

Background

December 16, 1998

ACS1998-PW-PLN-0006

Proposed New Zoning and Public Consultation for the Central Area

Nouveau zonage proposé et consultation publique pour l'aire centrale

Issue

On May 20th, 1998, City Council enacted the *Zoning By-law, 1998*, a new comprehensive zoning by-law for the City. However, it did not include the Central Area which continues to be regulated under By-law Number Z-2K. The review of the Central Area zoning, which will incorporate this area into the new comprehensive zoning by-law, was initiated in April 1996. Having completed the technical review and the formulation of the zoning strategies, the Department has now entered into the final stage of the study which consists of the actual drafting of the zoning by-law.

What's New

Four new zones and eleven new subzones are being proposed as additions to the new comprehensive *Zoning By-law, 1998*. Amendments to the general provisions dealing with accessory buildings, building heights, outdoor patios, parking and loading are also proposed.

A public consultation process will be held early in the new year, consisting of an information flyer and an open house/workshop. The feedback received will be used to finalize the zoning details and prepare a Departmental submission to Planning and Economic Development Committee and City Council for consideration and approval. This should take place in March 1999, after which, the amending zoning by-law will be drafted and enacted by City Council in May 1999.

Impact

- Generally, there are no major changes to the list of permitted uses and to the development standards permitted under the current zones in By-law Number Z-2K. New, more generic terminology is used to designate the various land uses and the regulations have been simplified and arranged into a table format in order to comply with the format of the new comprehensive *Zoning By-law, 1998*. The floor space index and the building height limits have not been changed as these matters were not part of the study mandate.
- The most significant change is the rezoning of the LeBreton Flats area in order to implement the recently approved land use policies detailed in Official Plan Amendment No. 27.

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December 16, 1998

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Department of Urban Planning and Public
Works

Ward/Quartier
City Wide

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

Action/Exécution

Proposed New Zoning and Public Consultation for the Central Area

Nouveau zonage proposé et consultation publique pour l'aire centrale

Recommendations

1. That the draft "Zoning Details of Amendments to the *Zoning By-law, 1998*, Required to Establish the New Zoning for the Central Area", be RECEIVED for information as detailed in Document 1.
2. That the Public Consultation Process be APPROVED and implemented as detailed in Document 2.



December 17, 1998 (11:35a)

Edward Robinson
Commissioner of Urban Planning and Public
Works

JGB:jgb

Contact: Jean-Guy Bisson - 244-5300 ext. 1-3317



December 17, 1998 (11:58a)

Approved by:
John S. Burke
Chief Administrative Officer

Financial Comment

Advertising, flyer and open house costs will be funded from the draft 1999 Operating Estimates.



December 17, 1998 (9:52a)

for Mona Monkman
City Treasurer

BH:cds

Executive Report

Reasons Behind Recommendations

Background

On May 20th, 1998, City Council enacted the *Zoning By-law, 1998*, a new comprehensive zoning by-law for the City. However, it did not include the Central Area which continues to be regulated under By-law Number Z-2K.

The review of the Central Area zoning, which will incorporate this area into the new comprehensive zoning by-law, was initiated in April 1996. The technical review, which identified the land use and zoning issues and the relevant land use policies of the Official Plan to be implemented through zoning is completed. The zoning strategies on how to implement those policies, while having regard to the intent of the existing zoning and to the existing land uses have also been formulated. The study has now entered into the final stage of the process which consists of the drafting of the amending zoning by-law.

All stages in the process have been subject to a comprehensive public consultation program which is discussed in detail in the “Public Consultation Process” section of this report.

Zoning Details

Four new zones and eleven new subzones are being proposed as additions to the new comprehensive *Zoning By-law, 1998*. Amendments to the general provisions dealing with accessory buildings, building heights, outdoor patios, parking and loading are also proposed.

Generally, there are no significant changes to the list of uses and to the development standards set out under the current zones. New, more generic terminology is used to designate the various land uses and the regulations are simplified and arranged in a table in order to comply with the format of the new comprehensive zoning by-law. The floor space index and the building height limits are not being changed as these matters were not part of the study mandate. The building height provisions incorporate the regulations developed under the “Views and Vista Study”.

There are two significant changes to the general provisions. Firstly, the parking requirements for retail and service commercial uses located within the downtown core area have been eliminated. These uses are seen as uses serving the needs of the working and visiting population of the core. Parking is required and provided for office uses and public parking is provided for visitors in the Core Area. Secondly, the current provisions allowing off-site parking for uses that cannot provide the required parking on site have been eliminated. In this regard, the Official Plan does not encourage off-site parking in the Central Area but supports cash-in-lieu of parking when there are site constraints which prevent or constrain the provision of required parking on site.

Finally, the proposed new zoning would rezone the LeBreton Flats area from government and residential/office uses to various medium and high profile residential uses, mixed residential/commercial uses, office uses and leisure uses, in order to implement the recently approved land use policies set out under Official Plan Amendment No. 27.

Public Consultation Process

The proposed zoning details result from an comprehensive consultation process. In August 1996, an advisory committee was set up which was comprised of representatives from all merchant associations, community groups and interest groups related to the Central Area, as well as the major stakeholders. This advisory group reviewed and commented on all of the work produced during the technical review, zoning strategy and draft zoning development process. A public open house/workshop was held in September 1996, to initiate the study and to identify the main zoning issues and concerns.

Zoning strategies were then formulated which determined how best to implement the land use policies of the Official Plan while having regard to the intent of the existing zoning, the existing land uses and the issues/concerns identified. To that effect, in October 1997, a flyer was circulated to all property owners and tenants located within the Central Area, informing them of the proposed zoning strategies. At the same time, four information booths were also displayed over a period of four weeks at key locations in the Central Area to inform the public and seek their views. Finally, a public open house/workshop was held in February 1998, on the proposed strategies.

Zoning details were then drafted and subject to an internal review as well as by agencies external to the City through the usual technical circulation process, including all merchant associations, community associations and interest groups related to the Central Area. To that effect, discussions on some matters are still on-going with the National Capital Commission and Public Works and Government Services Canada regarding the proposed zoning details affecting Parliament Hill, LeBreton Flats and the Islands. These discussions will continue during the public consultation period.

It is now proposed that the draft zoning details be provided to the public for review and comments. The recommended process involves sending an information flyer summarizing the zoning details to all property owners and tenants (residential and commercial) within the Central Area at the end of January. In addition, an open house/workshop meeting will be held at City Hall on Wednesday, February 17, 1999.

The feedback received will allow staff to finalize the proposed zoning details and prepare its submission to the Planning and Economic Development Committee and City Council for consideration and approval, scheduled for the end of March 1999. Once approved, an amending zoning by-law will be drafted and forwarded to City Council for enactment in May, 1999.

A detailed project schedule outlining the various phases completed to date as well as the key steps yet to be undertaken to complete this study is provided in Document 2.

Economic Impact Statement

The proposed new zoning will not result in any significant changes to the development potential allowed under the current zoning. Generally, new, more generic terminology is used to designate the various land uses and the regulations are simplified and arranged in a table in order to comply with the format of the new comprehensive zoning by-law. The floor space index and the building height limits are not being modified as these matters were not part of the study mandate.

The only exception to this is the zoning affecting LeBreton Flats. The existing zoning was replaced by new zones so as to implement the land use policies of Official Plan Amendment No. 27. This will allow the redevelopment of the area once the new zoning is in place.

Environmental Impact

No environmental impact is anticipated as recommendations fall within the MEEP Automatic Exclusion List.

It is to be noted that the areas designated as “Waterway Corridor” along the Ottawa River and the Rideau Canal will be zoned EW5 and EW6, Waterway Corridor subzones, in order to implement the relevant policies of the Official Plan.

Consultation

A first draft of the zoning details was circulated internally to various Departments and Branches for their review and comments. A revised draft was then circulated to various technical agencies, merchant associations, community associations and interest groups for their review. Document 1, attached to this report, reflects the input received through these processes.

Consideration of this report by the Planning and Economic Development Committee and City Council enable the launching of the public consultation process for the recommended zoning details.

Disposition

Department of Urban Planning and Public Works to undertake the public consultation on the proposed zoning details for the Central Area.

List of Supporting Documentation

- Document 1 Details of Amendments to the *Zoning By-law, 1998*, Required to Establish the New Zoning for the Central Area. - (On file with the City Clerk and distributed separately)
- Document 2 Central Area Zoning Review - Project Schedule

Part II - Supporting Documentation

Document 2

CENTRAL AREA ZONING REVIEW - PROJECT SCHEDULE

WHAT	INITIATED	COMPLETED
PROJECT INITIATION	April 1996	July 1996
PHASE I: TECHNICAL REVIEW	July 1996	February 1997
PHASE II: DEVELOPMENT OF ZONING STRATEGIES	February 1997	February 1998
PHASE III: DEVELOPMENT OF ZONING DETAILS	February 1998	April 1999
1. Prepare draft zoning details	February 1998	June 1998
2. Internal circulation	June 1998	August 1998
3. Revise draft zoning details based on comments received	August 1998	September 1998
4. Technical circulation	October 1998	December 1998
5. Revise draft zoning details based on comments received	December 1998	
6. Information report to PEDC - Start of public consultation process	January 12, 1999	
7. Distribution of flyer to property owners and tenants	January 25/99	January 27/99
8. Public open house / workshop	February 17, 1999	
9. Finalize draft zoning details based on comments received & prepare submission to PEDC	February 18/99	March 5, 1999
10. PEDC approval of zoning details	March 30, 1999	
11. City Council approval of zoning details	April 7, 1999	
PHASE IV: ENACTMENT OF AMENDING ZONING BY-LAW	April 1999	May 1999
1. Drafting of amending zoning by-law	April 1999	May 1999
2. Enactment of amending zoning by-law by City Council	May 19, 1999	
PHASE V: APPEALS PROCESS	June 1999	December 1999

1. Public notice of amending by-law and appeal period	June 1999	
2. Resolution of appeals	June 1999	October 1999
3. Report to PEDC on appeals	November 1999	
4. Report to City Council on appeals	December 1999	
PHASE VI: OMB HEARING	1 st or 2 nd quarter of 2000	