



City of
Ville d' **Ottawa**

October 8, 1998

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OZP1998/13)

Department of Urban Planning and Public
Works

Ward/Quartier

OT7 - Kitchissippi

OT10 - Alta Vista-Canterbury

- Planning and Economic Development
Committee / Comité de l'urbanisme et de
l'expansion économique
- City Council / Conseil municipal

Action

**Technical Amendments to Zoning By-law Number Z-2K (599 Smyth Road
and 1426 Scott Street)**

**Modifications de forme à l'Arrêté municipal Z-2K sur le zonage (599,
chemin Smyth et 1426, rue Scott)**

Recommendations

1. That an application to amend Zoning By-law Number Z-2K from P and R5-x[3] to P-x-tp and R5-x-tp to allow a public parking area for a portion of the land at 599 Smyth Road, as shown on Document 5, be APPROVED, as detailed in Document 4.
2. That an application to amend Zoning By-law Number Z-2K from R5-x(1.0)[117] to a new R5-x(1.0) zone to allow certain commercial uses, including a gasoline service station, at 1426 Scott Street, as shown on Document 6, be APPROVED, as detailed in Document 4.

October 14, 1998 (3:01p)

Edward Robinson
Commissioner of Urban Planning and Public
Works

PB:pb


Contact: Paul Blanchett - 244-5300 ext. 1-3320

October 15, 1998 (1:39p)

Approved by
John S. Burke
Chief Administrative Officer

Financial Comment

N/A.


October 14, 1998 (2:24p)

for Mona Monkman
City Treasurer

BH:cds

Executive Report

Reasons Behind Recommendations

Technical amendments to Zoning By-law Number Z-2K are required for these properties due to the receipt of a number of appeals to the new Zoning By-law, 1998, resulting now in the delay of that By-law's final adoption. This Department recently sent a zoning report (ACS1998/1301-97) to City Council amending the zoning of 599 Smyth Road under the new Zoning By-law, 1998 in order to allow a temporary public parking area for the Ottawa Hospital lands. In addition, this Department recently sent a zoning report (ACS1998/1301-96) to City Council amending the zoning of 1426 Scott Street under the new Zoning By-law, 1998 in order to allow commercial uses. The purpose of this report is to harmonize the changes approved by Council for these sites on the new Zoning By-law, 1998 with Zoning By-law Number Z-2K. Should either applicant submit development plans prior to the adoption of Zoning By-law, 1998, the most restrictive zoning would apply. In the case of 599 Smyth Road, as the lands are zoned public and residential under Zoning By-law Number Z-2K, the most restrictive zoning would be Zoning By-law Number Z-2K as a public parking area is not permitted. In the case of 1426 Scott Street, as the lands are zoned residential under Zoning By-law Number Z-2K, the most restrictive zoning would be Zoning By-law Number Z-2K as a gasoline service station is not permitted. Thus amendments to Zoning By-law Number Z-2K are required. The proposed technical amendments, as contained within this submission, would be similar with Zoning By-law, 1998.

Economic Impact Statement

Based on the two previous submissions for these locations, it is anticipated that there will be minimal Economic Impact.

Environmental Impact

A Municipal Environmental Evaluation Report (MEER) was prepared and reviewed for 599 Smyth Road by the Environmental Management Branch during consideration of the last

application for rezoning to permit temporary parking. Mitigative measures were identified and were implemented as part of the Site Plan Control approval for the site. Regarding 1426 Scott Street, the Municipal Environmental Evaluation Process (MEEP) checklist has indicated no adverse environmental impact.

Consultation

Details of consultation are contained in zoning reports ASC1998/1301-96 and ASC1998/1301-97. These reports are on file with the City Clerk. Notice of this report was provided in local newspapers.

Disposition

Department of Corporate Services to notify agent for 599 Smyth Road(c/o André Charbonneau, Ottawa Hospital, 501 Smyth Road, K1H 8L6) and Regional Municipality of Ottawa-Carleton, Development Approvals Division, of City Council's decision. In addition, Corporate Services to notify owner for 1426 Scott Street(Mr. Gas Limited, Attn: Gilles Guindon, 815 Taylor Creek Drive, Orleans, Ontario, K1C 1T1), agent (Martin B. Vervoort, c/o Maclaren Corlett Barristers and Solicitors, 1540-45 O'Connor Street, Ottawa, Ontario, K1P 1A4), and the Corporate Finance Branch, Revenue Section, Assessment Control Supervisor and Regional Municipality of Ottawa-Carleton, Plans Administration Division, of City Council's decision.

Office of the City Solicitor to forward the implementing by-laws to City Council.

Department of Urban Planning and Public Works to prepare and circulate the implementing zoning by-laws.

List of Supporting Documentation

Document 1	Summary of Application
Document 2	Explanatory Note to Proposed By-law (599 Smyth Road)
Document 3	Explanatory Note to Proposed By-law (1426 Scott Street)
Document 4	Details of Proposed Zoning
Document 5	Location Map for 599 Smyth Road
Document 6	Location Map for 1426 Scott Street

Part II - Supporting Documentation

Recommendation 1

Document 1

The parcel of land to the east of the Ottawa Hospital was first rezoned to permit a temporary parking area for 411 cars in late 1991. At the expiry of the temporary zoning in 1994, another amendment to the Zoning By-law was approved to allow the temporary parking area, which was expanded to accommodate 501 cars, until July 4, 1998. The proposed amendment is to extend this period of time until the end of July 1999.

The Ottawa Hospital has been requesting on-going extensions of this temporary parking to accommodate staff parking during various construction projects. A Site Plan Control application has been received by the City for the construction of a parking garage however there appears to be some uncertainty as to whether this construction project will proceed at this time. This latest extension for this temporary parking area is to allow the newly amalgamated Ottawa Hospital time to undertake a review of their facilities until decisions are made regarding among other things, the provision of parking for the hospital.

Recommendation 2

The subject property is presently zoned residential and contains an existing gasoline service station. The purpose of this application is to regularize the existing use and to introduce a limited number of additional commercial uses, such as a convenience store.

EXPLANATORY NOTE TO THE PROPOSED BY-LAW -98

By-law Number Amends Zoning By-law Number Z-2K, the City's Comprehensive Zoning By-law. This amendment affects the zoning of lands identified as 599 Smyth Road, located to the east of the Ottawa Hospital, west of Roger Guindon Drive, as shown on the attached map. This amendment is intended to extend the period of time to permit the existing temporary parking area which is used as Ottawa Hospital staff parking.

Current Zoning

The Zoning By-law has zoned the lands as P and R5-x[3], which is a Public Zone and a Low Rise Apartment Zone, respectively. The purpose of this zones are to limit the permitted uses on the site to parks, recreational and athletic facilities and botanical gardens or a variety of residential uses.

Proposed Zoning

The proposed zoning for the site is P-x-tp and R5-x-tp which would allow temporary parking until July 31, 1999.

For further information on the zoning amendment, please contact Françoise Jessop at 244-5300 extension 1-3862.

EXPLANATORY NOTE TO THE PROPOSED BY-LAW -98

By-law Number Amends Zoning By-law Number Z-2K, the City's Comprehensive Zoning By-law. This amendment affects the zoning of lands shown as shaded on the attached map to accommodate a gas bar and convenience store at 1426 Scott Street. The property is located on the southeast corner of Scott Street and Stirling Avenue. The property has a lot area of 776 square metres with an existing building having a gross floor area of 45 square metres.

Current Zoning

Zoning By-law Number Z-2K zones the subject property as R5-x(1.0)[117]. This is a multiple unit residential zone which is designed to accommodate medium density housing. Exception [117] permits a parking lot as an additional use which may occur in a front yard to a maximum of 5 spaces and a total parking lot maximum of 7 spaces.

Proposed Zoning

The applicant has requested that the property be rezoned to a new R5-x(1.0) exception zone. This is a residential exception zone, the purpose of which is to allow convenience types of commercial uses in single or small groupings which are limited in size and range, and which meet the needs of the surrounding residential uses. The exception will also permit the additional commercial use of a gasoline service station which shall accommodate the current non-conforming land use.

For further information on the zoning amendment, please contact Prescott McDonald at 244-5300 extension 1-3854.

Recommendation 1

The subject property to be rezoned from P to P-x-tp, to permit a public parking area until July 31, 1999, and subject to the condition that Section 32.(A) does not apply.

The subject property to be rezoned from R5-x[3] to R5-x-tp, to permit a public parking area until July 31, 1999, and subject to the following:

1. the definition of lot does not apply; and
2. a right-of-way serving only the public parking area to be located in the abutting P-x-tp zone shall be permitted.

Recommendation 2

That the subject lands located at 1426 Scott Street be rezoned from R5-x(1.0)[117] to a new R5-x(1.0) zone with the "x" denoting the following exception to the standard R5 zone:

1. Only the following commercial uses will be permitted:

- (1) gasoline service station,
- (2) automated teller,
convenience store,
laundromat,
retail food store,
retail store,
restaurant-full service,
restaurant-take-out,
personal service business,

provided that the uses are located on the ground floor of a building, and each single occupancy does not exceed 204.5 square metres in gross leasable area.

2. Sections 101, 102 and 103 do not apply and the minimum building setbacks from front and side property line abutting a street is 3.0 metres, from the side lot line abutting a residential zone is 5.0 metres and from the rear property line abutting a residential zone is 7.5 metres.
3. Section 107 does not apply and the interior side and rear yards must be used as landscaped open space for a minimum distance of 3.0 metres abutting a residential zone.
4. The maximum building height is 11 metres.

