

October 6, 1998

ACS1998-1301-134

PD1A4278

(File: OSP1994/062)

Department of Urban Planning and Public
Works

Ward/Quartier

OT6 - Somerset

- Planning and Economic Development
Committee / Comité de l'urbanisme et de
l'expansion économique

Action

Site Plan Control - 585-597 Somerset Street West

Plan d'emplacement - 585-597 rue Somerset Ouest

Recommendation

That the Site Plan Control Approval application (OSP1994/062) be APPROVED, as detailed in Document 1, and as shown on the following plan:

“Site Plan, 593-597 Somerset St., Residential/Commercial Development” Drawing Number SP 1 prepared by Barry J. Hobin & Associates Architects Incorporated, dated January 3, 1995, as revised to July 17, 1997 and dated received by the City of Ottawa September 15, 1998.



October 8, 1998 (7:30a)

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



October 8, 1998 (8:29a)

Approved by
John S. Burke
Chief Administrative Officer

MM:mm

Contact: Marilyn Muleski - 244-5300 ext. 1-3329

Financial Comment

N/A.



October 7, 1998 (3:29p)

for Mona Monkman
City Treasurer

BH:cds

Executive Report

Owner: Kelly Funeral Home Ltd.

Reasons Behind Recommendation

This site, located on the north side of Somerset Street West and extending through to Cooper Street, was the subject of a November 28, 1995 site plan approval which permitted the addition of a new residential/commercial building. There are three buildings on the site: the previously existing funeral home plus the new mixed-use building, both fronting onto Somerset Street West; and a previously existing two-storey residential building fronting onto Cooper Street. Parking for the site is located on Cooper Street behind the two buildings which front onto Somerset Street West and to the east of the residential building. At the time of the Site Plan Control Application for the addition of the mixed-use building, there were two accesses to the parking area from Somerset Street West and two accesses from Cooper Street. The 1995 site plan approved one access onto Cooper Street and retained the two accesses onto Somerset Street West.

This site plan application, received on June 4, 1998, seeks to modify the Cooper Street access. Planning and Economic Development Committee first approved the site plan for redevelopment on February 25, 1995 subject to the condition that both accesses onto Cooper Street be closed. The applicant appealed this approval to the Ontario Municipal Board. Mediation efforts resulted in the revised site plan approved on November 28, 1995. This plan permitted one access onto Cooper Street relocated to the middle of the site with special conditions requiring this access be ingress only, 3.6 metres in width, have a “no exit” sign and a barrier to limit ingress to vehicles less than 6'-6" in height. Included in the Site Plan Agreement is a clause that states “any increase, change or additions of exits onto Cooper Street shall require approval of the Planning and Economic Development Committee of the Corporation.” Further, on June 9, 1998, the Planning and Economic Development Committee lifted delegated authority for approval for revisions to the site plan for this site.

This application is for a 7.925 metres (26') wide access located approximately in the middle of the site which would permit both ingress and egress. Written correspondence received from the applicant states that a generous width is needed for the access so visitors to the funeral home, many of whom are senior citizens, can be accommodated while at the same time reducing the possibility of mishaps. Further, the applicant states that for more than thirty years, this site had two separate accesses to Cooper Street with a combined width of more than 14.6 metres (48'). This proposed plan would permit only one access point to Cooper Street. The access would be offset from both Somerset Street West accesses to minimize vehicles using this site as a short-cut. One existing tree is to be removed and two new trees are to be planted at the locations of the previous accesses which are to be reinstated with sod and a sidewalk. A cedar hedge is also to be provided at the Cooper Street lot line. A special condition has been added to reinstate the previously approved 1.5 metre landscape buffer along Cooper Street and the height barrier.

Consultation

Although not subject to the Early Notification Policy, concerned community groups were notified of this site plan application because of their past interest in this site.

In addition, the Ward Councillor, Elisabeth Arnold, chaired a meeting on September 28, 1998 of residents from the area and the applicant to discuss this application. Issues include access to Cooper Street and commercial traffic on the street; loss of a tree; elimination of the landscape buffer and the height barrier. One response from the Dalhousie Community Association was received commenting on parking problems on Cooper Street; larger volumes of funeral home patrons exiting onto Cooper Street; commercial traffic continuing to use Cooper Street; the driveway being too large; the need for the height barrier and the landscape buffer; and the loss of an existing tree.

Disposition

Department of Urban Planning and Public Works to notify the owner, Mr. G. Beamish, 585 Somerset Street West, Ottawa, Ontario, K1R 5K1, of Planning and Economic Development Committee's decision.

List of Supporting Documentation

Document 1	Conditions of Site Plan Control Approval
Document 2	Location Plan
Document 3	Site Plan
Document 4	Consultation Summary

Part II - Supporting Documentation

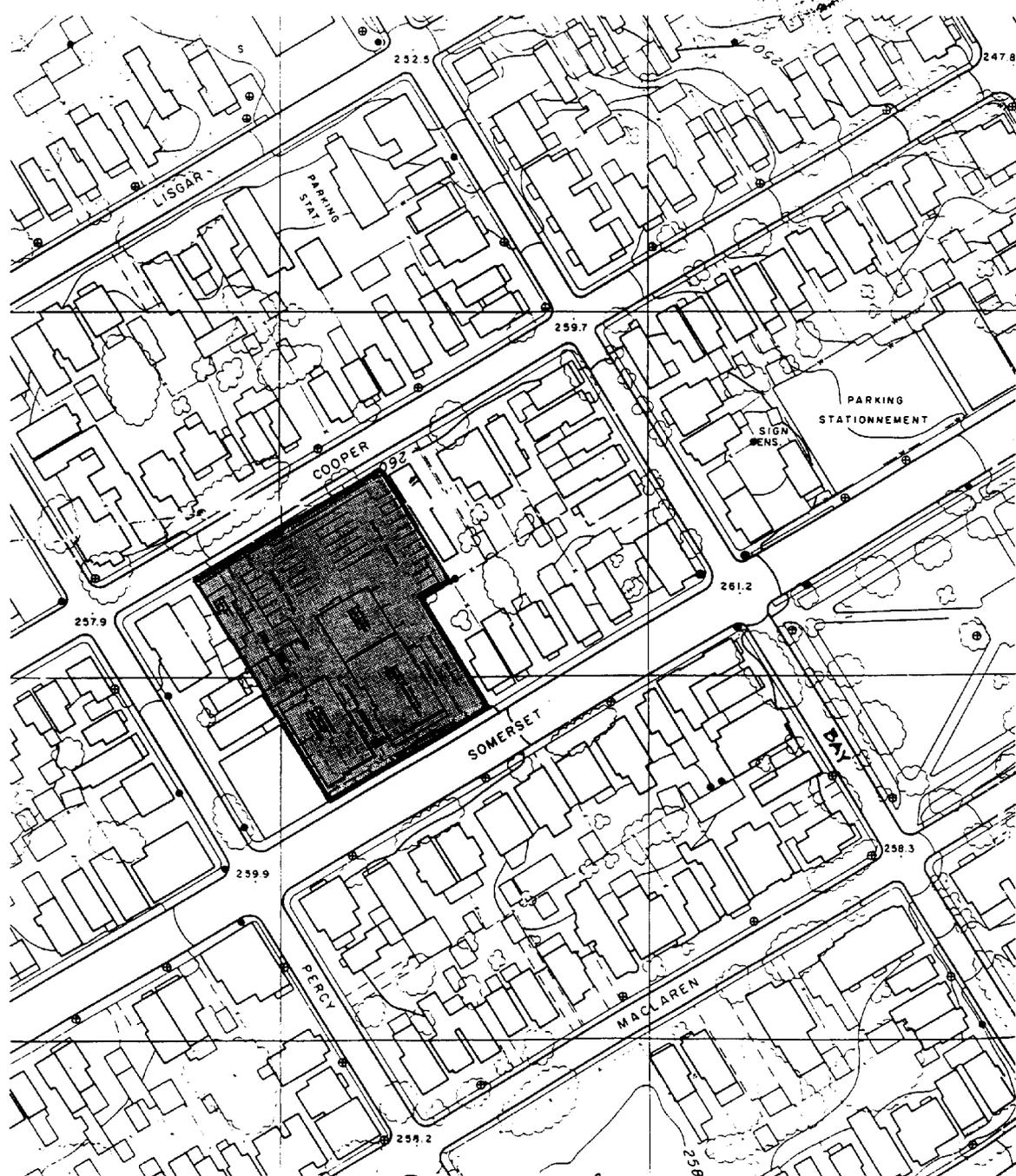
Document 1

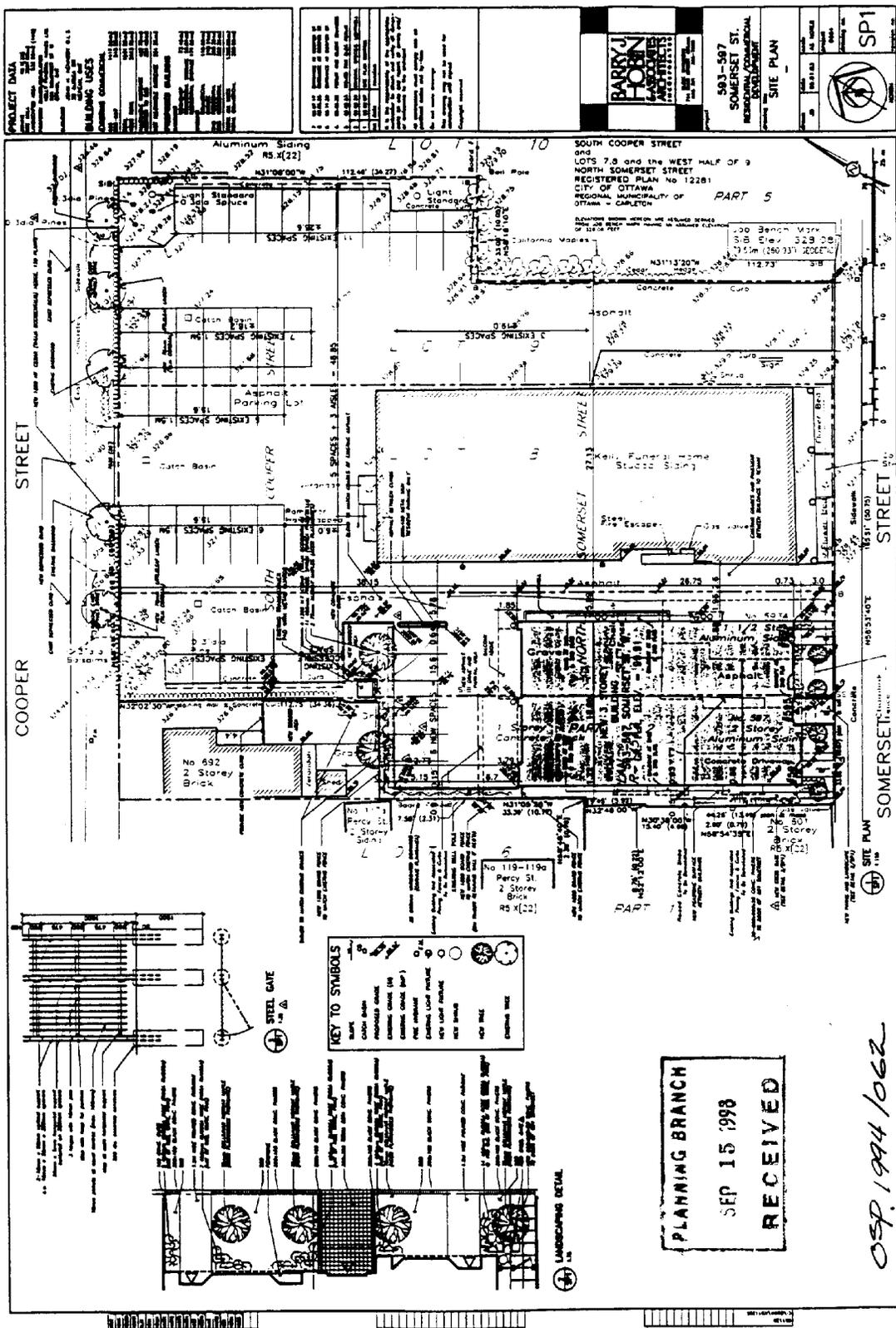
SPECIAL CONDITIONS FOR SITE PLAN CONTROL APPROVAL

1. That the parties covenant and agree that the terms, provisions and conditions imposed by the Corporation on February 25, 1995, as amended by the November 28, 1995 motion and incorporated in an Agreement dated December 7, 1995 and registered in the Land Registry Office on December 18, 1995 as Instrument No. N733868, shall remain in effect and shall have the same force as if they had been repeated in this report, except for those special conditions describing the previously approved Cooper Street access as described in c.vi to c.x, Section C, Special Conditions, of Schedule B, Conditions of Approval – Supplemental.
2. That the plan be amended to include the previously approved 1.5 metre landscape buffer along Cooper Street and the height barrier of 2.0 metres (6'-6").

LOCATION PLAN
585 - 597 SOMERSET STREET WEST
CITY OF OTTAWA

OSP94-62





Site Plan

Document 3

Consultation Summary

Document 4

NOTIFICATION AND CONSULTATION PROCESS

Although this application was not subject to Early Notification Procedure P&D/PPP/N&C#2 approved by City Council for Site Plan Control applications, information was sent to concerned community groups because of their past interest in this site.

SUPPLEMENTAL NOTIFICATION AND CONSULTATION

The plan was forwarded to the Environmental Advisory Committee.

PUBLIC INPUT

One letter was received from the Dalhousie Community Association; concerns expressed include commercial traffic on Cooper Street, including visitors, coffin trucks and hearses; parking issues on Cooper Street, such as blocked driveways, insufficient visitor parking and parking on the “no-parking” side of the street; and the deletion of the previously approved landscape buffer and height barrier.

Response

The applicant has submitted letters from suppliers that state that all delivery trucks will use the Somerset Street West access. The applicant has also submitted information, which is submitted to Statistics Canada and the Ontario Board of Funeral Services, that the number of services has decreased since 1995: 482 services in 1995; 451 in 1996 and 409 services in 1997. The parking issues on Cooper Street are primarily enforcement matters.

INPUT FROM OTHER DEPARTMENTS OR OTHER GOVERNMENT AGENCIES**COUNCILLOR'S COMMENTS**

Councillor Elisabeth Arnold is aware of this application and chaired a meeting with interested residents and the applicant on September 28, 1998. The Councillor forwarded the following comments:

- a) I remain opposed to permitting commercial traffic to enter onto Cooper Street. The rationale for the original negotiated agreement was that with the expansion of Kelly's operation all commercial traffic should exit onto Somerset St. I do not see any reason to change this position.
- b) The width of the entrance on the Cooper Street side should be narrowed to permit one way traffic only, which would preserve the mature tree in the landscaped border. The exact location of the entrance should be evaluated so as to preserve the existing trees.

- c) The landscaped border along the Cooper Street side of the parking lot should be reinstated as per the original approved site plan.
- d) Commercial trucks and vans should not be using Cooper Street, and the applicant has confirmed that it has obtained agreement for suppliers not to use Cooper Street. To ensure that trucks and vans are not able to access Cooper Street, the height barrier agreed to in the negotiated settlement should be reinstated to the site plan.

Response

a) & b) When the original site plan application was filed for the addition of a mixed-use building, it was concluded that the closure of the eastern access would likely result in the redirection of a large portion of site traffic onto Somerset Street West and that the redevelopment, including the residential component, would have little traffic related impact on the adjacent community. The former two access points were wide enough to permit two-way traffic. The present modification requests one access for two-way traffic in the centre of the site, a location selected to minimize traffic cutting through the site from Somerset Street West to Cooper Street.

c) & d) These items have been addressed as special conditions (Document 1). The applicant has submitted letters from three suppliers confirming that their delivery trucks will use only the Somerset Street West access.

APPLICATION PROCESS TIMELINE STATUS

This application, which was submitted on June 4, 1998, was not subject to a project management timeline because no notification to the public was required. The application was not processed within six weeks, in line with the Planning Branch's Operations Manual. After the submission of the application, there was ongoing discussion between the Department and the applicant. A revised plan was submitted on September 15, 1998 and was circulated for technical comments. Further, this application was forwarded to the Planning and Economic Development Committee which is not part of the project management procedures for this type of application.