

EXTRACT OF DRAFT MINUTES 43  
PLANNING COMMITTEE  
26 APRIL 2017

EXTRAIT DE L'ÉBAUCHE DU  
PROCÈS-VERBAL 43  
COMITÉ DE L'URBANISME  
LE 26 AVRIL 2017

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PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT  
PLANNING SERVICES

ZONING BY-LAW AMENDMENT – 2583 AND 2599 CARLING AVENUE

ACS2017-PIE-PS-0045

BAY (7)

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**REPORT RECOMMENDATIONS**

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 by adding a site specific exception to the Arterial Mainstreet, Subzone 10 zone for 2583 and 2599 Carling Avenue to permit a warehouse use, limited to self-storage, and permit a mixed use building as shown in Document 3 and detailed in Document 4.
2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of 10 May 2017" subject to submissions received between the publication of this report and the time of Council's decision.

The committee heard two delegations on this matter:

- Mr. Tim Davis, Tim Davis Design Inc., property manager for 2573 Carling Avenue, requested that a formal agreement be put in place to address issues arising from the proposed development relating to the grading, retaining wall and tree preservation / replacement at 2573 Carling.

- Mr. Miguel Tremblay, Fotenn Consultants Inc. (applicant), indicated that the proposal complies with all Official Plan and Zoning requirements currently in effect, and that the property owner, Dymon Capital Corporation is committed to addressing the issues grading, retaining wall and tree preservation / replacement at 2573 Carling.

Mr. Derrick Moodie, Manager, Development Review – West, Planning, Infrastructure and Economic Development department, responded to questions.

**Motion N°. PLC 43/3**

Moved by Councillor T. Tierney

**WHEREAS Report ACS2017-PIE-PS-0045 (Zoning By-law Amendment – 2583 and 2599 Carling Avenue) recommends approval of an amendment to Zoning By-law 2008-250 by adding a site specific exception to the Arterial Mainstreet, Subzone 10 zone for 2583 and 2599 Carling Avenue to permit a warehouse use, limited to self-storage, and permit a mixed use building; and**

**WHEREAS Document 6 (Overview Data Sheet) to the report erroneously indicates staff's recommended refusal of the zoning by-law amendment;**

**THEREFORE BE IT RESOLVED that Document 6 – Overview Data Sheet to Report ACS2017-PIE-PS-0045 be replaced with the attached correct version; and**

**BE IT FURTHER RESOLVED that pursuant to the *Planning Act*, subsection 34(17) no further notice be given.**

CARRIED

(Revised Overview Data Sheet follows)



## Overview Data Sheet



Address: 2583 and 2599 Carling Avenue

Ward Number: 7 – Bay

Application Number:

D02-02-16-0072

Application Date:

September 1, 2016

### Departmental Recommendation

- Approval to amend Zoning By-law  
 Refusal to amend Zoning By-law

### Planner Contact Information

Planner Name: Mary Dickinson

Telephone: 613-580-2424, 13923

E-mail: mary.dickinson@ottawa.ca

### Applicant's Proposal

To add warehouse (limited to self storage) as a permitted use and request relief from some of the AM10 development standards.

### Applicant(s) Name(s)

Applicant/Agent	Architect	Owner
Miguel Tremblay, Fotenn Consultants Inc.	Tact Architects	Dymon Capital Corporation

### Zoning Details

Current Zoning	Proposed Zoning
AM10	AM10 [XXXX]

### Applicable Planning Policies, Guidelines and Current Heritage Status

Arterial Mainstreet Designation - Official Plan Section 3.6.3  
Arterial Mainstreet Design Guidelines

### Site and Development Statistics

		Permitted/Required	Proposed
Lot area (m <sup>2</sup> )	4,486	Maximum building height	30 m / 24.2 m
Lot coverage in %		Residential parking	n/a / n/a
Gross Floor Area (m <sup>2</sup> )	12,275	Commercial parking	0 / 36
Floor Space Index	2.7	Visitor parking	n/a / n/a
Number of commercial units	2	Bicycle parking	10 / 10

Please see reverse side for definition of terms used in this document.



## Lexicon

**PLANNING** AND GROWTH  
**URBANISME** MANAGEMENT  
ET GESTION DE LA CROISSANCE

**Address:**

The address of the property.

**Report recommendation:**

The report prepared by staff recommended to either approve or refuse to amend the Zoning By-law.

**Ward number:**

The lot in question is located in one of the 23 municipal wards that comprise Ottawa.

**Application date:**

The date on which the application was received by the City of Ottawa.

**Planner contact information:**

The contact information of the planner who prepared this overview data sheet and staff report.

**Development concept:**

A brief description of the development according to the applicant.

**Current zoning:**

The current zoning details for the property.

**Proposed zoning:**

The zoning details for the property.

**Lot area (m<sup>2</sup>):**

The lot area is the two dimensional area contained within the perimeter of the lot.

**Lot coverage in %:**

The portion of the lot that is covered by any part of any building or structure on or above the surface of the lot. It is calculated by taking the total area of the building's footprint, dividing it by the total lot area and multiplying it by 100%.

**Gross Floor Area (m<sup>2</sup>):**

The total area of each floor whether located above, at or below grade, measured from the interiors of outside walls and including floor area occupied by interior walls and floor area created by bay windows with a few exceptions (see section 54 of the City of Ottawa's Zoning By-law).

**Floor Space Index:**

The Floor Space Index (FSI) is the ratio of the total floor area of buildings on a certain location to the size of the land at that location.

**Maximum building height:**

The maximum building height in metres or storeys of the lot in question either permitted by the existing zoning envelope or being proposed by the applicant.

**Number of dwelling/commercial units:**

The number of residential units and commercial units in the proposed development concept.

Item 9 of Planning Committee Agenda 43, as amended by Motion N<sup>o</sup> PLC 43/3, was put to Committee and CARRIED.