

June 4, 1999

ACS1999-PW-PLN-0082
(File: OZP99-07)

Department of Urban Planning and Public
Works

Ward/Quartier
OT5 - Bruyère-Strathcona

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

Action/Exécution

Zoning - 100-126 Rideau Street

Zonage - 100-126, rue Rideau

Recommendation

That the application to amend Zoning By-law Z-2K from C2-c (8.0) [17] to C2-c-tp (8.0) [17], for 100-126 Rideau Street to permit an outdoor public parking area for a temporary period of three years from the date of approval be **APPROVED**.



June 7, 1999 (12:32p)

Edward Robinson
Commissioner



June 15, 1999 (1:27p)

Approved by
John S. Burke
Chief Administrative Officer

CWL:cwl

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

Financial Comment

N/A.



June 7, 1999 (10:02a)

for Mona Monkman
City Treasurer

BH:cds

Executive Report

Reasons Behind Recommendation

An outdoor public parking area at 100-126 Rideau Street was first approved by Council on January 20, 1993 as a temporary use, conditional upon receipt and approval of a Site Plan. Site Plan Control approval was granted on September 20, 1994. The zoning permitting temporary outdoor public parking expired on January 19, 1996. Council again approved the outdoor public parking area, as a temporary use, for an additional three years, from April 17, 1996 through to April 16, 1999. The applicant is now asking Council to approve outdoor public parking as a temporary use, for an additional three years.

The Ontario Municipal Board's reversal of City Council's decision to refuse a similar application in November of 1995 caused concern that the Official Plan policy direction was not adequate to effectively discourage temporary outdoor public parking. Since that OMB decision, staff have been conducting a study of temporary outdoor public parking in the Central Area and inner city neighbourhoods with the intent to clarify City Council's position on this issue. The results of this study will be presented to the Planning and Economic Development Committee in the Summer of 1999.

As this information has not been presented or any findings endorsed by City Council, it was considered premature to apply it to this case. For this reason staff have recommended that temporary zoning permission for outdoor public parking be granted for three years, following which the conclusions of the study can be utilized to evaluate the appropriateness of temporary outdoor public parking at this site, or any other property in the Central Area and inner city neighborhoods.

The landscape treatment of this parking lot is considered to be exemplary in meeting the Official Plan policy direction to provide usable open space and substantial vegetation when a temporary outdoor public parking area is permitted.

The property owners are actively involved in the preliminary design phase of a trade and convention centre on this site which indicates their intent to ensure the imminent development of the property.

Economic Impact Statement

The use of this property for a temporary outdoor parking lot 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 (Spencer and Company, 46 Hopewell Avenue, Ottawa, Ontario K1S 2Y8) and the property owner (Viking Rideau Corporation, 50 Rideau Street, Suite 300, Ottawa, Ontario K1N 9J7) and the Regional Municipality of Ottawa-Carleton, Plans Administration Division, of City Council's decision.
2. City Solicitor's Office to forward the 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

Explanatory Note

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 Rideau Street between Nicholas and Colonel By Drive and known municipally as 100-126 Rideau Street. The attached map shows the location of the subject property.

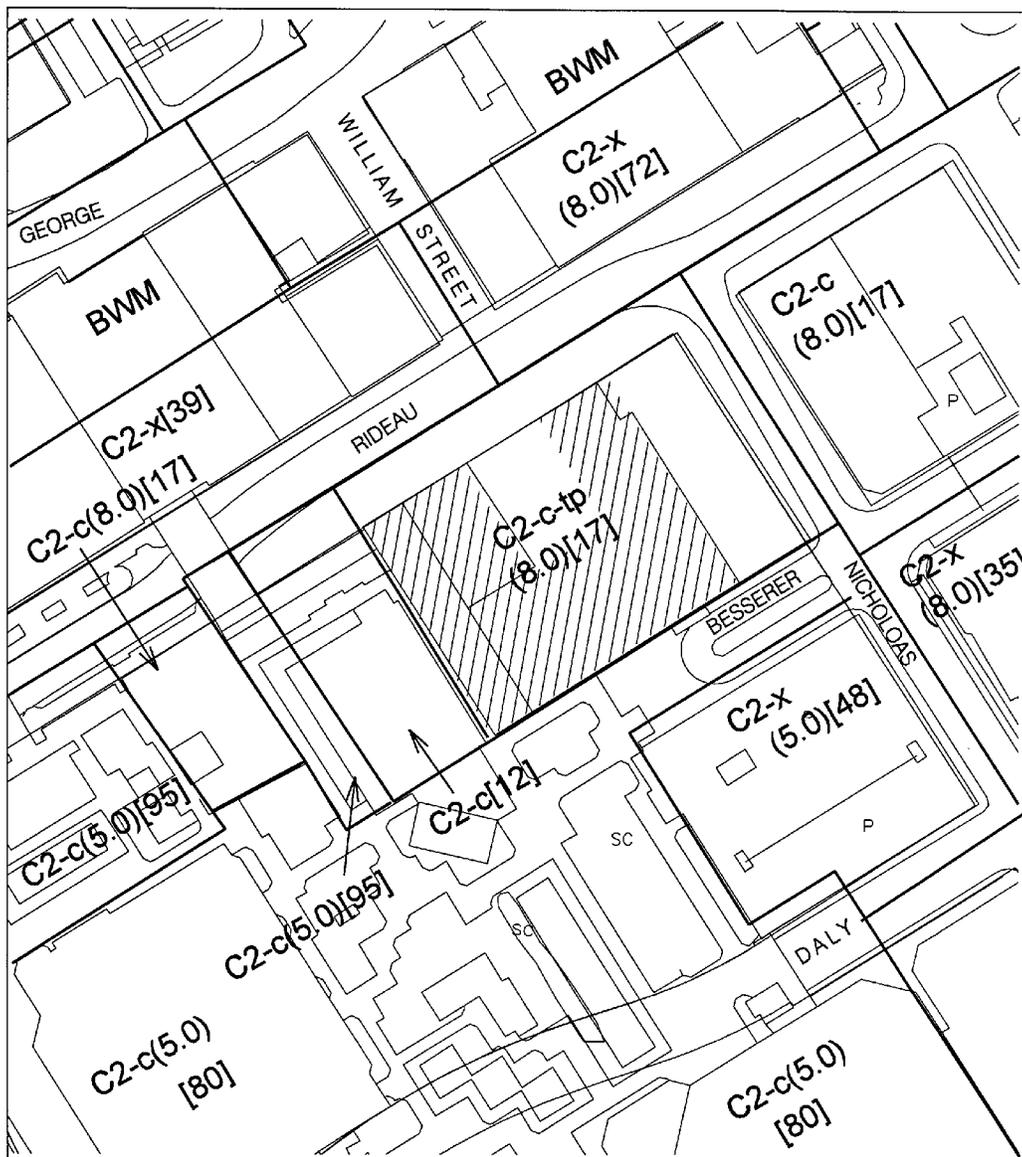
Current Zoning

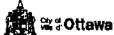
The current C2-c (8.0) [17] zoning permits a broad range of Public, Residential and Commercial uses and is the predominant zoning of the Central Business District. In this zone public parking is required to be located in a building or structure. The exception [17] refers to Schedule 22 of the Zoning By-law which sets out the height plan limits for this property. The floor space index is shown as (8.0) in parenthesis.

Proposed Zoning

The proposal is to grant a temporary zoning to permit outdoor public parking for a three year period. All other zoning provisions will remain unchanged.

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



 <p>PRODUCED BY PLANNING BRANCH DEPARTMENT OF URBAN PLANNING AND PUBLIC WORKS Street Network Layer Provided By Department Of Corporate Services © Copyright City of Ottawa 1999 ozp-1999-07 K-089-99 I:\COV\RID100 MARCH 3, 1999 REVISION DATE</p>	<p> LOCATION MAP PROPOSED ZONING CHANGE UNDER BY-LAW Z-2K 100-122 RIDEAU STREET</p>	<p>NEIGH 13  SCALE N.T.S. METRES</p>
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Consultation Details

Document 4

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

Supplemental Notification and Consultation

This application was circulated to LACAC, however, no comments were received in response.

Application Process Timeline Status

This application which was received on February 23, 1999, 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

Given the ongoing work on redeveloping the site, I have no objections to allow an existing surface parking area for an additional three years.