

September 10, 1998

ACS1998-1301-114
PD1A4268
(File: OZP1998/011)

Department of Urban Planning and Public
Works

Ward/Quartier
OT4 - Rideau

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

Action

TECHNICAL AMENDMENT TO ZONING BY-LAW Z-2K
MODIFICATION DE FORME A L'ARRÊTÉ MUNICIPAL Z-2K

Recommendation

That an application to amend Zoning By-law Number Z-2K, from P to R5-x, to permit a group building project of 22 units at 150-160 Stanley Avenue be **APPROVED**, as detailed in Document 3.



September 10, 1998 (9:53a)

E. M. Robinson
Commissioner of Urban Planning and Public
Works

GH:gh

Contact: Gordon Harrison - 244-5300 ext. 1-3868



September 10, 1998 (10:17a)

Approved by
John S. Burke
Chief Administrative Officer

Financial Comment

N/A.


September 10, 1998 (8:44a)

for Mona Monkman
City Treasurer

BH:cds

Executive Report

Reasons Behind Recommendation

A technical amendment to Zoning By-law Number Z-2K is required for this property 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 (ACS1998/1301-094) to City Council amending the zoning of this site under the new Zoning By-law 1998. Should the applicant submit building plans prior to the adoption of the new Zoning By-law 1998, the most restrictive zoning would apply. In the case of this site, as the lands are zoned public use under Zoning By-law Number Z-2K, the most restrictive zoning would be Zoning By-law Number Z-2K. A public use zoning would not allow the applicant to proceed with his proposal as residential is not permitted. Thus an amendment to Zoning By-law Number Z-2K to permit a residential zoning is required. The proposed technical amendment to Zoning By-law Number Z-2K, as contained within this submission, would be consistent with Zoning By-law 1998, and would accommodate the applicant's proposal for 22 ground-oriented housing units.

Economic Impact Statement

This statement is contained in the zoning report referenced ACS1998/1301-094 (Document 7).

Environmental Impact

An Environmental Impact Statement was completed and no potential impacts were identified.

Consultation

Consultation is contained in the zoning report referenced ACS1998/1301-094 (Document 7).

Disposition

Department of Corporate Services, Statutory Services Branch to notify owner (210 Dalhousie Street, K1N 7C8) agent (2055 Prince of Wales Drive, Nepean, K2E 7A4) and Regional Municipality of Ottawa-Carleton, Development Approvals Division, of City Council's decision.

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

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

List of Supporting Documentation

- Document 1 - Summary of Application
- Document 2 - Explanatory Note to Proposed By-law
- Document 3 - Details of Proposed Zoning
- Document 4 - Location Map
- Document 5 - Municipal Environmental Evaluation Process Checklist (on file with City Clerk)
- Document 6 - Compatibility with Public Participation Policy/Input From Other Departments or Other Government Agencies
- Document 7 - Zoning Report ACS1998/1301-094 (on file with the City Clerk)

Part II - Supporting Documentation

Summary of Application

Document 1

An application has been received by J. E. Ironside Consulting Ltd. on behalf of Domicile Holdings Inc. to change the zoning of the Franciscan Church property to permit a residential infill project. The applicant is requesting that the zoning be changed from P to R5-x, with zoning exceptions, to permit ground-oriented residential dwelling units at 150-160 Stanley Avenue. The site is located on the east side of Stanley Avenue between Keefer and Victoria Streets in the New Edinburgh community. The property has been identified as a property of heritage interest.

The site is 3 475.0 square metres in area and presently contains a church and an ecclesiastical residence. These buildings will be demolished to accommodate the proposed redevelopment.

The preferred development option proposes three blocks of townhouses, each containing four units fronting Stanley Avenue and five semi-detached units abutting River Lane (total of 22 units).

THE FOLLOWING IS AN EXPLANATORY NOTE TO BY-LAW NUMBER, Document 2

By-law Number..... amends Zoning By-law Number Z-2K, the City's Comprehensive Zoning By-law. This amendment affects the zoning of the site located at 150-160 Stanley Avenue located on the east side of Stanley Avenue between Keefer and Victoria Streets in the New Edinburgh community. The zoning would permit a group building project containing a maximum of 22 ground-oriented housing units.

Current Zoning By-law Number Z-2K

Zoning By-law Number Z-2K has zoned the site P which is a public use zoning that permits a range of public uses such as, an ecclesiastical residence, community centre, place of worship etc. Specific yards are in affect for buildings in this zone.

Proposed Zoning By-law Number Z-2K

The proposed zoning is an R5-x designation, with exceptions. This zoning permits medium density residential uses, including a range of dwelling types which are defined as ground-oriented in the Official Plan and which provide for a broad variety and mix of dwelling types. The "x" suffix represents exceptions to the zoning which establishes a building height along Stanley Avenue of 10.7 metres (balance of the site along the lane must meet the 10.0 metre height limit), amends the yards and landscaped open space provisions in order to accommodate the proposed group building project, and permits a 0.6 metre projection of a cantilevered bay window into a yard. The zoning will further limit the density to 64.0 units per hectare which will permit a maximum of 22 units on the site.

For further information on the proposed amendment please contact Gordon Harrison at 244-5300 ext. 3868, Fax: 244-5601.

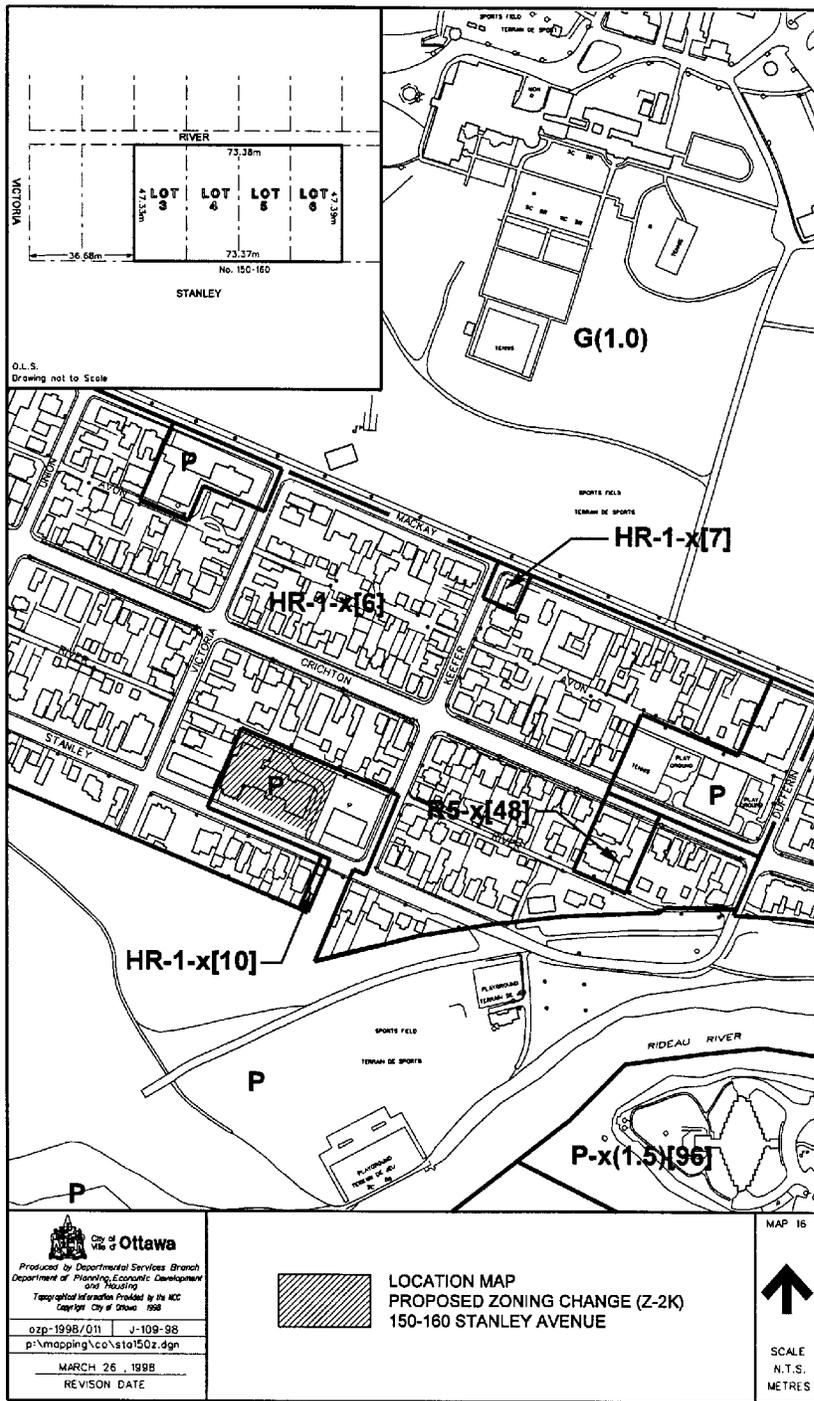
DETAILS OF PROPOSED ZONING

Document 3

Subject Site: 150-160 Stanley Avenue

The proposed zoning is R5-x, with exceptions. The exceptions are:

- require a minimum front yard abutting Stanley Avenue of 3.0 metres;
- require a minimum side yard of 1.2 metres for the first 23.6 metres back from Stanley Avenue and 3.0 metres for balance of the yard;
- require a minimum side yard of 7.1 metres in the case of an apartment dwelling located within 23.6 metres of River Lane;
- require a minimum yard of 4.0 metres abutting River Lane, except in the case of an apartment dwelling which requires a minimum yard of 7.1 metres;
- require a minimum horizontal distance of 3.0 metres for facing walls where each wall has a window;
- allow a residential density of 64.0 units per hectare;
- require a minimum landscaped open space requirement of 27%;
- allow a cantilevered bay window to project 0.6 metres into a yard;
- all vehicular access is from Stanley Avenue; and
- limit building height to 10.7 metres abutting Stanley Avenue to a depth of 23.6 metres and 10.0 metres for balance of site.



COMPATIBILITY WITH PUBLIC PARTICIPATION POLICY

Document 6

Please refer to zoning report ACS1998/1301-094 for details of public participation. This report is on file with the City Clerk.