

**5. Zoning By-Law Amendment – 991 Carling Avenue**

**Modification du Règlement de zonage – 991, avenue Carling**

**Committee recommendation**

That Council approve an amendment to Zoning By-law 2008-250 for 991 Carling Avenue to permit the extension of a temporary use By-law to permit a parking lot, for use by the Ottawa Hospital staff, for an additional three years, as detailed in Document 2.

**Recommandation du Comité**

Que le Conseil approuve une modification au Règlement de zonage (no 2008-250) visant le 991, avenue Carling, afin que le règlement permettant l'utilisation temporaire d'un terrain de stationnement par le personnel de l'Hôpital d'Ottawa reste en vigueur pour trois ans de plus, comme l'explique le document 2.

**Documentation/Documentation**

1. Report from the Director, Planning Services, Planning, Infrastructure and Economic Development Department, dated February 10, 2021 (ACS2021-PIE-PS-0029)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 10 février 2021 (ACS2021-PIE-PS-0029)

2. Extract of draft Minutes, Planning Committee, February 25, 2021

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 25 février 2021

**Report to  
Rapport au:**

**Planning Committee  
Comité de l'urbanisme  
25 February 2021 / 25 février 2021**

**and Council  
et au Conseil  
10 March 2021 / 10 mars 2021**

**Submitted on 10 February 2021  
Soumis le 10 février 2021**

**Submitted by  
Soumis par:  
Lee Ann Snedden  
Director / Directrice**

**Planning Services / Services 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: KITCHISSIPPI (15)**

**File Number: ACS2021-PIE-PS-0029**

**SUBJECT: Zoning By-law Amendment – 991 Carling Avenue**

**OBJET: Modification du Règlement de zonage – 991, avenue Carling**

## **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 991 Carling Avenue to permit the extension of a temporary use By-law to permit a parking lot, for use by the Ottawa Hospital staff, for an additional three years, 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 Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* 'Explanation Requirements' at the City Council Meeting of March 10, 2021," 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 (no 2008-250) visant le 991, avenue Carling, afin que le règlement permettant l'utilisation temporaire d'un terrain de stationnement par le personnel de l'Hôpital d'Ottawa reste en vigueur pour trois ans de plus, comme l'explique le document 2.
2. Que 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 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 de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 10 mars 2021 », 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

991 Carling Avenue

**Owner**

Aga Khan Foundation Canada

**Applicant**

Q9 Planning + Design (attn: Christine McCuaig)

**Description of site and surroundings**

The property is situated on the north side of Carling Avenue, between Fairmont Avenue and Irving Place, approximately 290 metres east of the Ottawa Hospital Civic Campus.

The site has a total land area of 485 square metres, with frontage on Carling Avenue, Irving Place and Fairmont Avenue. The existing building on site is a one-storey community centre and place of worship, known as the Jamatkhana. There are currently 77 surface parking spaces on the property. The site is bounded by a residential neighbourhood to the north, and a mix of commercial and residential uses along Carling Avenue. The Central Experimental Farm is located across the street, south of the property.

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

The existing temporary use By-law, which applies to the entire property, is identified in Exception number [2427] in the Zoning By-law. The purpose of this Zoning By-law amendment application is to permit the extension of the Temporary Use By-law to permit a temporary parking lot for an additional three years, with the same provisions and details as the existing approved permission granted in 2017 on this property.

There are no physical changes proposed to the parking or existing building on site.

**Brief history of proposal**

On November 8, 2017, City Council approved a Zoning By-law amendment to permit a temporary use By-law to permit a parking lot, for use by the Ottawa Hospital (Civic Campus), for a period of three years. The three years granted for the temporary use have come to an end, but the Ottawa Hospital has identified a continued need for the parking lot.

The previous Zoning By-law amendment approval in 2017 was intended to permit a temporary use parking lot, for use by the Ottawa Hospital (Civic Campus) employees, while the Civic Hospital Heart Institute was under construction. Although this

construction is now complete, the current need for the continued use of this temporary parking lot is now associated with the COVID-19 pandemic and other unforeseen demands on the hospital. The Ottawa Hospital recently constructed a temporary care facility and expanded the offload area for paramedic vehicles on what was previously a parking lot on the hospital campus. These temporary changes have resulted in the loss of approximately 100 parking spaces on the hospital campus. The expectation is that this temporary facility and expanded Emergency Department will continue to be needed until the end of the COVID-19 pandemic.

## **DISCUSSION**

### **Public consultation**

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

Planning staff received seven public comments, indicating either support or no objections to the application.

### **Official Plan designation**

The property is designated Arterial Mainstreet in Schedule B of the Official Plan.

Arterial Mainstreets are expected to change gradually over time into more compact, mixed-use, pedestrian-oriented streets, potentially through re-development of large parking areas.

A permanent parking lot use by vehicles not associated with a use located on the property is not supported by the long-term policies of the Official Plan. However, the Official Plan does allow for the temporary use of lands, buildings or structures through a Zoning By-law amendment for a period not to exceed three years, where such uses will not reduce the ability to achieve the long-term objectives expressed in the Official Plan.

### **Planning rationale**

Staff acknowledge that a parking lot for a use not associated with the property is not the desired end-state condition for this location. Although the three years originally granted for the temporary use have come to an end, the Ottawa Hospital has identified a clear continued need for the parking lot, related to the COVID-19 pandemic and other additional unforeseen demands on the Hospital. During these unexpected and

unprecedented circumstances, the department can support the requested temporary use by-law, for a temporary parking lot, for use by the Ottawa Hospital employees, for an additional three years. The temporary use of the existing parking lot will alleviate on-street parking demands in the surrounding residential neighbourhood. Staff recommend that the extended temporary use by-law include the same provisions and details as the existing approved permissions granted in 2017. The future intent for this site is to develop with uses permitted under the current zoning or in line with Arterial Mainstreet policies described in the Official Plan.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

### **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

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

The Councillor is aware of the application related to this report.

### **LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the report recommendation.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no direct Asset Management implications associated with the recommendations in this report.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with this application.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- Thriving Communities
- Thriving Workforce

## **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-20-0110) 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 Recommended Zoning

## **CONCLUSION**

The Planning, Infrastructure and Economic Development Department can support the proposal to permit the extension of a temporary use by-law, to permit a parking lot, for use by the Ottawa Hospital staff, for an additional three years. The Ottawa Hospital has clearly identified a current need for the continued use of this temporary parking lot, primarily due to the unforeseen circumstances related to the COVID-19 pandemic. The temporary use of the existing parking lot will alleviate on-street parking demands in the surrounding residential neighbourhood. The expectation is that the Ottawa Hospital's need for temporary off-site parking will cease when the hospital returns to normal operations post-pandemic. Permitting a temporary parking lot on these lands for three additional years will not preclude any gradual change or re-development of surface parking expected to occur over time on properties designated Arterial Mainstreet along Carling Avenue.

## **DISPOSITION**

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services Department (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, Innovative Client Services Department to forward the implementing by-law to City Council.

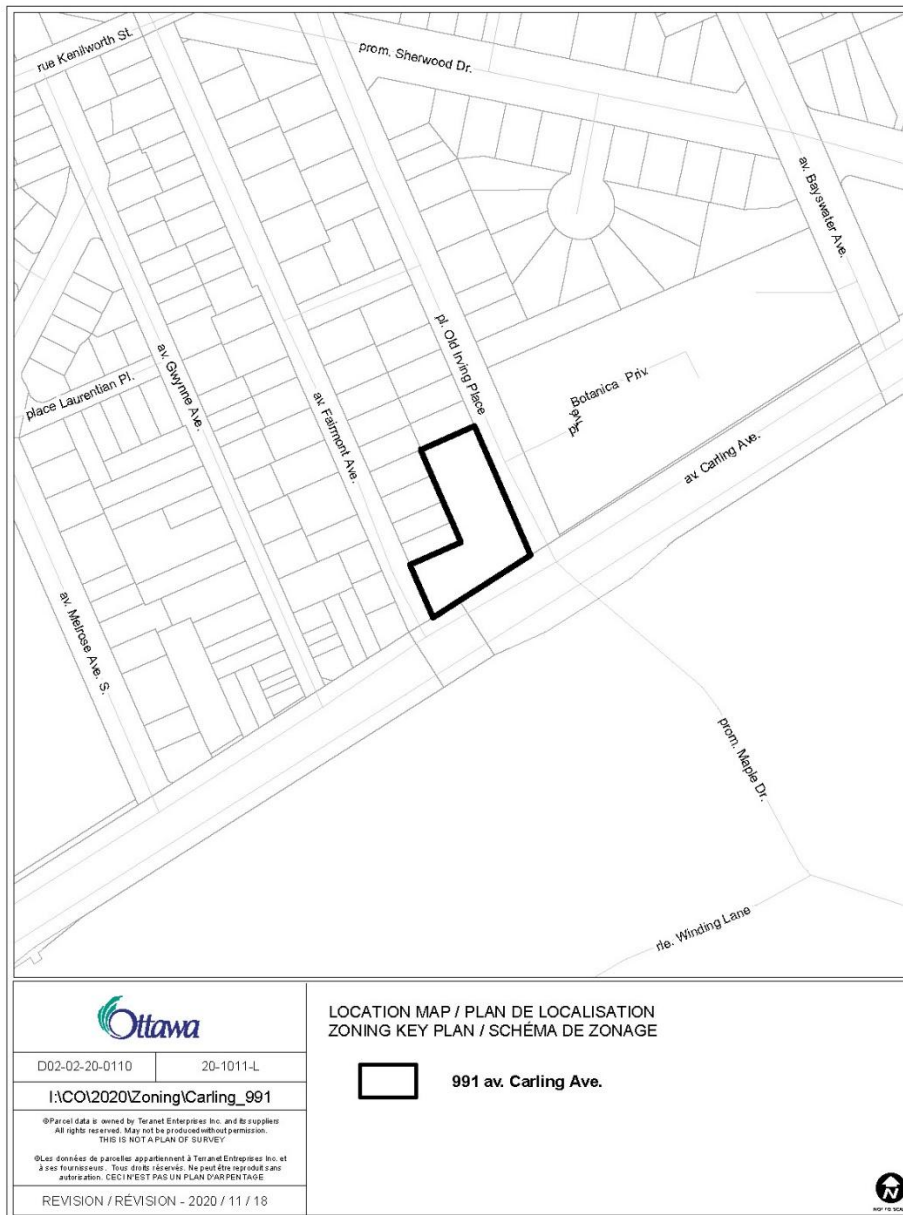
Planning Operations Branch, Planning Services to undertake the statutory notification.



## Document 1 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoOttawa.com)

The image shows the location of 991 Carling Avenue on the north side of Carling Avenue between Fairmont Avenue and Irving Place.



## **Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law 2008-250 for 991 Carling Avenue is as follows:

1. Revise exception [2427] with provisions similar in intent to the following:
  - a. In column V replace the text “A parking lot is permitted for a temporary period of three years beginning on the date of passing of this by-law” with the text “A parking lot is permitted for a temporary period of three years, ending on November 8, 2023.”