

December 17, 1998

ACS1998-PW-PLN-0016
(File: OZP98-20)

Department of Urban Planning and Public
Works

Ward/Quartier
OT5 - Bruyère-Strathcona
Action/Exécution

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

Zoning Amendment - 186 St. Patrick Street

Modification de zonage - 186, rue St. Patrick

Recommendations.

1. That an application to amend Zoning By-law Z-2K for 186 St. Patrick Street from HR3 to HR3-x-tp, to permit surface public parking for a temporary period of three years from the date of approval, be **APPROVED**.
2. That the by-law concerning this zoning not be presented to City Council for enactment until a revised site plan agreement has been registered on title to the property.



December 21, 1998 (1:12p)

for/ Edward Robinson
Commissioner of Urban Planning and
Public Works



December 21, 1998 (3:36p)

Approved by
John S. Burke
Chief Administrative Officer

CWL:cwl

Contact: Charles Lanktree - 244-5300 ext. 1-3859

Financial Comment

N/A.


December 21, 1998 (11:56a)

for Mona Monkman
City Treasurer

BH:cds

Executive Report

Reasons Behind Recommendation

The original approval of surface public parking on this property for a temporary period was granted on December 21, 1988, conditional on Site Plan Control. Prior to this, the site had been utilized for public parking illegally for two years following a fire which destroyed the heritage residential building on the property. A second application was submitted June 26, 1991 and approved March 18, 1992 for a three year extension to the temporary zoning status. The most recent application for a three year extension was submitted December 6, 1994. On the recommendation of staff a one year extension was granted by City Council to provide time for the owner to prepare for another use of the property. This decision was appealed to the Ontario Municipal Board (OMB) and the appeal upheld to allow temporary surface parking for three years until June 20, 1998. The subject application was submitted August 5, 1998 for another three year temporary zoning period.

The reversal of City Council's decision at the OMB on this matter caused concern that the Official Plan policy direction was not adequate to effectively discourage temporary surface parking. Since this OMB decision staff have been conducting a study of temporary surface parking in the Central Area and inner city neighbourhoods with the intent to clarify City Council's position on this issue. The results of this study will be presented to Planning and Economic Development Committee within the first quarter of 1999. As this information has not been presented or any findings endorsed by City Council, it was considered premature to apply it to this case. For this reason staff have recommended that an extension of the temporary zoning permission for surface parking be granted for three years, following which the conclusions of the study can be utilized to evaluate the appropriateness of temporary surface parking at this or any other site in the Central Area and inner city neighbourhoods.

The Engineering and Operations Branches have requested upgrading of the site including barriers to the encroachment of parking into the right-of-way on Parent Street and grading to direct stormwater flow to a new catchbasin. Given that the Department is recommending a three year extension of temporary zoning these upgrades are considered to be necessary. Site Plan Control should be a condition of the approval to facilitate these improvements, and an amended agreement registered prior to the attendant zoning by-law being enacted.

Economic Impact Statement

The use of this property for a temporary surface parking lot will have no appreciable economic impact on the City.

Environmental Impact

A Municipal Environmental Evaluation Checklist was completed and no adverse environmental impacts were identified.

Consultation

There was no response to the public notification of this application. Comments from technical agencies and concerned City departments have been incorporated into this submission.

Disposition

Department of Corporate Services

1. Department of Corporate Services, Statutory Services Branch to notify the applicant (Fotenn Consultants Inc., 297 Sunnyside Avenue, Ottawa, Ontario K1S 0R9) and the property owner Kamran Mahdi c/o Capital Parking Inc. 2102-400 Slater Street, Ottawa, Ontario K1R 7S7) and the Regional Municipality of Ottawa-Carleton, Plans Administration Division of City Council's decision.
2. City Solicitor's Office to forward implementing by-law to City Council.

Department of Urban Planning and Public Works to write and circulate the implementing by-law.

List of Supporting Documentation

Document 1	Explanatory Note
Document 2	Location Map
Document 3	Municipal Environmental Evaluation Process Checklist (on file with the City Clerk)
Document 4	Consultation Details

Part II - Supporting Documentation

Document 1

EXPLANATORY NOTE TO THE PROPOSED BY-LAW NUMBER

By-law Number _____ amends By-law Number Z-2K the City's Comprehensive Zoning By-law. The amendment affects the property located on the southeast corner of St. Patrick Street and Parent Street. The property is shown as the shaded area on the attached location map.

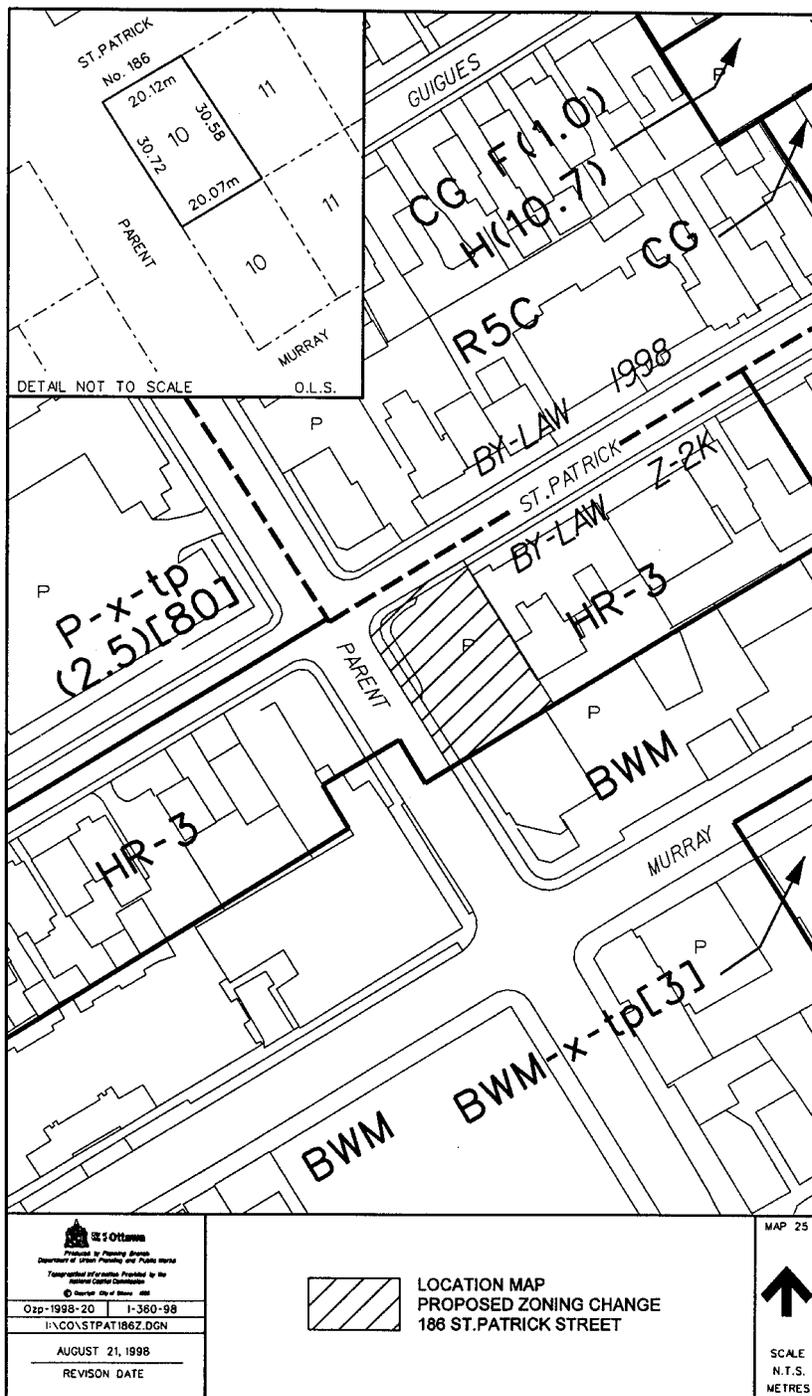
CURRENT ZONING

The current zoning of this property is HR-3 which is a heritage residential zone. The purpose of this zone is primarily to develop residential uses of low scale and intensity. It is to provide for the conservation of heritage character of the area through the preservation of the existing built form. It is also to provide for a limited range of public and commercial uses in existing buildings that are related to art and culture.

Public parking area is not a permitted use in the HR3 zone, however, this site has been zoned in the past to permit surface public parking on a temporary basis. The latest temporary zoning expired June 20, 1998.

PROPOSED ZONING

The owner of the property has applied to zone it HR-3-x-tp [1] which would allow a surface public parking area for three years. In addition, tandem parking is to be permitted as approved by the Committee of Adjustment.



Consultation Details

Notification and consultation procedures carried out in accordance with the early notification procedure P&D/PPP/N&C #1 approved by City Council for Zoning Amendments.

Supplemental Notification and Consultation

This application was circulated to the Environmental Advisory Committee.

Environmental Advisory Committee

No comments were received.

Application Process Timeline Status

This application which was received on August 5, 1998, was subject to a project management timeline. A process chart which established critical milestones, was prepared and circulated as part of the technical and early notification process. This application was processed within the timeframe established for zoning applications.

Councillor's Comments

Councillor Émard-Chabot has no objection to this application.