

July 8, 1999

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(File: OZP1999/004)

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
- City Council / Conseil municipal

Action/Exécution

Zoning - 971 Richmond Road

Zonage - 971, chemin Richmond

Recommendations

1. That an amendment to *Zoning By-law*, 1998 for 971 Richmond Road shown in Document 2, from CG4 [435] F (2.0) H (24.7) to CG5 F(2.0) H(24.7) exception zone, to permit automobile related businesses, be APPROVED, as detailed in Document 3.
2. That an amendment to *Zoning By-law*, 1998 for the lands shown in Document 2, from CG4 [435] F(2.0) H(24.7), CG4 [435] F (3.0), and CG4 F(2.0) H(24.7) to CG5 F (2.0) H (24.7), CG5 F(3.0), and CG5 F(2.0) H(24.7) exception zones respectively, to permit automobile related businesses, be APPROVED, as detailed in Document 3.



July 9, 1999 (9:47a)

Edward Robinson
Commissioner of Urban Planning and Public
Works



July 9, 1999 (10:56a)

Approved by
John S. Burke
Chief Administrative Officer

PM:pm

Contact: Prescott McDonald - 244-5300 ext. 1-3854

Financial Comment

N/A.



July 9, 1999 (9:32a)

for Mona Monkman
City Treasurer

ECM:cds

Executive Report

Agent: Ottawa Honda
Owner: Kay-One Holdings Limited

Reasons Behind Recommendations

Background

An application was received to rezone the property at 971 Richmond Road to accommodate a proposed automobile sales business with an external auto display component. A second companion application was also received to amend the Official Plan designation from Residential Area to a District Linear Commercial Area. This second application was required in order to accommodate a CD District Linear Commercial zone designation that would permit automobile sales with an exterior car display.

The Branch's position is that an Official Plan amendment to allow a commercial zoning tailored for uses which generate a large demand for on-site parking and generate higher volumes of traffic would not be appropriate along for this particular area of Richmond Road. However, in the review of these applications, a number of automobile dealerships and automobile related business were identified as legal non-conforming uses occurring along the north side of Richmond Road, between the Ottawa River Parkway and Woodroffe Avenue. These automobile related businesses were permitted previously under Zoning By-law and have been firmly established along this section of Richmond Road. Consideration for an amendment to the current zoning by-law therefore is based on an appropriate reconciliation of the current zone designations along the north side of Richmond Road and the occurring non-conforming land uses.

Area Context

The area under consideration are the properties which front on the north side of Richmond Road, between the Ottawa River Parkway and Woodroffe Avenue and can be described as primarily commercial with the exception of two high density apartment building developments. There is also a City Park on the northeast corner of Richmond Road and McEwen Avenue having a land area of approximately one hectare. The commercial land uses occurring along this section of

Richmond Road include four automobile dealerships, a car wash with a auto repair component, gas bar and convenience store. Non-automotive related commercial uses include a number of small retail operations, some office and two restaurant operations. The retail and office uses mainly occur within a mixed use apartment building on the ground floor. On the south side of Richmond Road, west of Woodroffe Avenue and three blocks east of the Ottawa River Parkway is parkland separating Byron Avenue from Richmond Road. Within the three blocks east of the Parkway are some medium to high residential developments.

The purpose statement of the General Commercial Zone is to allow residential and commercial uses in areas designated as Residential Area in the Official Plan. These uses may occur as individual sites or in small groupings at existing sites. The recommendation to amend the zoning has been examined in light of the existence of the current groupings of general commercial zonings and appropriateness given land use character and function along that portion of Richmond Road. Applicable Official Plan guidelines to be considered for Non-Residential Uses in Residential Areas are outlined in Policies 3.6.2 d) and e). The rezoning along Richmond Road conforms with these guidelines in the following manner:

- the subject property of this application, 971 Richmond Road, is isolated from and on the periphery of adjacent residential areas being separated by Byron Avenue and National Capital Commission open green space;
- the zoning affects lands located along an arterial roadway;
- the non-residential uses resulting from this zoning will not result in a cluster employment area exceeding 2000 jobs;
- the added automotive related uses complies with non-residential use policy that the commercial uses should not generate significant amounts of traffic or on-site parking;

Finally, the proposed amendment will regulate the existing non-conforming uses along this section of Richmond Road. As permitted commercial uses, the proposed zoning will impose land use performance standards which will implement the Official Plan guidelines for non-residential uses in a Residential Area.

Economic Impact Statement

As this zoning request will result in a change of commercial uses and consequently, the Economic Impact is anticipated to be minimal.

Environmental Impact

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

Consultation

Two objections were received from local community associations whose concerns have largely been addressed in a modified zoning proposal.

Disposition

Department of Corporate Services

1. Statutory Services Branch to notify owner (Ottawa Honda, 955 Richmond Road, Ottawa, Ontario, K2B 6R1), and the Corporate Finance Branch, Revenue Section, Assessment Control Supervisor and Regional Municipality of Ottawa-Carleton, Plans Administration Division, of City Council's decision.
2. Office of the City Solicitor to forward 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	Explanatory Note
Document 2	Location Plan
Document 3	Zoning Details
Document 4	Municipal Environmental Evaluation Report (on file with the City Clerk)
Document 5	Consultation Details

Part II - Supporting Documentation

Explanatory Note

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.

This amendment affects commercially zoned properties located on the north side of Richmond Road between the Ottawa River Parkway and Woodroffe Avenue. The amendment results from a request that zoning be amended for the property known municipally as 971 Richmond Road to accommodate the retail sales of automobiles. The attached map identifies the individual locations of the subject properties.

Current Zoning

The property at 971 Richmond Road is currently zoned CG4 [435] F(2.0) H(24.7) which is a General Commercial Zone, the purpose of which is to allow residential and commercial uses in areas designated as Residential Area in the Official Plan. The floor space index of (2.0) permits a building gross floor area equal to the property's lot area and the maximum allowable building height is 24.7 metres. The zoning exception [435] limits the maximum height limit of a building located within 23 metres of a R2D zone designation to 13.8 metres.

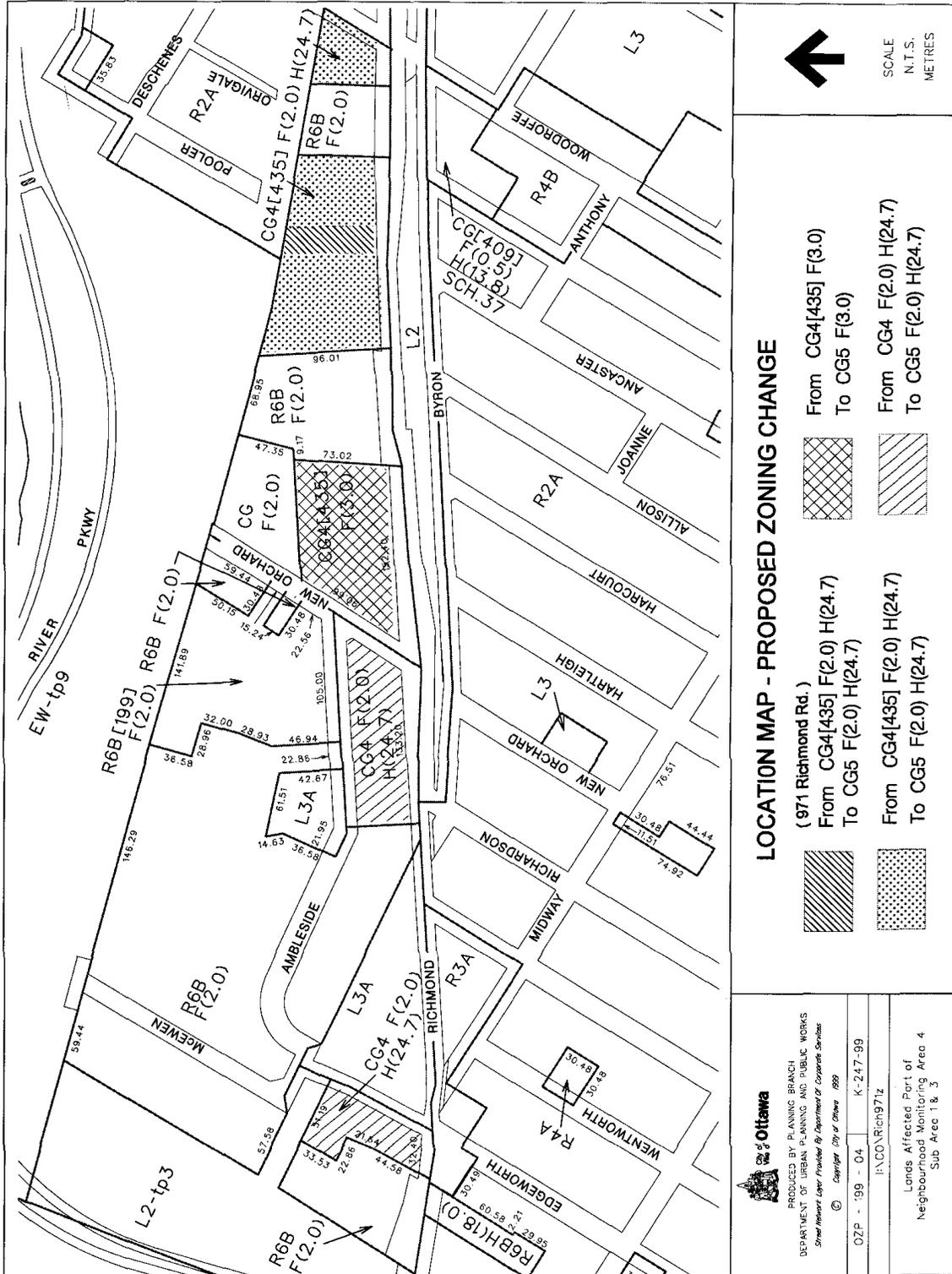
The remaining commercial zones identified on the north side of Richmond Road are also zoned CG4. A number of these zonings share the same exception but vary as to the allowable floor space index and maximum building height.

Proposed Zoning

The proposed zoning for 971 Richmond Road is CG5 [435] F(2.0) H(24.7) which will permit automobile related commercial uses and a broadcasting station as additional land uses. The exception to this zone designation will also allow the exterior operation of automobile dealership for car display.

The remaining commercial zones identified on the north side of Richmond Road will also be zoned to CG5 and allow an exterior operational component to an automobile dealership. The zoning principles of the current zone designation will be maintained within the zoning amendment.

For further information on the proposed amendment, please contact Prescott McDonald at 244-5300, ext. 3854.



Zoning Details

Document 3

Proposed Amendment - Zoning By-law, 1998Recommendation 1.

1. create a new exception by adding the following to exception 435,
 - “printing plant, dry cleaning plant and hotel” to Column III (uses prohibited).
 - “section 354 does not apply” to Column IV (provisions).

Recommendation 2.

1. create a new exception by adding the following to exception 435,
 - “printing plant, dry cleaning plant and hotel” to Column III (uses prohibited).
 - “section 354 does not apply” to Column IV (provisions).

CONSULTATION DETAILS

Document 5

NOTIFICATION AND CONSULTATION PROCESS

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

SUPPLEMENTAL NOTIFICATION

Environmental Advisory Committee

While there are no environmental issues, the proponent is encouraged to maximize green space components such as lawn, shrub, and trees.

Response

The zoning amendment will result in a change of use that is subject to Site Plan Control approval where landscaping measures may be implemented.

Woodpark and Woodroffe North Community Associations

Both community associations objected to any proposal for an Official Plan and Zoning By-law change that established a District Linear Commercial Area and zone designation. Additional questions were raised as to why a zoning amendment would apply to only *Zoning By-law*, 1998 and not Zoning By-law Z-2K, and what provision of the two by-laws would actually apply. The Woodpark Community Association also objected to any proposed zoning which would result in spot zoning.

Response

The report recommends a zoning amendment which will only recognize the existing character and function of that section of Richmond Road. Currently the more restrictive of the two by-laws would apply to those lands along Richmond Road and under *Zoning By-law*, 1998, an automobile sales business is not permitted, where as Zoning By-law Z-2K permits this use. Once *Zoning By-law*, 1998 comes into full effect, the existing automotive related businesses along this section of Richmond Road would be considered non-conforming land uses and, as such, no longer be regulated by a zoning by-law. Recommendations 1 and 2 takes into account the current land use pattern along Richmond Road and does not result in a spot zoning.

COUNCILLOR'S COMMENT

Councillor Ron Kolbus is aware of this application.

APPLICATION PROCESS TIMELINE STATUS

This application was received on February 8, 1999, 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. A Mandatory Information Exchange was not undertaken as Early Notification already had been completed prior to the implementation of Pre-consultation Mandatory Information Exchange procedures on April 20, 1999. This application is proceeding to Planning and Economic Development Committee within the established timeframe.