

4. ZONING – 50 AND 54 BELL STREET NORTH
ZONAGE – 50 ET 54, RUE BELL NORD

COMMITTEE RECOMMENDATION AS AMENDED

That Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 50 and 54 Bell Street North from Residential Fourth Density, Subzone H (R4H) to Minor Institutional, Subzone A (I1A[xxxx]), as shown in Document 1 and detailed in Document 2 (Proposed Changes to the Comprehensive Zoning By-law), as amended, by adding:

- 2. Section 239 – Urban Exceptions**
(f) Maximum building height 11.0 metres.

RECOMMANDATION MODIFIÉE DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant à faire passer le zonage du 50 et du 54, rue Bell Nord de Zone résidentielle de densité 4, sous-zone H (R4H) à Zone de petites institutions, sous-zone A (I1A[xxxx]), comme le montre le document 1 et l'explique en détail le Document 2 (Modifications proposées au Règlement général de zonage soit modifié par l'ajout de) :

- 2. Section 239 – Exceptions urbaines**
(f) Hauteur maximale des bâtiments de 11,0 mètres

DOCUMENTATION / DOCUMENTATION

1. Deputy City Manager's report, Planning and Infrastructure, dated 17 September 2012 (ACS2012-PAI-PGM-0230).
Rapport de la Directrice municipale adjointe, Urbanisme et Infrastructure, le 17 septembre 2012 (ACS2012-PAI-PGM-0230).
2. Extract of Draft Minutes, Planning Committee, 9 October 2012.
Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 9 octobre 2012.

Report to/Rapport au :

Planning Committee
Comité de l'urbanisme

and Council / et au Conseil

September 17, 2012
17 septembre 2012

Submitted by/Soumis par : Nancy Schepers, Deputy City Manager/Directrice
municipale adjointe, Planning and Infrastructure/Urbanisme et Infrastructure

Contact Person / Personne ressource:

*John Smit, Manager/Gestionnaire, Development Review-Urban Services / Examen des
projets d'aménagement-Services urbains Planning and Growth Management/Urbanisme
et Gestion de la croissance
(613) 580-2424, 13866 John.Smit@ottawa.ca*

Somerset (14)

Ref N°: ACS2012-PAI-PGM-0230

SUBJECT: ZONING – 50 AND 54 BELL STREET NORTH

OBJET : ZONAGE – 50 ET 54, RUE BELL NORD

REPORT RECOMMENDATION

That the Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 50 and 54 Bell Street North from Residential Fourth Density, Subzone H (R4H) to Minor Institutional, Subzone A (I1A[xxxx]), as shown in Document 1 and detailed in Document 2.

RECOMMANDATION DU RAPPORT

Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 visant à faire passer le zonage du 50 et du 54, rue Bell Nord de Zone résidentielle de densité 4, sous-zone H (R4H) à Zone de petites institutions, sous-zone A (I1A[xxxx]), comme le montre le document 1 et l'explique en détail le document 2.

BACKGROUND

The subject site, 50 and 54 Bell Street North, is located on the west side of Bell Street North between Eccles Street to the north and Christie Street to the south (Document 1). The site consists of two equal-sized adjacent properties with a total area of 1010 m² and 23 metres of frontage on Bell Street North. The site is currently occupied by two converted dwellings. The site is surrounded by a mix of low-density residential development including detached, semi-detached, duplex, converted dwellings and a rooming house. There is an existing church directly northwest of the site on the north side of Eccles Street, as well as a church directly west of the site that is proposed to be connected to the place of worship that is the subject of this rezoning application.

Existing Zoning

The site is currently zoned R4H (Residential Fourth Density, Subzone H), which permits a wide range of housing types, including low-rise apartment buildings.

Purpose of Zoning Amendment

The purpose of the proposed Zoning By-law amendment is to amend the existing zoning to allow for the development of a place of worship on the site. Additionally, site specific zoning provisions for the place of worship use have been requested and include reduced interior side yard setbacks, a reduced rear yard setback and a reduction in the required number of parking spaces (Document 2).

Proposed Development

The proposed development is a new one-storey plus mezzanine place of worship with underground parking. This new building is to be linked to the existing place of worship at 22 Eccles Street via a raised walkway at the rear of the site. The proposed amendment will enable the existing place of worship to expand recreational and educational services for its members.

The total height of the building is proposed to be 11.468 metres when viewed from the Bell Street North frontage and 12.381 metres at the rear of the site. The rear yard setback is proposed to be zero metres in order to provide the connection to the adjacent place of worship via an elevated walkway. The side yard setbacks are proposed to be reduced to 2.0 metres for the first 35.14 metres with increased setbacks for the remaining 8.45 metre rear portion of the site. A three metre front yard setback is to be maintained so that landscaping can be provided along the streetscape. The underground parking garage is to be accessed from the adjacent church's existing driveway on Eccles Street (Document 4).

DISCUSSION

Planning Act and Provincial Policy Statement

Section 2 of the *Planning Act* identifies matters of provincial interest, which includes the provision of orderly and safe communities and the appropriate location of growth and development. Furthermore, the *Planning Act* requires that all planning decisions made by a municipality are consistent with the Provincial Policy Statement (PPS). As the guiding policy document for land use within the province, the PPS includes policies for the development of liveable communities and efficient use of land and resources.

The Department is of the opinion that the proposed Zoning By-law amendment is consistent with the matters of provincial interest as outlined in the *Planning Act* and the Provincial Policy Statement. The proposal is an appropriate use of land that makes use of existing infrastructure, serves to increase services available to the community, and contributes to the mix of uses in the neighbourhood to meet long-term needs.

Official Plan

Strategic Directions and Land Use Designation

The framework for meeting the challenges of growth within Ottawa over the next 20 years is provided within the Official Plan. This framework includes strategic directions in four key areas, these areas being managing growth in the urban area, providing infrastructure, maintaining environmental integrity, and building liveable communities. Policies that address these strategic directions include those related to intensification, compatible development, pedestrian connectivity, and access to alternative transportation modes.

The site is designated as General Urban Area within the Official Plan. This land use designation permits the development of conveniently located service, cultural, leisure and institutional uses that support the surrounding residential community. Policies within this land use designation require that these supportive uses be compatible with the surrounding neighbourhood in terms of massing and design, and that they mitigate any anticipated impacts.

The proposed rezoning responds to the Official Plan's strategic directions and policies for the General Urban Area by allowing the expansion of a local place of worship, and, therefore, community services within an established neighbourhood. Anticipated impacts are minimal as the proposed development has incorporated design elements to minimize the height, the front yard is to be landscaped, and no new vehicular accesses are required. Additionally, the site is located within walking distance of Somerset Street West, which provides a major bus transit route, and within 700 metres of the Lebreton transit station, which is to be maintained as a rapid-transit station with the development of the LRT line.

Design Objectives and Compatibility

The proposed rezoning and development for the site was reviewed in the context of Section 2.5.1, which sets broad design objectives on how the City will influence the evolution of the built environment. These objectives are focused on enhancing the sense of community and maintaining places with their own distinct identity; providing quality public and private spaces through development; creating places that are safe, accessible and are easy to get to and move through; ensuring that new development respects the character of existing areas; and creating places that can adapt easily and evolve over time. Design principles further describe how each of the design objectives may be achieved.

The proposed development achieves the design principles of complementary massing, encouraging a continuity of street frontages, and accommodating the needs of a range of people. The concept plan for the building shows that a compatible height can be achieved through a 'hipped roof' design, with a height of 7.5 metres to the roofline and a total height of 11.4 metres at the roof peak when viewed from the streetfront. Additionally, the proposed rezoning and concept plan is in keeping with the current zoning provisions for height and massing. Specifically, the current zoning of the zone permits multiple-attached dwellings with a maximum height of 11 metres, a required front yard setback of 3 metres, interior side yard setbacks of 1.2 metres, and a rear yard setback of 7.5 metres. As discussed previously, the roof design allow the proposed development to conform to this permitted and prevailing height pattern, and the proposed side yard setbacks exceed those that are currently permitted.

The policies of Section 4.11 of the Official Plan address the considerations of compatibility that must be reviewed and evaluated in the context of a proposed development. These considerations include building massing as well as operational characteristics, however, applicable considerations will vary based on the site and planning context. The following characteristics addressed in Section 4.11 were determined to be applicable to the site and proposed development.

- **Traffic:** A transportation brief was submitted in support of the application. The brief indicated that the existing vehicular accesses can accommodate the traffic generated by the expansion of the place of worship and that on-street parking is available for off-peak hours on Eccles Street and Lebreton Street North.
- **Vehicular Access:** Access to the new underground parking garage is to be provided via the existing driveway off Eccles Street. As such, there will be no additional impacts on adjacent properties.
- **Parking Requirements:** The requested zoning provisions for the site include a specific parking requirement (a reduction in the required number of spaces) based on the number of spaces that can be provided within the parking garage.

This provision is requested on the basis that the congregation will not be increasing as a result of the building addition; rather, the services available to the existing congregation will be increasing. It is anticipated that the congregation will continue to use the varied modes of transportation that they currently use (vehicles, transit, walking, etc.), and that the limited increase in parking will be sufficient to accommodate the peak times when more of the congregation is using the services. Moreover, the site is within walking distance (i.e., less than 400 metres) to the Somerset Street West corridor, which provides a major bus route, and it is 700 metres from the Lebreton transit station. As such, the requested zoning provision for a reduction in the required number of parking spaces is considered appropriate for the site.

- Outdoor Amenity Areas: The proposed development abuts two side yards and two rear yards. The side yard setbacks are to be a minimum of 2 metres, which exceeds the currently permitted side yards for multiple-attached dwellings. As such, and in consideration of the complementary height of the proposed building, minimal impacts on adjacent outdoor amenity areas are anticipated. Details for ensuring privacy between adjacent properties will be finalized during the Site Plan Control process.
- Lighting: Negative impacts from lighting are not anticipated. The proposed development will be required to meet City standards with respect to light-spill over, which requirements will be detailed within the site plan control process.
- Sunlight: A basic sun/shadow study was prepared in support of the proposed development. Shadow impacts are shown to be minimal on surrounding properties as a result of the hipped roof on the proposed building as well as the yard setbacks.
- Supporting Neighbourhood Services: The proposed development contributes to the existing services that are provided within the adjacent place of worship. The development will have minimal impacts on the surrounding neighbourhood and will serve to provide services to the church's congregation over the long-term.

Conclusion

The Department is satisfied that the proposed rezoning of 50 and 54 Bell Street North is consistent with the policies of the *Planning Act*, Provincial Policy Statement and the Official Plan. Therefore, the requested Zoning By-law amendment is recommended for approval.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

Notice of this application was carried out in accordance with the City's Public Notification and Consultation Policy. Consultation details are provided in Document 3.

COMMENTS BY THE WARD COUNCILLOR

Councillor Holmes is aware of this application, and concurs with this amendment to the Zoning By-law.

LEGAL IMPLICATIONS

If the recommendation is adopted and this matter is appealed to the Ontario Municipal Board, it is anticipated that a one to two day hearing would result which could be conducted within staff resources. Should the recommendation be refused, reasons must be provided. Depending on the reasons, should the refusal be appealed to the Board, an outside planner and possibly an outside transportation consultant would need to be retained. In this instance, it is expected that the hearing would last for up to three days and that the estimated cost would be approximately \$15,000 for a planner and \$30,000 to \$40,000 for the transportation consultant.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

FINANCIAL IMPLICATIONS

If the amendment is carried and an appeal is brought before the Ontario Municipal Board, staff resources would be utilized to defend Council's position. In the event the amendment is not carried and an appeal is launched, an external planner and possibly a transportation consultant would need to be retained at an estimated cost of \$15,000 (planner only) to \$40,000 (planner and transportation consultant). Funds are not available from within existing resources and the expense would impact Planning and Growth Management's operating status.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

TECHNOLOGY IMPLICATIONS

There are no technology implications associated with this report.

TERM OF COUNCIL PRIORITIES

This report impacts the following priorities within the City's Strategic Plan:

- Long-Term Sustainability Goals: Culture and Identity
- C1: "Contribute to the improvement of the quality of my life"

APPLICATION PROCESS TIMELINE STATUS

The application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to revisions by the applicant to the originally submitted concept plans and requested zoning provisions.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Applicant's Concept Plans and Elevations

DISPOSITION

City Clerk and Solicitor Department, Legislative Services to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

Planning and Growth Management to prepare the implementing by-law, forward to Legal Services and undertake the statutory notification.

Legal Services to forward the implementing by-law to City Council.

LOCATION MAP

DOCUMENT 1



Ottawa
 Produced by Infrastructure Services
 and Community Sustainability
 Produit par le Services d'infrastructure
 et Viabilité des collectivités

D02-02-10-0091	10-1486-L
I:\CO\2010\ZoningKey\BELL50	
NOV. 24, 2010	
REVISION DATE	DE RÉVISION



Location Map / Plan de révision
Zoning Key Plan / Schéma de zonage
50 & 54 BELL STREET NORTH

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 THIS IS NOT A PLAN OF SURVEY

Échelle
 N.T.S.
 Mètres



Scale
 N.T.S.
 Metres

DETAILS OF RECOMMENDED ZONING

DOCUMENT 2

Proposed Changes to the Comprehensive Zoning By-law

1. The zoning Map of By-law No. 2008-250 be amended by rezoning the subject properties as shown on Document 1 from R4H to I1A[xxxx].
2. Section 239 – Urban Exceptions be amended by adding a new exception, [xxxx], including provisions with the same intent as the following:
 - a) Minimum interior side yard on the north side for a distance of 35.2 metres from the front property line: 2.0 metres;
 - b) Minimum interior side yard on the north side past 35.2 metres from the front property line: 3.5 metres;
 - c) Minimum interior side yard on the south side: 2.0 metres;
 - d) Minimum rear yard setback: 0 metres; and
 - e) Minimum number of parking spaces to be provided for a place of worship and community centre: 25 spaces.

CONSULTATION DETAILS

DOCUMENT 3

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. One public meeting was also held in the community.

SUMMARY OF PUBLIC COMMENTS

A petition in support of the proposed rezoning and associated development was circulated by the Applicant and received 129 signatures from residents in the surrounding area. Additionally, 13 letters of support were received by the Applicant from local businesses.

A total of 13 individual residents provided comments regarding the rezoning application and development proposal. These comments are summarized and responses provided as follows:

1. Neighbourhood Context and General Comments (Individual responses provided):
 - a) The drawings and the planning rationale for the proposed development contain misleading or unclear information and omissions, which tend to minimize the impact of the proposed development on the community, immediate neighbourhood and adjacent properties.

Response: Elevation plans for the proposed development have been revised and resubmitted. These revised plans show that the main building facade will be 7.5 meters in height with the peak of the roof being 11.5 metres.

- b) The proposed expansion is not in keeping with the character of the neighbourhood and will negatively affect the value of the properties in proximity to the expansion. Concerned about the lack of effort of the building to blend into the surrounding houses on Bell. It is proposed to be very similar to the existing building facade that housed the indoor parking lots on LeBreton Street.

Response: The proposed development has been revised to have minimal impacts on adjacent properties and with complementary height and massing to a multiple-attached dwelling, which is currently permitted in the existing zone. Additionally, the concept plans show that windows can be implemented within the development and a three metre front yard is to be maintained and landscaped.

- c) Houses in this neighbourhood are on bedrock. If there is blasting involved to create underground parking, have studies been done to assess the possible impact on surrounding homes?

Response: If blasting is to be undertaken, the owner will be required to submit a Pre-Blast Survey in accordance with Ontario Provincial Standard Specifications. This survey would include recommendations for precautions and actions that must be undertaken when blasting.

- d) There are six churches in the neighbourhood within the bounds of Somerset St. West on the north, Bronson Avenue on the east, the Queensway on the south and Booth Street on the west and the neighbourhood does not need another one.

Response: The Official Plan does not contain any policies that restrict the number of churches within proximity of other established churches.

- e) It has been noted that there is the chance that the houses have asbestos. If the houses are demolished and they have asbestos in any form there is the chance that this will blow around and get into the neighbouring houses and yards. An inspection should be conducted prior to moving forward with any demolition.

Response: As part of the Site Plan Control process, a Phase I Environmental Site Assessment will be required. If this report indicates that the existing buildings on the site contain asbestos, then a Designated Substance Survey will be required prior to the issuance of a demolition permit. This survey will identify potential hazards so that the proper disposal procedures are undertaken during demolition.

- f) Why is the addition of two dwelling units necessary? Bell Street is an extremely densely populated street with many rental units and rooming houses – it does not require any more housing. By removing the two apartments, the OCAC could instead use the space for green space for its parishioners and for the community, which would have a very positive impact on Bell Street North.

Response: The development proposal has been revised and no longer includes the provision of dwelling units.

- g) It is important to keep affordable housing in this neighbourhood and would like to see more details on this from the proposal.

Response: The development proposal has been revised and no longer includes the provision of dwelling units.

- h) The proposal would have two one-hundred-year-old homes with driveways and green space replaced with a large brick block. Revising the design to incorporate more light, windows, and greenspace would have a positive impact on the street, for the parishioners of the OCAC and for the community as a whole.

Response: The revised concept elevations and renderings show that windows will be installed along all facades of the building. Additionally, a skylight is to be installed within the roof and the front yard is to be landscaped.

2. Traffic Concerns:

- a) Street is very narrow and, during the winter, with snow banks and car parking on the street, it will make the street even narrower and traffic will be difficult for the residents on the street.
- b) Traffic and parking are already a problem in the area.
- c) Bell Street is one of the narrowest in the city, so dropping off of persons at the entrance is a problem, and this is the only wheelchair accessible entry to the proposed building. This would block traffic on a one-way street, with one lane of parking and only one to drive down.
- d) Parking in the neighbourhood is already at a premium. On the weekends one can barely drive down Bell street in the summer, and in the winter emergency service vehicles would find the street barely passable, if passable at all, given the inadequate frequency of snow removal.
- e) Any development in this neighbourhood must provide adequate parking as street parking just does not exist.
- f) There will be more traffic and the street will be busy, which will affect the neighbourhood, especially families with young children.
- g) We would like to ensure that the entrance/exit on Bell Street is kept primarily as an emergency exit to reduce the incidents of double parking to drop off/pick up people.
- h) Bell Street, because of its narrowness, has big issues with traffic. Since street parking is permitted, many non-residents use these spaces when shopping on Somerset, going to church, or when attending events in adjoining areas. This causes real frustration for people who live on the street who frequently have trouble getting out of their driveways or find their access is blocked by non-resident cars.
- i) Adding more cars to this equation will only increase the congestion, frustration, fumes, and danger to the pedestrians and cyclists who also use the street.
- j) The noise of traffic led by the new construct and the church would affect the quality of the living of the community.

Response: Bell Street North will continue to be a one-way street with no parking permitted along the street. Vehicular access to the site will be maintained through the current vehicular driveway off Eccles Street. The site is within walking distance of Somerset Street West, which provides a major bus route, as well as 700 metres of the Lebreton transit station. Additionally, the Bell Street North building is not proposed to have a primary entrance in order to maintain the main pedestrian access from Eccles Street.

3. Parking Garage Concerns:

- a) Will the air quality in the adjacent properties be affected by exhaust and will there be more noise?
- b) The aesthetic of a parking lot and potential traffic is not appealing.
- c) Concerns about the impact that the construction of the parking garage will have on surrounding foundations.

Response: The proposed parking for the site is to be underground with access from the existing parking lot at 22 Eccles Street. As such, no new vehicular entrances will be developed. Air quality and construction methods for the parking garage will be reviewed through the Building Permit process.

4. Green Space and Landscaping:

- a) If the church is built there, the forest in the backyard will be cut. We will lose more greenfields in downtown.
- b) The land use is already intense. What little open and green space that exists is essential to a sense of openness.
- c) Front yards are almost non-existent, so side and rear yards are critical to retain light and airflow.
- d) The proposed construction will necessitate the cutting of the large and beautiful trees which are currently in the back of these properties. The neighbourhood is deficient in greenery and the loss of these trees will have a big impact on the overall health of the people in the area.

Response: A three metre landscaped front yard is to be provided along Bell Street. The details of landscaping and tree removal will be resolved within the Site Control process.

5. Setbacks:

- a) With the proposed setback requirement reduced to 1.2 metres, all that is proposed is a narrow band of paving, chain link fence to the north, and a hedge to the south. This is not an adequate buffer.
- b) There will be a high wall continuing all along the whole block, including the existing church. It will cast a shadow for most of the day in those lots to the north and west, due to the height, and its proposed nearness to the property lines.

- c) Such a long continuous structure will reflect noise, and because of the proposed minimal setbacks, leaves no room for significant soft landscaping.
- d) The planned expansion will reduce sunlight getting to the 5 remaining residential properties on the corner of Bell and Eccles.
- e) Revised proposed setbacks are too small for such a narrow street. The setbacks proposed will block airflow, sunlight and have a very negative impact on the properties that border the new structure.
- f) Leave more space beside the street, because Bell Street North is too shallow to have a high building beside it.

Response: The proposed side yard setbacks have been revised by the applicant to be 2.0 metres along the majority of the north side and increasing to 3.5 metres at the rear. The south interior side yard is proposed to be 2.0 metres. Additionally, the I1A zone has a minimum 3.0 metre front yard setback, which is proposed to be maintained so that landscaping can be provided along the Bell Street North streetfront.

6. Height:

- a) Would like to see reduction in height of the building, which is not in keeping with residential nature of the neighbourhood, and will seriously impact on the air circulation and light in adjacent yards.
- b) The height of the building is not clearly shown on the elevations or section of the building. There is a peak shown with no height dimension given, and the measurement of the height on Bell Street is taken at the highest point of the site. The land slopes to the south and west of the property, so building must take this into account.
- c) The sample rendering in the planning rationale is misleading in that it includes dimensions for the building at Bell Street, but the adjacent homes are misrepresented in height.
- d) From the section included in the rationale, and because there is no cross-section included, it is unclear what the entire building size and mass are.

Response: The proposed design of the place of worship has been revised to include a hip roof to minimize the visual and shadow impact on adjacent properties. The main façade of the building will now be 7.5 metres high at Bell Street North with a total height of 11.5 metres to the peak of the roof when viewed from the street and a height of 12.38 metres at the rear of the property.

SEPTEMBER 8, 2011 - PUBLIC MEETING COMMENTS

On September 8, 2011, a meeting was held with the 'Beccles Group'. The following is a letter to the Department, received September 16, 2011, from the Beccles Group as a follow-up to this meeting. Furthermore, as per the following letter, the Beccles Group provided a critique of the Applicant's Planning Rationale, which further reinforced the

points provided in the following letter as well as the individual comments summarized above.

“Thank you for meeting with us on September 8th at Somerset West Community Health Center. As mentioned at the meeting, we are a group of 20 households (herein referred to as the ‘Beccles Group’) living in close proximity to the proposed development by the Ottawa Chinese Alliance Church (OCAC) at 50 and 54 Bell Street. We understand that the City of Ottawa is considering a rezoning application by the OCAC which would change the current R4H (residential) zoning to a I1A (Minor Institutional) Zone. In addition, the OCAC is requesting a set of 4 amendments to the I1A requirements that reduce side, front and rear yard setbacks, reduce the number of parking spaces, and allow mixed residential/ institutional use. With this letter, the ‘Beccles Group’ would like to formally register our collective concerns. In particular, and with the information we have officially available to us currently, the Beccles Group:

1. Does not support the amendment to allow additional land uses (dwelling units), as this will increase the size of the building.
2. Does not support the amendment to revise the I1A zone side yard setbacks to 1.2 meters (south side) and 1.5 meters on the north side. We ask that a decision on the appropriate setbacks consider the negative impacts on light, airflow and privacy of abutting properties and those directly across the street to the proposed development site.
3. Supports the requested amendment to reduce the rear yard setback to 0 meters.

If the rezoning to I1A is passed, we ask that the height limit assigned to the property is in keeping with the height of the residences immediately around the development site and designed to minimize negative impacts on the surrounding properties.

Our main concerns have to do with the potential negative impact of such a large building on the light, airflow and noise reflection as well as increased traffic congestion (traffic concerns are particularly pertinent to Bell Street).

This letter is accompanied by a critique of the Planning Rationale prepared by FoTenn that was submitted to the City of Ottawa by the OCAC which provides more specific details on our concerns. We feel the Planning Rationale contains quite a number of inaccurate statements and critical omissions, and ask that these inaccuracies and omissions are considered as part of the City of Ottawa’s evaluation of the OCAC’s rezoning application.

Two key areas of concern:

1. Size and mass of building -Height and reduced setbacks.
As proposed, the building will be approximately 34 ft-- 8 ft higher (2.4 meters) than the buildings it will replace on Bell Street. It will also be over 100 feet in depth, which means a long, high, intrusive brick wall stretching along very close to the property lines of houses abutting the side yards. Given the significantly smaller setbacks requested through the rezoning request and the close proximity to

neighboring property lines on both side yards and across the street, this will cause significant shadow effects, reducing the amount of sunlight as well as adversely affecting air flows.

We would like to see the height of the building reduced to be more in line with surrounding residential properties and side/front yard setbacks increased to minimize shadow and air flow effects on abutting and nearby residential properties.

2. Traffic

Bell Street is a very narrow street, even by Centertown standards, and is often packed with cars. While residents have their own private parking, the congestion and narrow streets can make it difficult to get in and out of their driveways. This becomes especially acute in winter, when snow banks make the street even narrower. We are concerned about the congestion that could be caused by having an entrance to the new development on Bell Street (in particular drop off, pick up).

We would like to ensure that the entrance/exit on Bell Street is kept primarily as an emergency exit, to reduce the incidences of double parking to drop off/pick up people.”

COMMUNITY ORGANIZATION COMMENTS

Comments from St. Hyacinth Polish Church, Ottawa Polonia, and Ottawa Polish Community Association:

“We at St. Hyacinth Church, Ottawa Polonia, and Ottawa Polish Community Association agree with this zoning by-law amendment proposal. This will enrich the whole community with better looking buildings and uses.”

The following is a copy of a letter that was sent to the Department on February 14, 2012, which was sent to the Applicant by the Beccles Group.

“Dear OCAC Building Committee,

In December 2011, and again in January 2012, the OCAC Building Committee and members of the Beccles Group met to discuss proposed changes to the development on Bell Street. At these meetings, draft drawings of the revised development were shared and the Beccles Group was asked to submit a formal letter outlining our reaction to the proposed changes.

First, some overview comments -- The Beccles Group is thankful for the good faith and transparency that OCAC has demonstrated in its dealings with the Beccles group. With the latest round of revisions, first presented to us in mid-December 2011, the OCAC has made a real effort to address our concerns as expressed in our original letter (September 16 2011) to Kersten Nitsche of the City of Ottawa Growth Management and

Planning Department. This has been done through: removing the dwelling units, addressing traffic concerns by eliminating the entrance/exit on Bell Street, and reducing the size and mass of the building within the constraints imposed by the desired use of the site.

However, while we are very pleased by the OCAC's engagement with our group, consultation amongst the members of the Beccles Group did not lead to a full consensus or a blanket endorsement of the project. We still have residual concerns about the front- and side-yard setbacks though we recognize that the OCAC has done all it can based on what your proposed use of the site is. Specific submissions on the revised development plans received by Beccles Group members immediately surrounding the proposed building site are included in Appendix I.

Chief changes proposed by the OCAC and how they address the neighbor's main concerns include:

1. Building height and mass reduced. The Beccles Group recognizes that the OCAC's proposed use of its 50-54 Bell Street site for a gymnasium and offices set some strict parameters around how much it can "shrink" the size of the development on the site. Changes proposed by the OCAC (outlined below) at OCAC-Beccles Group meetings help to reduce the overall mass and size of the building as well as (slightly) improving light/air movement for both Bell and Eccles Street residents. It is important to note that in addition to sharing their rethinking of the development, OCAC has committed to work with the Beccles Group on aesthetic design elements in future to try and make the building more pleasing to the residents.

a. The Beccles Group's analysis of the revised "footprint" of the building (see attached Excel Spreadsheet) indicate that the highest point of the building has increased from 10.3 meters to 11.0 meters – this may be *slightly* improved through the proposed change to a peaked hip roof rather than a flat roof. Depending on the pitch of the roof the "bulk" may appear diminished as the height of the front flat wall has decreased from 10.3 meters to 8 meters. However, we are worried this will have minimal effect on reducing the impacts on light/air circulation which remain a fundamental concern for neighbours.

b. Front yard setback increased by 1 meter, from 3 to 4 meters.

c. On the north side of the development (side yard to rear yard for the Eccles Street properties) the setback has been slightly increased from 1.5 meters to 2 meters for most of the length, and 3.5 meters for a smaller part of the length (10 meters from the back of the OCAC Bell Street property).

d. On the south side of the development (side yard to side yard), the setback has been increased by 1.2 meters to 2 meters.

e. Dwelling units have been removed.

2. Traffic

Residents were particularly concerned that a building entrance/exit on Bell Street would further exacerbate the traffic problems already faced by on the street, particular around the issue double parking/illegal stopping for drop off/pick up). The OCAC has agreed that there will be no entrance/exit on Bell Street (except of course an emergency exit if required by law).

Please let me know if you have any concerns/questions or if there is anything further you would like to discuss.”

Appendix I: Specific submissions on the revised development plans received by Beccles Group members immediately surrounding the proposed building site.

- “I appreciate the effort that has been made to address our concerns regarding the proposed development of the OCAC. The changes made to the original proposal reduce the apparent bulk of the building and increase set-backs somewhat.

The proposed building will still have a great impact on the adjacent adjoining properties, particularly those on the north side of the site. If setbacks were greater on the north and height of building lower, it would be much better. If it were only classrooms and assembly space, the size of the building could be more in keeping with the size of the site, rather than squeezing in a gymnasium.

It is better to keep working with the OCAC to try and come to some acceptable solution to the problems, but there are still issues to resolve.”

- “I'm very happy with the approach the Church has taken working directly with the immediate neighbours (Beccles Group Lite). They have certainly listened to our concerns and have tried to address as many as possible in their new proposal - particularly removing the residences and eliminating a Bell St. N entrance (understanding that there will still be an emergency only exit). Their offer to allow us input on the design is also generous. I believe they are trying to be good neighbours.

That said, I was surprised that the "Gym" had "moved" closer to Bell St. - My assumption was that with the residence removed Bell St. would gain most of that in green space. It is now one meter back and one meter lower than the original drawings and this still leaves the houses opposite it overwhelmed with a huge mass of building directly across on a narrow street.

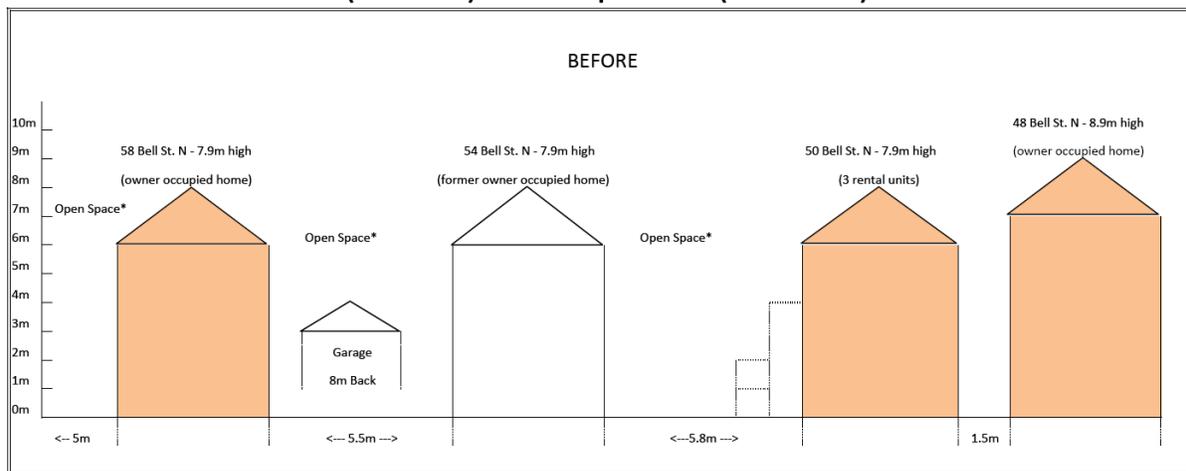
It's true that the majority of houses on Bell are very close to the road but they are much smaller buildings in height and width and a key element is that the houses are staggered so one looks across at the gap (lane leading to yards) between houses.

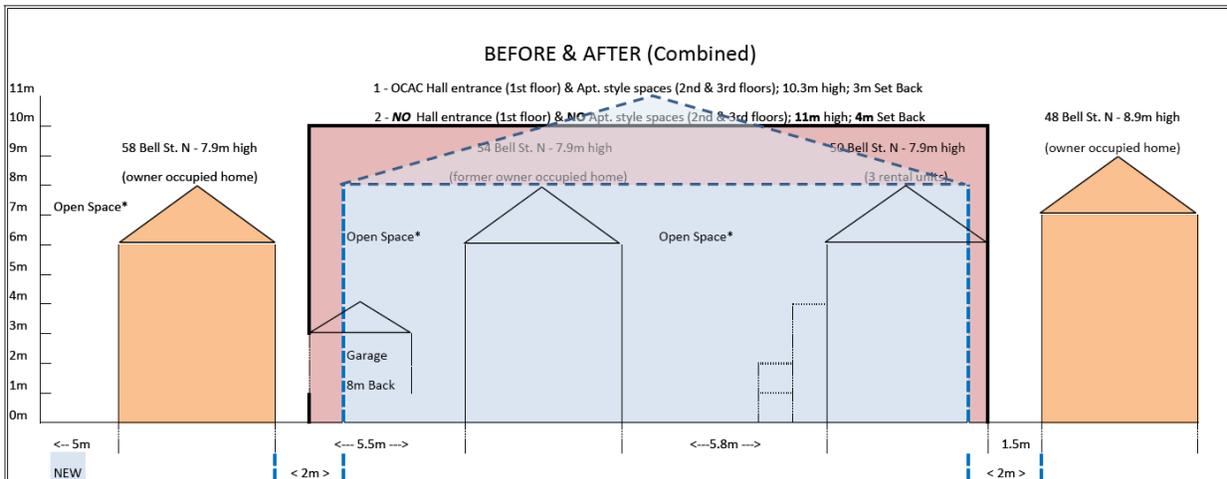
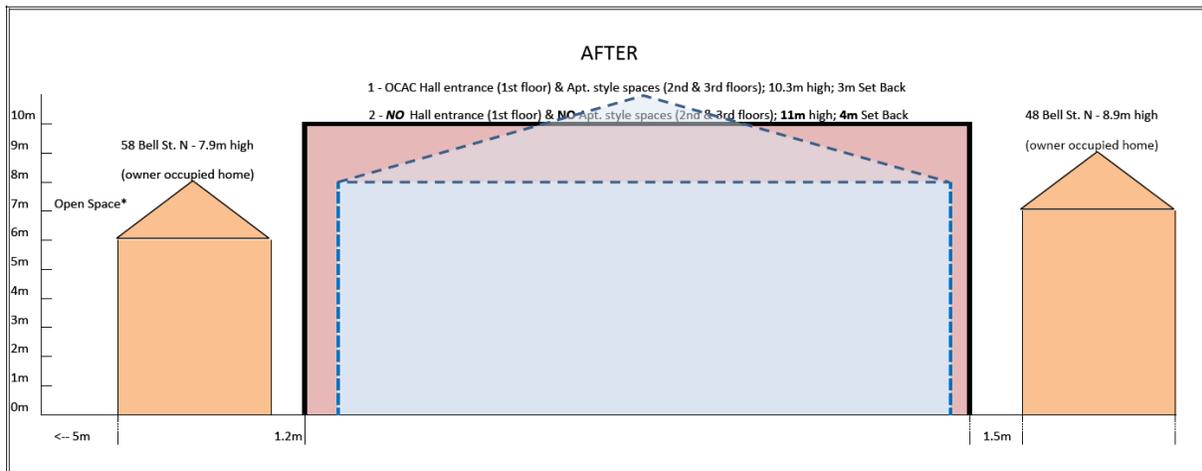
A solid wall directly across will be very oppressive and claustrophobic. This is exacerbated by the fact we have small back yards and some of us have a 4 story building behind of us.

They have gone above and beyond to try to meet our needs but the building is very big for the lot and on a very narrow residential street. Our earlier concerns about the effects on light, noise and airflow remain with this new proposal”.

- “As we're not directly facing the proposed new development I kind of feel like we shouldn't have as much say as those who are. The proposed space between the building and Bell Street isn't much but I understand that they can't move it back due to the fact that they require a minimum amount of space to build a functional gym. Most of my comments would likely be reserved for the aesthetics of the building (making it look like a house on the street instead of an institution and as much green space as possible).”
- “I am in agreement with the 2 metre separation north of 48 Bell St (N) building, but not really with the height of the building, but I guess they are working so hard to make this work for everyone that I will go along with the new design of the height.”

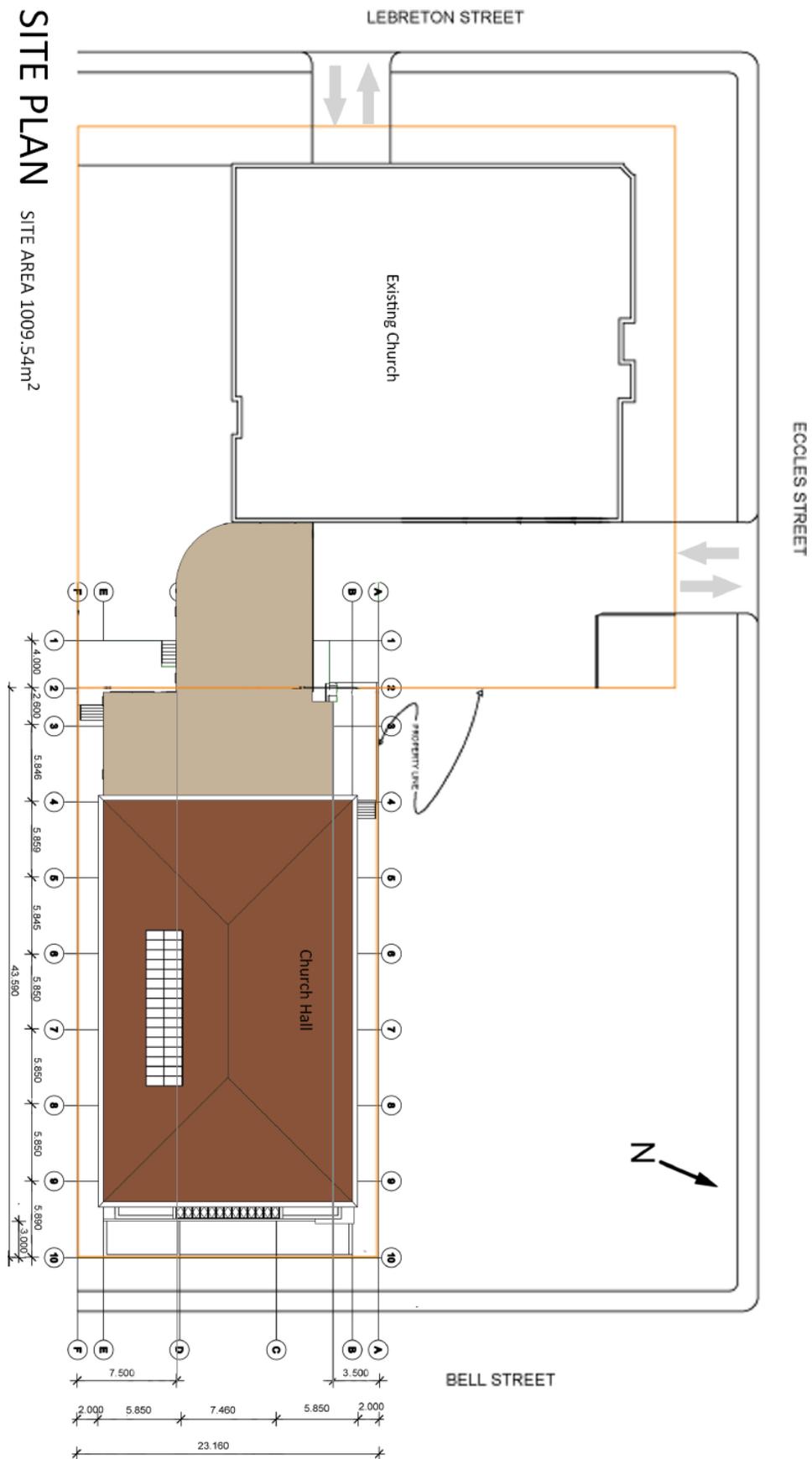
Silhouette comparison 50-54 Bell St. homes & proposed OCAC development (1-RED) and UpDate (2-BLUE)



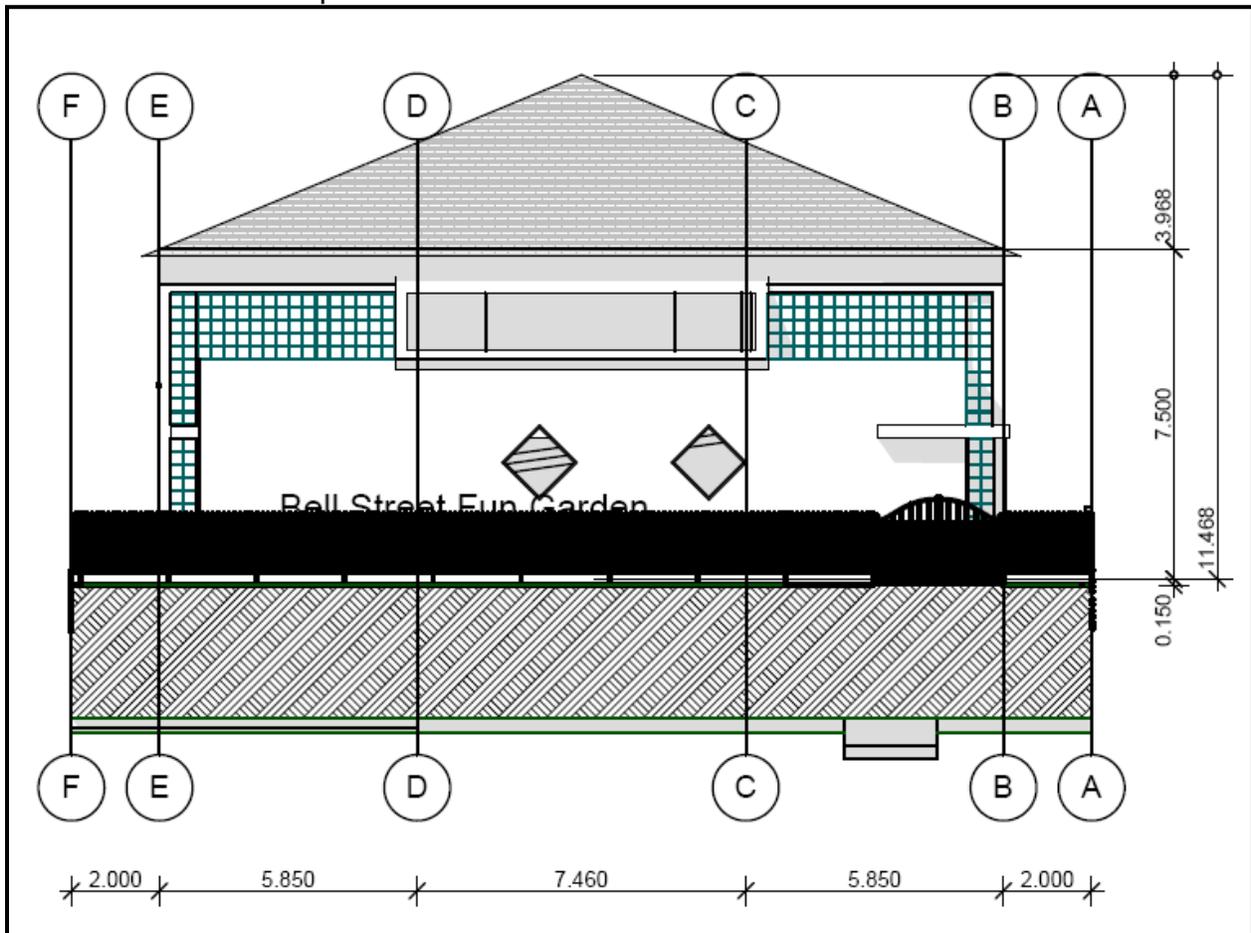


APPLICANT'S CONCEPT PLANS AND ELEVATIONS

DOCUMENT 4



Front Elevation Concept



Concept Rendering



ZONING - 50 AND 54 BELL STREET NORTH
ACS2012-PAI-PGM-0230

SOMERSET (14)

REPORT RECOMMENDATION:

That the Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 50 and 54 Bell Street North from Residential Fourth Density, Subzone H (R4H) to Minor Institutional, Subzone A (I1A[xxxx]), as shown in Document 1 and detailed in Document 2.

Ms. Kersten Nitsche, Planner, Intensification and Zoning Unit, Policy Development and Urban Design Branch, PGM, spoke to a brief PowerPoint slide presentation to provide the Committee with an overview of the report. A copy of this presentation is held on file with the City Clerk.

The following delegations spoke in opposition to the report recommendation to address concerns over the mass of the proposed design being out of proportion with the built form of the surrounding neighbourhood; traffic and parking; noise from possible uses of the gymnasium; setbacks from the curb and adjoining properties; excessive height; increased shadows, and a lack of greenspace.

- Ms. Joanne Dickinson*;
- Ms. Connie Brian*, on behalf of the Beccles (Bell/Eccles) Group;
- Mr. Mark Barszczewski*;
- Ms. Des McKay;
- Mr. Jon Svazas* (also provided written comment with Ms. Kate Svazas), and;
- Ms. Wong (given name not provided; did not complete speakers' form).

The following delegations spoke in support of the recommendation, speaking to the Ottawa Chinese Alliance Church's (OCAC) longstanding involvement with the community, and pointing out the benefits of the proposed amendment, which will provide additional multi-function recreational space and educational services for the Church's members. It was also noted that the Church had responded to earlier concerns by scaling back the design, and by redesigning the building with a hip-roof instead of the original flat-roofed design, along with supplemental landscaping, to address concerns over inadequate greenspace.

- Messrs. Gerald Chan and James Wong, on behalf of the OCAC,
- Mr. Miguel Tremblay (FoTenn Consultants), also on behalf of the OCAC, and;
- Ms. Leighann Burns, Harmony House.

The following delegation had registered, in advance, to speak in opposition to the report recommendation, but was not in attendance:

- Ms. Sheri Arnott.

In addition to those marked with an asterisk (*) above, written correspondence was also received from the following, as noted:

- Mr. David Seaborn*, Chair, Planning and Development Committee, Dalhousie Community Association (letter, in opposition);
- Ms. Sarah Burns* (email forwarding letter of support from Mr. Peter Tilley, Executive Director, Ottawa Food Bank), and;
- Mr. David Nguyen, Ottawa Chinese Alliance Church* (in agreement, also forwarding a copy of the above letter from the Ottawa Food Bank and a letter of support from Ms. Susan Garvey, Executive Director, Cornerstone Housing for Women).

[* All individuals marked with an asterisk either provided their comments in writing or by email; all such comments are held on file with the City Clerk.]

Somerset Ward Councillor Diane Holmes acknowledged area residents' concerns that two residential lots would be replaced by an institutional building, and voiced that she hoped additional design elements would be incorporated by the time the project reached the site plan stage, to be more in keeping with the character of the neighbourhood, and to address residents' concerns. She submitted the following Motion for Committee's consideration, drafted to address the issue of building height, which Councillor Harder moved on her behalf:

MOTION NO. PLC 42/3

Moved by Councillor J. Harder:

That Document 2 – Proposed Changes to the Comprehensive Zoning By-law be amended by adding:

2. Section 239 – Urban Exceptions
(f) Maximum building height 11.0 metres.

CARRIED

At the conclusion of discussions, the report recommendation was put before Committee and was CARRIED, as amended by Motion No. PLC 42/3:

That the Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 50 and 54 Bell Street North from Residential Fourth Density, Subzone H (R4H) to Minor Institutional, Subzone A (I1A[xxxx]), as shown in Document 1 and detailed in Document 2 (Proposed Changes to the Comprehensive Zoning By-law), as amended, by adding:

2. Section 239 – Urban Exceptions
(f) Maximum building height 11.0 metres.

CARRIED, as amended