

<p><b>2. ZONING BY-LAW AMENDMENT – 1161 NORTH RIVER ROAD</b></p> <p><b>MODIFICATION AU RÈGLEMENT DE ZONAGE– 1161, CHEMIN NORTH RIVER</b></p>
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**COMMITTEE RECOMMENDATION**

**That Council approve an amendment to Zoning By-law 2008-250 for 1161 North River Road to permit a temporary three-year parking lot, as detailed in Document 2.**

**RECOMMANDATION DU COMITÉ**

**Que le Conseil approuve une modification au Règlement de zonage no 2008-250 relativement au 1161, chemin North River en vue d'y autoriser l'aménagement d'un parc de stationnement temporaire pour trois ans, comme le précise le document 2.**

**DOCUMENTATION / DOCUMENTATION**

1. Acting Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated 16 November 2016 (ACS2016-PIE-PGM-0180)  
  
Rapport du Directrice par intérim, Services de la planification, Service de la planification, de l'Infrastructure et du développement économique daté le 16 novembre 2016 (ACS2016-PIE-PGM-0180)
2. Extract of draft Minutes, Planning Committee, 13 December 2016.  
  
Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 13 décembre 2016
3. Summary of Written and Oral Submissions, to be issued separately with

the Council agenda for its meeting of 8 February 2017, as part of the Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements'

Résumé des observations écrites et orales, à distribuer séparément avec l'ordre du jour de la réunion du 8 février 2017 du Conseil, comme faisant partie du Résumé des observations orales et écrites du public sur les questions assujetties aux « exigences d'explication » aux termes de la Loi 73.

**Report to  
Rapport au:**

**Planning Committee / Comité de l'urbanisme  
December 13, 2016 / 13 décembre 2016**

**and Council / et au Conseil  
January 25, 2017 / 25 janvier 2017**

**Submitted on November 16, 2016  
Soumis le 16 novembre 2016**

**Submitted by  
Soumis par:**

**Lee Ann Snedden,**

**Acting Director / Directrice par intérim,  
Planning Services / Services de la planification**

**Planning, Infrastructure and Economic Development Department / Services de la  
planification, de l'infrastructure et du développement économique**

**Contact Person / Personne ressource:**

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**Development Review Urban Services Unit / Unité examen des demandes  
d'aménagement services urbains / Planning Services / Services de la planification  
Planning, Infrastructure and Economic Development Department / Services de la  
planification, de l'infrastructure et du développement économique  
(613) 580-2424, 125456, Tracey.Scaramozzino@ottawa.ca**

**Ward: RIDEAU-ROCKCLIFFE (13)**

**File Number: ACS2016-PIE-PGM-0180**

**SUBJECT: Zoning By-law Amendment – 1161 North River Road**

**OBJET: Modification au Règlement de zonage– 1161, chemin North River**

## REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1161 North River Road to permit a temporary three-year parking lot, as detailed in Document 2; and
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 25 January 2017, 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* n° 2008-250 relativement au 1161, chemin North River en vue d'y autoriser l'aménagement d'un parc de stationnement temporaire pour trois ans, comme le précise le document 2;
2. Que le Comité de l'urbanisme approuve que la section du présent rapport consacrée aux consultations soit incluse en tant que brève explication dans le résumé des observations écrites et orales qui sera préparé par le Bureau du greffier municipal et avocat général et soumis au Conseil à sa réunion du 25 janvier 2017, dans le rapport intitulé *Résumé des observations orales et écrites du public sur les questions assujetties aux exigences d'explication aux termes du projet de loi 73*, 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**

1161 North River Road

**Owner**

The Roman Catholic Greek-Melkite Bishop in Canada

**Applicant**

Novatech Engineering, Nina Maher

**Description of site and surroundings**

The site is located on the east side and at the south end of North River Road, just north of the Royal Canadian Mounted Police campus. Open space and the Rideau River are found on the west side of North River Road while a private school abuts the site to the north.

The site is approximately two hectares in size and is developed as a Place of Worship with associated parking for 200 vehicles.

**Summary of requested Zoning By-law amendment proposal**

The application has been submitted to accommodate a technical change in use. The existing parking lot is a permitted use to serve the Place of Worship within the Minor Institutional Zone. However, the current zoning does not permit the use of the parking lot to serve members of the public who are not associated with the place of worship. The intent of this temporary zoning by-law amendment is to allow the lot to be used for a maximum of three-years for the parking of private vehicles that belong to the construction workers who will be working at a development site at 127 Presland Road on the opposite side of the Vanier Parkway. The construction workers will require approximately 100 parking spaces, which will typically be in use between the hours of 6:30 a.m. - 3:30 p.m. Monday through Friday. This will not interfere with the requirements of the church for parking in the evenings and weekends. The church requires 30 parking spaces as per the Zoning Bylaw, which still leaves 70 additional parking spaces, beyond those required for this temporary bylaw. Beyond the hours of construction, all 200 vehicular parking spaces will be available for church functions. There will be no physical changes to the site. Access to the parking lot will be from North River Road, as is currently the situation.

## **DISCUSSION**

### **Public consultation**

In accordance with the City's Public Notification and Consultation Policy, two signs were erected on the site and residents within 120 metres were notified of the proposal by mail. Local registered community groups were also notified.

At the time of writing this report, one written response was received from a member of the public who was in support of the proposal.

An additional conversation was held with a resident who was concerned with the safety aspect of increased traffic that this proposal will bring to North River Road. The resident wondered why other parking lots, such as the Coventry Stadium, the Royal Canadian Mounted Police or Department of National Defence parking lots in the area were not being used.

Response: Various options were considered by the Applicant, however they were not feasible due to excessive walking distance required by the workers and un-reliable availability for the duration of the construction project. Safety of the local residents is paramount. Containing all of the construction workers vehicles in one existing parking lot is considered to be a safer situation as compared to requiring the workers to park on the streets throughout the neighbourhood which would cause a greater amount of traffic on surrounding roads as drivers search for a parking space. Requiring the construction workers to park in the existing parking lot also frees up on-street parking for the residents and visitors to the area.

A public consultation meeting was not deemed necessary for this proposal.

### **Official Plan designation**

According to Schedule B of the Official Plan, the property is designated as General Urban, which allows a wide range of uses such as employment, residential, retail and institutional.

### **Planning rationale**

The department can recommend approval of this rezoning on a temporary basis as it will allow construction workers to park their private vehicles in an existing parking lot while they work on a new residential development nearby. This in turn will lessen the impact of on-street parking throughout the neighbourhood. Continuous extensive use of

on-street parking by a large number of additional vehicles could pose a safety issue for local residents as they would be required to navigate between parked cars for approximately three years, until the completion of the construction project. Allowing non-accessory parking on this site in perpetuity would not be supportable, as it could cause long-term vehicular disruption to the community such as the homes along Queen Mary Street. The department can support the proposal as a temporary use considering the negative parking impact that the construction workers' vehicles could have on the surrounding local streets, noting that the use will not interfere with the parking requirements of the church and that there will be no physical changes to the site to accommodate the temporary use.

The department is recommending a three-year temporary rezoning as this is the maximum time allowed by the *Planning Act* and as the construction has only recently commenced. This time frame will help ensure that the ability to lessen the impact of parking on the surrounding streets is provided for in case there are construction delays.

### **Provincial Policy Statement**

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

### **RURAL IMPLICATIONS**

There are no rural implications as a result of this proposal.

### **COMMENTS BY THE WARD COUNCILLOR**

Councillor Nussbaum is aware of the proposal and of staff recommendations.

### **LEGAL IMPLICATIONS**

There are no legal impediments associated with approving the recommendations contained within this report.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

### **FINANCIAL IMPLICATIONS**

There are no financial implications associated with this report.

## **ACCESSIBILITY IMPACTS**

There are no accessibility implications from this proposal.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

C1 – Contribute to the improvement of the quality of life for Ottawa residents.

TM4 – Improve safety for all road users.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Overview Data Sheet (*previously distributed and held on file*)

## **APPLICATION PROCESS TIMELINE STATUS**

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

## **CONCLUSION**

As the proposal will make use of an existing, underutilized parking lot, while easing on-street parking concerns during the construction of a larger apartment development in the nearby community, the department can support the temporary rezoning.

## **DISPOSITION**

City Clerk and Solicitor Department, Legislative Services, to notify the owner, applicant, Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, Krista O'Brien, Deputy City Treasurer Revenue Branch, Corporate Services (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, Planning Services to prepare the implementing by-laws, forward to Legal Services and undertake the statutory notification.

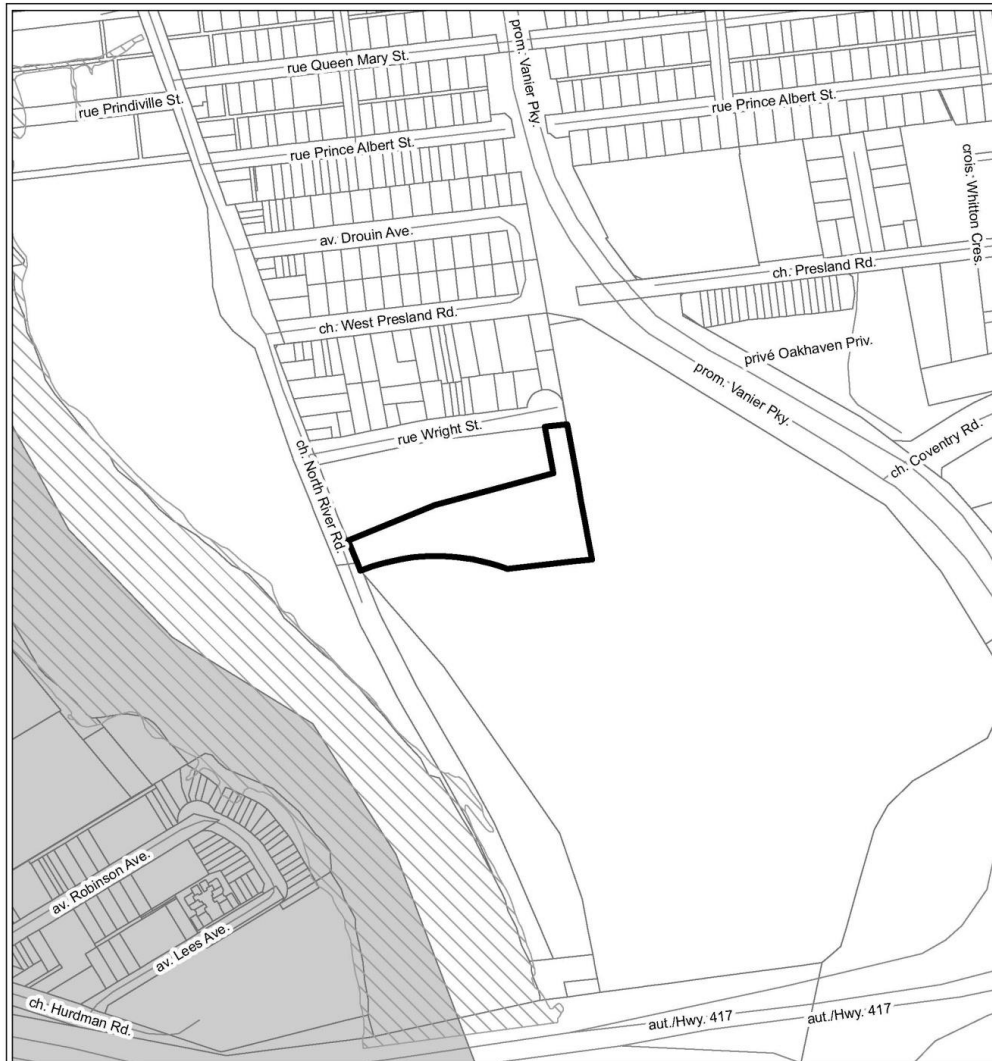
Legal Services to forward the implementing by-law to City Council.



Document 1 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa)

This map shows the location of the site of 1161 North River Road.



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-16-0064	16-1116-X		1161 chemin North River Road
I:\CO\2016\Zoning\North_River_1161			Mature Neighbourhoods Overlay (section 139) Zone sous-jacente de quartiers établis (article 139)
<small>©Parcel data is owned by Teramet Enterprises Inc. and its suppliers                  All rights reserved. May not be produced without permission                  THIS IS NOT A PLAN OF SURVEY</small>			Existing Flood Plain (Section 58) / Plaine inondable (Article 58)
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REVISION / RÉVISION - 2016 / 08 / 19			

**Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law 2008-250 for 1161 North River Road is to amend Exception 322 by adding the following text to Column V:

1. Up to 100 vehicular parking spaces within the existing parking lot may be used as non-accessory parking associated with construction at 127 Presland Road for a temporary period of three years beginning on the date of passage of this amendment by Council.