



City of
Ville d' **Ottawa**

March 8, 1999

ACS1999-PW-PLN-0029
(File: OZP1998/030)

Department of Urban Planning and Public
Works

Ward/Quartier
OT7 - Kitchissippi

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

Action/Exécution

Zoning - 2000 Scott Street

Zonage - 2000, rue Scott

Recommendations

1. That the application to amend the *Zoning By-law, 1998*, as it applies to the lands affecting 2000 Scott Street as shown on Document 2, from R5A[638] and R4C to a new R5A exception zone designation to allow a retail food store, be REFUSED.
2. That an amendment to *Zoning By-law, 1998*, as it applies to the R5A[638] zone designation as shown on Document 3, to allow an additional commercial use of a retail food store, be APPROVED.
3. That an amendment to Zoning By-law Number Z-2K, as it applies to the R5-x(1.0)[223] zone designation as shown on Document 4, to allow an additional commercial use of a retail food store, be APPROVED.

March 8, 1999 (3:21p)

Edward Robinson
Commissioner of Urban Planning and Public
Works

PMD:pmd


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

March 9, 1999 (8:38a)

Approved by
John S. Burke
Chief Administrative Officer

Financial Comment

N/A.


March 8, 1999 (2:17p)

for Mona Monkman
City Treasurer

BH:cds

Executive Report

Owners: Kent Suzn, Paul Seto, Allen Yu

Reasons Behind Recommendations

Recommendation 1.

The refusal recommendation is based on the application's reference to the property as a whole which is multi-zoned. The smaller rear portion of the property is zoned R4C and abuts on three sides residential properties sharing the same zoning. It would therefore be inappropriate to introduce a zone permitting a range of commercial use on that portion of the property zoned R4C without having the ability to provide adequate setbacks as this portion of the property is very narrow. The applicants are in agreement that the R4C zone designation not form part of their rezoning application and concur with all three recommendations.

Recommendations 2. & 3.

The subject property is presently a corner lot located on the southeast corner of Scott Street and Athlone Avenue. The property's R5A[638] zone designation is developed with a three-storey commercial/industrial building that is consistent with the surrounding area along the south side of Scott Street. The application request is to allow a retail food store as an additional use within the existing commercial/industrial building having a R5A[638] zone designation.

Conformity with Official Plan

The City's Official Plan designates the property as a "Residential Area" which permits limited neighbourhood-serving non-residential uses. The rezoning to allow a retail food store as an additional commercial use satisfies the criteria of being neighbourhood serving, as well as the following Official Plan guidelines for establishing Non-Residential Uses in Residential Areas:

- The existing building would comply with existing height and building mass zoning provisions for commercial buildings. (Note: the existing building enjoys non-complying setbacks)

- The Official Plan designation for the property is "Residential Area" which would allow a cluster or individual zonings for neighbourhood-serving commercial uses which would include a retail food store.

Applicable Official Plan Policies

- Official Plan Policy 3.6.2 d) relates to Neighbourhood-Serving Uses in Residential Areas which permit community-orientated uses servicing the local area. The proposed zone designation satisfies this statement in permitting only limited general commercial uses which can provide service to a local residential area.
- Official Plan Policy 3.6.2 e) specifies that non-residential uses be established on sites which are isolated from or on the periphery of existing concentrations of residential development together with access on major collector or arterial roadways. In this circumstance the property fronts Scott Street which is an arterial roadway. Adjacent developments along Scott Street are developed commercially.

The recommendation for approval is based on compliance with the Official Plan policies and guidelines in allowing convenience-type commercial uses in single or small groupings which are limited in size and range, as additional permitted uses which meet the need of the surrounding residential area

Consultation

Public Comments

The Island Park Community Association provided a verbal comment objecting to the zoning amendment, stating that development should evolve toward residential land uses, not commercial. It is the Department's position, because the property is currently developed as a commercial/industrial building, that it would not lend itself to the possibility of a residential occupancy. The recommended zoning amendment is to add an additional commercial use while still allowing redevelopment of the site as medium density residential.

Application Process Timeline Status

The application which was submitted on November 17, 1998, was subject to a project management timeline, as recommended by the "A Better Way Task Force". A process chart which established critical milestones, was prepared and circulated as part of the technical circulation and early notification process. This application is proceeding to Planning and Economic Development Committee within the timeframe established for the processing of a rezoning application.

Disposition

1. Statutory Services Branch to notify agent (Li Ying Seto, 832 Meath Street, Ottawa, Ontario, K1Z 6E8); the Corporate Finance Branch, Revenue Section, Assessment Control Supervisor; and the 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.
3. Department of Urban Planning and Public Works to prepare and circulate the implementing by-law.

List of Supporting Documentation

Document 1	Explanatory Note
Document 2	Location Map - 2000 Scott Street
Document 3	Location Map - <i>Zoning By-law</i> , 1998
Document 4	Location Map - Zoning By-law Z-2K
Document 5	Municipal Environmental Evaluation Process Checklist (on file with City Clerk)

Part II - Supporting Documentation

Explanatory Note

Document 1

THE FOLLOWING IS AN EXPLANATORY NOTE TO BY-LAW NUMBER - 99

By-law Number -99 amends Zoning By-law 1998, the City's Comprehensive Zoning By-law.

The applicant has requested that the zoning the property known municipally as 2000 Scott Street be amended to allow a retail food store as an additional permitted use. The zoning and affected area is shown as being shaded on the attached map.

CURRENT ZONINGS

The Zoning Bylaw, 1998

Currently the property at 2000 Scott Street has multiple zone designations in the Zoning Bylaw, 1998 which are R5A[638] and R4C. These are medium density residential zone designations permitting similar types of multiple unit residential developments. However, the R4 designation limits the number of apartment units to four, whereas there is no maximum number of units applicable to the R5A. Additionally, there are separate building height limits of 18 and 10.7 metres for the respective R5 and R4 designations. Exception[638] of the R5A zone allows additional permitted commercial uses such as a dental and medical facility, catering establishment, office and restaurant uses provided such uses are limited to the ground floor of the building when located in a residential use building. This exception also imposes additional performance standards relating to the commercial use building such as a zero front yard setback and a height limit of 10.7 metres. The proposed zoning amendment will add a retail food store as an additional permitted commercial use and will be subject to the same zoning performance standards for commercial uses.

Zoning By-law Number Z-2K

Currently, this property has multiple zone designations which are R5-x(1.0)[223] and R5(0.5). These are medium density residential zone designations that permit single detached, semi-detached, duplex, townhouse and apartment dwellings. Respectively, there are floor space indexes of (1.0) and (0.5) which permit a building having gross floor areas of equivalent to one times, and one-half times the lot area. The exception [223] designation permits the additional commercial uses listed above under Zoning By-law, 1998 and imposes similar zoning performance standards.

PROPOSED ZONINGS

Zoning By-law, 1998

The proposed zoning amendment will add a retail food store as an additional permitted commercial use to the R5A[638] zone designation and will be subject to the same zoning performance standards for commercial uses.

Zoning By-law Z-2K

Similarly, the proposed zoning amendment will add a retail food store as an additional permitted commercial use to the R5-x(1.0)[223] designation and will be subject to the same zoning performance standards for commercial uses.

