

<p>3. ZONING BY-LAW AMENDMENT – 1867 ALTA VISTA DRIVE</p> <p>MODIFICATION AU RÈGLEMENT DE ZONAGE – 1867, PROMENADE ALTA VISTA</p>

COMMITTEE RECOMMENDATIONS, AS AMENDED

That Council approve:

1. an amendment to Zoning By-law No. 2008-250 for 1867 Alta Vista Drive to permit a temporary parking lot for a period of three years, as shown in revised Document 1 (Location Map) and detailed in Document 2; and
2. that there be no further notice pursuant to Sub-section 34(17) of the *Planning Act*.

RECOMMANDATIONS DU COMITÉ, TELLES QUE MODIFIÉES

Que le Conseil approuve :

1. une modification au Règlement de zonage n° 2008-250 relativement au 1867, promenade Alta Vista, afin de permettre un parc de stationnement temporaire pour une période de trois ans, comme il est indiqué dans le document 1 modifié (plan de localisation) et comme le précise le document 2 ; et
2. qu'aucun autre avis ne sera donné en vertu du paragraphe 34(17) de la *Loi sur l'aménagement*.

DOCUMENTATION/DOCUMENTATION

1. Revised Document 1

Document 1 Révisé

2. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department dated 22 August 2017 (ACS2017-PIE-PS-0110)

Rapport du Directrice, Service de la planification, Direction générale de la planification, de l'Infrastructure et du développement économique, daté le 22 août 2017 (ACS2017-PIE-PS-0110)

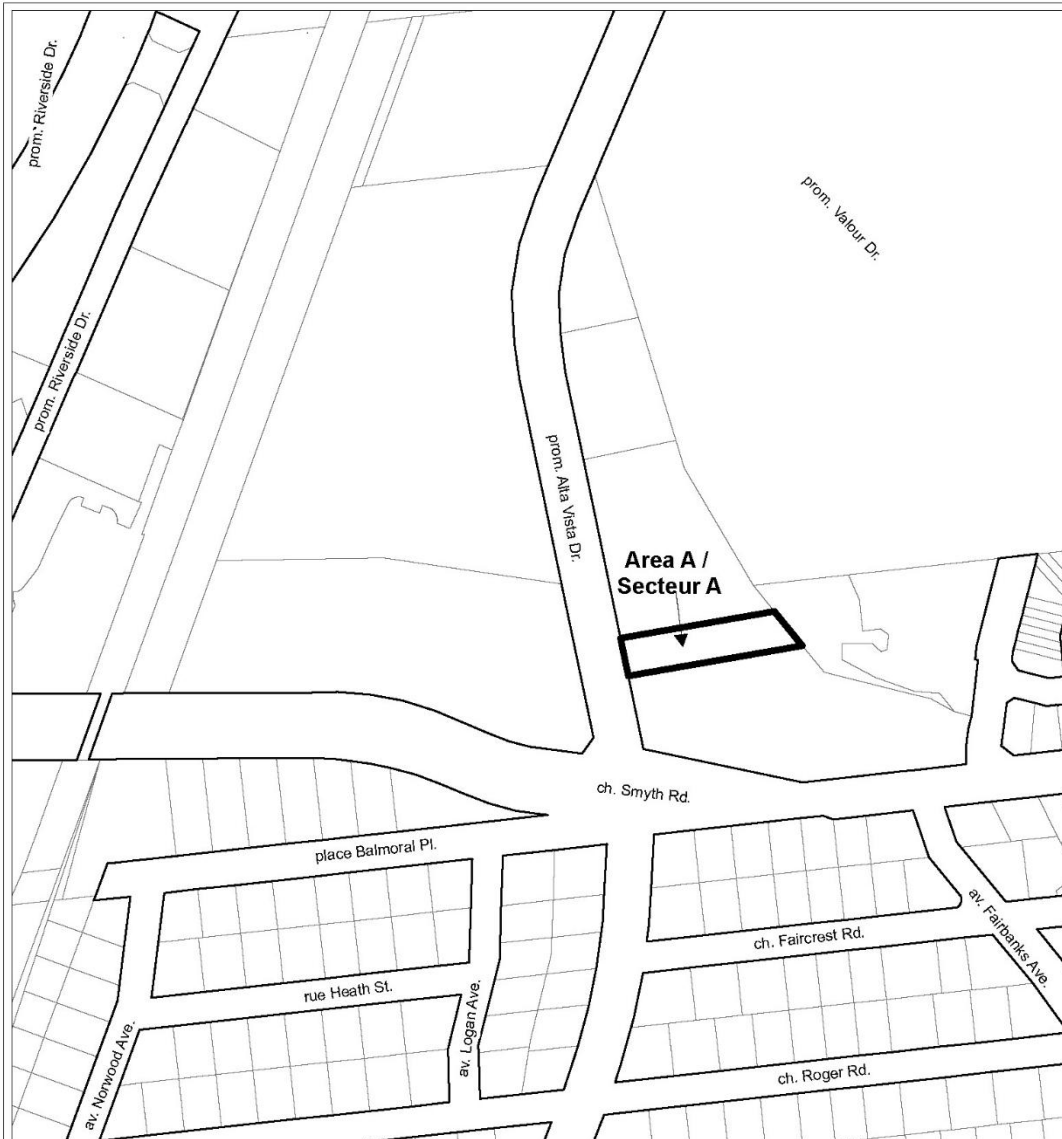
3. Extract of draft Minutes, Planning Committee, 26 September 2017




Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 26 Septembre 2017

4. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of 25 October 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 25 octobre 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.

Revised Document 1



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-17-0050	17-1348-D		
I:\COV2017\Zoning\AltaVista_1867			
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<small>©Les données de parcelles appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2017 / 09 / 25		 Part of / Partie de 1867 prom. Alta Vista Drive	

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
26 September 2017 / 26 septembre 2017**

**and Council / et au Conseil
October 11, 2017 / 11 octobre 2017**

**Submitted on August 22, 2017
Soumis le 22 août 2017**

**Submitted by
Soumis par:
Lee Ann Snedden,
Director / Directrice,
Planning Services / Service de la planification
Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

**Contact Person / Personne ressource:
John Bernier,
Planner, Development Review South / Examin des demandes d'aménagement sud
613-580-2424, 21576, John.Bernier@ottawa.ca**

Ward: ALTA VISTA (18)

File Number: ACS2017-PIE-PS-0110

SUBJECT: Zoning By-law Amendment – 1867 Alta Vista Drive

OBJET: Modification au Règlement de zonage – 1867, promenade Alta Vista

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law No. 2008-250 for 1867 Alta Vista Drive to permit a temporary parking lot for a period of three years, as detailed in Document 2.**

2. That Planning Committee approve the Public Consultation 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 11 October 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 1867, promenade Alta Vista, afin de permettre un parc de stationnement temporaire pour une période de trois ans, comme le précise le document 2.
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 11 octobre 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

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

1867 Alta Vista Drive

Owner

Canadian Medical Association

Applicant

Chmiel Architects Incorporated

Description of site and surroundings

The subject lands are located to the east of Alta Vista Drive, and are on the northeast side of the intersection between Alta Vista Drive and Smyth Road. The site is approximately 12,215 square metres in size, with 144 metres of frontage onto Alta Vista Drive. Surrounding the site are low-rise residential buildings and institutional uses. The previously existing buildings on the site were recently demolished, leaving the site vacant. Surface level parking lots located on the north and south sides of the property remain intact and are accessed by one entrance from Alta Vista Drive.

Summary of requested Zoning By-law amendment proposal

The purpose of the Temporary Zoning By-Law Amendment application is to allow parking lot uses on the site to accommodate employee and visitor parking for the Canadian Medical Association (CMA). While the Association is in the process of planning a new headquarters, office space has moved into the building at 1870 Alta Vista Drive. There are existing parking issues at 1870 Alta Vista Drive, therefore, the Association proposes using the existing 116 parking spaces located at 1867 Alta Vista Drive in the interim.

Currently, the lands are zoned 'Industrial Park Subzone 12 – Hospital Lands' (IP12 F(1.5)). The purpose of the IP zone is to accommodate uses including office and low impact, light industrial uses in a business park setting. As 'Parking Lot' is not a permitted use in the IP12 Subzone, this application requests a temporary re-zoning of the property to allow a 'Parking Lot' use. This use would be permitted for three years.

DISCUSSION

Public consultation

In accordance with the City's Public Notification and Consultation Policy and the *Planning Act*, a sign was erected on the site and property owners 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 emailed response was received, in addition to a phone conversation. Generally, the concerns relate to traffic generated, safety of pedestrians, the definition of temporary, and whether there are other options available.

Response:

The Planning, Infrastructure, and Economic Development Department (PIED) acknowledges that there are parking issues in the area. However, the Applicant is not proposing a new parking lot or additional jobs that would cause an increase in traffic. Parking will further be restricted to the exclusive use of 1870 Alta Vista Drive.

In regards to pedestrian safety, the department has asked that the applicant explore ways in which to increase safety and awareness amongst CMA employees, and encourage them to use the crosswalk. The efforts described in the submitted planning rationale, such as a path, signage, and an official internal memo have been deemed to be acceptable. While the department has the ability to influence where people cross, it is ultimately every citizen's responsibility to abide by provincial law and cross at designated locations. The crosswalk is not located at an unreasonable distance away from the parking area.

In terms of time required, three years is the standard timeline that the City allows for temporary zonings. This will allow enough time for the Owner and Agent to finalize the design of the new CMA headquarters, submission and review of the Site Plan Control Application, and finally, construction of the building.

In regards to alternatives, many of the locations suggested that have surface parking areas do not allow 'Parking Lot' as a permitted use. Parking at these locations are permitted only if it is accessory to a permitted use. As such, a similar application would be required for a temporary rezoning. Otherwise, the more expensive option of a permanent Zoning By-law Amendment is required for these sites.

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.

Policy 13 of Official Plan Section 5.2.1 gives the City the ability to authorize temporary uses which are otherwise prohibited within the Zoning By-law. Temporary uses may be allowed for periods of up to three years.

Planning rationale

Planning, Infrastructure and Economic Development Department recommends approval of this rezoning on a temporary basis as it will alleviate parking pressures in the area and allow the CMA enough time to plan and build the new headquarters. Furthermore, the proposed use of existing parking infrastructure represents good planning as it will address a temporary issue without the need to construct additional surface parking. The proposal will also reduce the likelihood of illegal parking on adjacent sites and on local streets in the surrounding neighbourhoods.

The department is recommending a three-year temporary rezoning as this is the maximum time allowed by the *Planning Act*. It is anticipated that this time frame will be enough to allow for the design, review, and construction of the new headquarters.

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 Cloutier provided the following comments:

"I am in support of the conditions contained in this report that recommends temporary zoning to allow a parking lot as a permitted use at 1867 Alta Vista Drive. I share concerns raised by the community for the temporary use in terms of the proposed number of spaces, and the three-year term with potential for an extension.

Important to the community, therefore, are conditions that when applied:

1. Restrict the parking use to employees and visitors to 1870 Alta Vista Drive; and
2. Requires a site plan proposal be submitted to the City within one year of approving this application. While the process of developing the vision and long-term use of the property is underway, moving forward in a reasonable amount of time to establish the permanent use is a priority for area residents.

I urge the property owner to continue promoting its corporate Green Commute Program that provides incentives for employees to choose sustainable modes of transportation, such as cycling and transit, and to further its analysis to reduce the number of spaces required.”

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the recommendations contained within this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

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.

APPLICATION PROCESS TIMELINE STATUS

The application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the need for further information and consultation to understand the issue.

SUPPORTING DOCUMENTATION

Document 1 Location Map (*original version*)

Document 2 Details of Recommended Zoning

CONCLUSION

The department can support the temporary rezoning as the proposal will make use of an existing, underutilized parking lot, while easing on-street parking concerns during the planning and construction of the new CMA headquarters.

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (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.

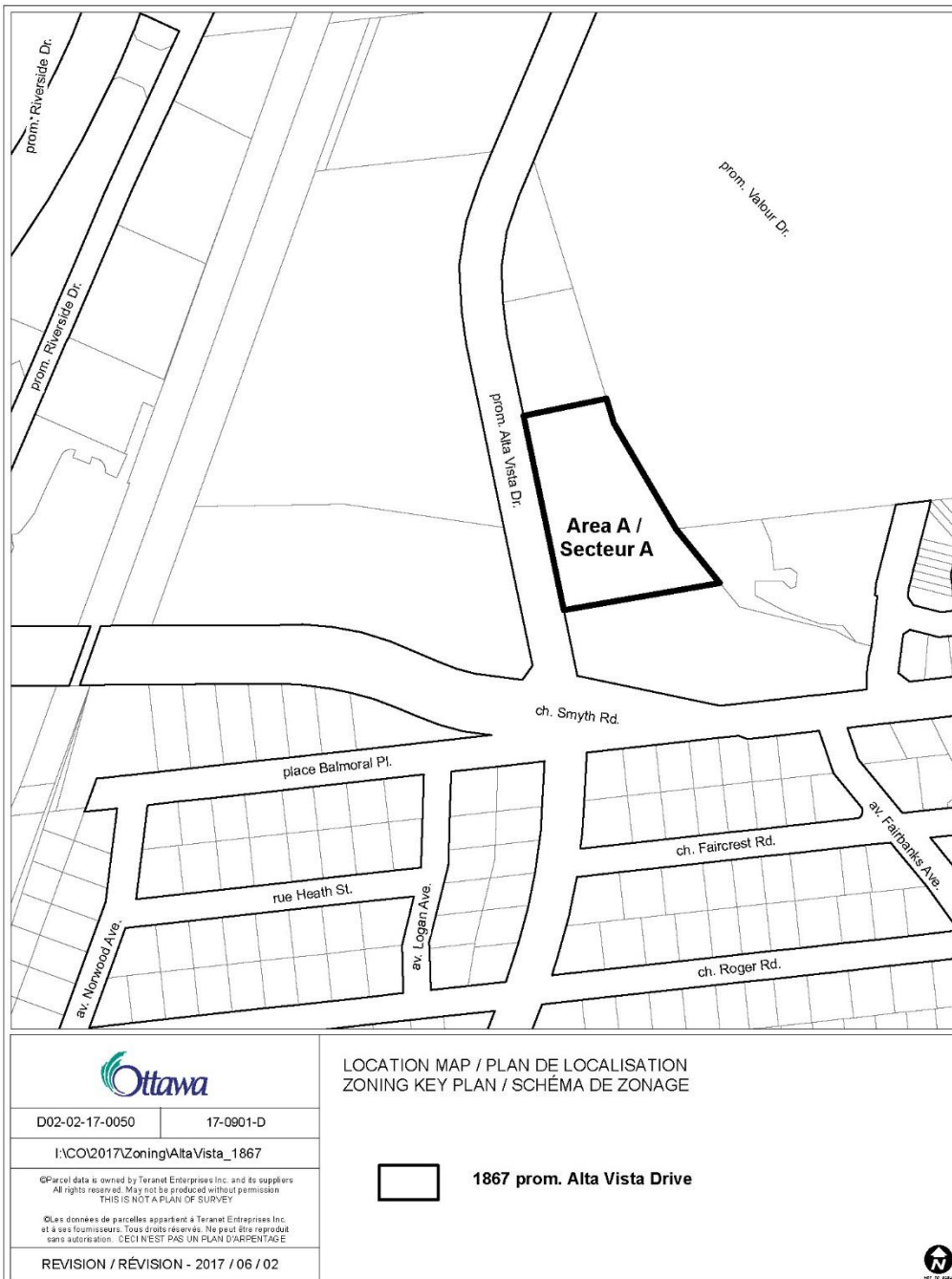
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa.

This map shows the location of the site of 1867 Alta Vista Drive.



Document 2 – Details of Recommended Zoning

The proposed changes to the City of Ottawa Zoning By-law No. 2008-250 for 1867 Alta Vista Drive are as follows:

1. Rezone the lands shown as Area A on Document 1 from IP12 F(1.5) to IP12 F(1.5) [xxxx].
2. Amend section 239, by adding a new exception, xxxx, with provisions similar in intent to the following:
 - a. In column II, add the text, (insert new zone code)
 - b. In column III, add the text, “-parking lot”
 - c. In column V add the following: “-non-accessory parking in a principal use parking lot is limited to that associated with 1870 Alta Vista Drive for a temporary period of three years beginning on the date of passing of this by-law.”