le document 3.
3. 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 de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 9 septembre 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.

EXECUTIVE SUMMARY

Staff Recommend Approval

This report recommends that Council approve an amendment to Zoning By-law 2008-250 for 278 O'Connor Street, 280 O'Connor Street and 347 Gilmour Street. The amendments will facilitate the construction of a six-storey, mid-rise apartment dwelling to be integrated with portions of the two existing two-and-a-half-storey heritage buildings fronting onto O'Connor Street. The existing two-storey house at 347 Gilmour Street is proposed to be demolished.

The Official Plan amendment seeks to amend the Centretown Secondary Plan to permit a maximum building height of six-storeys, whereas the Plan currently permits a maximum building height of four storeys.

The Zoning By-law amendment application seeks to change the zoning of the site from Residential Fourth Density to Residential Fifth Density. The amendment would also include the reduction of minimum setbacks, impose building setbacks, and exempt the new construction from being a direct replacement of the existing building as required by the Heritage Overlay.

Applicable Policy

The proposed development is consistent with the Official Plan and Centretown Secondary Plan.

The site is located within the General Urban Area designation of the City of Ottawa Official Plan. The General Urban Area relates to a large portion of the City's urban area and accommodates a broad mix and scale of uses in order to facilitate complete and sustainable communities. The policies of the Official Plan support infill, redevelopment and other forms of intensification within the General Urban Area.

The site is located within the Central Character Area of the Centretown Secondary Plan, which is situated at the core of the community and comprises an assortment of uses which make up its eclectic character. It is envisioned that this area will continue to

evolve with the development of primarily residential and mixed-use buildings in low and mid-rise built forms. New growth is to respect and complement the many historic buildings and streetscapes in the area.

Public Consultation / Input

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.

No public information session was held in the community.

The main concerns received through circulation were related to exceeding the maximum height of four storeys, the proposal not fitting the character of the heritage houses across Gilmour Street, and the loss of greenery and mature trees.

RÉSUMÉ

Approbation recommandée par le personnel

Dans le présent rapport, on recommande au Conseil d'approuver une modification du *Règlement de zonage* (n° 2008-250) visant les 278, rue O'Connor, 280, rue O'Connor, et 347, rue Gilmour. Cette modification permettra la construction d'un immeuble d'appartements de moyenne hauteur de six étages qui sera intégré à des parties de deux édifices historiques de deux étages et demi donnant sur la rue O'Connor. Il est proposé de démolir l'immeuble de deux étages du 347, rue Gilmour.

La modification du Plan officiel aurait pour effet de changer le Plan d'aménagement secondaire du Centre-ville pour que la hauteur maximale de bâtiment passe de quatre à six étages.

La demande de modification du *Règlement de zonage*, quant à elle, vise à faire passer le zonage de zone résidentielle de densité 4 à densité 5. Elle comprend une réduction des retraits minimaux, l'imposition de retraits de bâtiments et une exemption de construction en remplacement du bâtiment actuel, tel qu'exigé dans un secteur désigné à valeur patrimoniale.

Politique applicable

Le projet d'aménagement est conforme au Plan officiel et au Plan d'aménagement secondaire du Centre-ville.

L'emplacement visé est situé dans la zone urbaine générale désignée dans le Plan officiel, laquelle couvre une grande partie de la région urbaine d'Ottawa et comprend diverses utilisations de tailles variées afin de favoriser les collectivités complètes et durables. Les politiques du Plan officiel permettent dans cette zone les aménagements intercalaires, les réaménagements et d'autres formes de densification.

L'emplacement se trouve dans le secteur caractéristique du centre du Plan d'aménagement secondaire du Centre-ville, c'est-à-dire au cœur de la collectivité, et comprend diverses utilisations, qui lui confèrent son caractère éclectique. Ce secteur est appelé à évoluer vu la construction d'une majorité de bâtiments résidentiels et de bâtiments polyvalents ayant une forme bâtie de faible hauteur ou de moyenne hauteur. Les nouvelles constructions doivent respecter et mettre en valeur les nombreux édifices historiques et paysages de rue existants.

Consultations publiques/commentaires

Un avis public a été donné et une consultation publique a eu lieu, selon la Politique d'avis et de consultation publique approuvée par le Conseil municipal pour les modifications du *Règlement de zonage*.

Aucune séance d'information publique n'a été tenue.

Les principales craintes exprimées concernaient le dépassement de la hauteur maximale de quatre étages, le fait que la proposition détonne avec le caractère des édifices historiques de la rue Gilmour, et la perte d'espaces verts et d'arbres mûrs.

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

278 O'Connor Street, 280 O'Connor Street and 347 Gilmour Street

Owner

Polo IV Properties Inc.

Applicant

Novatech (Kayla Blakely)

Architect

M. David Blakely Architect Inc.

Description of site and surroundings

The site is municipally known as 278 O'Connor Street, 280 O'Connor Street and 347 Gilmour Street and located within the Centretown Neighbourhood, more specifically on the west side of O'Connor Street, between Gilmour Street and MacLaren Street. The corner site is currently occupied by two, two-and-a-half-storey apartment buildings, with rear-yard parking. The site has approximately 33.0 metres of frontage on O'Connor Street and a depth of approximately 49.0 metres of frontage on Gilmour Street with a lot area of approximately 1615.0 square metres. Directly to the north, is a mid-rise apartment building fronting onto O'Connor Street. To the east, across O'Connor Street, is a surface parking lot. To the south, across Gilmour Street, are two-and-a-half storey residential buildings. To the west is a, two-and-a-half storey residential building with a lane leading to rear yard parking on the eastern limit of the property, directly adjacent to the site.

Summary of requested Official Plan and Zoning By-law amendments proposals

The applicant is proposing to amend the Centretown Secondary Plan to permit a maximum building height of six-storeys (22.0 metres), despite the currently permitted maximum building heights of four storeys (14.5 metres). The amendment further seeks to permit a mid-rise apartment dwelling on the portion of the site designated as Residential at 347 Gilmour Street, a designation of which contemplates only low-rise residential building forms.

The applicant seeks to change the zoning of the site from R4T[479] "Residential Fourth Density, Subzone T, Exception 479" to R5B [XXXX]H(22) "Residential Fifth Density Zone with an exception and a maximum building height of 22.0 metres".

The amendment would further provide relief from the zoning bylaw including the following (for more detail, see Document 2):

- 0.79 metres corner side yard setback whereas 3.0 metres is required.

- 2.5 metres rear yard setback for storeys one to three, whereas 7.5 metres is required.
- 3.48 metres rear yard setback for storeys four to six, whereas 7.5 metres is required.
- 0.28 metres interior side yard, whereas 7.5 metres is required.
- 3.4 metres wide driveway whereas 6.0 metres is required.
- the new construction will not be a direct replacement of the existing development whereas the Heritage Overlay requires a direct replacement.

Brief history of proposal

The proposed development consists of a six-storey, mid-rise apartment dwelling to be integrated with portions of the two existing two-and-a-half-storey heritage buildings fronting onto O'Connor Street. The existing two-storey house at 347 Gilmour Street is proposed to be demolished. The new development, together with the renovated portions of the existing buildings, will contain a total of 67 residential units. A total of 29 vehicular parking spaces and 53 bicycle parking spaces will be provided below-grade. An additional four bicycle parking spaces will be provided at-grade for visitors. Access to the below-grade parking will be from Gilmour Street. Two communal amenity areas will be provided: 89.36 square metres at-grade at the northwest corner of the site, and 55.89 square metres on the rooftop.

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.

No public information session was held in the community.

The main concerns received through circulation were related to exceeding the maximum height of four storeys, the proposal not fitting the character of the heritage houses across Gilmour Street, and the loss of greenery and mature trees.

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

Official Plan designation

The site is located within the General Urban Area designation of the City of Ottawa Official Plan. The General Urban Area relates to a large portion of the City's urban area and accommodates a broad mix and scale of uses in order to facilitate complete and sustainable communities. The policies of the Official Plan support infill, redevelopment and other forms of intensification within the General Urban Area.

Centretown Secondary Plan

The site is located within the Central Character Area of the Centretown Secondary Plan, which is situated at the core of the community and comprises an assortment of uses which make up its eclectic character. It is envisioned that this area will continue to evolve with the development of primarily residential and mixed-use buildings in low and mid-rise built forms. New growth is to respect and complement the many historic buildings and streetscapes in the area.

The Central Character Area includes a number of land use designations. The site is partly within the Residential Mixed-Use designation and partly within the Residential designation. The Residential Mixed-Use designation applies to areas historically occupied by houses and other low-rise housing forms that have been partially converted to commercial uses or where such conversions are appropriate. This designation permits stand-alone residential uses ranging from detached to apartment dwellings, in addition to locally oriented commercial uses. The Residential designation is intended to reflect areas of uniform low-rise residential uses commonly observed within the outlying Residential Character Areas.

Centretown Community Design Plan

The Centretown Community Design Plan has guidelines for new buildings in the Heritage Conservation District, including: using stepbacks to appropriately transition with adjacent building heights, using compatible materials, minimizing the use and height of blank walls and modulating façades through the use of vertical breaks and step-backs in a manner that is compatible with the surrounding heritage structures.

Other applicable policies and guidelines

Section 2.5.1 of the Official Plan sets out a number of design objectives that can positively influence the built environment. These objectives are intended to help achieve compatibility with respect of form and function where introducing new development into

established communities. One of these objectives is to ensure that new development respects the character of existing areas.

Section 4.11 of the Official Plan discusses Urban Design and Compatibility. In particular, it addresses the essential requirements to incorporate good quality design that fits the current and planned function context of the neighbourhood. Policy 12 under this section specifies that building transitions can be accomplished through incremental changes in height (stepping building profile up or down); massing (incorporating podiums); character (scale and rhythm); architectural design (angular plane); and building setbacks.

Urban Design Review Panel

The property is within a Design Priority Area and the Zoning By-law amendment application was subject to the Urban Design Review Panel (UDRP) process. Formal Review was held on November 1, 2019.

The panel was successful in having the following changes made to the proposed development:

- The use of additional red brick to enhance the relationship with the on-site and surrounding existing heritage buildings.
- Introduction of more articulation on the Gilmour façade to respect the scale and rhythm of the streetscape.
- The use of a more consistent window expression.

Planning Rationale

Official Plan

The site is designated General Urban Area in the City of Ottawa Official Plan. The General Urban Area relates to a large portion of the City's urban area and accommodates a broad mix and scale of uses in order to facilitate complete and sustainable communities. The policies of the Official Plan support infill, redevelopment and other forms of intensification within the General Urban Area.

Section 2.5.1 of the Official Plan sets out a number of design objectives that can positively influence the built environment. These objectives are intended to help achieve compatibility with respect of form and function where introducing new development into

established communities. One of these objectives is to ensure that new development respects the character of existing areas.

Section 4.11 of the Official Plan discusses Urban Design and Compatibility. It states that compatibility of new buildings with their surroundings will be achieved in part through the design of the portions of the structure adjacent to existing buildings and/or facing the public realm. It also states that complementary to building design, the massing and scale of new development also contributes to successful neighbourhood integration and the compatibility of new development with the character of the surrounding community.

Policy 12 of Section 4.11 states that transition refers to the integration of buildings that have greater height or massing than their surroundings. Transition is an important building design element to minimize conflicts when development that is higher or has greater massing is proposed abutting established or planned areas of Low-Rise development.

Policy 13 of Section 4.11 states that building height and massing transitions will be accomplished through a variety of means, including:

- a. Incremental changes in building height (e.g. angular planes or stepping building profile up or down);
- b. Massing (e.g. inserting ground-oriented housing adjacent to the street as part of a high-profile development or incorporating podiums along a Mainstreet);
- c. Building setbacks and step-backs.

Centretown Secondary Plan

While certain areas are restricted to a maximum building height of four storeys with the intent of ensuring established buildings, streetscapes and neighbourhoods are preserved as the area evolves. Given that the site is developed with earlier turn-of-the-century dwellings that have an aesthetic and architectural style common to that era, the existing buildings are viewed as part of the overall historic streetscape. Accordingly, the development potential for the site is purposefully limited to a low-rise form to encourage the retention of existing development. A maximum building height of four-storeys is permitted for the site, whereas many surrounding properties, particularly where redevelopment has occurred in more recent decades, are permitted a nine-storey building height.

Section 3.4.1 states that the “centre” of Centretown between Kent and Elgin Streets is a dynamic, mixed use area, whose character for many years has been more eclectic than that of the bordering neighbourhoods. It states that as this area continues to evolve to accommodate growth and maintain commercial and cultural vitality, conserving designated heritage buildings, and those worthy of designation, will be essential.

The objectives are:

1. Protect identified heritage buildings, streetscapes and areas;
2. Rehabilitate, conserve and re-use buildings with heritage value;
3. Preserve and reinforce the character of stable, valued neighbourhoods and main streets;
4. Ensure the scale, massing and design of new development respects the character of surrounding established areas with concentrations of heritage buildings;
5. Preserve irreplaceable, valued architectural styles.

Height and mass

The site is surrounded by existing developments which range from three to ten storeys. There is a seven-storey apartment building immediately abutting to the north, a six-storey commercial building across O'Connor Street to the east, and a 10-storey apartment building three properties away to the west. Other zones in proximity include Residential Fifth Density and General Mixed-Use which allow for mid-rise development. This area of Centretown comprises long-established low-rise dwellings and recent developments including medium to high-profile apartment buildings.

The proposed development will be similar to or lower in height than adjacent mid and high-rise developments.

It is proposed to be setback more than 11.0 metres from the O'Connor front lot line to preserve about half of the depth of the existing heritage buildings. Several setbacks are proposed at all storeys, the most significant being at the upper storeys (five and six), which will minimize the appearance of the overall building height from a street perspective while being sensitive to the existing two-storey dwellings across the street on Gilmour.

This is consistent with Section 4.11 of the Official Plan which, under Policy 12, states that building transitions can be accomplished through incremental changes in height (stepping building profile up or down); character (scale and rhythm); architectural design (angular plane); and building setbacks. The angular plane from a Gilmour Street perspective and the proposed site plan and respectively shown on Documents 5 and 6.

Materiality

The proposed design will harmonize with the existing dwellings preserved on the site and with those immediately across on Gilmour Street as brick will be used for the first four storeys and lighter materials and considerable glazing will be used on the proposed additional two storeys. Generous articulation will also be provided along Gilmour Street. This is consistent with Section 3.4.1 of the Centretown Secondary Plan.

Compatibility

The incremental increases in building height will ensure proper height transition from a north-south perspective and an east-west perspective. The use of lighter materials and glazing on the upper storeys will contribute to minimize the perceived mass. The generous articulation will also help to respect the scale and rhythm of the streetscape.

The proposed setbacks on Gilmour ranging from 1.39 metres to 4.66 metres are consistent with the setback patterns to the west and across the street.

This is in consistent with Section 4.11 of the Official Plan which, under Policy 12, states that building transitions can be accomplished through incremental changes in height (stepping building profile up or down); character (scale and rhythm); architectural design (angular plane); and building setbacks.

Transit

Policy 4 of Section 3.6.1 of the Official Plan states that taller buildings than the predominant low-rise built form envisioned for the General Urban Area may be considered for sites that front an Arterial Road and are within an 800.0-metre walking distance of a Rapid Transit Station. The site fronts onto O'Connor Street and is within an 800.0-metre walking distance from the Parliament Transit Station.

The proposed development will provide density and contribute to ensure a full range and choice of housing types in close proximity to transit.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement of 2014 and 2020.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor McKenney provided the following comments:

“I appreciate the intent of adding more housing units in the downtown core. This site is an excellent location for gentle and sympathetic residential intensification. However, I do not support the proposed increase in height from four to six storeys.

This project could succeed as smart infill development by abiding by the current zoning and maximum height limits. There is no reason that this development cannot provide residential units through sensitive intensification while conforming to the maximum building height stated in the Centretown Secondary Plan.

The site is zoned as R4 and is meant to act as a transition between a low-rise residential area and the mid- to high-rise built form in the downtown core. The site is on the edge of the transition but is generally surrounded by low-rise buildings to the South and East. A low-rise apartment building would be more appropriate for this site.”

LEGAL IMPLICATIONS

Should the recommendations be adopted, and the resulting zoning by-law be appealed to the Local Planning Appeal Tribunal, it is anticipated that a two day hearing will result. It is anticipated that this hearing can be conducted within staff resources. In the event that the zoning application is refused, reasons must be provided. Should there be an appeal of the refusal, it would be necessary to retain an external planner

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the recommendation in this report.

ASSET MANAGEMENT IMPLICATIONS

There are no direct asset management implications with respect to the

recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications associated with the report recommendations. In the event that the zoning application is refused and appealed, it would be necessary to retain an external planner. This expense would be funded from within Planning, Infrastructure and Economic Development's operating budget.

ACCESSIBILITY IMPACTS

No accessibility barriers are anticipated. Proper accessibility will be ensured through Site Plan Control Approval and Building Code review.

ENVIRONMENTAL IMPLICATIONS

Environmental implications will be assessed through the Site Plan Control Approval process.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Economic Growth & Diversification
- Thriving Communities: Promote safety, culture, social and physical well-being for our residents.

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 Official Plan Amendment

Document 3 Details of Recommended Zoning

Document 4 Consultation Details

Document 5 Building Cross-section

Document 6 Site Plan

Document 7 Urban Design Review Panel Recommendations

CONCLUSION

Staff are of the opinion that the proposed development, although amending” the envisioned height, provides a sensitive design approach that achieves a desired and compatible built form for the area. The proposed development will also contribute to ensure a full range and choice of housing types in proximity to transit.

DISPOSITION

Office of the City Clerk, Council and Committee Services, to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Program Manager, Tax Billing & 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

For an interactive Zoning map of Ottawa visit geoOttawa.

This map shows the three properties located at 278 O'Connor Street, 280 O'Connor Street and 347 Gilmour Street that are subject to the Official Plan and Zoning By-law amendments.



Document 2 – Details of Recommended Official Plan Amendment

Official Plan Amendment XX to the

Official Plan for the

City of Ottawa

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THE STATEMENT OF COMPONENTS

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Purpose

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Basis

PART B – THE AMENDMENT

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PART C – IMPLEMENTATION AND INTERPRETATION

THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. XX to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment XX to the Official Plan for the City of Ottawa.

PART A – THE PREAMBLE

Purpose

To allow a site-specific exemption from the maximum building height of four(4) storeys under Section 3.9.4.5 Central Character Area of the Centretown Secondary Plan to allow a maximum building height of six(6) storeys.

Location

278 O'Connor Street, 280 O'Connor Street and 347 Gilmour Street.

Basis

Background

The applicant is proposing a six-storey apartment building containing a total of 60 dwelling units.

Rationale

Official Plan

The proposed development aligns with the City's growth management strategy and is consistent with the General Urban Area designation that supports infill, redevelopment and other forms of intensification.

It is also in keeping with Policy 12 of Section 4.11 of the Official Plan that discusses building transition by stepping back the building profile along O'Connor Avenue and Gilmour Street.

It is also in keeping with Policy 4 of Section 3.6.1 of the Official Plan that states that taller buildings than the predominant low-rise built form envisioned for the General Urban Area may be considered for sites that front an Arterial Road and are within an 800.0-metre walking distance of a Rapid Transit Station.

Secondary Plan

The proposed development is consistent with Policy 3.9.4 Central Character Area of the Centretown Secondary Plan which envisions that the area will continue to evolve with the development of primarily residential in low and mid-rise built forms.

PART B – THE AMENDMENT

1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text and Schedule constitutes Amendment No. XX to the Official Plan for the City of Ottawa.

2. Details

The following changes are hereby made to the Official Plan for the City of Ottawa:

Amend Section 3.9.4 by adding the following subsection:

3.9.4.5

Notwithstanding the maximum building heights identified on Schedule H2, the lands legally described as Lots 12 and 13 (West O'Connor Street) and Part of Lot 43 (North Gilmour Street) on Registered Plan 15558 shall be subject to a maximum building height of six storeys. Furthermore, notwithstanding Section 3.9.4.2, the development of a midrise apartment dwelling shall be permitted on the portion of such lands designated Residential, being Part of Lot 43 on Registered Plan 15558.

PART C – IMPLEMENTATION AND INTERPRETATION

Implementation and Interpretation

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

Document 3 – Details of Recommended Zoning

The proposed changes to the City of Ottawa Zoning By-law No. 2008-250 for 278 O'Connor Street, 280 O'Connor Street and 347 Gilmour Street:

1. To rezone the lands shown in Document 1 from R4T[479] to R5B [XXXX] H(22)
2. Add a new exception, [XXXX], to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a) Add to Column II the text R5B[XXXX] H(22)
 - b) Add to Column V, Provisions, the text:
 - minimum front yard setback for the first three storeys: 3.9 metres;
 - minimum front yard setback for the fourth storey: 10.9 metres;
 - minimum front yard setback for the fifth storey: 12.9 metres;
 - minimum front yard setback for the sixth storey: 13.9 metres;
 - minimum front yard setback for the communal exterior rooftop amenity area above the sixth floor: 20.0 metres;
 - minimum corner side yard setback for the first three storeys within 16.0 metres from the front lot line: 0.7 metres;
 - minimum corner side yard setback for the first storey after 16.0 metres from the front lot line: 1.3 metres;
 - minimum corner side yard setback for the second storey after 16.0 metres from the front lot line: 2.2 metres;
 - minimum corner side yard setback for the third storey after 16.0 metres from the front lot line: 3.2 metres;
 - minimum corner side yard setback for the fourth storey: 4.0 metres;
 - minimum corner side yard setback for the fifth storey: 4.9 metres;
 - minimum corner side yard setback for the sixth storey: 7.5 metres;

- minimum corner side yard setback for the communal exterior rooftop amenity area above the sixth floor: 10.5 metres;
- minimum interior side yard setback from the north lot line for the first three storeys within 11.0 metres from the front lot line: 0.2 metres;
- minimum interior side yard setback from the north lot line after 11 metres and within 35.0 metres from the front lot line: 2.5 metres;
- minimum interior side yard setback from the north lot line for after 35.0 metres from the front lot line: 6.4 metres;
- minimum rear yard setback for the first four storeys: 2.5 metres;
- minimum rear yard setback for the fifth and sixth storeys: 3.4 metres;
- minimum width for a double traffic lane driveway providing access to a parking garage: 3.4 metres;
- Section 60 (1), (2), (3) and (4) do not apply.”

Document 4 – Consultation Details

Notification and Consultation Process

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.

No public information session was held in the community.

The main concerns received through circulation were related to exceeding the maximum height of four storeys, the proposal not fitting the character of the heritage houses across Gilmour Street, and the loss greenery and mature trees.

Public Comments and Responses

Comment:

Local residents and community association representatives expressed their concerns that allowing increased building height will create a precedent for future development throughout the area.

Response

The proposed design is sensitive to its context as it provides several setbacks at different levels, which setbacks are more significant for the additional two storeys.

Comment:

The proposed built form is not in keeping with the character of the existing heritage houses across Gilmour Street.

Response:

The incremental increases in building height will ensure proper height transition from a north-south perspective and an east-west perspective. The use of lighter materials and glazing on the upper storeys, and generous articulation will also contribute to minimize the perceived mass.

Brick will be used for the first four(4) storeys and generous articulation will also be provided along Gilmour Street to respect the scale and rhythm of the streetscape.

Comment:

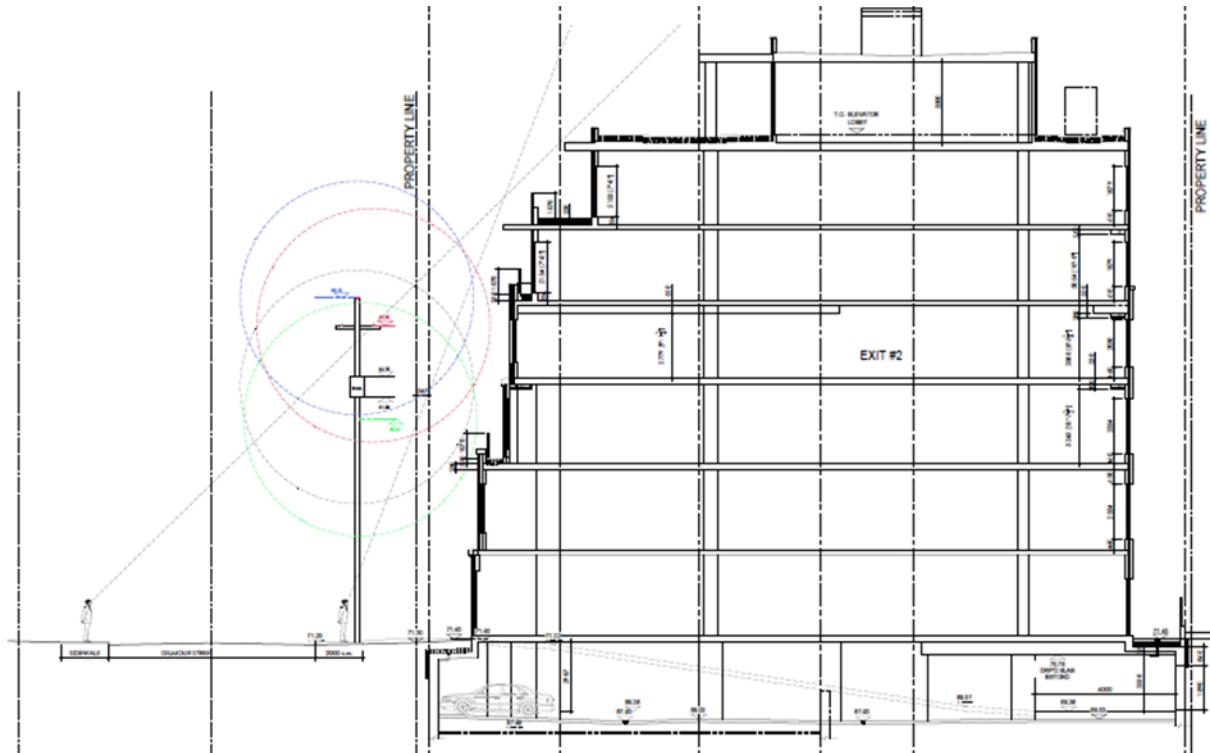
The proposed development should maintain as much greenery as possible.

Response:

The mature trees along O'Connor Street will be preserved.

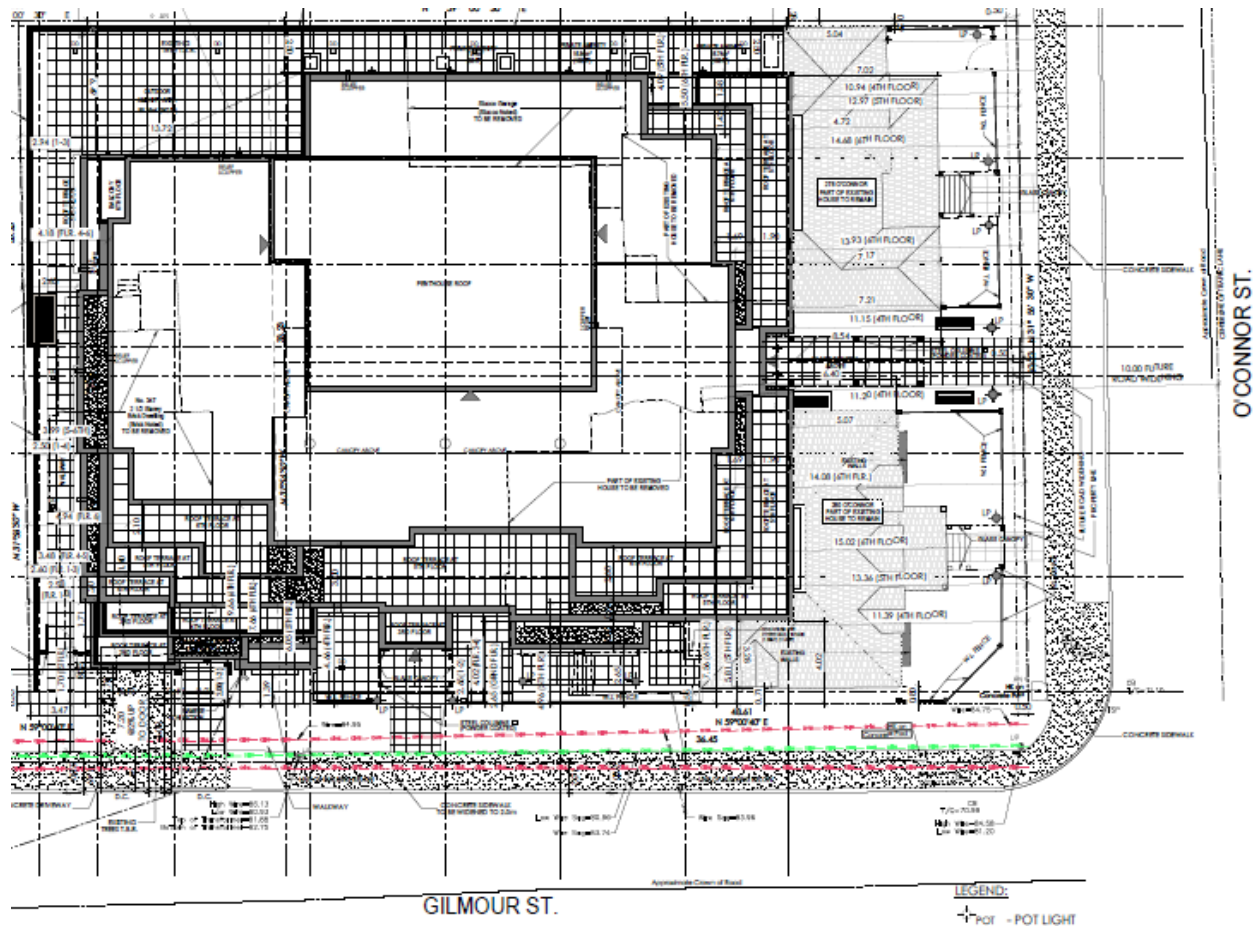
Document 5 – Building Cross-section

This image shows the angular plane from a Gilmour Street perspective.



Document 6 – Site Plan

This is the site plan showing the proposed development.



Document 7 – Urban Design Review Recommendations

The property is within a Design Priority Area and the Zoning By-law amendment application was subject to the Urban Design Review Panel (UDRP) process. Formal Review was held on November 1, 2019.

The panel's recommendations were:

Summary

- The Panel finds that the massing of the proposal is a good scale for the neighbourhood and believes that the integration of the existing heritage houses on O'Connor Street is sensitive. The Panel offers some ideas on how to further improve both the O'Connor and Gilmour Street expressions, and how to take the heritage conservation initiatives further.
 - The heritage house fronting Gilmour Street should be retained as it strongly contributes to the character of the street. The best scenario would be keeping the façade and the building, allowing for the proposed garage to be shifted east.
 - Along O'Connor, the new building can better serve as a backdrop expression to the heritage buildings. The Panel recommends a finer grain masonry material to enhance the relationship between old and new.
 - On Gilmour Street, the Panel recommends quieting the façade and lowering the brick to pick up on the datum line associated with the soffit of the heritage building located at the corner.
- Generally, the Panel sees the potential for this to be a very positive contribution to the Centretown Heritage Conservation District that is quite forward thinking in terms of sustainability.
 - Further, the Panel encourages the sketches submitted as part of the design brief be reinterpreted for display in the lobby of the building.

O'Connor Expression

- The Panel supports the integration of the heritage houses on O'Connor Street as the approach includes an inviting recessed entrance located between the two houses. Overall, the approach to the O'Connor elevation shows a very sensitive integration rather than facadism.

- The Panel advises using lighter colour masonry instead of metal panels on the new construction to better respond to the heritage houses.

Gilmour Expression

- The Panel recommends keeping the house fronting Gilmour and incorporating it into the new building in order to improve the Gilmour façade and to mitigate the impacts on the property to the west.
- With the retention of the house, the Panel suggests relocating the parking access to the east of the house. The access to the parking could act as a reveal.
- If retention of the building is not possible, the Panel suggests preserving the bricks and using them in the new construction, as the peach brick colour is rare.
- In lieu of building retention, the Panel also suggests referencing its form and reflecting the massing of the existing house so that the scale and rhythm of the Gilmour façade relates to the heritage streetscape, particularly across the street.
- The Panel supports the use of red brick on this façade but recommends lowering the brick to the first two storeys to relate to the soffit line of the heritage house fronting O'Connor.
- The Panel recommends simplifying and consolidating the Gilmour façade as there are too many different expressions happening simultaneously, particularly with respect to window expressions, material use, and massing.
 - Ensure the typical streetscape rhythm of building, followed by a gap, followed by another building, etc. is expressed.

Alternative Approach

- One suggestion from the Panel is to square the new building so that it is set back from all three heritage houses and reads like a simple background building.
 - Additional units could be introduced to the rear, and the building could go higher if the heritage houses remain proud of the background building.
 - Rear landscaped amenity space could be located above the third floor at the northwest corner.

Servicing, Amenity and Rear Façade

- The Panel is of the opinion that the relationship between the adjacent house and the pathway to the rear is not friendly and requires further study.
- The Panel recognizes the challenges associated with parking and waste management and suggests studying opportunities to improve these aspects of the project through the retention of the Gilmour heritage house.
- The Panel suggest revising the north façade so that it more clearly interprets the floor levels and generally carries around a similar expression as the street facing façades. This will allow the north façade to link more directly to the heritage buildings and will help create a more cohesive project.