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| <p>1. ZONING – 2084 MONTREAL ROAD</p> <p>ZONAGE – 2084, CHEMIN MONTRÉAL</p> |
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COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 2084 Montreal Road from R5Z [1459] – Residential Fifth Density Subzone Z, exception 1459 to AM [1459] – Arterial Main Street Zone, exception [1459], 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 visant à faire passer le zonage du 2084, chemin Montréal de R5Z [1459] (Zone résidentielle de densité 5, sous-zone Z, dotée d'une exception 1459) à AM [1459] (Zone d'artère principale dotée d'une exception 1459), 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 12 June 2012 (ACS2012-PAI-PGM-0172).
Rapport de la Directrice municipale adjointe, Urbanisme et Infrastructure, le 12 juin 2012 (ACS2012-PAI-PGM-0172).
2. Extract of Draft Minutes, 23 August 2012.
Extrait de l'ébauche du procès-verbal, le 23 août 2012.

Report to/Rapport au :

Planning Committee
Comité de l'urbanisme

and Council / et au Conseil

June 12, 2012
12 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
(613) 580-2424, 13866 John.Smit@ottawa.ca*

Beacon Hill-Cyrville (11)

Ref N°: ACS2012-PAI-PGM-0172

SUBJECT: ZONING – 2084 MONTREAL ROAD

OBJET : ZONAGE – 2084, CHEMIN MONTRÉAL

REPORT RECOMMENDATION

That the Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 2084 Montreal Road from R5Z [1459] – Residential Fifth Density Subzone Z, exception 1459 to AM [1459] – Arterial Main Street Zone, exception [1459], 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 visant à faire passer le zonage du 2084, chemin Montréal de R5Z [1459] (Zone résidentielle de densité 5, sous-zone Z, dotée d'une exception 1459) à AM [1459] (Zone d'artère principale dotée d'une exception 1459), comme le montre le document 1 et l'explique en détail le document 2.

BACKGROUND

The subject property is located on the south side of Montreal Road between Ogilvie Road and Laporte Street (see Document 1). The property has an area of 2,528 m² with frontage on Ogilvie Road, Montreal Road and Laporte Street. Properties along Montreal Road to the east and west are zoned AM and AM2 and consist of a mix of Automotive Service Stations, fast food restaurants and other car oriented businesses. To the south of the property along Laporte Street there are single detached houses.

Prior to 2004 the site was an automotive service station which has since been demolished. The previous owners of the property were proposing to develop a four-storey residential building. However, the venture was never constructed. The site was remediated and left vacant for many years.

A Site Plan application for the four-storey residential building was approved in 2005, revised in 2007 and extended in 2009. A new application for Site Plan Control is currently under review (file no. D07-12-12-0059). The proposal is to construct an 839 m², one-storey commercial/retail building positioned close to the Ogilvie Road and Montreal Road intersection. Thirty-three surface parking spaces will be provided facing Laporte Street. Access is proposed off of Ogilvie Road and Laporte Street.

Existing Zoning

The property was last rezoned in 2004 from Cn, Commercial Neighbourhood Zone in the former City of Gloucester Zoning By-law to Ra3 – Exception, High Density Residential Zone. The property was then rezoned to R5Z [1459] in the new City of Ottawa Zoning By-law in 2008. The R5Z zone allows for a wide mix of residential building forms from detached to mid-high rise apartment dwellings. The exception 1459 details a list of provisions related to the previous development proposal.

Proposed Zoning

The application proposes to zone the property Arterial Mainstreet Zone, exception [1459]. This zone will permit a single-storey commercial building and set site specific performance standards (AM [1459]) as detailed in Document 2. The AM zone permits a wide range of commercial activities already permitted on properties adjacent to the subject site.

DISCUSSION

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides direction on matters of Provincial Interest related to land-use planning and development by promoting efficient land use patterns that support development of viable liveable communities.

The proposed development is consistent with the objectives and policies of the PPS and provides a wide range of businesses within a community that makes efficient use of available infrastructure services.

Official Plan

The Official Plan designates the properties as General Urban and Arterial Mainstreet. The General Urban designation permits the development of a full range and choice of housing types to meet the needs of all, in combination with conveniently located retail, service, entertainment and institutional uses. This will facilitate the development of a complete and sustainable community. The Arterial Mainstreet functions as a mixed-use corridor able to provide a wide range of goods and services for the neighbouring communities and beyond.

Details of Proposed Zoning

The applicant has requested that the zoning for 2084 Montreal Road be amended to permit the proposed commercial/retail development.

The AM zone is intended to accommodate a broad range of uses including retail, service commercial, offices, residential and institutional uses in mixed-use buildings or side by side in separate buildings in areas designated Arterial Mainstreet in the Official Plan.

The exception will address a reduced landscape buffer between the parking lot and Laporte Street and reduced the distance between the refuse collection area and the street. For both, the applicant is proposing a more robust landscaping along the Laporte Street property line. Plants have been selected and located on the landscape plan to screen the parking lot and enclosure from the street.

Zoning Recommendation

Staff are satisfied that the proposed changes in the zoning of 2084 Montreal Road to AM [1459], is consistent with the policies of the Provincial Policy Statement, and the Official Plan.

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. The City received three comments which are detailed in Document 3.

COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor is aware of this application and the staff recommendations.

LEGAL IMPLICATIONS

There are no direct legal implications associated with this report.

RISK MANAGEMENT IMPLICATIONS

There are no direct risk management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no direct accessibility implications associated with this report.

ENVIRONMENTAL IMPLICATIONS

There are no direct environmental implications associated with this report.

TECHNOLOGY IMPLICATIONS

There are no technology implications of this report.

TERM OF COUNCIL PRIORITIES

Manage growth and create sustainable communities by:

- becoming leading edge in community and urban design;
- ensuring that new growth is integrated seamlessly with established communities;

- ensuring that community facilities are built in tandem with new development.

Ensure that the City infrastructure required for new growth is built or improved as needed to serve growth.

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 Consultation Details
Document 4 Landscape plan

DISPOSITION

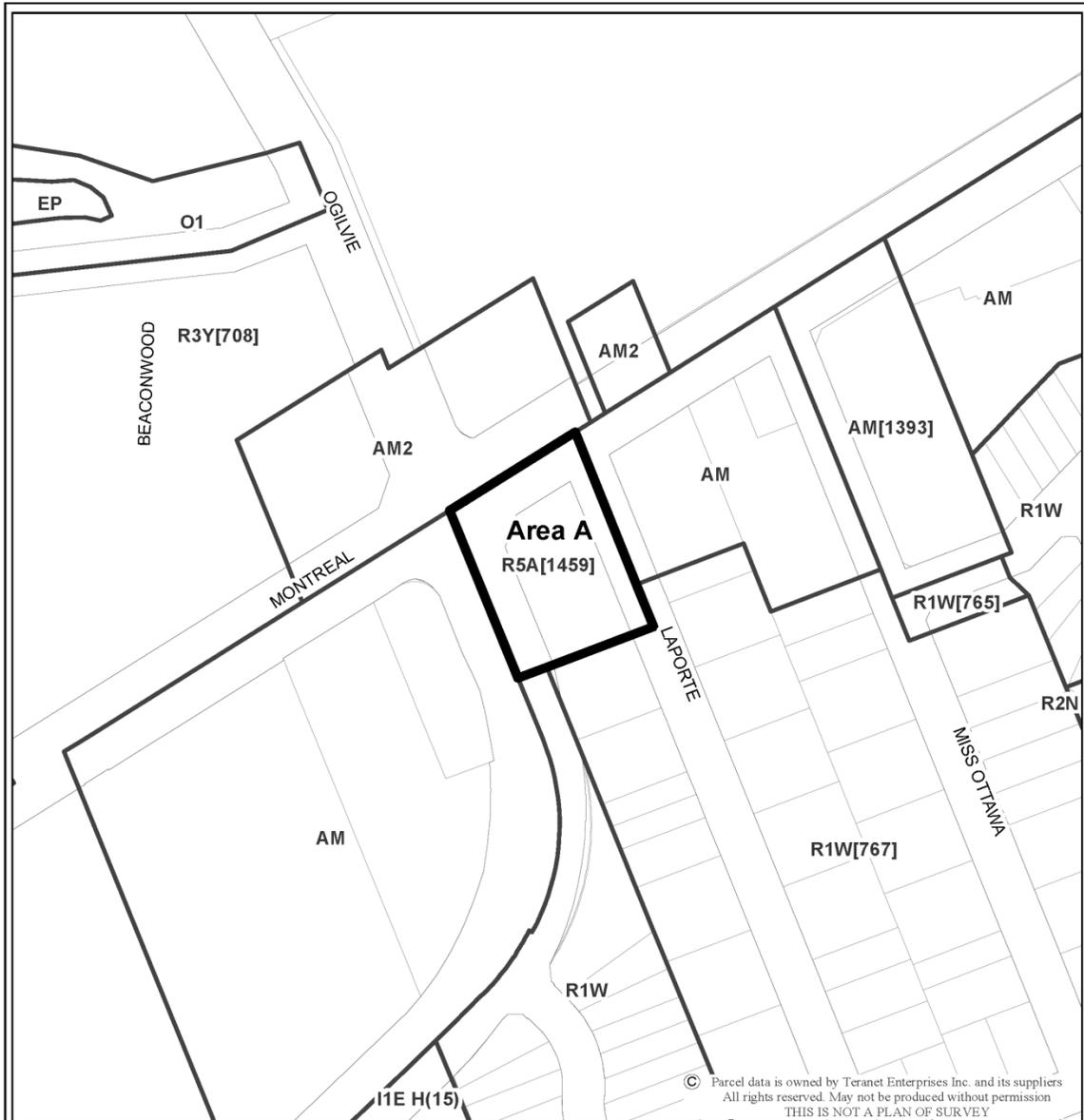
City Clerk and Solicitor Department, Legislative Services to notify the owner, applicant, OttawaScene.com, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

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




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

D02-02-12-0030	12-0825-Y
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2012 / 06 / 11	
REVISION DATE	DE RÉVISION

**Location Map / Plan de révision
 Zoning Key Plan / Schéma de zonage**

 Area A rezoned from R5Z [1459] to AM [1459]

043710130 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 from R5A [1459] to AM [1459].
- 2) Amend Exception 1459 by deleting all of the text in Columns II and V and replace with the following:

In Column V:

- Minimum width of landscaped buffer for a parking lot between it and a street line: 0.98 m.
- Minimum setback of a refuse collection area within a parking lot from a lot line abutting a public street: 0.98 m

CONSULTATION DETAILS

DOCUMENT 3

NOTIFICATION AND CONSULTATION PROCESS

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments with 3 comments received with concern related to the site plan control.

PUBLIC COMMENTS

1. The applicant intends to gain access from Laporte Street. This has never been the case. Access to that property has always been from Ogilvie Road and Montreal Road.

Access to the property is governed by the City's private approach By-law and must conform to Ministry of Transportation guidelines regarding access on to collector roads. There is no evidence of access control by way of a 30 cm reserve along Laporte Street which would prohibit access to the local street.

2. Possible water well exist, sump concerns, property line determination, is there a record of site condition indicating that the land is now no longer contaminated and our property to the south is lower than the subject property and we want to ensure there is no flooding and that we will be able to enjoy our privacy.

Issues regarding the future development of the site such as drainage and grading, fencing and site contamination are being reviewed through the Site Plan Control application (file no. D02-12-12-0059).

3. We also would hope to receive consideration if we wanted to rezone our property to commercial.

Any future rezoning of abutting properties will be reviewed by staff on their own merits with consideration of the Provincial Policy Statement, Official Plan and any other relevant City policies.

ZONING - 2084 MONTREAL ROAD

(Deferred from the Planning Committee meeting of 9 July 2012)

ACS2012-PAI-PGM-0172

BEACON HILL-CYRVILLE (11)

REPORT RECOMMENDATION:

That the Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 2084 Montreal Road from R5Z [1459] - Residential Fifth Density Subzone Z, exception 1459 to AM [1459] - Arterial Main Street Zone, exception [1459], as shown in Document 1 and detailed in Document 2.

Mr. John Smit, Manager, Development Review, Urban Services Branch, Planning and Growth Management Department (PGM) spoke to a PowerPoint slide presentation to provide the Committee with a brief overview of the report. Ward Councillor Tim Tierney pointed out that much work had been undertaken to arrive at the current agreement, and noted that he supported the recommendation.

The following delegation spoke in opposition to the report recommendation:

- Ms. Linda Hoad*, noting that she had provided written correspondence for the Committee's meeting of 9 July 2012, asking then, as now, that the report recommendation be refused for non-conformity with the City's Official Plan.

The following delegations spoke in support of the report recommendation:

- Messrs. Brian Casagrande, FoTenn Consultants, and Phil Castro, on behalf of Richcraft Homes (the applicant).

[* All individuals marked with an asterisk either provided their comments in writing or by email; all such comments are held on file with the City Clerk.]

Discussions touched upon intensification goals and the appropriateness of the development as a permitted use. The proponents noted that a feasibility study had indicated the current proposal offered the best potential use for the site, and in addition, was welcomed by neighbours, who were pleased that the vacant site was being redeveloped. Following discussions, the report recommendation was put before Committee and was CARRIED as presented.