

REGION OF OTTAWA-CARLETON
RÉGION D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf. Your File/V/Réf.	(25) 14-99-0022
DATE	27 March 2000
TO/DEST.	Co-ordinator Planning & Environment Committee
FROM/EXP.	Commissioner Planning and Development Approvals Department
SUBJECT/OBJET	CITY OF OTTAWA OFFICIAL PLAN AMENDMENT NO. 37 - TEMPORARY SURFACE PARKING IN THE CENTRAL AREA AND INNER CITY RESIDENTIAL DISTRICTS

DEPARTMENTAL RECOMMENDATION

That the Planning and Environment Committee recommend that Council approve Amendment No. 37 to the City of Ottawa Official Plan as per the Approval Page attached as Annex I.

BACKGROUND

In 1996 the City of Ottawa initiated a study of temporary surface parking in the Central Area and inner city neighbourhoods with the following objectives:

- to review the parking supply information needed to support the City policy on temporary parking;
- to assess the effectiveness of the policy to implement the direction of the Official Plan concerning temporary parking; and
- to determine the means which should be utilized to clarify Council's position on this issue.

The present policy in the City Official Plan states: "City Council shall discourage the provision of temporary surface parking spaces on vacant sites within the Central Area in order to support the reduction of carbon emissions and to ensure a vibrant pedestrian environment. City Council shall, in determining the use of this policy, take into account specific parking strategies in the Central Area Secondary Policy Plan. Where temporary surface parking is permitted, City Council shall ensure that the visual appearance of such parking facilities shall be enhanced and screened through the use of

substantial vegetation, while ensuring adequate public safety and security; and shall require that an appropriate amount of usable open space be provided”.

The City was concerned with a policy in its Official Plan related to temporary use by-laws. This policy states that temporary use by-laws need not conform to the Official Plan. However, the Planning Act in Section 24 (1) states that by-laws must conform to the municipality’s Official Plan, and this includes temporary use by-laws. Further, Section 39 (1) of the Planning Act allows for the passing of a temporary use by-law for a use that is otherwise prohibited by the comprehensive by-law, but does not extend that privilege to allowing a use that is not in conformity with the Official Plan. Therefore, the City determined to amend the Official Plan to bring it into conformity with Sections 24 (1) and 39 (1) of the Planning Act. This would result in more emphasis being placed on the direction of the Official Plan with respect to the adoption of a temporary use by-law.

Some of the Character Areas in the Secondary Policy Plan for the Central Area do not include a parking strategy or any specific direction relative to parking. A policy concerning temporary surface parking has been added to each of the Character Areas.

The Local Architectural Conservation Advisory committee (LACAC) had expressed concern with the potential negative impacts of temporary parking lots within residential neighbourhoods outside the Central Area. In response, City Council approved a motion of the Planning and Economic Development Committee (PEDC)... “that City Council establish temporary surface parking policies to discourage temporary rezonings for surface parking areas on residential land.” To implement this direction, a policy has been included in each of the Secondary Policy Plans and/or Key Principles of neighbourhood Plans within the affected area. The Amendment is attached as Annex II.

PUBLIC COMMENTS

When this Amendment was before the City of Ottawa Planning and Economic Development Committee two parties who spoke expressed concerns (Mr. Ted Fobert, representing Capital and Ideal Parking, and Mr. Nicholas Patterson). As both these parties have subsequently requested the Region to inform them of any meetings or decisions, staff are treating the Amendment as “disputed”, and have decided to bring it to Planning and Environment Committee.

REGIONAL COMMENTS

Staff support the Amendment. The Regional Official Plan supports the provision of short-term parking in the Central Area, but not provision for more surface parking lots, as these primarily cater to long term parking, which encourages the use of the automobile for work trips. The Region’s strategy is to increase the proportion of work trips that use public transit, walking or cycling. A housekeeping modification is needed to correct a reference.

FINANCIAL IMPACT

The Amendment, by supporting the objective of increasing transit ridership for work trips, contributes to the Region's desire to limit the need to build new or widened roads.

*Approved by
N. Tunnacliffe, MCIP, RPP*

APPROVAL PAGE

CITY OF OTTAWA

OFFICIAL PLAN AMENDMENT NO. 37

I hereby certify that Official Plan Amendment No. 37 to the City of Ottawa Official Plan was approved by the Council of the Regional Municipality of Ottawa-Carleton on _____ day of _____ 2000 under Section 17 (34) of the Planning Act except the following which has been modified:

In PART B - THE AMENDMENT

2.0 Details of the Amendment

Modification No. 1

Paragraph 2.3.1 is modified in the first line to delete “Policy 1.3.3 h) iii)” and replace it with:

“Policy 1.3.3 i) iii)”

Dated this _____ day of _____ 2000.

Clerk, Regional Municipality of Ottawa-Carleton

PART B - THE AMENDMENT

1.0 The Introductory Statement

All of this part of the document entitled Part B - The Amendment, consisting of the following text constitutes Amendment No.37 to the City of Ottawa Official Plan.

2.0 Details of the Amendment

The City of Ottawa Official Plan is hereby amended as follows:

2.1 Chapter 5.0 - Central Area contained in Volume I of the City of Ottawa Official Plan, is amended as follows:

2.1.1 Policy 5.9.2.2 f) of the Parking and Loading provisions is deleted in its entirety and replaced with a new Policy 5.9.2.2 f) to read as follows:

Temporary Surface Parking

“Notwithstanding that City Council can pass Temporary Use By-laws, City Council shall discourage the provision of temporary surface parking spaces on vacant sites within the Central Area in order to support the reduction of carbon emissions and to ensure a vibrant pedestrian environment. City Council shall, in determining the use of this policy, take into account specific parking strategies in the Central Area Secondary Policy Plan. Where temporary surface parking is permitted, City Council shall ensure that the visual appearance of such parking facilities shall be enhanced and screened through the use of fences, walls and/or vegetation, while ensuring adequate public safety and security; and shall require that an appropriate amount of useable open space be provided in accordance with Policies 5.6.2 t) and 5.8.2 e) of this chapter and Policy g) below.”

2.2 Chapter 13.0 - Implementation and Monitoring contained in Volume I of the City of Ottawa Official Plan, is hereby amended as follows:

2.2.1 Policy 13.17.1 a) of the Temporary Use provisions is deleted in its entirety and replaced with a Policy 13.17.1 a) to read as follows:

Temporary Use Provisions

“City Council recognizes that it may be desirable to permit uses for specific temporary periods up to a maximum of three years, which would otherwise not conform to the comprehensive Zoning By-law. Such uses

may be permitted upon individual application and careful consideration by City Council, of the need and appropriateness of a Temporary Use By-law and to ensure that the objectives and policy direction of the Official Plan are not adversely affected by the temporary use.”

- 2.2.2 Policy 13.17.1 b) of the Temporary Use provisions is deleted in its entirety and replaced with a new policy 13.17.1 b) to read as follows:

Extension

“City Council may extend a Temporary Use By-law as set out in the Planning Act upon individual application and careful consideration by City Council, of the need and appropriateness of a Temporary Use By-law and shall ensure that the objectives and policy direction of the Official Plan are not adversely affected by the temporary use and that it does not jeopardize the long-term development intentions for the subject lands/area as specified in the Official Plan.”

- 2.3 Chapter 1.0 - Central Area Secondary Policy Plan contained in Volume II of the City of Ottawa Official Plan, is amended as follows:

- 2.3.1 Policy 1.3.3 h) iii) of the Core Area Character Area is deleted in its entirety and replaced with a new Policy 1.3.3 i)iii) to read as follows:

Temporary Surface Parking

“iii) discourage the provision of temporary surface parking spaces within the Core, and where temporary surface parking is permitted, shall require that site enhancements be provided in accordance with Policy 5.9.2.2 f) of the Primary Plan for the Central Area.”

- 2.3.2 Policy 1.5.3 p) of the By Ward Market Character Area is amended by:

- i) deleting the word ‘and’ at the end of subparagraph iv).
- ii) deleting the period at the end of subparagraph v) and replacing it with a semi-colon, followed immediately by the word ‘and’.
- iii) adding the following new policy immediately following Policy 1.5.3 p) v):
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“vi) discouraging the provision of temporary surface parking spaces within the By Ward Market Character Area and where temporary surface parking is permitted, requiring site enhancements in accordance with Policy 5.9.2.2 f) of the Primary Plan for the Central Area,”

2.3.3 Policy 1.6.3 h) of the Rideau/Congress Centre Character Area is amended by:

- ii) deleting the word 'and' at the end of subclause i).
- iii) deleting the period at the end of subclause ii) and replacing it with a semi-colon, followed immediately by the word 'and'.
- iv) adding the following new policy immediately after Policy 1.6.3 h)ii):

“iii) discouraging the provision of temporary surface parking spaces within the Rideau/Congress Centre Character Area, and where temporary surface parking is permitted, requiring site enhancements in accordance with Policy 5.9.2.2 f) of the Primary Plan for the Central Area.”

2.3.4 Policy 1.7.3 of the Canal Character Area is amended by adding the following new policy immediately after Policy 1.7.3.i):

Temporary Surface Parking

“j) City Council shall discourage the provision of temporary surface parking spaces within the Canal Character Area and where temporary surface parking is permitted, shall require site enhancements in accordance with Policy 5.9.2.2 f) of the Primary Plan for the Central Area.”

2.3.5 Policy 1.8.3 h) of the Lowertown Character Area is amended by adding the following as the final sentence of the policy:

“However, City Council shall discourage the provision of temporary surface parking spaces within the Lowertown Character Area and where temporary surface parking is permitted, shall require site enhancements in accordance with Policy 5.9.2.2 f) of the Primary Plan for the Central Area.”

2.3.6 Policy 1.9.3 of the Sandy Hill West Character Area is amended by adding the following new policy immediately after Policy 1.9.3 k):

Temporary Surface Parking

“l) City Council shall discourage the provision of temporary surface parking spaces within the Sandy Hill West Character Area to ensure a pedestrian-oriented residential environment, and where temporary surface parking is permitted, shall require site enhancements in accordance with Policy 5.9.2.2 f) of the Primary Plan for the Central Area.”

- 2.3.7 Policy 1.10.3 of the Upper Town Character Area is amended by adding the following new policy immediately following Policy 1.10.3 g):

Temporary Surface Parking

“h) City Council shall discourage the provision of temporary surface parking spaces within the Upper Town Character Area to ensure a pedestrian-oriented residential environment, and where temporary surface parking is permitted, shall require site enhancements in accordance with Policy 5.9.2.2 f) of the Primary Plan for the Central Area.”

- 2.3.8 Policy 1.12.3 j) of the Rideau Theme Street is amended by adding the following as the final sentence of the policy:

“However, City Council shall discourage the provision of temporary surface parking spaces within the Rideau Theme Street area, and where temporary surface parking is permitted, shall require site enhancements in accordance with Policy 5.9.2.2 f) of the Primary Plan for the Central Area.”

- 2.3.9 Policy 1.13.3 m) of the Sparks Theme Street is amended by adding the following as the final sentence of the policy:

“However, City Council shall discourage the provision of temporary surface parking spaces within the Sparks Theme Street area, and where temporary surface parking is permitted, shall require site enhancements in accordance with Policy 5.9.2.2 f) of the Primary Plan for the Central Area.”

- 2.3.10 Policy 1.14.3 l) of the Bank Theme Street is amended by adding the following as the final sentence of the policy:

“However, City Council shall discourage the provision of temporary surface parking spaces within the Bank Theme Street, and where temporary surface parking is permitted, shall require enhancements in accordance with Policy 5.9.2.2 f) of the Primary Plan for the Central Area.”

- 2.4 Chapter 3.0 - Centretown Secondary Policy Plan contained in Volume II of the City of Ottawa Official Plan, is amended as follows:

- 2.4.1 Policy 3.4.7 d) of the Transportation Policies is amended by adding the following as the final sentence of the policy:

“Notwithstanding that City Council can pass Temporary Use By-laws,

City Council shall not permit temporary surface parking spaces on vacant sites within Centretown in order to support the reduction of carbon emissions and to ensure a pedestrian-oriented residential environment.”

2.5 Chapter 5.0 - Sandy Hill Secondary Policy Plan contained in Volume II of the City of Ottawa Official Plan, is hereby amended as follows:

2.5.1 Policy 5.3.3 of the Transportation Policies is amended by adding the following policy immediately after policy 5.3.3 d):

“e) Notwithstanding that City Council can pass Temporary Use By-laws, City Council shall discourage temporary surface parking spaces on vacant sites within Sandy Hill in order to support the reduction of carbon emissions and to ensure a pedestrian-oriented residential environment.”

2.6 Chapter 8.0 - Lowertown West (Key Principles) contained in Volume II of the City of Ottawa Official Plan, is hereby amended by adding the following new policy immediately following Policy 8.3.6:

2.6.1 Policy 8.3.7 - Parking Policies is added as follows:

“Notwithstanding that City Council can pass Temporary Use By-laws, City Council shall discourage temporary surface parking spaces on vacant sites within Lowertown West in order to support the reduction of carbon emissions and to ensure a pedestrian-oriented residential environment.”

3.0 Implementation and Interpretation

Implementation and interpretation of this amendment shall be made having regard to all Chapters of the City of Ottawa Official Plan.

PART C - THE APPENDIX

The map entitles "Temporary Parking in the Central Area and Inner City Neighbourhoods" attached hereto, constitutes PART "C" - THE APPENDIX and illustrates the area affected by the changes contained in this Amendment.

