

<p>3. ZONING BY-LAW AMENDMENT – 2001 CARLING AVENUE</p> <p>MODIFICATION AU RÈGLEMENT DE ZONAGE – 2001, AVENUE CARLING</p>

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 2001 Carling Avenue to permit an office, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 relativement au 2001, avenue Carling, afin de permettre un bureau, comme le précise le document 2.

DOCUMENTATION / DOCUMENTATION

1. Acting Director's report, Planning Services, Planning, Infrastructure and Economic Development Department dated 19 January 2017 (ACS2017-PIE-PS-0022)

Rapport du Directrice par intérim, Services de la planification, Service de planification, d'Infrastructure et de Développement économique daté le 19 janvier 2017 (ACS2017-PIE-PS-0022)
2. Extract of draft Minutes, Planning Committee, 14 February 2017.

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 14 février 2017.
3. Summary of Written and Oral Submissions, to be issued separately with the Council agenda for its meeting of 8 March 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 mars 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
February 14, 2017 / 14 février 2017**

**and Council / et au Conseil
February 22, 2017 / 22 février 2017**

**Submitted on January 19, 2017
Soumis le 19 janvier 2017**

**Submitted by
Soumis par:**

Lee Ann Snedden,

Acting Director / Directrice par intérim,

Planning Services / Service de la planification

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

Contact Person / Personne ressource:

**Kimberley Baldwin, Planner/Urbaniste, Development Review West / Examen des
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Ward: BAY (7) / BAIE (7)

File Number: ACS2017-PIE-PS-0022

SUBJECT: Zoning By-law Amendment – 2001 Carling Avenue

OBJET: Modification au Règlement de zonage – 2001, avenue Carling

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2001 Carling Avenue to permit an office, as detailed in Document 2.**

2. That Planning Committee recommend Council 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 22 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 une modification au Règlement de zonage 2008-250 relativement au 2001, avenue Carling, afin de permettre un bureau, 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 22 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

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

2001 Carling Avenue

Owner

Homestead Land Holdings

Applicant

IBI Group (Mark Touw)

Description of site and surroundings

The property is situated on the north side of Carling Avenue, between Iroquois Road and Bromley Road. Carlingwood Shopping Centre is situated approximately 300 metres west of the site. Abutting the property to the north is a low-density residential area comprised predominantly of single-detached dwellings. To the east and west of the property along Carling Avenue are medium and high-density residential buildings. There is a median on Carling Avenue which separates the site from the low and medium residential development to the south.

Summary of requested Zoning By-law amendment proposal

The applicant has requested a Zoning By-law amendment to permit an office use, limited to 710 square metres, within the existing high-rise building. There is a non-conforming office use currently on site. Homestead realized their office use was in contravention with the Zoning By-law regulations after filing a building permit for interior alterations. Once this issue was discovered, Homestead filed a Zoning By-law amendment to formally request permission to permit the office use to continue. The existing zoning currently does not permit an office use.

DISCUSSION

Public consultation

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

Planning Services received six comments from members of the public.

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

Official Plan designation

The property is designated Arterial Mainstreet in Schedule B and Section 3.6.3 of the Official Plan. Over time, it is the City's intent that Mainstreets will achieve more compact, mixed-use, pedestrian-oriented development patterns. Mainstreets are intended to function as a mixed-use corridor with the ability to provide a wide range of goods and services for neighbouring communities and beyond. Development proposals on Mainstreets are also to be evaluated in the context of the Design Objectives and Principles in Section 2.5.1 and the Compatibility policies set out in Section 4.11 of the Plan.

Planning rationale

The proposed rezoning is consistent with the policy direction provided in the Official Plan. The Arterial Mainstreet designation permits a wide variety of uses, including those related to employment, such as offices. Permitting the office in this location contributes to the mix of uses available on this mainstreet.

The Zoning By-law amendment was also evaluated in accordance with the urban design and compatibility policies in Section 2.5.1 and Section 4.11 of the Plan. The site is currently occupied by a high-rise apartment building that is characteristic of the mix of residential housing types found in this neighbourhood. As the office use would be located entirely within the existing building, there are no anticipated impacts on the character of the surrounding neighbourhood. The recommended zoning is to maintain the residential zoning and to permit an office use, limited to 710 square metres, as an additional permitted use on the site. This approach will ensure that the site maintains its predominantly residential character and provides flexibility for the office space to be used for either residential or office uses in the future.

Parking for the office use will be provided in accordance with the Zoning By-law requirements. There are a total of 227 parking spaces on the site. The Zoning By-law 2008-250 requires a total of 131 parking spaces for the uses in the building (104 residential, 20 visitor and seven office parking spaces).

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 associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Taylor provided the following comment:

"I have no objection to the use of this space as office area. I do not foresee this having any tangible impact on the surrounding community."

LEGAL IMPLICATIONS

There are no legal implications associated with this report. The amendment addresses and corrects an existing non-conforming situation.

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

Design considerations with respect to accessibility will be addressed through the building permit process and are not a key consideration related to this rezoning application.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

EP2 – Support growth of local economy.

APPLICATION PROCESS TIMELINE STATUS

This application 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 Recommending Zoning

Document 3 Consultation Details

Document 4 Overview Data Sheet (*previously distributed and held on file*)

CONCLUSION

In considering the Provincial Policy Statement and applicable Official Plan policies, the Zoning By-law amendment is recommended for approval. The office use is compatible with its surroundings, and will contribute to the mix of uses available on this arterial mainstreet.

DISPOSITION

Office of the City Clerk and Solicitor, 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-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

For an interactive Zoning map of Ottawa visit geoOttawa

The property is situated on the north side of Carling Avenue, between Iroquois Road and Bromley Road.



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

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REVISION / RÉVISION - 2016 / 11 / 08



2001 ave. Carling Avenue



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law 2008-250 for 2001 Carling Avenue:

1. Rezone the lands shown in Document 1 from R5C H(81) to R5C H(81)[XXXX].
2. Add a new exception, R5C H(81)[XXXX], to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a) In Column II, Applicable Zone, add the text, “R5C H(81) [XXXX]”;
 - b) In Column III, Additional Land Uses Permitted, add the text, “office”; and,
 - c) In Column V, Provisions, add the text, “the maximum cumulative total gross floor area of office uses is 710 square metres”.

Document 3 – Consultation Details

Notification and Consultation Process

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

Public Comments and Responses

1. Non-compliant office use already operating on site.

- Concern raised about the non-compliant office use currently operating in the building.

Homestead only realized their office use was in contravention with the Zoning By-law regulations when they filed a building permit for interior alterations. Once this issue was discovered, the applicant filed a Zoning By-law amendment to formally request permission to permit an office use on this site.

2. Size of office use

- Request to ensure the office use is limited to the size of the existing office on the third floor of the building.

The department recommends that the proposed office use on this site be limited to 710 square metres (the approximate size of the existing office on site). The other floors of the building will remain residential.

3. Traffic

- Will this office use result in additional traffic and increased use of on-street parking?

The office use will require a total of seven parking spaces. The applicant has demonstrated that all of these required parking spaces will be provided on site.