

3. Zoning By-law Amendment – 3430 Carling Avenue

Modification du *Règlement de zonage* – 3430, avenue Carling

Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 3430 Carling Avenue to permit a parking lot for a temporary three-year period, as detailed in Document 2.

Recommandation du Comité

Que le Conseil approuve une modification au *Règlement de zonage 2008-250* visant le 3430, avenue Carling afin d'y permettre un parc de stationnement pour une période temporaire de trois ans, comme l'indique le document 2.

Documentation/Documentation

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated May 11, 2020 (ACS2020-PIE-PS-0043)

Rapport du Directeur, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 11 mai 2020 (ACS2020-PIE-PS-0043)

2. Extract of draft Minutes, Planning Committee, May 28, 2020

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 28 mai 2020

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
28 May 2020 / 28 mai 2020**

**and Council
et au Conseil
10 June 2020 / 10 juin 2020**

**Submitted on 11 May 2020
Soumis le 11 mai 2020**

**Submitted by
Soumis par:
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Ward: BAY (7) / BAIE (7)

File Number: ACS2020-PIE-PS-0043

SUBJECT: Zoning By-law Amendment – 3430 Carling Avenue

OBJET: Modification du *Règlement de zonage* – 3430, avenue Carling

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3430 Carling Avenue to permit a parking lot for a temporary three-year period, as detailed in Document 2.**

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 Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* 'Explanation Requirements' at the City Council Meeting of June 10, 2020 subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au *Règlement de zonage 2008-250* visant le 3430, avenue Carling afin d'y permettre un parc de stationnement pour une période temporaire de trois ans, comme l'indique le document 2.
2. Que le Comité de l'urbanisme approuve que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 10 juin 2020 », à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

3430 Carling Avenue

Owner

Romano Di Franco

Applicant

Fabrizio Di Franco

Description of site and surroundings

The subject site is located on the south side of Carling Avenue, between Ullswater Drive and Crystal Beach Drive in the Crystal Beach Lakeview community. The site is 0.6 hectares in area and has approximately 144 metres of frontage along Carling Avenue. It is occupied by a one-storey restaurant and a 118-space parking lot. Detached dwellings are located immediately to the south and on the north side of Carling Avenue. A low-rise apartment complex is located immediately west of the site and a gas bar and convenience store is located to the east of the site. The National Capital Commission (NCC) Greenbelt and the National Defence Headquarters Carling Campus (NDHQ Carling) are located further to the west.

Summary of requested Zoning By-law amendment proposal

The property is zoned General Mixed Use Subzone 20, GM20 H(18.5). The GM20 Zone permits a wide range of commercial uses including retail store, personal service business, office, restaurant, drive-through facility, nightclub and hotel. The maximum height permitted is 18.5 metres.

The rezoning application proposes a site-specific exception to permit 'parking lot' as a primary use for a temporary three-year period. A parking lot means a place other than a building used for the parking of four or more motor vehicles. The existing parking lot is currently associated with the restaurant use. The rezoning of the property has been requested to allow the owner of the property to lease approximately 100 parking spaces to employees of nearby NDHQ Carling, which is experiencing a severe shortage of employee parking facilities. The parking spaces would be available for employees' use outside of the restaurant's business hours. No changes to the approved Site Plan are proposed.

DISCUSSION

Public consultation

Public consultation was carried out in accordance with the City's Public Notification and Consultation Policy for Zoning By-law Amendment applications. Two public comments were received. A synopsis of the comments and responses are outlined in Document 3.

For this proposal's consultation details, see Document 3 of this report.

Official Plan designation

The property is designated General Urban Area on Schedule B of the City's Official Plan. This designation permits a full range of housing types, as well as employment, retail, service, industrial, cultural, leisure, greenspace, entertainment and institutional uses. The proposed Zoning By-law amendment is consistent with the goals, objectives and policies of the General Urban Area designation.

Urban Design Review Panel

The property is not within a Design Priority Area; it is therefore not subject to the Urban Design Review Panel process.

Planning rationale

The proposed Zoning By-law amendment would create a site-specific exception to permit 'parking lot' as a primary use for a temporary three-year period. The use is appropriate for the site and consistent with the policies of the General Urban Area.

The subject property is occupied by a restaurant that was built prior to amalgamation and provided a very large parking lot to satisfy the former City of Nepean's high parking requirements. Because the parking lot is unused during the daytime, the proposal would make efficient use of the under-utilised parking lot during business hours by providing a parking option to employees of nearby NDHQ Carling. A parking garage could be constructed at NDHQ Carling in the future to provide additional parking for employees on-site, so the temporary parking lot for the three-year period represents an appropriate interim measure to address parking concerns. The proposed parking lot is not intended to become a permanent primary use.

The current zoning of the property permits a wide range of commercial uses and a maximum height of 18.5 metres. The single-storey restaurant is an under-utilization of the property and the site is in a prime location for redevelopment. Although permitting a parking lot on a permanent basis would not be appropriate, the temporary rezoning will allow efficient use of the current site configuration, while not constraining opportunities for future redevelopment of the property.

A Traffic Impact Assessment Screening form was submitted in support of the proposal. Due to flexible work hours for employees at NDHQ Carling, the 100 vehicle-trips generated by the proposal would be spread over 2.5-hour morning and afternoon peak

periods, from approximately 6:30 AM to 9 AM and 3:00 pm to 5:30 PM. The resulting traffic generation of 40 vehicle-trips per hour does not meet the threshold of 60 vehicles per hour that would necessitate a more detailed traffic impact assessment. The existing road network can accommodate the additional traffic generated by the proposed use and no modification to the existing accesses are proposed.

The proposed use will have minimal impact on surrounding properties. Extensive mature vegetation separates the property from the gas bar to the east and the low-rise apartment complex to the west. There is also extensive mature vegetation along most of the rear property line abutting the detached dwellings on Elterwater Avenue, with a small segment having a 1.8-metre wood screen fence without extensive landscaping. Due to this buffering, there will be no adverse impacts from noise or vehicle headlights. Staff have determined that the proposal to add 'parking lot' as a primary use for a temporary three-year period represents good planning and can be supported.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement of 2014 and 2020.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Kavanagh is aware of this report and is supportive of the recommendation.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendation.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The proposal does not have any adverse impacts on accessibility.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Integrated Transportation
- Economic Growth and Diversification

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application D02-02-20-0016) 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 Site Plan

CONCLUSION

The Planning, Infrastructure and Economic Development department supports the proposed Zoning By-law amendment. The short-term proposal is consistent with the Official Plan policies for the General Urban Area. The proposed temporary Zoning By-law amendment is an appropriate short-term use for the site that has no adverse impacts and does not constrain future redevelopment. The amendment represents good planning. For these reasons, staff recommends approval of the Zoning By-law amendment.

DISPOSITION

Legislative Services, Office of the City Clerk to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing By-law and forward to Legal Services.

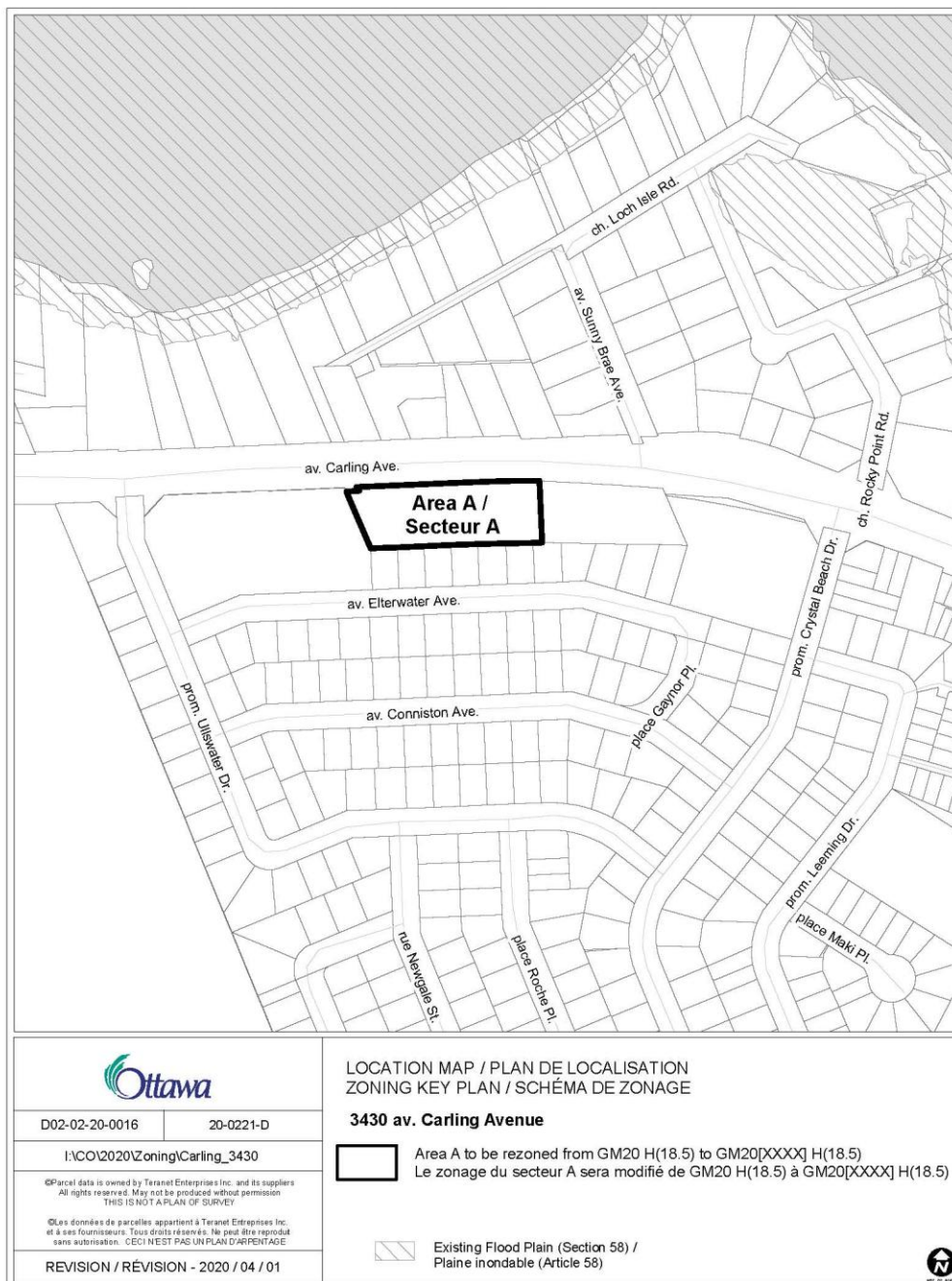
Legal Services, Innovative Client Services Department to forward the implementing By-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa.

The map shows the property to be rezoned. The property is located on the south side of Carling Avenue, between Ullswater Drive and Crystal Beach Drive.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 3430 Carling Avenue:

1. Rezone the property shown as Area A in Document 1 from GM20H(18.5) to GM20[xxxx]H(18.5).
2. In Column II of Section 239 - Urban Exceptions, add the text "GM20[xxxx]H18.5".
3. In Column III of Section 239 - Urban Exceptions, add the text, "parking lot".
4. In Column V, add provisions similar in effect to the following:

"a parking lot is permitted for a temporary period of three years effective the date of the passing of this by-law".

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by City Council for Zoning By-law amendments.

Public Comments and Responses

Comment: Traffic and noise will increase along this section of Carling Ave. The parking lot users leave garbage behind, which blows into the hedge.

Response: There would be no noticeable traffic and noise increases on Carling Avenue as a result of a parking use on this site. The extensive landscaping and 1.8-metre fence provide sufficient screening between the parking lot and the adjacent residential properties to prevent any nuisance.

Comment: I support the proposal. It serves an immediate need for NDHQ employees, while not impacting neighbours behind the parking lot such as myself.

Response: Noted

Community Organization Comments and Responses

No comments were received from the Crystal Beach-Lakeview Community Association.

Document 4 – Site Plan

