

<p>1. COMPREHENSIVE ZONING BY-LAW 2008-250: ANOMALIES Q1 2017 RÈGLEMENT GÉNÉRAL DE ZONAGE 2008-250 : ANOMALIES Q1 2017</p>
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COMMITTEE RECOMMENDATION

That Council approve amendments to Zoning By-law 2008-250, as shown in Documents 1, 2 and 3 and detailed in Document 4.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve les modifications au Règlement de zonage 2008-250, comme il est indiqué dans les documents 1, 2 et 3 et expliqué en détail dans le document 4.

DOCUMENTATION / DOCUMENTATION

1. Acting Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated 9 January 2017 (ACS2017-PIE-PLS-0009)

Rapport du Directrice par intérim, Services de la planification, Service de la planification, de l'Infrastructure et du développement économique daté le 9 janvier 2017 (ACS2017-PIE-PLS-0009)
2. Extract of draft Minutes, Planning Committee, 24 January 2017.

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 24 janvier 2017
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
January 24, 2017 / 24 janvier 2017**

**and Council / et au Conseil
February 8, 2017 / 8 février 2017**

**Submitted on January 9, 2017
Soumis le 9 janvier 2017**

**Submitted by
Soumis par:**

Lee Ann Snedden, ,

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

**Planning, Infrastructure and Economic Development Department / Service de
planification, d'Infrastructure et de Développement économique**

Contact Person / Personne ressource:

**Rob MacLachlan, By-law Writer and Interpretations Officer, Agent de Rédaction et
Interprète règ municipale / Policy Planning, Politique de la planification
Telepho(613) 580-2424, 28315, Rob.MacLachlan@ottawa.ca**

**Ward: RIDEAU-ROCKCLIFFE (13)
CUMBERLAND (19)**

File Number: ACS2017-PIE-PLS-0009

SUBJECT: Comprehensive Zoning By-law 2008-250: Anomalies Q1 2017

OBJET: Règlement général de zonage 2008-250 : Anomalies Q1 2017

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve amendments to Zoning By-law 2008-250, as shown in Documents 1, 2 and 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 8 February 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 les modifications au Règlement de zonage 2008-250, comme il est indiqué dans les documents 1,2 et 3 et expliqué en détail dans le document 4.**
- 2. Que le Comité de l'urbanisme donne son approbation à ce 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 de l'avocat général 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 du projet de loi 73 », à la réunion du Conseil municipal prévue le 8 février 2017, 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

This report makes technical corrections to various sections of the Zoning By-law in order to accurately implement the intent of the Zoning By-law and Official Plan amendments.

Official Plan

The Zoning By-law provides a means of implementing the land use policies in the Official Plan. The proposed amendments support the Official Plan by ensuring errors and omissions in the by-law are corrected.

DISCUSSION

The following are anomaly items within the meaning of Official Plan Policy 5.2.3.3, to fully implement an approved recommendation of Council to amend the Zoning By-law.

I Item	II Summary of Amendment
<p>1. 335 St. Laurent Boulevard and part of 1191 Montreal Road - Former Rockcliffe Air Base Plan of Subdivision Zone Boundaries</p> <p>Ward 13</p>	<p>By-law 2015-369 amended the Zoning By-law to implement the draft plan of subdivision currently approved within the area of the former Rockcliffe Air Base. The zone boundaries established through By-law 2015-369 do not, in some instances, match the lot boundaries approved through the draft plan of subdivision.</p> <p>As it was the intent of By-law 2015-369 to implement the draft plan of subdivision, an amendment is proposed to revise the zoning boundaries, as shown in Document 1.</p> <p>In addition to the above, during the consideration and approval of By-law 2015-369, a motion was carried to revise the applicable zoning of a number of blocks within the draft plan of subdivision. This motion had the unintended effect of also changing the zoning to be applied to Block 17 within the draft plan. All of these blocks were originally proposed to be subject to the same zone, and as such were labelled the same on the applicable maps. An amendment is proposed to rezone Block 17 to institute the intended zoning and is shown as Area D in Map 4 of Document 1.</p>
<p>2. Summerside West Subdivision – Part of 2405 Mer Bleue Road and part of abutting unaddressed parcel.</p>	<p>The flood plain overlay is to be revised in accordance with mapping received from South Nation Conservation Authority, as shown in Document 2.</p> <p>The City undertakes to update the flood plain overlay on a regular basis, in accordance with revised flood plain mapping received from the Conservation Authorities.</p> <p>Further housekeeping amendments are needed to remove</p>

R3YY[2269]-h and DR Ward 19	the holding symbol affecting the subject lands and delete the holding symbol provisions from exception [2269]. These provisions are redundant, given the sole purpose of the holding provision is to allow development once site alterations are complete and the boundary of the flood plain overlay has been revised. No further development on lands in the flood plain affected by the holding provision are possible, and for this reason it is necessary to lift the holding symbol and delete the provisions relating to the holding symbol from exception [2269].
3. 120 Den Haag Drive and 301 LeBoutillier Avenue – Removal of Heritage Overlay Ward 13	The building at 120 Den Haag Drive was designated by the Federal Heritage Buildings Review office as a “recognized” structure. When the building left the federal inventory, a heritage overlay was applied over this building and the abutting open space lands by the City to encourage its retention. However, no viable proposals have been received that involve the retention of the building. The Federal designation ceases to apply when a building leaves the federal inventory, and the building is now in the process of being demolished. Therefore, as a housekeeping matter, the heritage overlay is proposed to be removed from part of 120 Den Haag where the building was located, and 301 LeBoutillier Avenue, being the open space lands.

Provincial Policy Statement

Staff are of the opinion that these amendments are consistent with the Provincial Policy Statement, 2014.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLORS

Councillor Nussbaum and Councillor Blais are aware of the recommendations in this report.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the recommendations contained within the report. These amendments are technical in nature and intended to provide clarification or correction only.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications association with the recommendation in this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

TERM OF COUNCIL PRIORITIES

This report addresses the following Term of Council Priority:

EP2 – Support growth of local economy

SUPPORTING DOCUMENTATION

Document 1 Location Maps / Zoning Key Plans for Item 1

Document 2 Location Map / Zoning Key Plan for Item 2

Document 3 Location Map / Zoning Key Plan for Item 3

Document 4 Details of Recommended Zoning

CONCLUSION

The proposed amendments are in keeping with the Provincial Policy Statement, 2014, and qualify as anomaly items within the meaning of the Official Plan. These amendments are necessary to fully implement the intent of the Zoning By-law.

DISPOSITION

Office of the City Clerk and Solicitor, Legislative Services, to notify Krista O'Brien, Deputy City Treasurer Revenue Branch, Corporate Services (Mail Code: 26-76) of City Council's decision.

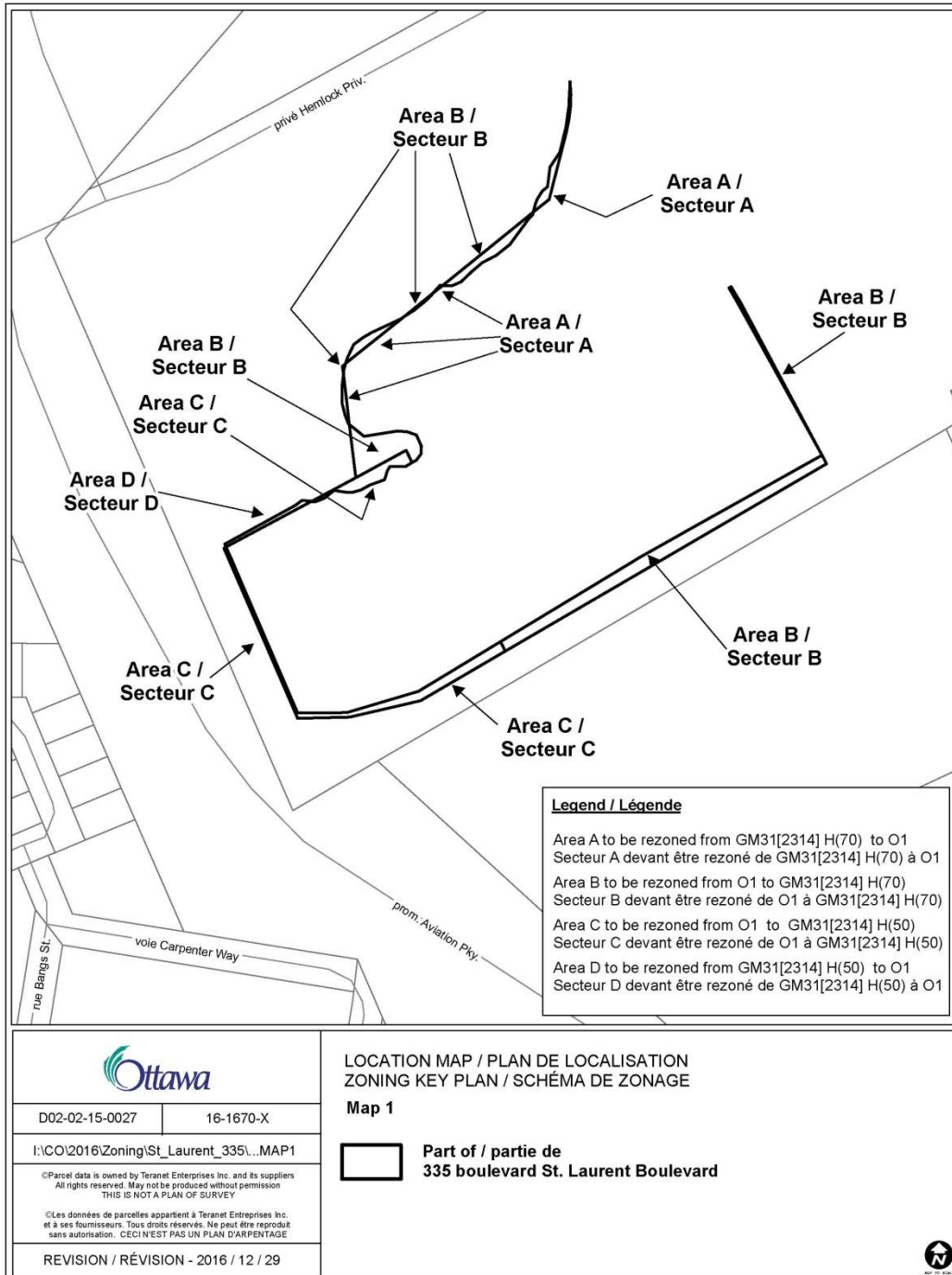
Zoning and Interpretations Unit, Planning Services to prepare the implementing by-law and forward to Legal Services.

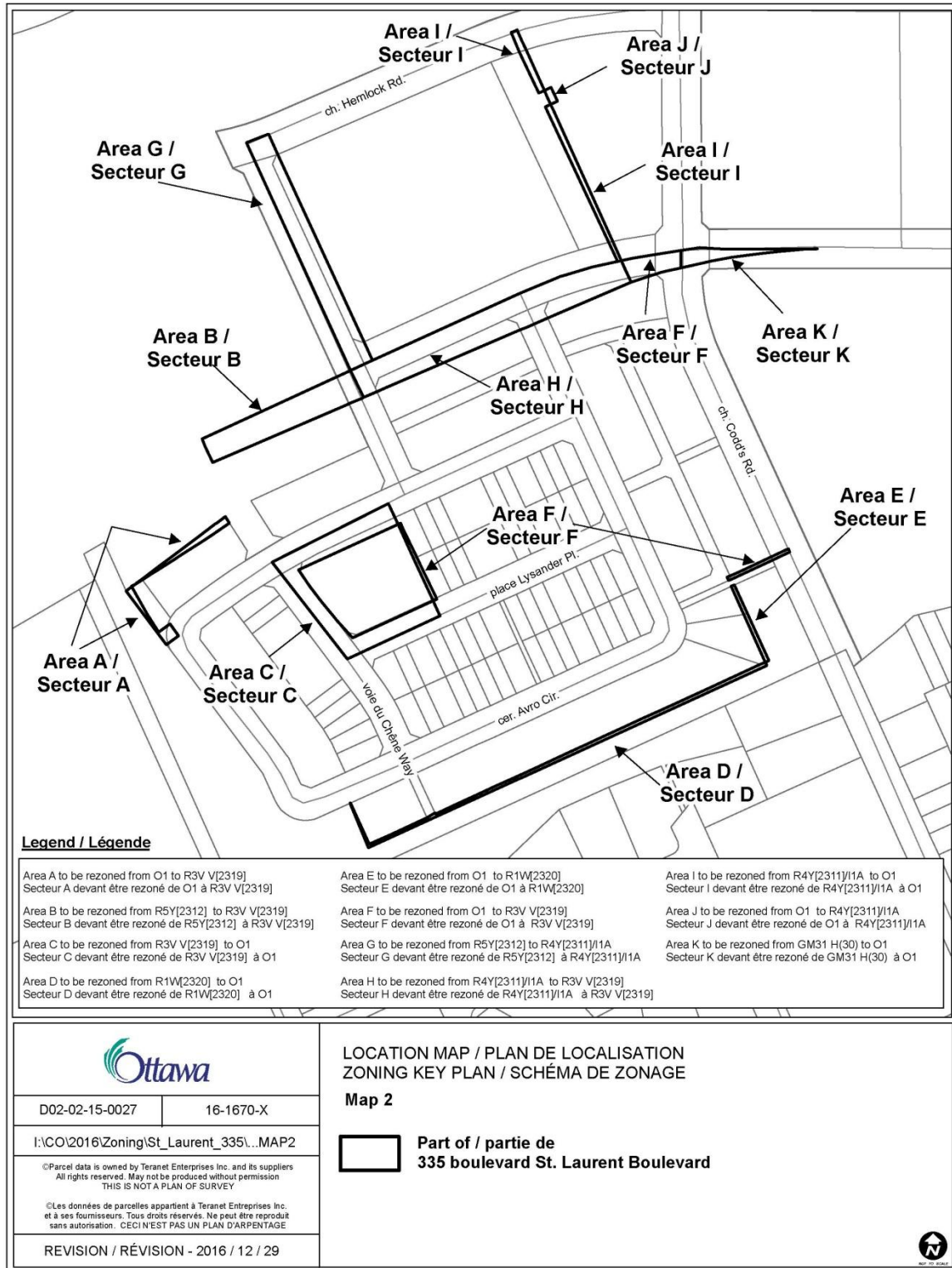
Legal Services to forward the implementing by-law to City Council.

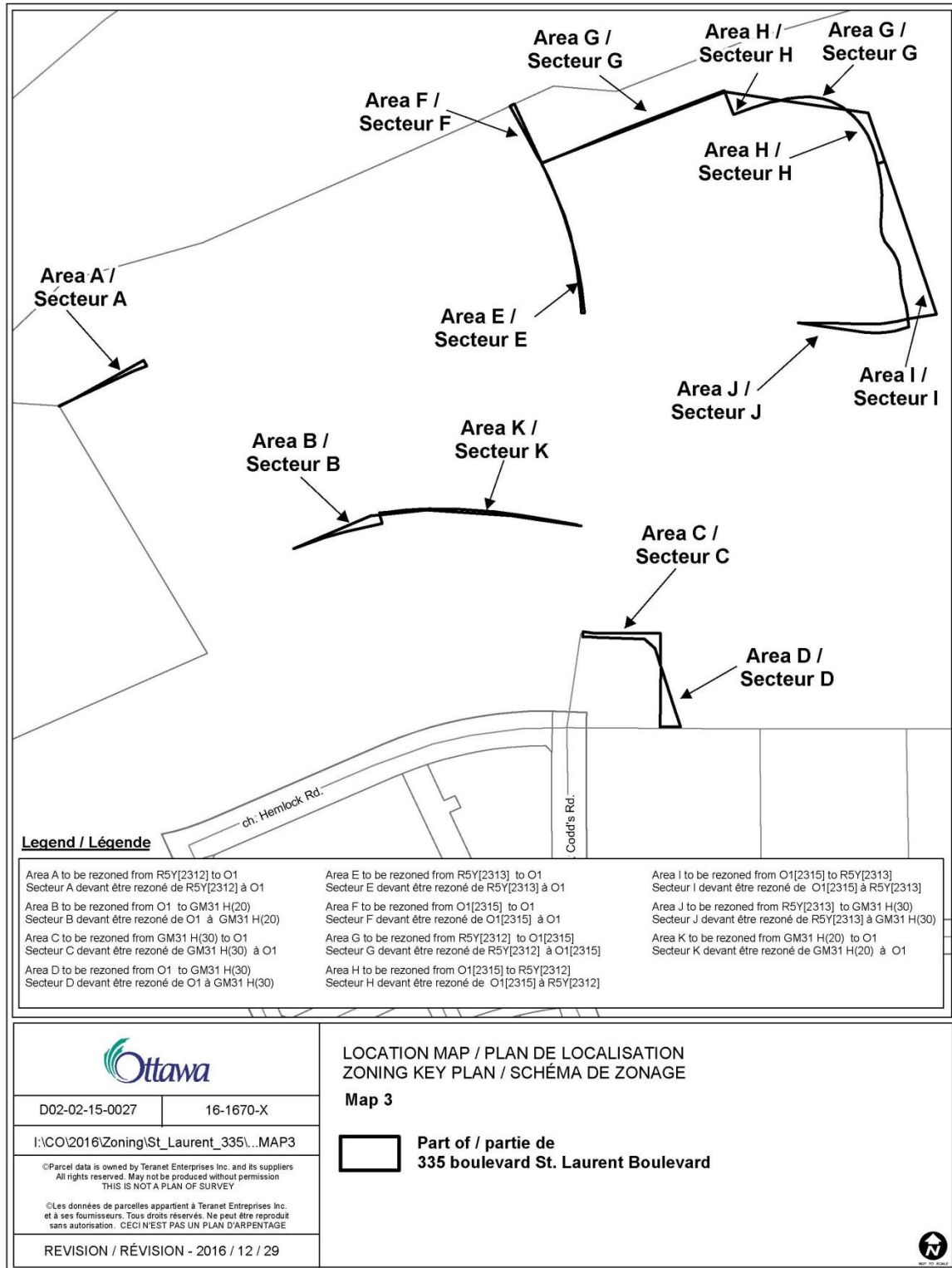
Circulation Services Unit, Planning Services to undertake the statutory notification.

Document 1 – Location Map / Zoning Key Plan Former Rockcliffe Air Base Plan of Subdivision

For an interactive Zoning map of Ottawa visit geoOttawa







D02-02-15-0027

16-1670-X

I:\CO\2016\Zoning\St_Laurent_335\...MAP3

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REVISION / RÉVISION - 2016 / 12 / 29

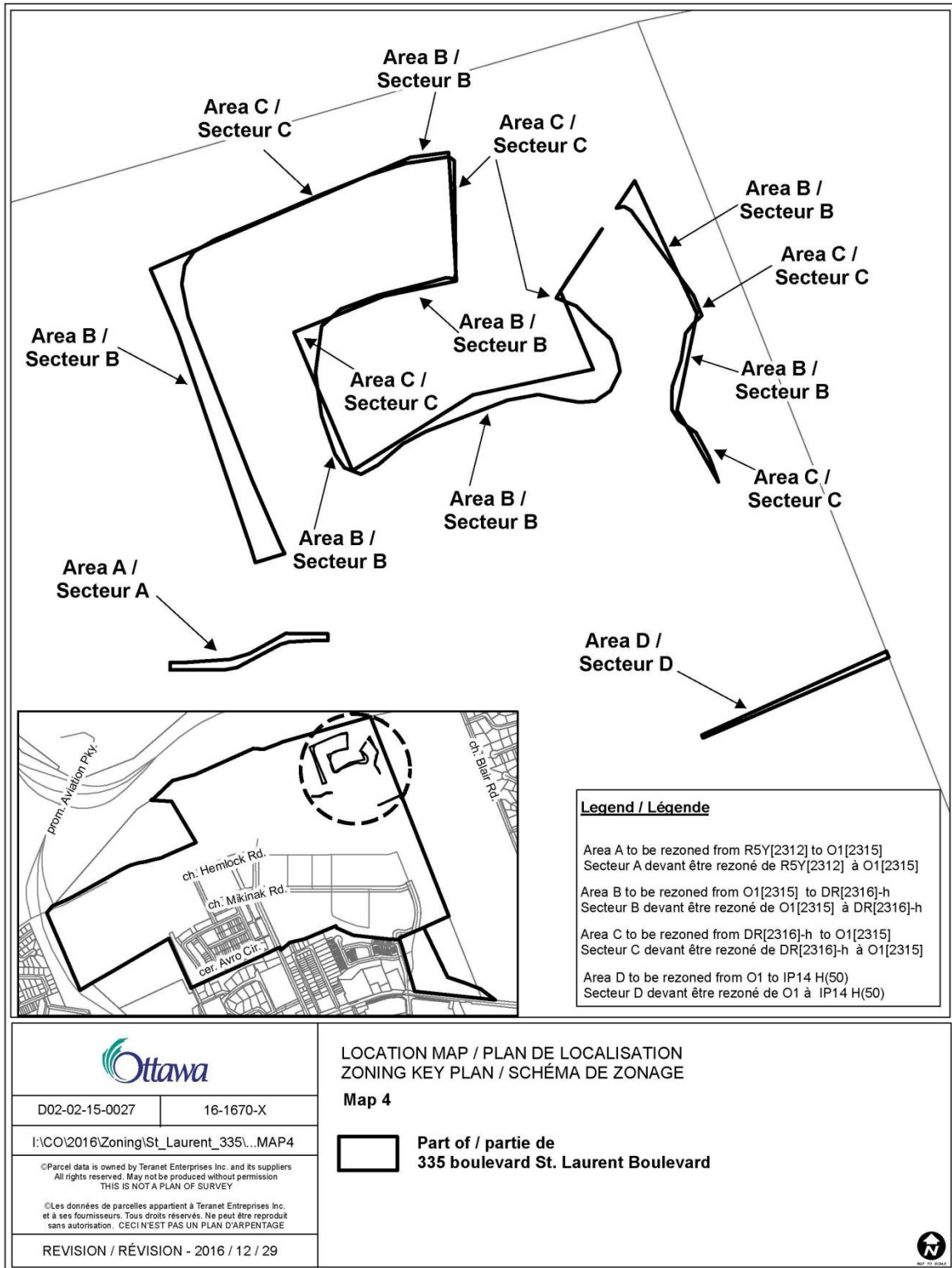
LOCATION MAP / PLAN DE LOCALISATION
 ZONING KEY PLAN / SCHÉMA DE ZONAGE

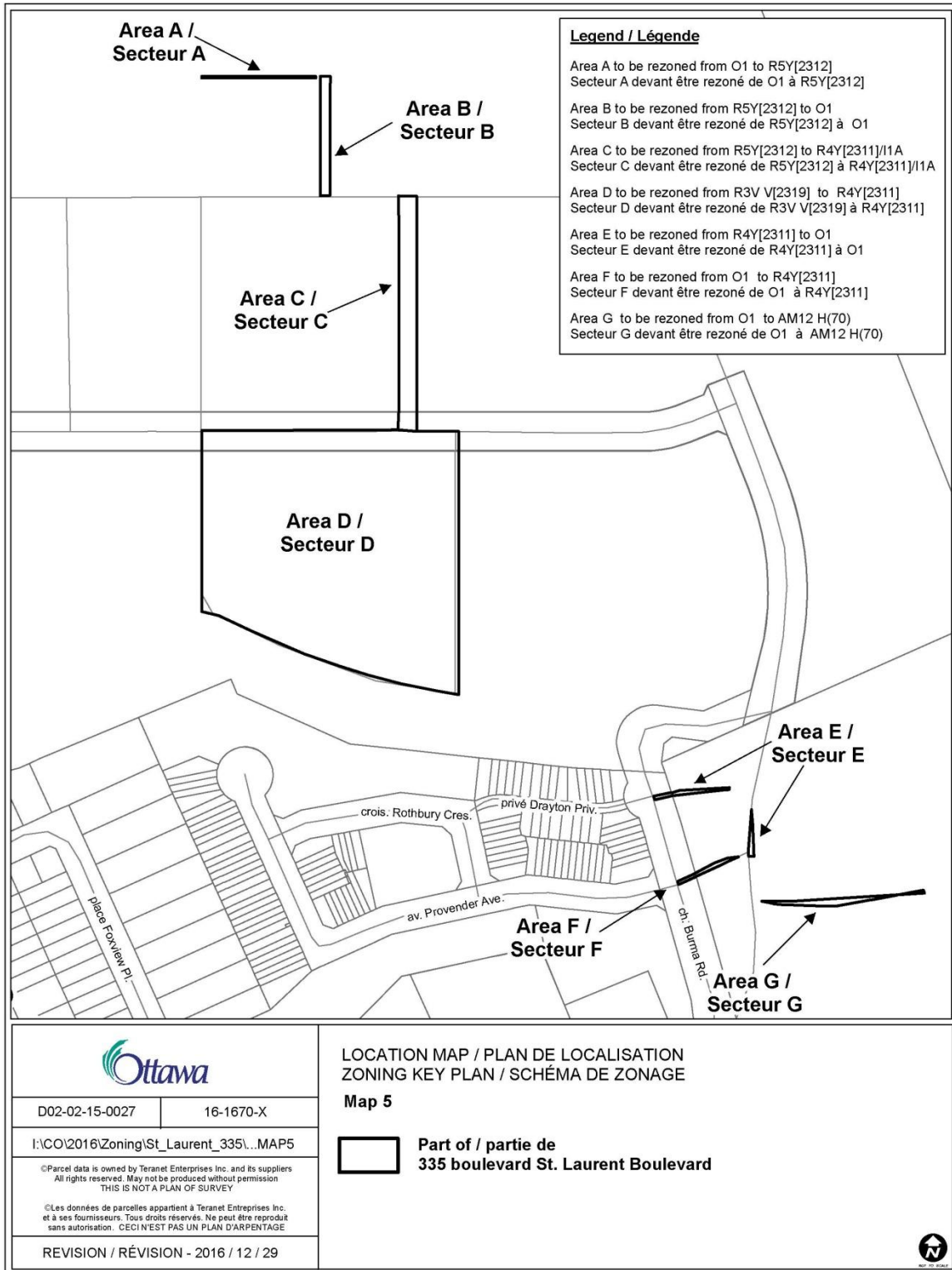
Map 3



Part of / partie de
 335 boulevard St. Laurent Boulevard

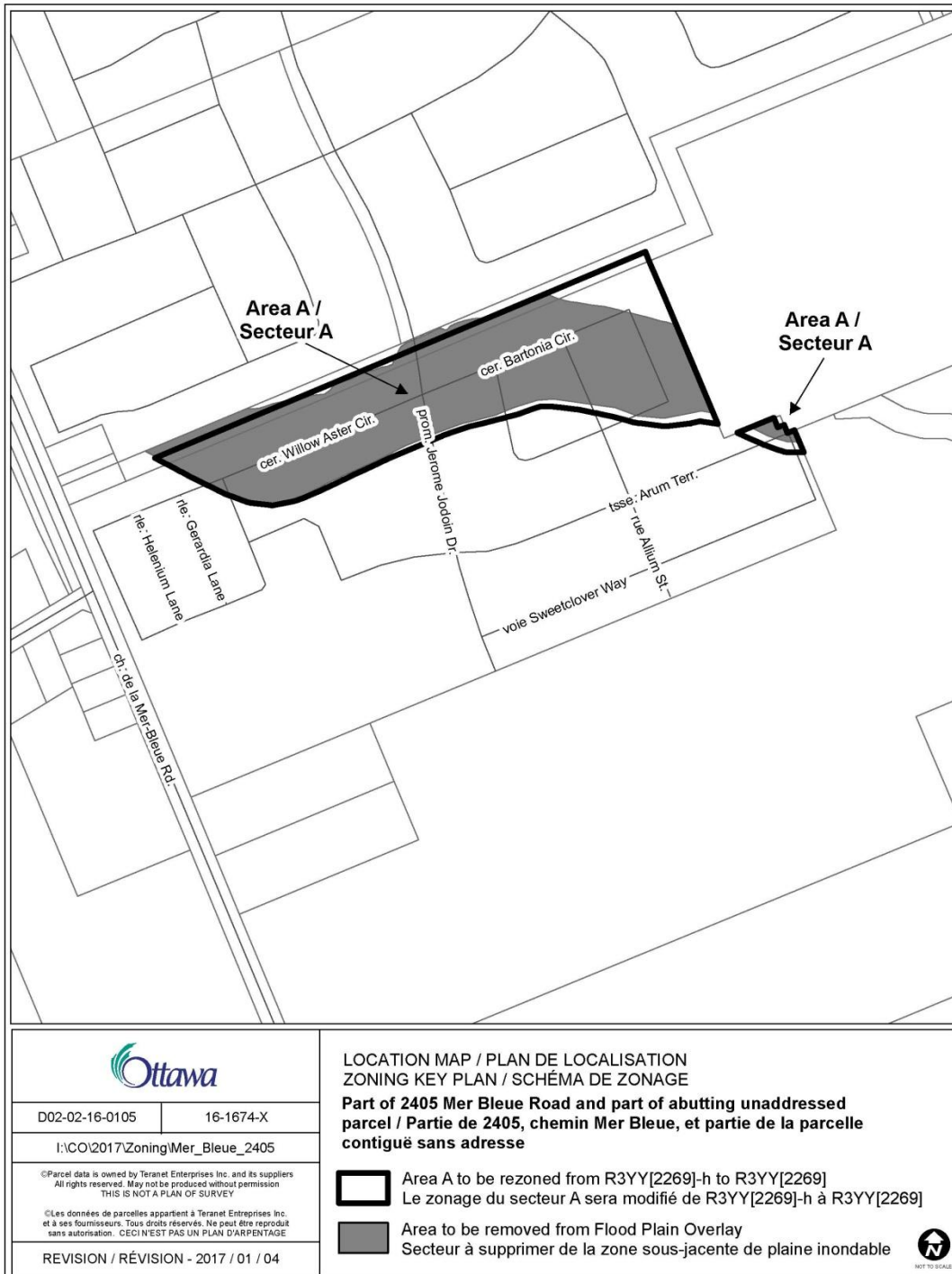




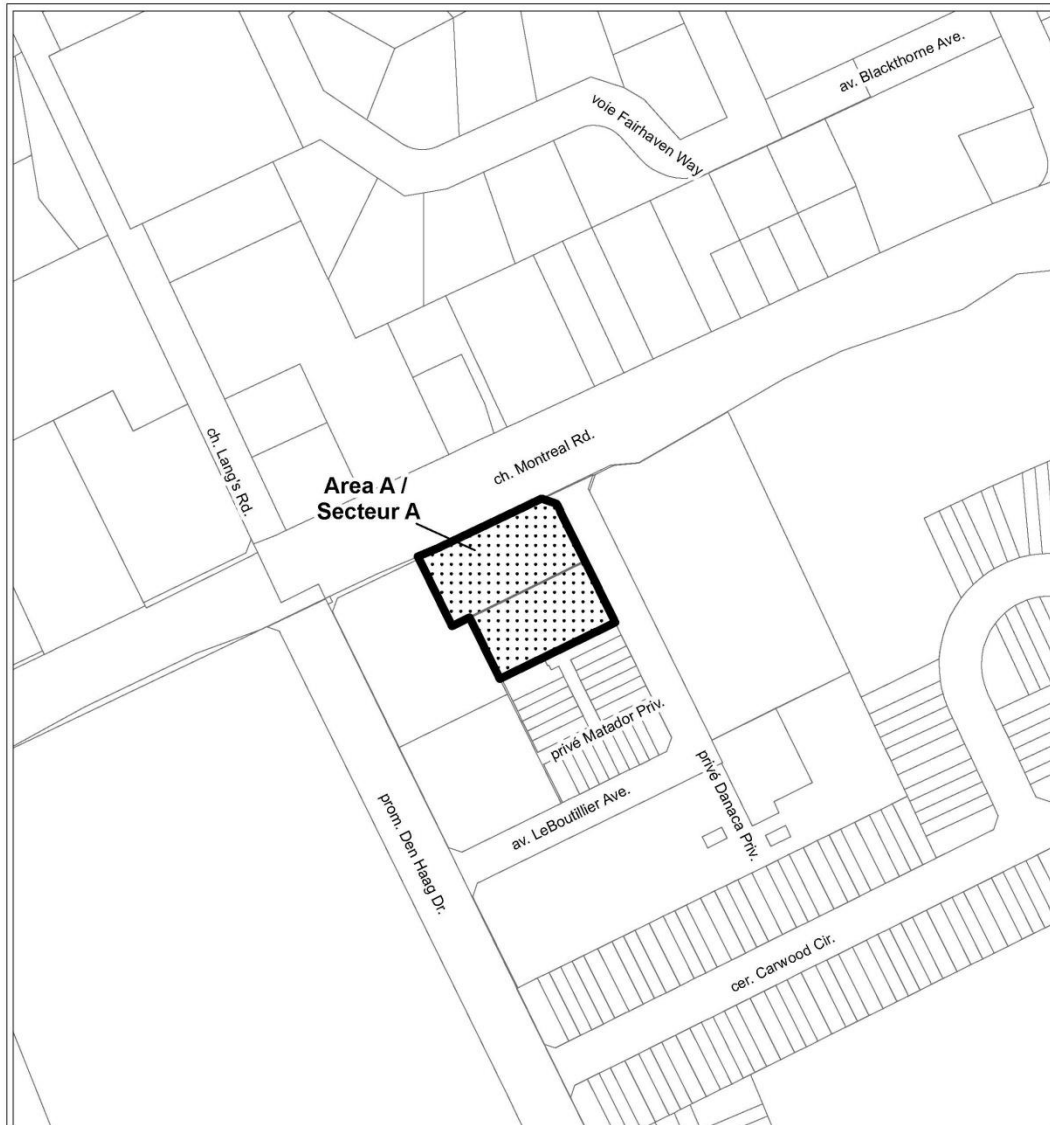


Document 2 – Location Map / Zoning Key Plan Part of 2405 Mer Bleue Road and part of an abutting unaddressed parcel

For an interactive Zoning map of Ottawa visit geoOttawa



Document 3 – Location Map / Zoning Key Plan 120 Den Haag Drive and 301 LeBoutillier Avenue



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-16-0105	16-1687-Y	301 av. LeBoutillier Avenue Part of / partie de 120, prom. Den Haag Drive	
I:\CO\2016\Zoning\DenHaag120		Area A to be removed from Heritage Overlay Secteur A à supprimer de la zone de protection du patrimoine	
<small>©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</small>		 Heritage (Section 60) Patrimoine (Article 60)	
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REVISION / RÉVISION - 2016 / 12 / 22		<small>NOT TO SCALE</small>	

Document 4 – Details of Recommended Zoning

I Item and type of amendment	II Zoning Details
335 St. Laurent Boulevard and part of 1191 Montreal Road - Former Rockcliffe Air Base Plan of Subdivision Zone Boundaries Ward 13	Amend the Zoning Map in accordance with the maps shown in Document 1.
Summerside West Subdivision – Part of 2405 Mer Bleue Road and part of abutting unaddressed parcel. R3YY[2269]-h and O1 Ward 19	Amend the Zoning Map in accordance with the map shown in Document 2. Amend Exception 2269 by removing from Column IV the text “- Where a holding symbol applies, all uses including the above uses are prohibited until the holding symbol is removed”, and removing from Column V the text “The holding symbol may only be removed at such time as the Flood Plain Overlay is removed from the zone.”
120 Den Haag Drive and 301 LeBoutillier Avenue – Removal of Heritage Overlay Ward 13	Amend the Zoning Map by removing the heritage overlay in accordance with the map shown in Document 3.