

**2. ZONING BY-LAW AMENDMENT – 1100 KENASTON STREET
MODIFICATIONS AU RÈGLEMENT DE ZONAGE – 1100, RUE KENASTON**

COMMITTEE RECOMMENDATION

That Council approve an amendment to the Zoning By-law 2008-250 for 1100 Kenaston Street, adding an exception to the existing Minor Institutional Zone in order to allow the use of a dwelling unit ancillary to an existing place of worship, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 relativement au 1100, rue Kenaston, soit l'ajout d'une exception à la zone de petites institutions existante, de façon à permettre l'utilisation d'un logement connexe à un lieu de culte existant, comme le précise le document 2.

DOCUMENTATION/DOCUMENTATION

Acting Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated 29 May 2017 (ACS2017-PIE-PS-0081)

Rapport de la Directrice par intérim, Service de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, date le 29 mai 2017 (ACS2017-PIE-PS-0081)

**Report to
Rapport au:**

**Planning Committee / Comité de l'urbanisme
June 13, 2017 / 13 juin 2017**

**and Council / et au Conseil
June 28, 2017 / 28 juin 2017**

**Submitted on May 29, 2017
Soumis le 29 mai 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 / Direction
générale de la planification, de l'infrastructure et du développement économique**

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**Ward: BEACON HILL-CYRVILLE (11),
ALTA VISTA (18)**

File Number: ACS2017-PIE-PS-0081

SUBJECT: Zoning By-law Amendment – 1100 Kenaston Street

OBJET: Modifications au Règlement de zonage – 1100, rue Kenaston

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to the Zoning By-law 2008-250 for 1100 Kenaston Street, adding an exception to the existing Minor Institutional Zone in order to allow the use of a dwelling unit ancillary to an existing place of worship, 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 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 28 June 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 1100, rue Kenaston, soit l'ajout d'une exception à la zone de petites institutions existante, de façon à permettre l'utilisation d'un logement connexe à un lieu de culte existant, 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 28 juin 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

1100 Kenaston Street

Owner

Roman Catholic Episcopale Corporation of Ottawa

Applicant

Paulo Alves

Architect

unPoised Architecture

Description of site and surroundings

The property, 1100 Kenaston Street is located in the southern portion of the Cyrville community, south of Highway 417 and south-west of Cyrville Road. The site is transected by the ward boundary between City Wards 11 and 18. The Senhor Santo Christo Church is currently located on the property, with a small low-rise residential neighbourhood to the north and light industrial uses to the east, west and south.

Summary of requested Zoning By-law amendment proposal

The property is currently zoned as Minor Institutional Zone, Subzone F (I1F), which permits a range of community uses, including, institutional accommodations and emergency services at a scale which is compatible with the neighbourhood character, including the use of a place of worship. While the parent Minor Institutional Zone (I1) permits the use of a dwelling unit ancillary to a permitted use, the I1F Subzone does not.

The applicant is requesting an amendment to the zoning in order to allow the construction of a dwelling unit ancillary to the existing place of worship.

DISCUSSION

Public consultation

Notification and public consultation was undertaken in accordance with the Public Notification and Consultation Policy approved by Council for Development Applications. Two individuals expressed interest in the proposal as a result of the notification process and wished to be kept informed. No comments were received.

Official Plan designation

According to Schedule B of the Official Plan, the property is designated as Employment Area. While these areas are generally reserved primarily for places of business and economic activity, the Employment Area does permit a variety of ancillary uses.

Urban Design Review Panel

The property was not subject to the Urban Design Review Panel.

Planning rationale

Provincial Policy Statement

The *Planning Act* requires that all city planning decisions be consistent with the Provincial Policy Statement (PPS), 2014; a document that provides further policies on matters of Provincial interest related to land use development.

The recommended Zoning By-law amendment is considered consistent with the Provincial Policy Statement, 2014, by proposing development which efficiently uses available land and infrastructure without the need for their unjustified expansion.

Official Plan

This application has been reviewed under the consolidated Official Plan (2003) with regard for the Council approved amendments contained within Official Plan Amendment 150 (OPA 150). The amendments introduced by OPA 150 have no impact on the proposed Zoning By-law amendment.

The Official Plan designates this property as Employment Area, which are reserved primarily for places of business and economic activity. That being said, the subject lands, as well as the residential neighbourhood located immediately to the north are currently zoned Institutional and Residential, respectively. This abnormal pocket neighbourhood has been zoned accordingly since 1964.

While the current use on the property would not be permitted as a newly proposed use under the Official Plan, it is permitted under the current zoning category. The Employment Area designation does permit a variety uses ancillary to existing uses.

Some of the key objectives of this land use designation include the maintenance of an adequate supply of suitable employment lands, the protection of employment lands

against competing land uses and the restriction of sensitive uses that may impact other employment uses.

The proposal to add the permitted use of a single dwelling unit ancillary to an existing place of worship does not include the expansion of lands into employment areas. The subject property is currently dual zoned: the northern portion is zoned I1F while the southern portion is zoned IL2 (Light Industrial Zone, Subzone 2). The proposed ancillary dwelling unit would be attached to the existing place of worship and would be located entirely within the I1F-zoned portion of the lot. The proposal would therefore not have any negative impacts on the current supply of employment lands.

The property currently includes a place of worship, and is located immediately adjacent to a stable, low-rise residential neighbourhood. The addition of a dwelling unit ancillary to an existing place of worship would not contribute to the furthering of competing land uses within the employment area, nor would it have significant impact on the sensitivity of the place of worship use nor the surrounding residential neighbourhood as they currently exist, and therefore would not further impact the surrounding employment uses.

Zoning By-law

As detailed in Document 2, the proposed Zoning By-law amendment will re-zone the northern portion of the site currently zoned I1F to I1F[xxxx] in order to permit a dwelling unit ancillary to a place of worship.

The purpose of the I1 – Minor Institutional Zone is to permit a range of community uses, institutional accommodation and emergency service uses, while minimizing the impacts of such uses located in close proximity to residential uses. The parent I1 zone permits the use of a place of worship along with the additional use of a dwelling unit ancillary to a permitted use. The I1F zone also permits the use of a place of worship, but does not permit an ancillary dwelling unit.

The proposed addition to the place of worship would have a gross floor area of 210 square metres and would include a single car garage. The addition would be tucked behind the transept at the rear of the church (west side) in a manner which is respectful to the church's massing and to the neighbourhood's views of the property (see Document 3). While staff is satisfied that the addition of this ancillary use would be in line with the I1 Zone's purpose and intent and that there would be limited or no impact on the adjacent residential neighbourhood, staff would still propose to limit the additional use as ancillary to the place of worship use, as opposed to any permitted use, in order

to further ensure limited impact on the surrounding light industrial neighbourhood and employment areas.

The department supports the proposed Zoning By-law amendment and is of the opinion that the proposal is consistent with the Official Plan.

RURAL IMPLICATIONS

There is no rural implication associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Tierney and Councillor Cloutier are aware of the application related to this report and have no comments.

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 financial implications associated with this report.

ACCESSIBILITY IMPACTS

The Zoning By-law amendment proposal relates to a new addition that would have been and will be constructed in accordance with the Ontario Building Code; there are no accessibility impacts.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

ES1 – Support an environmentally sustainable Ottawa

HC3 – Create new and affordable housing options

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 Proposed Zoning By-law Amendment

Document 3 Proposed Development

Document 4 Overview Data Sheet (on file separately)

CONCLUSION

The Planning, Infrastructure and Economic Development department supports the application and proposed Zoning By-law amendment. The proposal is consistent with the Official Plan policies for Employment Lands. The proposed zoning relief is appropriate for the site and maintains the zone's objectives. The amendment represents good planning and, for the reasons stated above, staff recommends approval of the Zoning By-law amendment.

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.

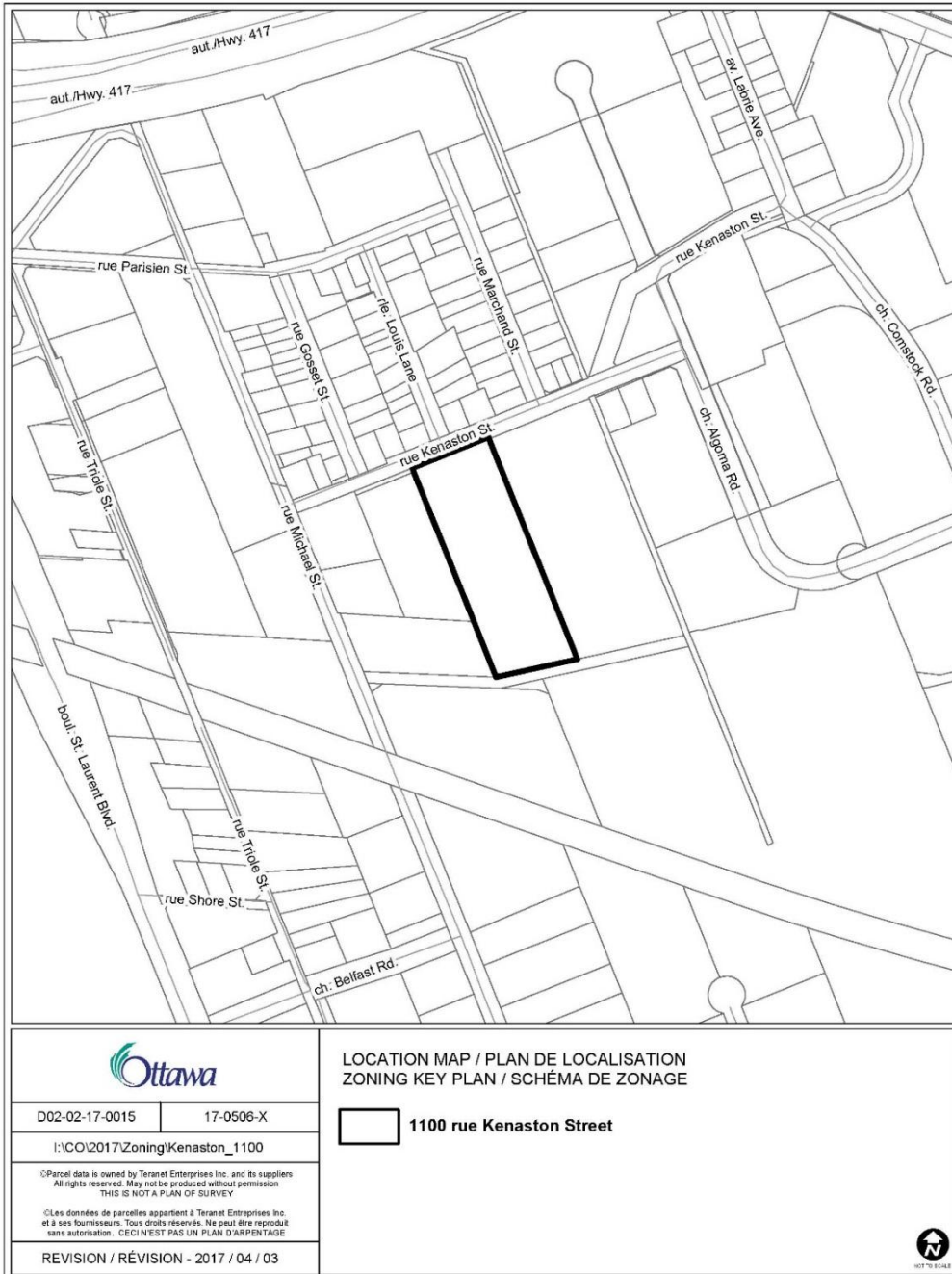
Zoning and Interpretations Unit, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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



1100 Kenaston Street is located within the Cyrville community, east of the Michael Street intersection.

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law 2008-250 for 1100 Kenaston Street:

1. Area A shown on Document 1 to be rezoned from I1F to I1F[xxxx]
2. Add a new exception, [xxxx] to Section 239, Urban Exceptions, introducing provisions similar in effect to the following:
 - a. In Column II, Applicable Zone, add the text “I1F[xxxx]”
 - b. In Column III, Additional Land Uses Permitted, add the text “one dwelling unit ancillary to a place of worship”

Proposed Site Layout



Perspective views