

6. ZONING – 968 ST. LAURENT BOULEVARD
ZONAGE – 968, BOULEVARD ST-LAURENT

COMMITTEE RECOMMENDATION

That Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of 968 St. Laurent Boulevard from Arterial Mainstreet, Subzone 1, Exception [57] (AM1 [57]) to Arterial Mainstreet, Exception [xxxx] (AM [xxxx]) as shown in Document 1 and detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 afin de faire passer le zonage du 968, boulevard St-Laurent de AM1 [57] (Zone d'artère principale, sous-zone 1, dotée d'une exception [57]) à AM [xxxx] (Zone d'artère principale, dotée d'une exception [xxxx]), comme le montre le document 1 et l'explique en détail le document 2.

DOCUMENTATION / DOCUMENTATION

1. Deputy City Manager's report, Planning and Infrastructure, dated 19 June 2012 (ACS2012-PAI-PGM-0171).
Rapport de la Directrice municipale adjointe, Urbanisme et Infrastructure, le 19 juin 2012 (ACS2012-PAI-PGM-0171).

Report to/Rapport au :

Planning Committee
Comité de l'urbanisme

and Council / et au Conseil

June 19, 2012
19 juin 2012

Submitted by/Soumis par : Nancy Schepers, Deputy City Manager/Directrice
municipale adjointe, Planning and Infrastructure/Urbanisme et Infrastructure

Contact Person / Personne ressource: John Smit, Manager/Gestionnaire, Development
Review-Urban Services / Examen des projets d'aménagement-Services urbains
Planning and Growth Management/Urbanisme et Gestion de la croissance
(613) 580-2424, 13866 John.Smit@ottawa.ca

Rideau-Rockcliffe (13)

Ref N°: ACS2012-PAI-PGM-0171

SUBJECT: ZONING – 968 ST. LAURENT BOULEVARD

OBJET : ZONAGE – 968, BOULEVARD ST-LAURENT

REPORT RECOMMENDATION

That the Planning committee recommend Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of 968 St. Laurent Boulevard from Arterial Mainstreet, Subzone 1, Exception [57] (AM1 [57] to Arterial Mainstreet, Exception [xxxx] (AM [xxxx]) as shown in Document 1 and detailed in Document 2.

RECOMMANDATION DU RAPPORT

Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 afin de faire passer le zonage du 968, boulevard St-Laurent de AM1 [57] (Zone d'artère principale, sous-zone 1, dotée d'une exception [57]) à AM [xxxx] (Zone d'artère principale, dotée d'une

exception [xxxx]), comme le montre le document 1 et l'explique en détail le document 2.

BACKGROUND

The site is located on the west side of St. Laurent Boulevard between McArthur Avenue to the north and Donald Street to the south. It has a total area of 1,264.79 square metres with a frontage along St. Laurent Boulevard of 38.42 metres and a lot depth of 32.92 metres. The site is currently occupied by a two-and-a-half-storey office building that was originally constructed as a place of worship in the 1950s. Two driveways provide vehicular access to the site and surface parking is provided on both sides of the existing building for a total of 17 parking spaces. There are three large deciduous trees located at the front of the property.

The site is adjacent to existing residential uses with four triplex buildings to the north, a neighbourhood comprised of single detached dwellings to the west, and four triplex dwellings to the south. Directly to the east across St. Laurent Boulevard are large-format commercial uses ranging from retail stores to restaurants to automobile dealerships and service centres. These commercial uses also extend north and south along the west side of St. Laurent Boulevard and adjacent to the residential uses abutting the subject site.

Proposed Development

The proposed development on the site includes changing the current use from office to medical facility and retail (i.e., pharmacy), as well as two additions totaling 180 square metres at the southeast and northwest corners of the existing building. The proposed development also includes five additional surface parking spaces to bring the total up to 22 spaces. A walkway is proposed from the main entrance to the sidewalk in order to connect pedestrians to the site. Beyond the two small additions and increase in parking spaces, the site is intended to function as it currently does today.

Purpose of Zoning Amendment

The purpose of the Zoning By-law amendment is to amend the existing zoning to allow medical facility and retail as permitted uses.

Existing Zoning

The site is currently zoned AM1 [57] (Arterial Mainstreet, Subzone 1, Urban Exception 57), which permits a wide range of residential and non-residential uses. Subzone 1 also permits this range of uses, however, it limits non-residential uses to a maximum of 50 per cent of the permitted floor space index. Urban exception 57 prohibits all commercial land uses except for office.

Proposed Zoning

While the general provisions of the AM1 zone permit medical facility and retail (e.g., pharmacy) uses, the exception currently in place on the site prohibits all uses other than office. As such, the applicant and property owner have requested that the site be rezoned to AM [xxxx] in order to permit these uses and, further, to allow these commercial-oriented uses to operate without being tied to a residential uses as currently required through the provisions of Subzone 1. Specifically, the AM zone has been proposed based on the following rationale:

- The provisions of the AM1 zone are restrictive to the property where residential would be impractical and incompatible with a busy medical facility.
- The owner may wish to expand the medical facility in the future and, if so, the floor space index of 1.0 imposed by Subzone 1 would unnecessarily constrain a site that seeks to serve the community's needs.
- The site has operated for over 50 years without a residential component and has served the surrounding residential community.
- The Arterial Mainstreet corridor at this section of St. Laurent Boulevard is characterized primarily by AM zoning, which the owner believes should also be represented at 968 St. Laurent Boulevard.
- Residential properties along this section of St. Laurent Boulevard have begun to transition to commercial uses to become compatible with other commercial uses present along the St. Laurent Boulevard commercial corridor.

Additionally, a new urban exception has been proposed for the site in conjunction with the AM zoning. Since the layout of the site does not currently conform to certain Zoning By-law provisions (e.g., landscaping and drive aisles, etc.), but intends to continue functioning as it does today with only minor revisions to the building, this exception is required to bring the layout of the site into conformance. The wording of the new exception is proposed to be tied specifically to the proposed medical facility and retail uses within the current building envelope and proposed additions to ensure that any future development or redevelopment of this site will effectively have to meet all the required zoning provisions of the AM zone.

DISCUSSION

Planning Act and Provincial Policy Statement

Within Section 2 of the Planning Act, the provision of orderly and safe communities and the appropriate location of growth and development, among others, are identified as matters of provincial interest. Furthermore, the *Planning Act* requires that all planning decisions made by a municipality are consistent with the Provincial Policy Statement

(PPS). As the guiding policy document for land use within the province, policies for the development of liveable communities and efficient use of land and resources are identified within the PPS.

The Department is of the opinion that the proposed Zoning By-law amendment is consistent with the matters of provincial interest as outlined in the *Planning Act* and the 2005 PPS, which promotes efficient land use and development patterns to support strong, liveable and healthy communities. The proposal is an appropriate use of land that makes use of existing infrastructure and serves to support the greater community.

Official Plan

The site is designated as Arterial Mainstreet within the Official Plan. This land use designation promotes development that will occur in a way that facilitates the gradual transition to more intensive forms of development. Arterial Mainstreets function as a mixed-use corridor with the ability to provide a wide range of goods and services for neighbouring communities and beyond.

The proposed development and requested Zoning By-law amendment responds to the policies of the Arterial Mainstreet by allowing for the conversion of an existing office to a medical facility adjacent to a mixed-density residential neighbourhood, while also contributing to the mixed-use nature of the St. Laurent commercial corridor.

Section 4.11 of the Official Plan requires that all development applications be reviewed in the context of compatibility. This includes having regard for the site's land use designation as well as design guidelines, secondary plans and community design plans. Further compatibility policies address traffic, vehicular access, parking, amenity area, lighting, noise and neighbourhood services.

While the site is not subject to a secondary plan or community design plan, the Design Guidelines for Development along Arterial Mainstreets identify objectives that include the accommodation of a broad range of uses, enhancing pedestrian linkages, and fostering compatible development that contributes to the recognized or planned character of the street. The proposed development responds to these objectives by maintaining the existing site as it currently functions within the St. Laurent commercial corridor, but also enhancing the site by providing a new pedestrian linkage and a use that serves the surrounding community's residents.

Furthermore, the proposed development addresses compatibility with respect to traffic, vehicular access, noise and lighting by maintaining the existing building and layout of the site with only minor revisions to enhance the building's planned function. The proposed change of use from an office to a medical facility will increase the services available to the surrounding neighbourhood.

Conclusion

Planning staff are satisfied that the proposed zoning change of 968 St. Laurent Boulevard is consistent with the policies of the *Planning Act*, PPS and the Official Plan. Therefore, the requested Zoning By-law amendment is recommended for approval.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

Notice of this application was carried out in accordance with the City's Public Notification and Consultation Policy. No comments were received.

COMMENTS BY THE WARD COUNCILLOR

Councillor Peter Clark has stated that he is aware of the application and has no issues with it.

LEGAL IMPLICATIONS

There are no legal implications associated with this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TECHNOLOGY IMPLICATIONS

There are no technology implications of this report.

TERM OF COUNCIL PRIORITIES

The proposed development and planning application supports the City Strategic Plan as it contributes to the improvement of quality of life of residents and is a sustainable development choice as it makes use of an existing site.

APPLICATION PROCESS TIMELINE STATUS

This application was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Location Map
Document 2 Details of Recommended Zoning
Document 3 Concept Plan

DISPOSITION

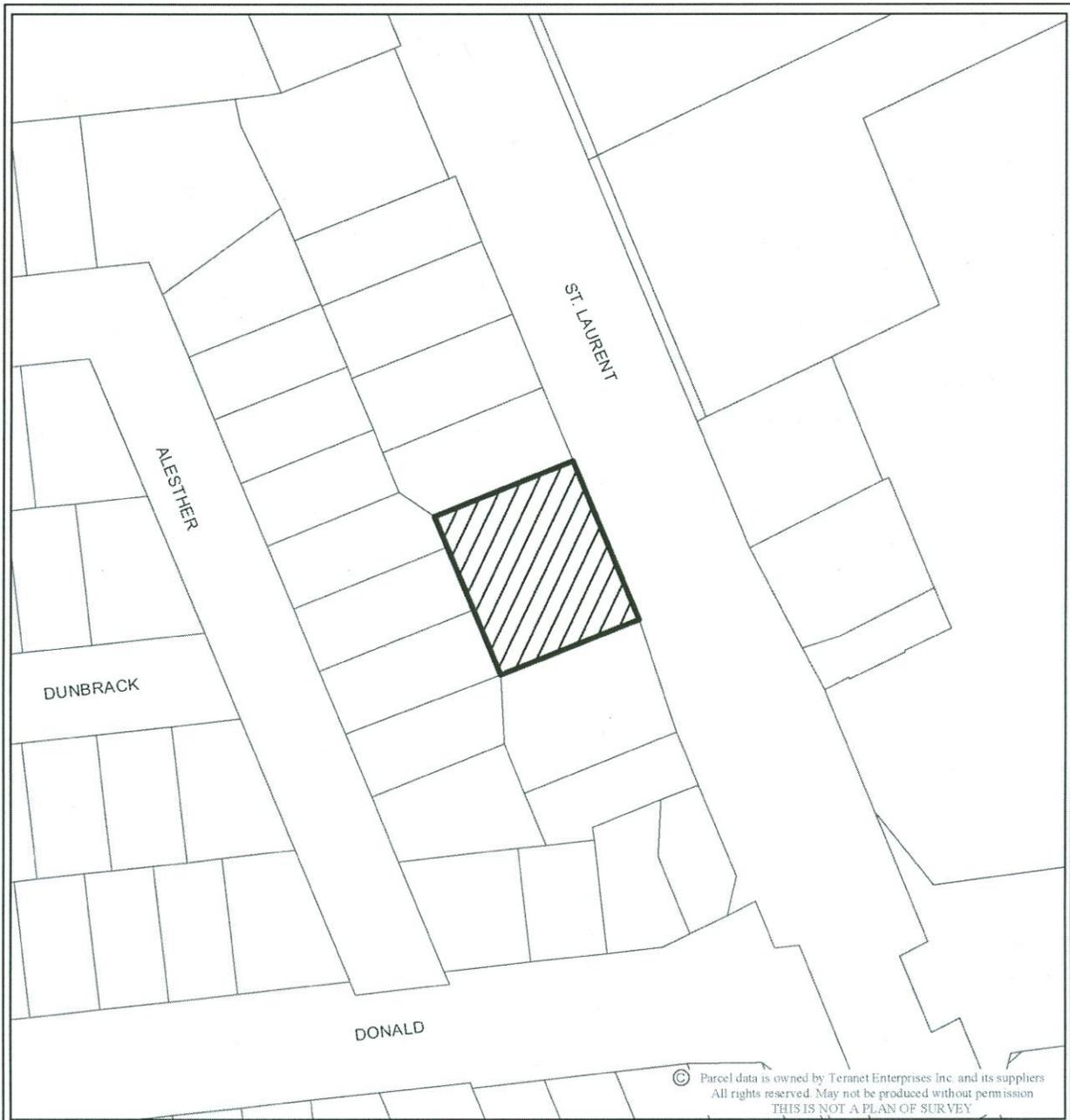
City Clerk and Solicitor Department, Legislative Services to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail code: 26-76) of the City Council's decision.

Planning and Growth Management to prepare the implementing by-law, forward to Legal Services and undertake the statutory notification.

Legal Services to forward the implementing by-law to City Council.

LOCATION MAP

DOCUMENT 1



© Parcel data is owned by Teranet Enterprises Inc. and its suppliers
 All rights reserved. May not be produced without permission
 THIS IS NOT A PLAN OF SURVEY

Ottawa
 Produced by Infrastructure Services
 and Community Sustainability
 Produit par le Services d'infrastructure
 et Viabilité des collectivités

D02-02-12-0033	12-0539-X
I:\CO\2012\ZONING\ST_LAURENT_968	
2012 / 04 / 23	
REVISION DATE	DE RÉVISION

 **Location Map / Plan de révision**
Zoning Key Plan / Schéma de zonage
968 St. Laurent Blvd

042450140 Denotes Teranet-Polaris Parcel Identification Number

Échelle
 N.T.S.
 Mètres



Scale
 N.T.S.
 Metres

DETAILS OF RECOMMENDED ZONING

DOCUMENT 2

Proposed Changes to the Comprehensive Zoning By-law

1. Rezone the subject lands shown in Document 1 From AM1[57] to AM [xxxx].
2. Amend Section 239 – Urban Exceptions to add a new exception with provisions similar in effect to the following:
 - i. Table 101 does not apply for medical facility and retail use within the building existing as of the date of passing the by-law and any future addition up to a maximum gross floor area of 200 square metres;
 - ii. A minimum of 17 parking spaces and a maximum of 22 parking spaces shall be provided on site for medical facility and retail use within the building existing on the date of passing of the by-law and any future addition up to a maximum gross floor area of 200 square metres.
 - iii. Sections 106, 107 and 110 do not apply for medical facility and retail uses within the building existing on the date of passing of the by-law and any future addition up to a maximum gross floor area of 200 square metres;
 - iv. Section 185 (3)(h)(i) does not apply for medical facility and retail use within the building existing on the date of passing of the by-law and any future addition up to a maximum gross floor area of 200 square metres.

