



City of
Ville d' **Ottawa**

February 3, 1999

ACS1999-PW-PLN-0002
(File: OZP98-27)

Department of Urban Planning and Public
Works

Ward/Quartier
OT5 - Bruyère-Strathcona

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

Action/Exécution

Zoning - 90 Murray Street

Modification de zonage - 90, rue Murray

Recommendations

1. That an application to amend Zoning By-law Z-2K from BWM to BWM-x-tp, for 90 Murray Street, to permit surface public parking for a temporary period of three years from the date of approval, be **APPROVED**.
2. That a 1.2 metre wide horizontal distance be provided between the front lot line and the surface parking area, and with the exception of vehicular and pedestrian access, this area be landscaped open space.

February 4, 1999 (10:28a)

Edward Robinson
Commissioner of Urban Planning and Public
Works

CWL:cwl

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

February 4, 1999 (10:55a)

Approved by
John S. Burke
Chief Administrative Officer

Financial Comment

N/A.


February 4, 1999 (9:32a)

for Mona Monkman
City Treasurer

BH:cds

Executive Report

Reasons Behind Recommendations

The subject lands have been vacant since 1980 and Departmental records indicate that it has been used as a surface public parking lot since prior to 1985. At that time, the first in a series of applications was received to permit this use for three years. This first application was approved in 1987 and four subsequent applications were also approved to permit continuation of the parking lot. The by-law enacting the most recent approval for temporary surface parking was passed November 15, 1995, and expired three years later on November 14, 1998.

The Ontario Municipal Board's reversal of City Council's decision to refuse a similar application in November of 1995 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 the Planning and Economic Development Committee (PEDC) in the Spring 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 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 property in the Central Area and inner city neighbourhoods.

The landscaped buffer strip which exists between the sidewalk on Murray Street and the surface parking area should be retained as it provides protection of the pedestrian environment.

Economic Impact Statement

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

Consultation

There was no response to the public notification of this application. The Local Architectural Conservation Advisory Committee advised that they are opposed to zoning this property for temporary surface parking. Comments from technical agencies and concerned City Departments have been incorporated into this submission.

Disposition

Department of Corporate Services

1. Statutory Services Branch to notify the applicant (Deborah Johnson, 111 Murray Street, Ottawa, Ontario K1N 5M5), the property owner Jimnan Investments Ltd. of the same address and the Regional Municipality of Ottawa-Carleton, Plans Administration Division of City Council's decision.

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

Explanatory Note

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 south side of Murray Street between Parent Street and Dalhousie Street. The property is shown as the shaded area on the attached Location Map.

Current Zoning

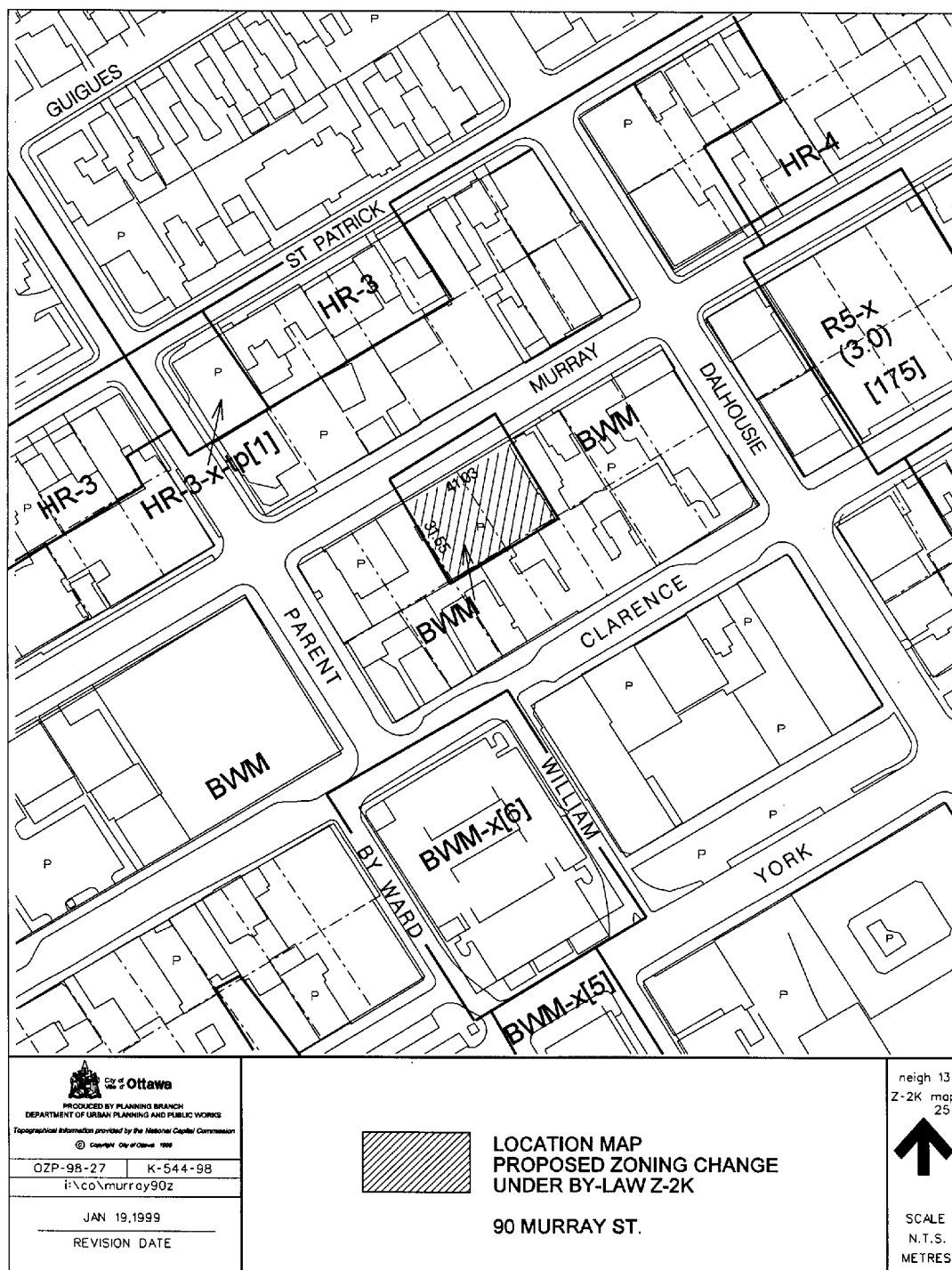
The current BWM zoning permits a broad range of Public, Commercial and Residential uses. In this zone public parking must be located in a building or structure. Temporary zoning to permit surface public parking was enacted on November 15, 1995 and expired on November 14, 1998.

Proposed Zoning

The owner of the property has applied to zone it BWM-x-tp[3] which would allow a surface public parking area for three years.

Location Map

Document 2



Consultation Details

Document 4

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 and the Local Architectural Conservation Advisory Committee (LACAC).

No comments were received from the Environmental Advisory Committee. The LACAC advised that they are opposed to this application for temporary surface parking as, in their view, parking lots are not part of the character described in the Heritage Conservation District Study which was the basis of designating this area as a heritage district under the Ontario Heritage Act.

Application Process Timeline Status

This application which was received on October 21, 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.