

June 21, 1999

ACS1999-PW-PLN-0085
(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/Exécution

Zoning - 150-160 Stanley Avenue

Zonage - 150-160, rue Stanley

Recommendation

That By-law Numbers 213-98 and 220-98 be **REPEALED**.



June 22, 1999 (8:56a)

Edward Robinson
Commissioner of Urban Planning and Public
Works



June 29, 1999 (10:51a)

Approved by
John S. Burke
Chief Administrative Officer

GH:gh

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

Financial Comment

N/A.



June 22, 1999 (8:29a)

for Mona Monkman
City Treasurer

BH:cds

Executive Report

Reasons Behind Recommendation

On July 28, 1998, Planning and Economic Development Committee approved a zoning amendment at 150 Stanley Avenue to permit a 22 unit planned-unit residential development. The land affected is the Franciscan Church property which contains a church and ecclesiastical residence. On August 5, 1998, City Council carried, as presented, the Planning and Economic Development Committee's recommendation.

On October 7, 1998, City Council enacted Zoning By-law Numbers 213-98 and 220-98 affecting the subject land. Two by-laws were required at that time since both Zoning By-law Number Z-2K and *Zoning By-law, 1998* were in effect.

These two by-laws were circulated and one appeal to both by-laws was received on November 5, 1998. The appeal was submitted by the abutting property owner. As a result of the appeal, the developer of the property, Domicile Holdings Inc. chose not to pursue their option to purchase the site and abandoned their rezoning.

The lands have now been sold and it is the intention of the new owner to renovate the existing building for an 85 room retirement home. This use was permitted under the I1 Minor Institutional zoning that existed on the site prior to the zoning amendment and is not permitted by the zoning passed by City Council on August 5, 1998. In order to expedite the present development of this property, the Department is recommending that the above-mentioned by-laws be repealed. It is the intention of the present owner to develop the site under the I1 zone designation.

Economic Impact Statement

Due to the nature of this submission an Economic Impact Statement is not warranted.

Environmental Impact

An Environmental Impact checklist was not required for this Departmentally initiated submission.

Consultation

This report was not subject to the Early Notification process.

Disposition

Department of Corporate Services, Statutory Services Branch to notify the owner (1323830 Ontario Inc., c/o 345 Laurier Street East, Rockland, Ontario K4K 1L6) and agent (Leonard Koffman Architect, 301-1300 Carling Avenue, Ottawa, K1Z 7L2) 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 by-law.

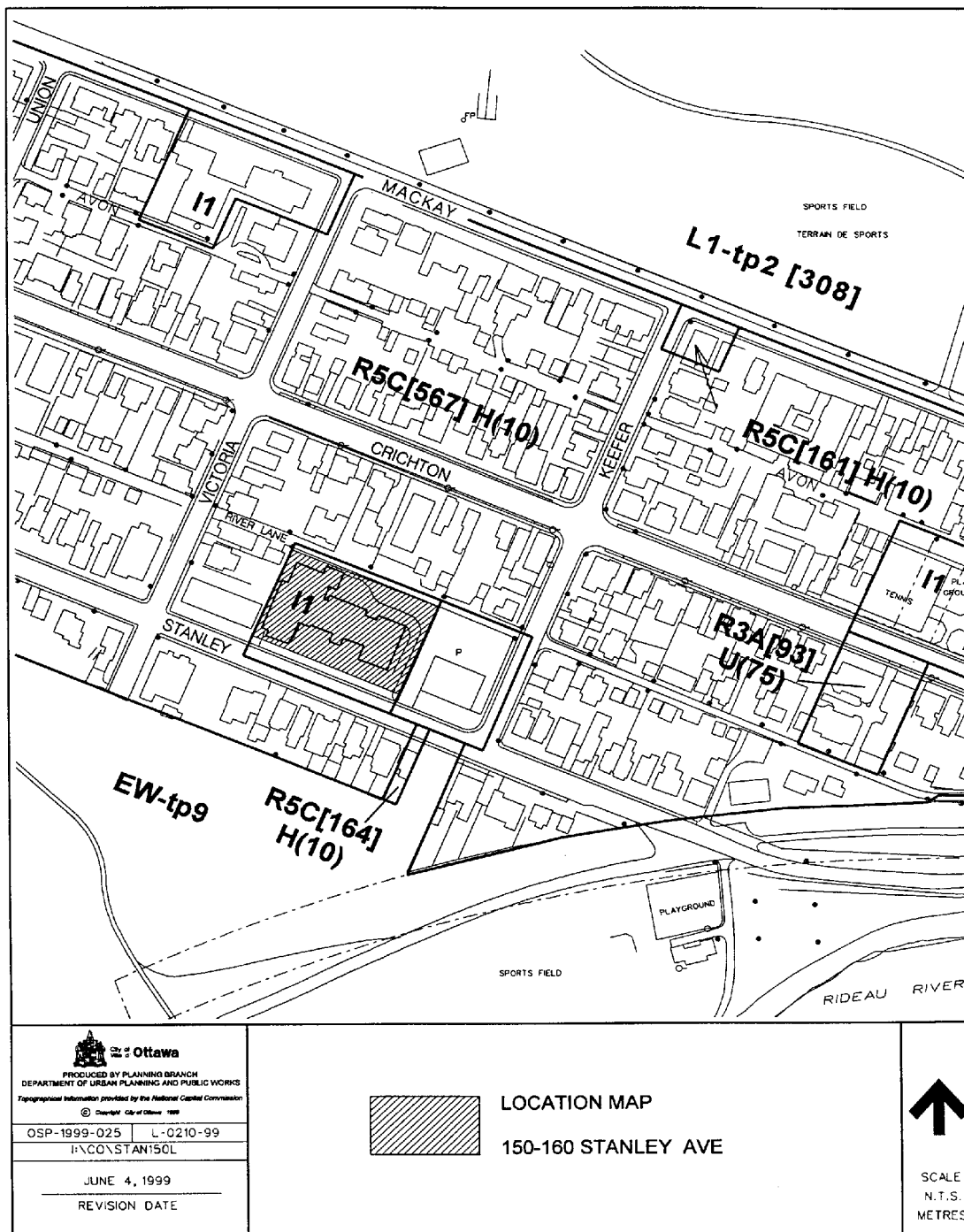
List of Supporting Documentation


Document 1 Location Map

Part II - Supporting Documentation

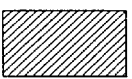
Location Map

Document 1



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JUNE 4, 1999	
REVISION DATE	



LOCATION MAP
150-160 STANLEY AVE



SCALE
 N.T.S.
 METRES