

April 7, 1999

ACS1999-PW-PLN-0047
(File: OZP1998/026)

Department of Urban Planning and Public
Works

Ward/Quartier
OT4 - Rideau

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

Action/Exécution

Zoning - 606, 610 & 614 Donald Street

Zonage - 606, 610 et 614, rue Donald

Recommendations

1. That the application to amend the *Zoning By-law, 1998*, as it applies to 606, 610 and 614 Donald Street from R5A to CG F(0.5) H(10.7), to establish a General Commercial Zone, be APPROVED as shown on Document 2.
2. That the application to amend Zoning By-law Number Z-2K, as it applies to 606, 610 and 614 Donald Street from R5(0.5) to C1-c(0.5), to establish a general commercial zone with an exception, as detailed in Document 4, be APPROVED as shown on Document 3.



April 7, 1999 (3:05p)

Edward Robinson
Commissioner of Urban Planning and Public
Works

PM:pm

Contact: Prescott McDonald - 244-5300 ext. 1-3854



April 8, 1999 (2:03p)

Approved by
John S. Burke
Chief Administrative Officer

Financial Comment

N/A.



April 7, 1999 (2:16p)

for Mona Monkman
City Treasurer

CP:cds

Executive Report

Reasons Behind Recommendation

Site Context

The subject properties are located adjacent to the southwest corner of St. Laurent Boulevard and Donald Street. Surrounding area development consists of low to medium density residential to the west and on the north side of Donald Street, and commercial to the south and along the east and west sides of St. Laurent Boulevard. The applicant is requesting a commercial zone designation to permit a retail music store.

Conformity with Official Plan

The Official Plan designation for these properties is "Residential Area", which permits a range of neighbourhood-serving non-residential uses along with predominantly residential uses. In establishing non-residential uses, there are associated policies in place outlining criteria by which these non-residential uses may establish. The following applicable policies have been reviewed in the context of this application and have been adequately met:

- the commercial property should have frontage on either an arterial or a collector roadway, where, in this case, the subject properties have frontages on both arterial and collector roadways;
- the site is located on the periphery of an existing residential neighbourhood to the west and along the north side of Donald Street;
- the commercial development will blend into the neighbouring residential development in that the owner intends to retain the existing residential building and use it for commercial purposes;
- The proposed zoning accommodates the objectives of establishing general commercial zones in that the rezoning provisions reduce the negative impact of the commercial activity in requiring an adequate buffer or screen between commercial parking and adjacent residential uses.
- should the property or properties be redeveloped, the zoning provisions will impose minimum building setbacks, maximum building heights, and gross floor areas to ensure compatible commercial redevelopment occurs;
- the proposed uses generally meet the definition of a neighbourhood-serving use which permits convenience shopping and community support services.

Environmental Impact

The Municipal Environmental Evaluation Process (MEEP) checklist indicated no adverse environmental impact.

Disposition

1. Statutory Services Branch to notify the agent (Don Brown, 102-2111 Montreal Road, Ottawa, Ontario, K1J 8M8), the applicants (Antonio Truglia, 567 Lavendrye Drive, Gloucester, Ontario, K1J 7X3, and Donald J. Laprade, 410 Farmers Way, Gloucester, Ontario, K0A 1K0), the Corporate Finance Branch, Revenue Section, Assessment Control Supervisor and the Regional Municipality of Ottawa-Carleton, Plans Administration Division, of City Council's decision.
2. Office of the City Solicitor to forward the implementing by-law to City Council.
3. Department of Urban Planning and Public Works to prepare and circulate the implementing by-law.

List of Supporting Documentation

Document 1	Explanatory Note
Document 2	Location Map - <i>Zoning By-law</i> , 1998
Document 3	Location Map - <i>Zoning By-law Z-2K</i>
Document 4	Zoning Details
Document 5	Municipal Environmental Evaluation Process Checklist (on file with City Clerk)
Document 6	Compatibility with Public Participation Policy/Input From Other Departments or Other Government Agencies

Part II - Supporting Documentation

EXPLANATORY NOTE

Document 1

THE FOLLOWING IS AN EXPLANATORY NOTE TO BY-LAW NUMBER -99

An application has been received to change the zoning for the properties known municipally as 606, 610, and 614 Donald Street. The applicant is requesting that the current Medium Density Residential zone be changed to a General Commercial zone to permit a retail music store.

CURRENT ZONING

Zoning Bylaw, 1998

These properties have a medium density residential zone designation in the *Zoning Bylaw, 1998* which is R5A. However, this zone designation does not have a floor space index but has a height limit of 10.7 metres, and does not permit a commercial tuck shop.

Zoning By-law Number Z-2K

Currently these properties are zoned R5(0.5) which is a medium density residential zone designation that will permit single family, semi-detached, duplex, row and apartment dwellings, as well as group building projects of these dwelling types. This zone will also permit a variety of public uses and a commercial tuck shop provided there is no visible indication from the exterior of the building that such a use is being carried on. There is also a floor space index of (0.5) which only permits a building having a floor area equivalent to half the lot area.

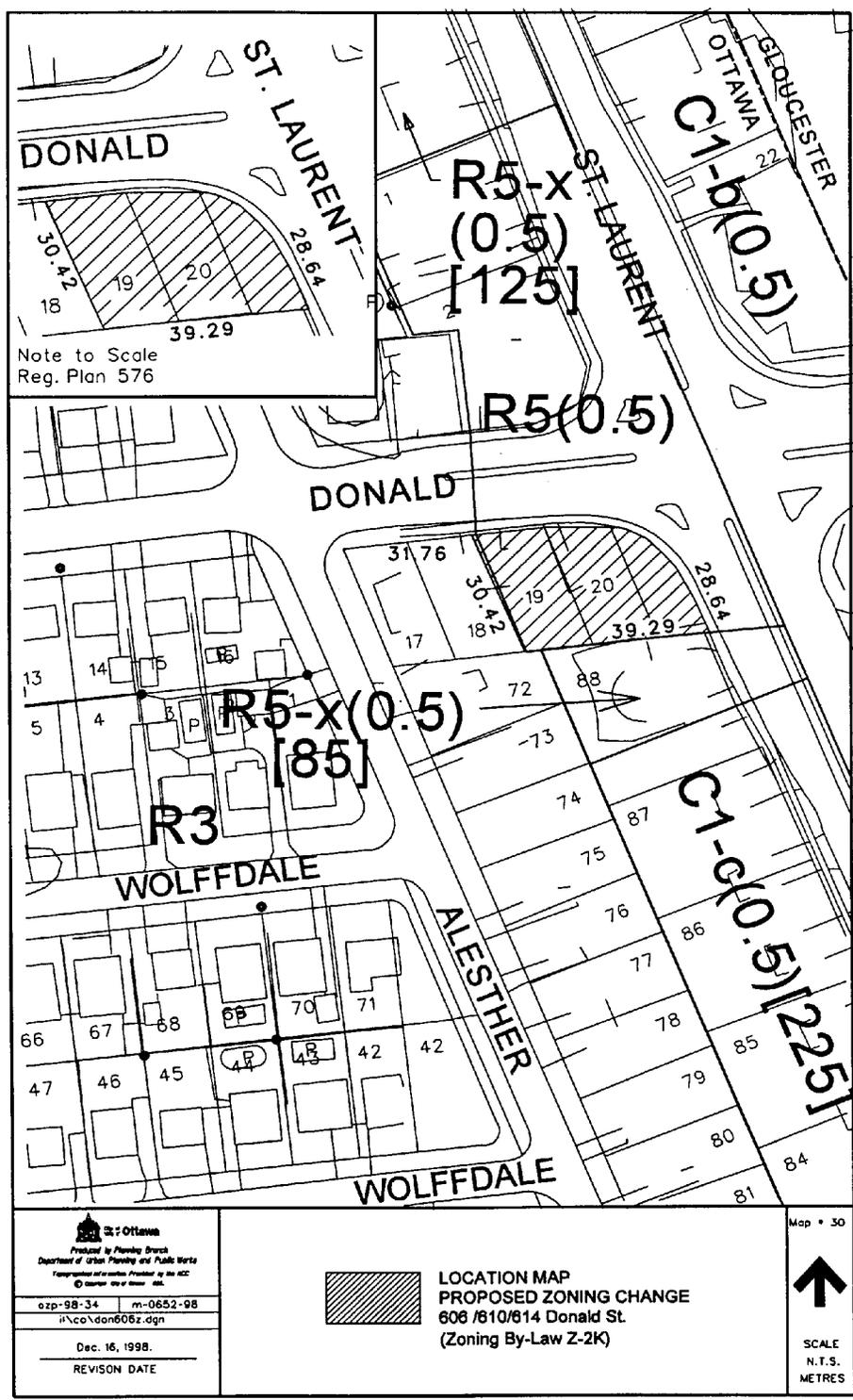
PROPOSED ZONING

Zoning Bylaw, 1998

The applicant has requested that these properties be designated as CG F(0.5) H(10.7) under *Zoning Bylaw, 1998*. This is a General Commercial Zone permitting small-scale building forms in areas designated as a Residential Area in the Official Plan. Some of the permitted commercial uses in this zone designation include retail, banks, restaurants, personal service business, and retail food stores. Additional uses such as dwelling units, offices, medical or dental facilities would only be permitted on the second floor of a building. The maximum building gross floor area will equal one half of the lot area and the maximum building height in this zone will be 10.7 metres.

Zoning By-law Number Z-2K

The proposed zoning for these properties is C1-c. This is a general commercial zone designation which permits a range of public uses, dwelling units provided that fifty percent of the ground floor is commercial, as well as a wide range of commercial uses. The maximum building height for this zone will be 10.7 metres. The exception to this zone will impose a minimum building setbacks from residential zones and required landscaping strips adjacent to residential zones.



DETAILS FOR RECOMMENDED ZONING, BY-LAW NUMBER Z-2K

That the subject lands located at 630, 610 and 614 Donald Street be rezoned from R5(0.5) and to C1-c(0.5) with the "c" denoting the following exception to the standard C1 zone:

1. The provisions of Section 301 to 305, inclusive, shall not apply and the following yard provisions shall apply:
 - a. Where a front lot line abuts or faces a residential zone, the minimum building setback shall be 6 metres, otherwise 0 metres is required;
 - b. Where a side lot line abuts a street, the minimum building setback shall be 6 metres, otherwise 0 metres is required;
 - c. Where a side yard abuts a residential zone, the minimum building setback shall be 7.5 metres, which may be reduced to 3.6 metres where an opaque screen of a minimum height of 1.5 metres and a landscaped area having a minimum width of 1.5 metres is provided, otherwise 0 metres is required;
 - d. Where a rear lot line abuts a residential zone, the minimum building setback shall be 7.5 metres, otherwise 0 metres is required; and
 - e. There shall be a maximum height of 10.7 metres.

COMPATIBILITY WITH PUBIC PARTICIPATION

Document 6

NOTIFICATION AND CONSULTATION PROCESS

Notification and consultation procedures were carried out in accordance with the Early Notification Procedure P&D\PPP\N&C#1 approved by City Council for Zoning Amendments.

APPLICATION PROCESS TIMELINE STATUS

This application was received on December 4, 1998, an was subject to a project management timeline, as recommended by the “A Better Way Task Force Report”. A process chart establishing critical milestones was prepared and circulated as part of the technical and early notification process. This application is not proceeding on the original scheduled Planning and Economic Development Committee date but is being processed within the recommended 100 to 135 day timeframe for this type of application.

INPUT FROM OTHER DEPARTMENTS OR GOVERNMENT AGENCIES**COUNCILLOR’S COMMENTS**

In a meeting with Councillor Richard Cannings, the Councillor suggested that the two adjacent property owners fronting onto St. Laurent Boulevard be approached to see whether there was an interest to change their residential zone designation to commercial as well, thereby creating a contiguous general commercial zoning along St. Laurent Boulevard, south of Donald Street.

Response

The property owners at 1008 St. Laurent Boulevard did not wish that their property form part of the commercial rezoning and wish to have the present residential zone remain.