

April 9, 1999

ACS1999-PW-PLN-0039
(File: OZP1999-02)

Department of Urban Planning and Public
Works

Ward/Quartier
OT10 - Alta Vista-Canterbury

- Planning and Economic Development
Committee / Comité de l'urbanisme et de
l'expansion économique
- City Council / Conseil municipal

Action/Exécution

Zoning - 2043 St. Laurent Boulevard

Zonage - 2043, boulevard St. Laurent

Recommendations

1. That an amendment to the *Zoning By-law, 1998*, to change the zoning of 2043 St. Laurent Boulevard from R3A, a Converted House/Townhouse Zone to R5A, a Low-rise Apartment Subzone, be APPROVED.
2. That an amendment to Zoning By-law Number Z-2K, to change the zoning of 2043 St. Laurent Boulevard from R4, a Single Family, Two Family and Row House Zone to R5, a Low Density Apartment Zone, be APPROVED.



April 13, 1999 (2:36p)

Edward Robinson
Commissioner of Urban Planning and Public
Works



April 13, 1999 (3:33p)

Approved by
John S. Burke
Chief Administrative Officer

REK:rek

Contact: Robert Konowal - 244-5300 ext. 1-3869

Financial Comment

N/A.


April 13, 1999 (1:25p)

for Mona Monkman
City Treasurer

BH:cds

Executive Report

Reasons Behind Recommendations

Background

The subject property is currently developed with a two-storey structure for which a building permit was issued in 1965 for use as a four-unit apartment building. Subsequent to the building permit being issued, a zoning by-law was passed that did not permit use of the subject property for an apartment building. As the apartment use was legally established prior to the passing of the zoning by-law, the property enjoyed non-conforming rights to an apartment building. These non-conforming rights were lost when two additional apartment units were established without permission of the Committee of Adjustment. The use and building must now comply with the current zoning requirements which do not permit an apartment building. The applicant is requesting a zoning amendment that would permit an apartment building.

Recommendation 1.

The application to amend the *Zoning By-law, 1998*, to permit an apartment building is recommended for approval for the following reasons:

1. Official Plan Designation

The City of Ottawa Official Plan designates the subject lands as “residential”. The proposed use of the subject lands for residential purposes complies with the Official Plan.

2. Compatibility of Uses

a) Location of Subject Lands and Land Use Context

The proposed minor residential intensification (i.e. low-rise apartment) is appropriately located along a collector roadway at the edge of existing lower density residential development and at the intersection of two collector roads (Pleasant Park Road and St. Laurent Blvd.). Directly to the west are commercial lands and to the north are higher density residential lands. A low-rise apartment building is considered to be compatible given this location and land use context.

b) Existing Conditions

The amendment proposes to make effective and efficient use of an existing building resource, a purpose built apartment building. In particular, the building's gross floor area of 857 square metres lends itself well for use at a greater density than that currently permitted by the R3A zoning.

c) Permitted Building Envelope/Number of Units

The proposed building envelope under the recommended R5A zone will be no greater than what is permitted under the existing adjacent R3A zoning in the *Zoning By-law, 1998*. Like converted houses in the current R3A zone, a restriction on the number of dwelling units for an apartment building is not considered to be necessary as the performance standards (e.g. parking requirements, permitted building envelope) of the R5A zone will effectively limit the number of dwelling units that can be built.

d) Performance Standards

Based on the survey plan provided, the existing development can meet most of the performance standards (minimum lot width, lot area, yards, parking requirements) for both residential uses and apartments of the *Zoning By-law, 1998*.

A site visit has revealed parking is occurring in the front yard which is in violation of the Zoning By-law. The agent has indicated the owner will bring the property into compliance by relocating the required parking to the rear of the building. A minimum landscaped separation area of 1.5 metres with a 1.5 m high opaque screen is required between the rear and side lot lines and the parking area located in the rear yard. Those performance standards that cannot be met (e.g. minimum driveway width) are considered to be minor and relate to existing conditions that cannot be easily remedied. Such deficiencies resulting from existing building conditions are to be rectified through a minor variance application to the Committee of Adjustment.

Recommendation 2.

The *Zoning By-law, 1998* has been appealed to the Ontario Municipal Board. Until the appeals have been disposed of, the most restrictive zoning provisions of either the *Zoning By-law, 1998* as amended here or By-law Number Z-2K would apply. To ensure development is able to proceed (i.e. obtain a building permit) while the *Zoning By-law, 1998* remains under appeal, it is recommended that the zoning of the subject property under Zoning By-law Number Z-2K be amended from "R4" to "R5". The amendment to Zoning By-law Number Z-2K as proposed will establish zoning that is consistent with the recommended zoning under the *Zoning By-law, 1998*.

Consultation

One person requested additional information in response to the posting of an on-site information sign as required by Early Public Notification. Councillor Higdon indicated his support for the application.

Application Process Timeline Status

This application, which was submitted on January 18, 1999, was processed within the 135 calendar day timeframe established for zoning applications. This report is being brought forward to Planning and Economic Development Committee approximately two weeks earlier than the standard target date for such applications.

Disposition

Department of Corporate Services, Statutory Services Branch to notify the Applicant (Peter Vice, 344 Frank Street, Ottawa, Ontario, K2P 0Y1) and the Regional Municipality of Ottawa-Carleton, Development Approvals Division, of City Council's decision.

Office of the City Solicitor to forward implementing by-laws to City Council.

Department of Urban Planning and Public Works to prepare and circulate the implementing zoning by-laws.

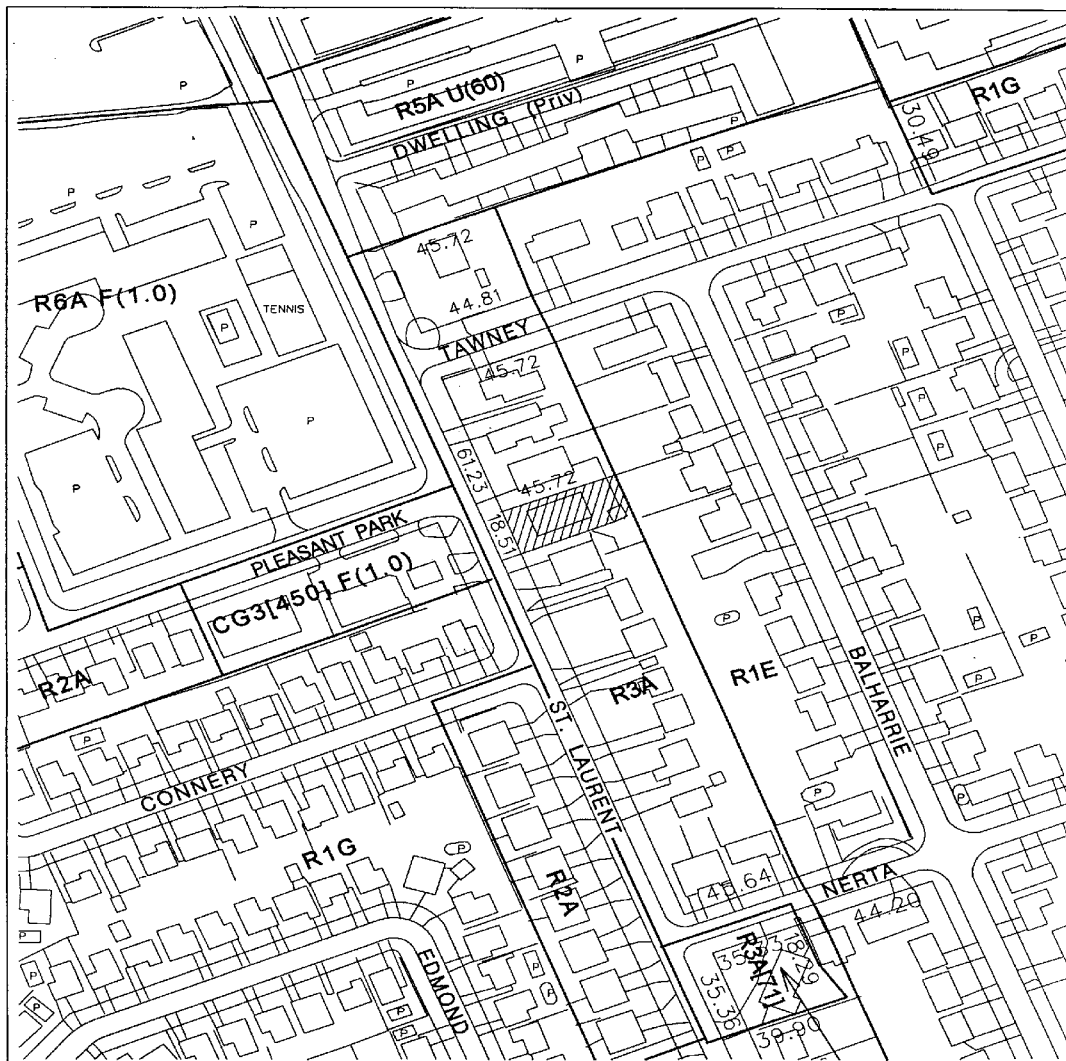
List of Supporting Documentation




Document 1	Location Map - Amendment to the <i>Zoning By-law, 1998</i>
Document 2	Location Map - Amendment to Zoning By-law Number Z-2K
Document 3	Explanatory Note - Amendment to the <i>Zoning By-law, 1998</i>
Document 4	Explanatory Note - Amendment to Zoning By-law Number Z-2K
Document 5	Municipal Environmental Evaluation Report (on file with City Clerk)

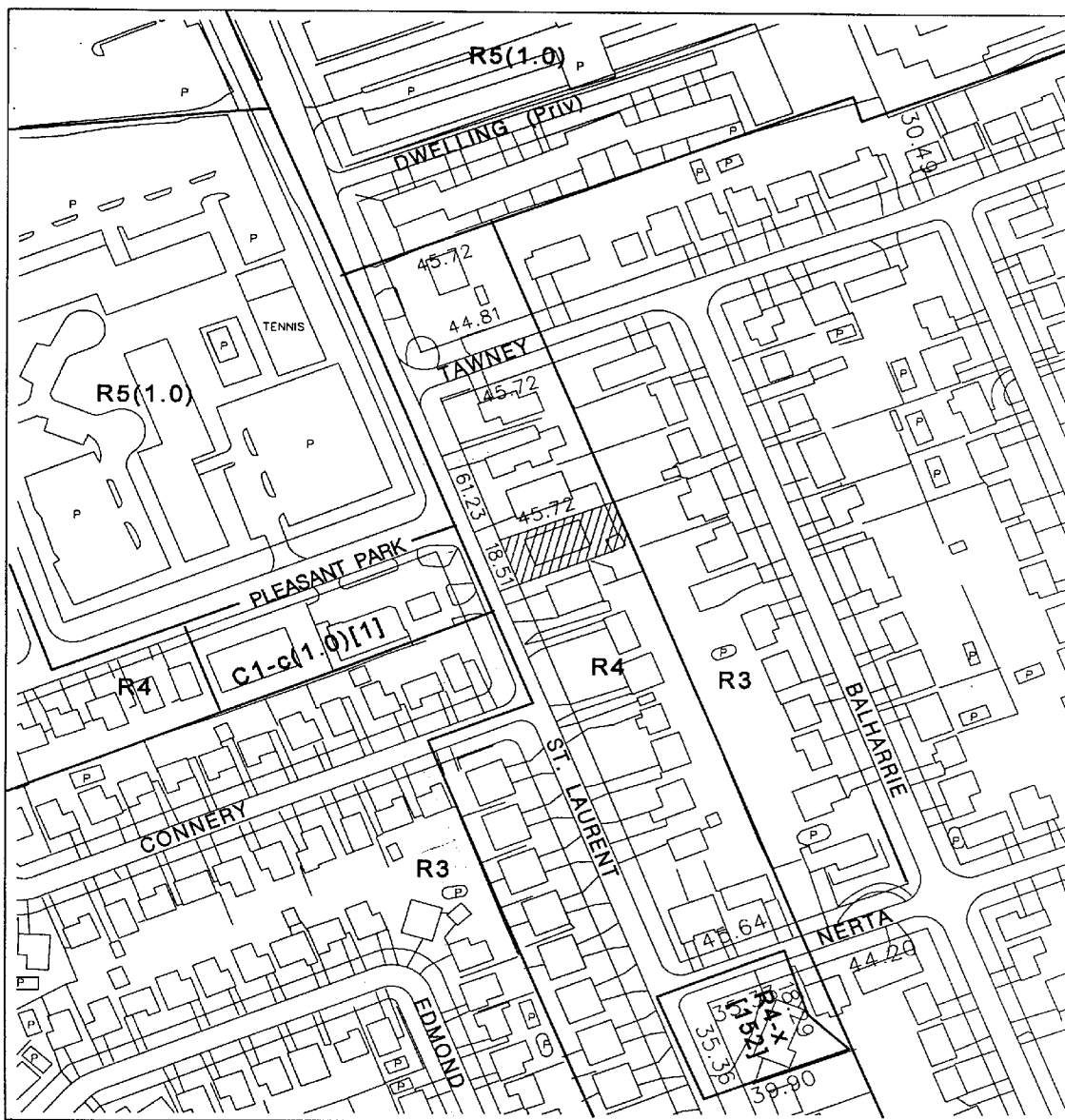
Part II - Supporting Documentation


Location Map - Amendment to the Zoning By-law, 1998

Document 1



 <p>City of Ottawa Produced by Planning Branch Department of Urban Planning & Public Works <i>Street Network Layer Provided by Department of Corporate Services</i> © Copyright City of Ottawa 1999</p> <p>DZP-1999-02 K-016-99</p> <p>F:\CGVSTL2043</p> <p>JAN 26, 1999</p> <p>Lands Affected Part of Neighbourhood Monitoring Area 38</p>	<div style="text-align: center;">  <p>LOCATION MAP PROPOSED ZONING CHANGE UNDER BY-LAW 1998</p> <p>2043 ST. LAURENT BLVD.</p> </div>	<div style="text-align: center;">  <p>SCALE N.T.S. METRES</p> </div>
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OZP-1999-02	K-016-99
H:\CO\STL2043	
JAN 26, 1999	
Lands Affected Part of Neighbourhood Monitoring Area 38	



**LOCATION MAP
 PROPOSED ZONING CHANGE
 UNDER Z-2K**

2043 ST. LAURENT BLVD



SCALE
 N.T.S.
 METRES

EXPLANATORY NOTE - AMENDMENT TO THE *ZONING BY-LAW, 1998*

THE FOLLOWING IS AN EXPLANATORY NOTE TO THE *ZONING BY-LAW, 1998*

By-law Number ____-99 amends the *Zoning By-law, 1998*, the City's Comprehensive Zoning By-law. The amendment affects those lands known municipally as 2043 St. Laurent Boulevard and is shown on the attached Location Map. The intent of the zoning amendment is to permit the property to be used for a low-rise apartment building.

CURRENT ZONING

The current zoning of the property is R3A, a Converted House/Townhouse Zone which permits a range of low density residential dwelling types such as townhouses and converted dwellings. An apartment building is not a permitted use.

PROPOSED ZONING

The proposed R5A, Low-rise Apartment Zone would permit a low-rise apartment building.

This constitutes the proposed amendment to the *Zoning By-law, 1998*. For further information on this amendment, contact Robert Konowal at 244-5300, ext. 1-3869.

EXPLANATORY NOTE - AMENDMENT TO BY-LAW NUMBER Z-2K

THE FOLLOWING IS AN EXPLANATORY NOTE TO BY-LAW NUMBER Z-2K

By-law Number ____-99 amends Zoning By-law Number Z-2K, the City's Comprehensive Zoning By-law. The amendment affects those lands known municipally as 2043 St. Laurent Boulevard which is shown on the attached Location Map. The intent of the zoning amendment is to permit an apartment building on the subject lands.

CURRENT ZONING

The current zoning of the subject properties is R4, a Single Family, Two Family and Row House Zone which permits a range of low density residential uses such as row dwellings, duplexes and converted dwellings. An apartment building is not a permitted use.

PROPOSED ZONING

The proposed R5, Low Density Apartment Zone would permit a low density apartment building.

This constitutes the proposed amendment to Zoning By-law Number Z-2K. For further information on this amendment, contact Robert Konowal at 244-5300, ext. 1-3869.