

November 4, 1998

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PD1A4283
(File: OZP1998/021)

Department of Urban Planning and Public
Works

Ward/Quartier
OT1 - Britannia-Richmond

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

Action

- City Council/Conseil municipal

Zoning - 804 Grenon Avenue

Zonage - 804, avenue Grenon

Recommendations

1. That the application to amend the *Zoning By-law, 1998*, as it applies to 804 Grenon Avenue, from CN1[504]F(1.0)H(10.7)SCH.32 to CNF(1.0)H(10.7), as shown in Document 4, be APPROVED.
2. That an amendment to Zoning By-law Number Z-2K, as it applies to 804 Grenon Avenue, from C1-c(1.0)[27] to a new C1-c(1.0) exception zone, as shown in Document 5 and detailed in Document 3, be APPROVED.



November 5, 1998 (2:27p)

Edward Robinson
Commissioner of Urban Planning and Public
Works

DJ:dj

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



November 6, 1998 (8:34a)

Approved by
John S. Burke
Chief Administrative Officer

Financial Comment

N/A.


November 5, 1998 (11:57a)

for Mona Monkman
City Treasurer

BH:cds

Executive Report

Owner: N. Zahalan Ent.

Reasons Behind Recommendations

RECOMMENDATION 1

Official Plan Designation

The subject property is presently designated Neighbourhood Linear Commercial Area in the City's Official Plan. Lands with this designation are intended to contain pedestrian-oriented commercial uses at grade. These uses should attract customers from the local area as well as from outside the area. Also permitted on lands with this designation are residential units, provided they are located above grade. The inclusion of residential units above grade is intended to help ensure a compatible and vibrant mix of both residential and commercial uses on a particular site. The proposed rezoning will allow residential units above the ground floor, thus conforming with the intent of the Official Plan, as well as helping to form the intended identity of the Neighbourhood Linear Commercial Area.

The present zoning was developed prior to the existing policies within the City's Official Plan, which encourage and promote a compatible mix of residential and commercial uses, as well as a pedestrian-friendly environment. The intent at that time was to have heavy traffic oriented commercial uses. Indeed, the existing zoning can be associated with other parts of the city that are presently designated District Linear Commercial in the Official Plan. However, because of a large adjacent residential community and the existence of better developed District Linear Commercial Areas, this area was designated Neighbourhood Linear Commercial. As indicated, this rezoning will allow for development that better reflects the intent of the present Official Plan designation as well as help define the character of the local community.

Compatibility With Surrounding Uses

Located to the east, west and south of the subject site are residential uses. The proposed rezoning will allow a use that is compatible with the surrounding residential uses. Furthermore,

the subject site is located adjacent to public transit, and parking can be provided on site in accordance with the Zoning By-law, to accommodate the proposed residential use.

While the applicant is requesting only that dwelling units also be permitted on site, the Department is recommending that five additional uses be permitted. These are listed in Document 3 and are found in the standard CN zone. They are being included as they are considered appropriate and compatible with the subject property as well as with the proposed dwelling units.

RECOMMENDATION 2

Zoning By-law, 1998, has been appealed to the Ontario Municipal Board. It is not expected that the appeals to *Zoning By-law, 1998*, will be resolved shortly. Until the appeals have been disposed of, the most restrictive zoning of either *Zoning By-law, 1998* or Zoning By-law Number Z-2K will apply. In the case of the subject property, the C1-c(1.0)[27] does not allow residential uses. To ensure that development is able to proceed (i.e. obtain a building permit), it is recommended that Zoning By-law Number Z-2K be amended as detailed in Document 3. The amendment to Zoning By-law Number Z-2K, as proposed, will establish a zoning that is similar to and generally no more restrictive than the proposed zoning amendment to *Zoning By-law, 1998*.

Environmental Impact

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

Consultation

No responses were received from the posting of the on-site sign or the circulation to concerned community groups.

Disposition

Department of Corporate Services, Statutory Services Branch to notify the owner (N. Zahalan, 1625 Blohm Drive, Ottawa, K1G 5P3); the Corporate Finance Branch, Revenue Section, Assessment Control Supervisor and the Regional Municipality of Ottawa Carleton, Plans Administration 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 prepare and circulate the implementing by-laws.

List of Supporting Documentation

- Document 1 Explanatory Note - Amendment to *Zoning By-law 1998*
- Document 2 Explanatory Note - Amendment to Zoning By-law Number Z-2K.
- Document 3 - Details of Proposed Amendments
- Document 4 - Location and Proposed Zoning Map *Zoning By-law, 1998*
- Document 5 - Location and Proposed Zoning Map Zoning By-law Number Z-2K
- Document 6 - Municipal Environmental Evaluation Report (on file with City Clerk)
- Document 7 - Compatibility With Public Participation Policy/Input From Other Government Agencies

Part II - Supporting Documentation**Document 1**

THE FOLLOWING IS AN EXPLANATORY NOTE TO BY-LAW NUMBER -98

By-law Number -98 amends *Zoning By-law, 1998*, the City's Comprehensive Zoning By-law.

The subject property is located on the southwest corner of Grenon and Carling Avenues. Presently located on the subject property is a two storey building with a restaurant and convenience/grocery store on the ground floor and offices on the second floor. Parking is provided at both the rear of the property and in front of the existing building. The applicant is proposing to allow residential units on the second floor of the building. The subject property is shown in Document 4.

Current Zoning

The subject property currently has two zones, CN1[504]F(1.0)H(10.7)SCH.32 on the northern portion and CN [486]H(10.7) on the southern portion. The applicant is proposing to change the zoning only for the northern portion with the CN1 zoning. The CN1 zone is a Neighbourhood Linear Commercial Zone that encourages a mix of commercial uses at ground level. The number "1" after the CN zone specifies that this is a subzone to the parent CN zone. This subzone does not allow dwelling units. The [504] represents an exception to the current zoning. This exception relates to landscape area requirements. The F(1.0) represents the floor space index, which for this property, indicates that the total floor area of buildings on the property can be a maximum of the area of the subject site. The H(10.7) specifies the allowable height of buildings on the property, which in this instance is 10.7 metres. The SCH.32 specifies a schedule that applies to the property, in this instance, representing the landscape elements mentioned in exception [504].

Proposed Zoning

The proposed zoning is similar to the present zoning, except that it will allow residential uses above the ground floor.

THE FOLLOWING IS AN EXPLANATORY NOTE TO BY-LAW NUMBER Z-2K

By-law Number -98 amends By-law Number Z-2K, the City's Comprehensive Zoning By-law.

The subject property is located on the south west corner of Grenon and Carling Avenues. Presently located on the subject property is a two storey building with a restaurant and convenience/grocery store on the ground floor and office space on the second floor. Parking is provided at both the rear of the property and in front of the existing building. The applicant is proposing to allow residential units on the second floor of the building. The subject property is shown on Document 5.

Current Zoning By-law Number Z-2K

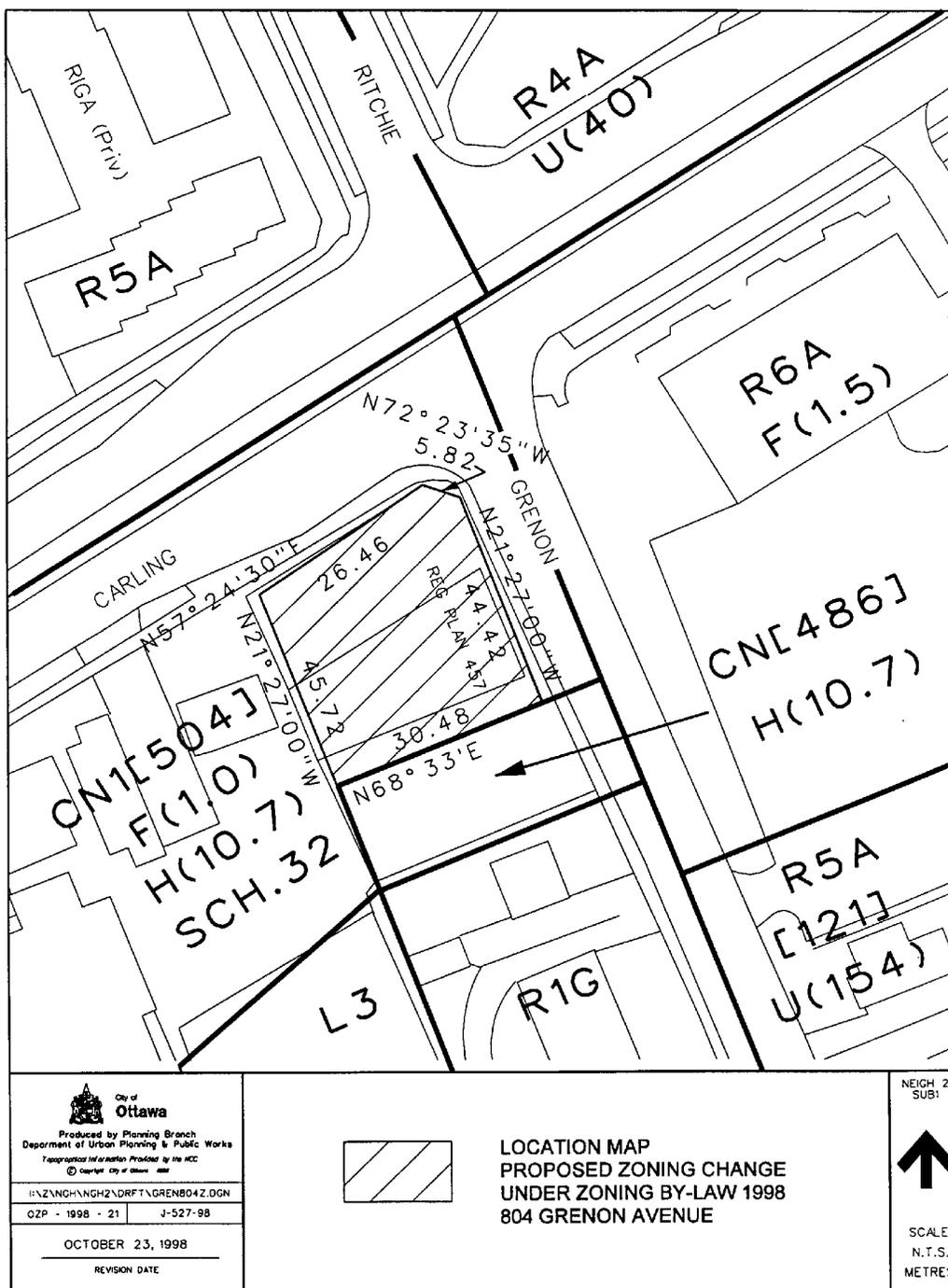
The subject property is currently zoned C1-c(1.0)[27] and C1-c[64]. The applicant is proposing only to change the zoning as it applies to the area zoned C1-c(1.0)[27]. This is a general commercial zone that allows a wide range of commercial uses, as well as a number of public uses. The suffix "c" indicates that there are exceptions to the commercial zoning. In this instance, the maximum height of buildings is 10.7 metres, a minimum amount of landscape open space is required and no residential uses are permitted. The (1.0) represents the floor space index, which in this instance indicates that the gross floor area of buildings on the property may be equal to the lot area.

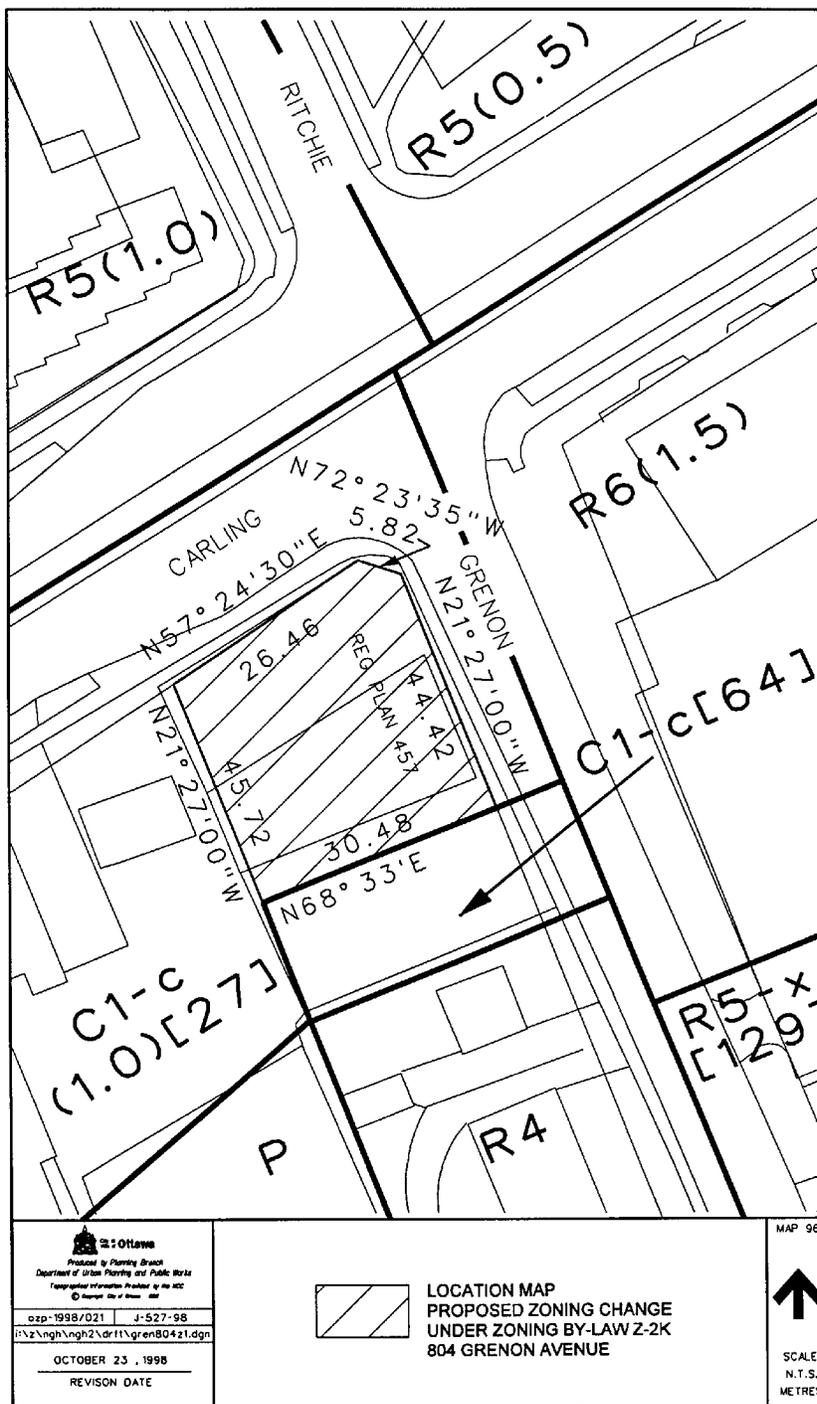
Proposed Zoning By-law Number Z-2K

The proposed zoning is similar to the current zoning, except that residential uses shall be permitted above the ground floor.

DETAILS OF RECOMMENDED ZONING BY- LAW NUMBER Z-2K
NEW C1-c(1.0)[27] EXCEPTION ZONE

- Impose maximum building height of 10.7 metres





COMPATIBILITY WITH PUBLIC PARTICIPATION

Document 7

NOTIFICATION AND CONSULTATION PROCESS

Notification and consultation procedures were carried out in accordance with the Early Notification Procedure P&D\PPP\N&C #1 approved by City Council for Zoning Amendments.

SUMMARY OF PUBLIC INPUT

No responses were received as a result of the posting of the on-site information sign and no responses were received from the circulation to concerned Community Associations.

APPLICATION PROCESS TIMELINE STATUS

This application was received on August 11, 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 processes. This application is proceeding to Planning and Economic Development Committee in advance of the timelines established.

INPUT FROM OTHER DEPARTMENTS OR GOVERNMENT AGENCIES

COUNCILLOR'S COMMENTS

Councillor Kolbus is aware of this application.