

April 6, 1999

ACS1999-PW-PLN-0056  
(File: OZP98-33)

Department of Urban Planning and Public  
Works

Ward/Quartier  
OT8 - Mooney's Bay

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

Action/Exécution

### **Zoning - 700 Hunt Club Road**

### **Modification de zonage - 700, rue Hunt Club**

### **Recommendation**

That an amendment to Zoning By-law, 1998 for the property located at 700 Hunt Club Road, from CG [374] F(1.0) H(10.5) to CG13 F(1.0) H(10.5), be **APPROVED** .



April 12, 1999 (7:25a)

Edward Robinson  
Commissioner of Urban Planning and Public  
Works



April 12, 1999 (8:49a)

Approved by  
John S. Burke  
Chief Administrative Officer

CWL:cwl

Contact: Charles Lanktree - 244-5300 ext. 1-3859

### **Financial Comment**

N/A.



April 9, 1999 (3:39p)

for Mona Monkman  
City Treasurer

CP:cds

## **Executive Report**

### **Reasons Behind Recommendation**

The property is located on the southeast corner of Hunt Club Road and Paul Anka Drive. The existing exception zone permits limited light industrial and commercial uses but does not permit residential uses. Located to the north is a single family residential neighbourhood, to the west the Ottawa MacDonald-Cartier International Airport, to the south industrial lands in the City of Gloucester and to the east general commercial lands along Hunt Club Road. The proposal is to amend the zoning to the CG13 subzone in Zoning By-law, 1998, to permit an automobile service station, car wash and gas bar, in addition to the residential and commercial uses permitted under the primary CG zone. This zoning amendment is intended to facilitate the construction of a gas bar, a convenience store, a drive-through for a take-out type restaurant, and a car wash.

The Official Plan designation of the property is residential which permits non-residential uses such as the subject gas bar. Such uses, which can generate substantial traffic, are to be located on the periphery of existing neighbourhoods and on a Major Collector or Arterial Street. Hunt Club Road, is located on the southern edge of the neighbourhood of Hunt Club and is designated as an Arterial Road which provides excellent access to this property. The intersection of Hunt Club Road and Paul Anka Drive is to be signalized at the time the subject property is developed. Signalization will improve the safety of this intersection for both vehicles and pedestrians.

The proposed zoning is similar to the existing with the addition of automotive-serving uses including, an automobile service station, car wash and gas bar. These uses will serve and complement the adjacent automobile dealership to the west on Hunt Club Road, the residential neighbourhood of Hunt Club to the north, and the industrial uses to the south in Gloucester.

The proposed development is subject to Site Plan Control which will facilitate the compatibility measures necessary for non-residential uses within a residential area, such as the landscape treatment of the site, lighting, and signage.

### **Economic Impact Statement**

The zoning of this property for automotive-service uses will have no appreciable economic impact on the City.

### **Consultation**

There was no response to the public notification of this application. Comments from technical agencies and concerned City Departments have been incorporated into this submission.

## Disposition

### Department of Corporate Services

1. Department of Corporate Services, Statutory Services Branch to notify the applicant (Marcel Benjamin, Sunoco Inc., 468 Boulevard Laroche, Repentigny, Quebec J6A 5W3) and the property owner (John A. F. Patterson, RR#2 Metcalfe, 8481 Parkway Road, Ontario K0A 2P0) and the Regional Municipality of Ottawa-Carleton, Plans Administration Division, of City Council's decision.
2. City Solicitor's Office to forward implementing by-law to City Council.
3. 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 Map
Document 3	Municipal Environmental Evaluation Process Checklist (on file with the City Clerk)
Document 4	Consultation Details

## Part II - Supporting Documentation

Document 1

THE FOLLOWING IS AN EXPLANATORY NOTE TO BY-LAW NUMBER \_\_\_\_\_

By-law Number \_\_\_\_\_ amends Zoning By-law, 1998, the City's Comprehensive Zoning By-law. This amendment affects the zoning of the property located on the south side of Hunt Club Road, at the southeast corner of the intersection with Paul Anka Drive and known municipally as 700 Hunt Club Road. The attached map shows the location of the subject property.

### Current Zoning

The current CG[374] F(1.0) H(10.5) permits an automobile dealership, as well as light industrial uses limited to component assembly of scientific, electronic or computer equipment in addition to a medical facility, hotel, laboratory, office, parking lot, recreation and athletic facility, and all types of restaurants.

### Proposed Zoning

The proposed CG13 F(1.0) H (10.5) zoning would permit a gas bar, car wash and an automobile service station, in addition to the residential and commercial uses permitted by the primary CG zone.

For further information on the proposed amendment, please contact Charles Lanktree at 244-5300 ext. 3859.

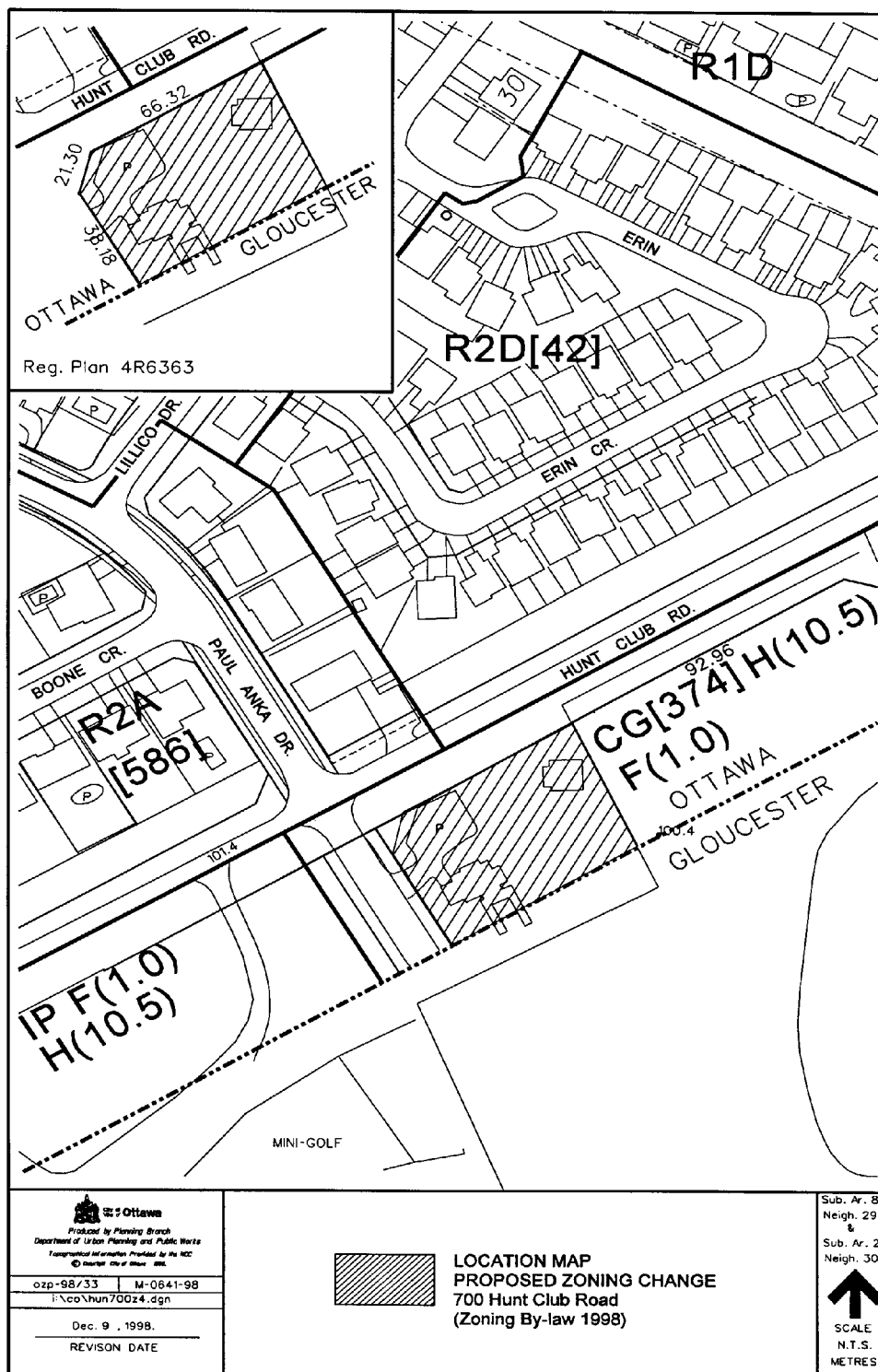
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Rev. 98/09/21

## Location Map

Document 2



**Consultation Details**

Document 4

Notification and consultation procedures carried out in accordance with the early notification procedure P&D/PPP/N&C#1 approved by City Council for Zoning Amendments.

Supplemental Notification and Consultation

This application was circulated to the Environmental Advisory Committee, however, no comments were received in response.

Application Process Timeline Status

This application which was received on December 3, 1998, was subject to a project management timeline. A process chart which established critical milestones, was prepared and circulated as part of the technical and early notification process. This application was processed within the timeframe established for zoning applications.

Councillor's Comments

Councillor Karin Howard provided no comments concerning this application.