



City of
Ville d' **Ottawa**

February 15, 1999

ACS1999-PW-PLN-0003
(File: OZP1998/028)

Department of Urban Planning and Public
Works

Ward/Quartier
OT8 - Mooney's Bay

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

Action/Exécution

Zoning - 815 Archibald Street

Zonage - 815, rue Archibald

Recommendations

1. That the application to amend the Zoning By-law, 1998, as it applies to 815 Archibald Street, from R5A to CDF(2.0), as shown on Document 1, be REFUSED.
2. That the application to amend Zoning By-law Number Z-2K, as it applies to 815 Archibald Street, from R5(0.5) to C1-a(2.0), as shown in Document 2, be REFUSED.

February 16, 1999 (12:49p)

Edward Robinson
Commissioner of Urban Planning and Public
Works

DJ:dj


Contact: Douglas James - 244-5300 ext. 1-3856

February 17, 1999 (7:58a)

Approved by
John S. Burke
Chief Administrative Officer

Financial Comment

N/A.


February 15, 1999 (2:23p)

for Mona Monkman
City Treasurer

BH:cds

Executive Report

Owner: 1117018 Ontario Limited

Reasons Behind Recommendations

Context

The subject property is presently occupied by a single detached dwelling. The property immediately to the north is zoned commercial and is occupied by an automotive dealership which wishes to expand onto the subject site.

Official Plan

The subject property is presently designated “Residential Area” in the City’s Official Plan and is occupied by a single detached dwelling. The City’s Official Plan contains Strategies, Objectives and Policies to govern the conservation of existing residential dwellings. In this regard, Strategy 3.1.7 stipulates that City Council shall ensure existing housing stock is conserved and renewed as an important element of meeting future housing needs. This is to be accomplished through the maintenance and rehabilitation of existing housing stock and by controlling demolition or conversion to non-residential uses.

From this strategy, the Official Plan establishes Objectives and Policies to meet the desired planning ends (section 3.4). In accordance with the strategy, these objectives and policies restrict the loss of residential accommodation relative to non-residential uses. The loss of existing residential uses may occur if replacement residential uses are constructed, which is not the case for this application; or if other Official Plan objectives are being met, which outweigh the loss of the housing. It is the Department’s position that allowing the removal of the existing residential use will not ensure fulfilment of other Official Plan policies.

Compatibility With Surrounding Area.

The present boundary between the property located at 1335 Carling Avenue and the subject property, creates a delineation between commercial and residential uses. Although the subject property is on the fringe of the residential community, rezoning the subject lands would

constitute an expansion of commercial uses into the existing residential community, which is not a desirable planning goal. This would start to erode the character of the existing residential neighbourhood, at the benefit of commercial uses. Furthermore, this could create an atmosphere which would foster similar applications, thereby further eroding the character of the neighbourhood. The argument that this expansion is acceptable because it is located on the fringe of the residential neighbourhood cannot be substantiated. There will always be a fringe between residential and commercial uses. This site, as well as the other properties on the street, have homes built around 1950. At some time in the future, these homes may be demolished and should be replaced by new residential uses. Intensification of existing District Linear Commercial Areas should not be done at the expense of existing established residential uses, but rather within lands that are already zoned commercial.

It is noted by the Department that the commercial zoning to the north of this property is more shallow than at any other location on the south side of Carling Avenue between Kirkwood Avenue and Merivale Road. However, it is the Department's opinion that expanding this portion of the commercial zoning at the expense of an established residential property and an established residential neighbourhood, is not appropriate and as mentioned, could set an undesirable precedent for the further rezoning of other residential lands.

Environmental Impact

The Municipal Environmental Evaluation Process (MEEP) checklist has indicated no adverse environmental impact.

Application Process Timeline Status

This application was received on October 26, 1998 and was subject to a project management timeline, as recommended by the "A Better Way Task Force Report". A process chart establishing critical milestones was prepared and circulated as part of the technical and early notification process. This application is proceeding in accordance with the procedures of the "A Better Way Task Force Report".

Consultation

One response was received as a result of the posting of the On-Site sign. That person wanted more information on the nature of the applicant's proposal. No responses were received from the circulation to Concerned Community Groups.

Councillor Howard was aware of this application.

Disposition

Department of Corporate Services, Statutory Services Branch to notify the owner (1330 Carling Avenue, K1Z 7K8), the Corporate Finance Branch, Review Section, Assessment Control Supervisor and the Regional Municipality of Ottawa-Carleton, Plans Administration of City Council's decision.

List of Supporting Documentation

Document 1	Location Map - Proposed Amendment to the <i>Zoning By-law, 1998</i>
Document 2	Location Map - Proposed Amendment to Zoning By-law Number Z-2K
Document 3	Municipal Environmental Evaluation Process (MEEP) Checklist (On file With City Clerk)

Part II - Supporting Documentation

Location Map - Proposed Amendment to the Zoning By-law, 1998

Document 1

