

June 7, 1999

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Department of Urban Planning and Public  
Works

Ward/Quartier

OT5 - Bruyère-Strathcona

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

Action/Exécution

### **Zoning - Sandy Hill Commercial Zoning Study**

### **Zonage - Étude du zonage commerciale de la Côte-de-sable**

#### **Recommendations**

1. That an amendment to *Zoning By-law, 1998*, from CL and CL1 F(1.0) H(10.7) to a new CL3 subzone, to permit additional uses such as medical facility, veterinary clinic and printing shop, as shown on Documents 4a and 4b, be APPROVED, as detailed in Document 2.
2. That an amendment to *Zoning By-law, 1998*, from CL1[453]H(10.7) and CL1 F(1.0)H(10.7) to a new R5D exception zone, to permit low and medium density, low profile residential development at 201 and 217 Laurier Avenue East, as shown on Documents 4a and 4b, be APPROVED, as detailed in Document 2.
3. That an amendment to *Zoning By-law, 1998*, from CL1 F(1.0)H(10.7) to R5C[87], to permit low and medium density, low profile residential development at 293-295, and 298 Nelson Street, as shown on Documents 4a and 4b, be APPROVED.



June 7, 1999 (11:07a)

Edward Robinson  
Commissioner of Urban Planning and Public  
Works

DC:dc

Contact: Denis Charron - 244-5300 ext. 1-3422




June 8, 1999 (9:20a)

Approved by  
John S. Burke  
Chief Administrative Officer

## Financial Comment

N/A.

  
June 7, 1999 (9:44a)

for Mona Monkman  
City Treasurer

BH:cds

## Executive Report

### Reasons Behind Recommendations

The purpose of the study was to analyse the current zoning and land uses within the Sandy Hill - Land Use Study area (see Document 3), and to determine their impacts on the immediate residential community. The recommendations contained within this report only affect specific properties within the boundaries of the subject study area.

Official Plan - The Regional Municipality of Ottawa-Carleton's Official Plan designates the lands within the study area as "General Urban Area". The recommendations contained within this report conform with its applicable objectives and policies.

The City of Ottawa Official Plan, Primary Plan, designates the subject lands as "Residential Area". This designation permits a variety of residential uses and limited non-residential uses. The study area is also located within the boundaries of the Sandy Hill - Secondary Policy Plan which indicates that most of the subject lands are "*Local Commercial Zone* (CL zone)". The purpose of the CL zone is to allow convenience uses that meet the needs of the surrounding residential areas but restrict these convenience uses to single or small groupings which are limited in range and size. All recommendations contained within this report conform with the applicable objectives and policies.

### Recommendation 1

Existing Land Uses and Location - The subject buildings are located along Laurier Avenue between Henderson Avenue, to a point mid-block between Nelson Street and Sweetland Avenue. A wide variety of uses such as convenience stores, laundromat, personal service businesses (ie. hair salon, dry cleaners), restaurants and retail stores, are being provided to the surrounding residential community. In general, the commercial uses are located on the ground floor and residential uses are located on the upper floors. With the exception of 245 and 251 Laurier Avenue East which are zoned CL (*Local Commercial*) with a heritage overlay, most of the subject lands are zoned CL1 F(1.0)H(10.7). The heritage overlay signifies that both buildings, the Courtney House at 245 Laurier Avenue East, and 251 Laurier Avenue East, are of heritage significance.

Impact of Commercial Uses - The CL1 F(1.0)H(10.7) zone permits the following uses only: convenience store, laundromat, personal service business, retail food store, retail store, restaurant full service and restaurant take-out. The latter uses are also subject to restrictions such as being located on the ground floor and not exceeding a certain gross floor area per single occupancy.

CL zone: In addition to permitting all types of residential uses, the CL zone permits limited commercial uses such as automated teller, convenience store, day care, laundromat, personal service business, retail food store, and retail store. The latter uses are also subject to restrictions (size and location) and regulations (lot area, lot frontage, yard setbacks, building height, floor space index and landscaped area).

The purpose of the CL zone is to allow limited convenience uses to be located within residential areas but restricts these uses to single or small groupings that meet the needs of the surrounding residential uses. Although there exists a wide variety of commercial uses along Laurier Avenue East which seem to fulfill the needs of the immediate residential community, during the study process the community noted that there were certain uses, such as medical facility, printing shop and veterinary clinic, which should be considered. Given that the subject buildings are accessible from Laurier Avenue East, and they are facing other commercial properties, it would be appropriate to permit the proposed additional commercial uses with restrictions on size per single occupancy and limited to the ground floor only (see details in Document 2).

New CL3 subzone: In addition to introducing new commercial uses (medical facility, printing shop and veterinary clinic), the CL3 subzone will reintroduce the uses permitted in the CL zone (see CL zone described above) and eliminate restaurant uses which are permitted in the CL1 subzone. Restaurant uses are not permitted uses in the standard CL zone. The public participation study process revealed that area residents are concerned that there are too many restaurants in the area which attract patrons from a regional base. The existing restaurants provide very few parking spaces on private property, therefore creating a spillover onto residential streets. The established restaurants would continue to retain their non-conforming rights until such time as those rights are abandoned.

## Recommendation 2

Existing Land Uses and Location - Located on the northwestern edge of the Local Commercial (CL) zone, are two residential apartment buildings. They consist of a four-storey, twenty unit residential condominium at 201 Laurier Avenue East, and a three-storey, eight unit rental apartment building at 217 Laurier Avenue East. Both buildings are surrounded by other similar residential properties with the exception of 217 Laurier Avenue East which is abutting a mixed commercial/office building (National Dairy Council of Canada) to the east.

Impact of Commercial Uses - The CL1[453]H(10.7) and CL1 F(1.0)H(10.7) zones permit the following uses only: convenience store, laundromat, personal service business, retail food store, retail store, restaurant full service and restaurant take-out. The latter uses are also subject to restrictions such as being located on the ground floor and not exceeding a certain gross floor area per single occupancy. In the CL1[453]H(10.7) zone, in addition to permitting the above-noted uses, exception [453] includes provisions as to yard setback and height of building.

There already exists a wide variety of commercial uses such as personal service businesses, retail stores and restaurants along Laurier Avenue East which seem to fulfill the needs of the immediate residential community. In order to minimize and restrict commercial development which may further impact the residential neighbourhood, it is recommended that the subject residential buildings be rezoned to permit primarily residential uses with an exception to retain the convenience store use. The convenience store use is also subject to restrictions such as being located on the ground floor and not exceeding a certain gross floor area per single occupancy. The new R5D[Ex.] exception zone is appropriate since the purpose of this zone is to permit medium density residential uses.

### Recommendations 3

Existing Land Uses and Location - Some residential properties facing Nelson Street and located at the edge of the residential area are presently zoned CL1 F(1.0) H(10.7). The latter properties known municipally as 293-295 and 298 Nelson Street, have been commercially zoned since Zoning By-law Number AZ-64 came into effect in 1964. Given the fact that these buildings have been designed, built, and always used for residential purposes, and that the properties front a local/collector road, it would be appropriate to rezone the subject properties to permit residential uses only. This would also ensure that future commercial uses are not established which would further impact the residential area.

Impact of Commercial Uses - There exists a wide variety of commercial uses such as personal service businesses, retail stores and restaurants along Laurier Avenue East which fulfill the needs of the immediate residential community. The input collected from the public notification process identified concerns with restaurant uses (noise, long hours of operation, limited available on-site parking, outdoor patios). To prevent further similar impacts in the neighbourhood, it was suggested that the present residential buildings located in a commercial zone along Nelson Street, be rezoned to permit residential uses only. It was also suggested that any future proposed commercial uses not expand beyond the present commercial boundaries. The proposed R5C[87] zone is appropriate for the properties at 293-295 and 298 Nelson Street since the purpose of this zone is to permit medium density residential uses and these properties abut an R5C[87] zone. Exception [87] contains existing provisions which permit rooming house limited to 50% of gross floor area of building, and no additional parking required if less than four units in a converted house.

### Economic Impact Statement

There are no costs to be incurred by the City as a result of the recommendations.

### Consultation

All City Departments deemed to have an interest have been consulted and their comments have been incorporated in this submission.

Since this report deals with an area study, notification signs were not posted. Property owners, tenants and community groups in the subject area were notified by mail and invited to attend a public meeting which was held on February 11, 1998. Initial comments/concerns expressed at

that meeting were noise from restaurants (outdoor patios), expansion of commercial uses, and the deterioration of existing buildings. Suggestions were made to provide more neighbourhood serving uses and to look at reducing the commercial zoning boundary. Business owners located within the study area expressed concerns that any downzoning of their properties would almost certainly have a negative effect on their businesses.

## **Disposition**

Department of Urban Planning and Public Works to write and circulate the implementing by-law.

Department of Corporate Services

1. Statutory Services Branch to notify the Regional Municipality of Ottawa-Carleton, Plans Administration Division, and everyone listed on the last page of this report of City Council's decision.
2. Corporate Law Branch to forward implementing by-law to City Council.

## **List of Supporting Documentation**

Document 1	Explanatory Note
Document 2	Details of Recommendations
Document 3	Location Map - Zoning Study Area
Document 4a	Proposed Zoning Changes
Document 4b	Detailed Map of Proposed Zoning Change
Document 5	Photos
Document 6	Consultation Details

## Part II - Supporting Documentation

Document 1

### EXPLANATORY NOTE TO BY-LAW NUMBER \_\_\_\_ -99

By-law Number \_\_\_\_\_ amends *Zoning By-law, 1998*, the City's Comprehensive Zoning By-law. The amendment affects the zoning of certain properties which have frontage on Laurier Avenue East and Nelson Street. The affected area is shown as the shaded area on the attached location map.

#### Current Zoning

The predominant zone in this study area is CL1 F(1.0) H(10.7) which permits a wide range of commercial uses such as convenience store, laundromat, personal service business, retail food store, retail store, restaurant full service and restaurant take-out. The latter uses are also subject to restrictions such as being located on the ground floor and not exceeding a certain gross floor area per single occupancy.

In the CL1[453]H(10.7) zone, in addition to permitting the above-noted uses and restrictions, exception [453] includes provisions as to yard setback and height of building.

CL zone: In addition to permitting all types of residential uses, the CL zone permits limited commercial uses such as automated teller, convenience store, day care, laundromat, personal service business, retail food store, and retail store. The latter uses are also subject to restrictions (size and location) and regulations (lot area, lot frontage, yard setbacks, building height, floor space index and landscaped area).

#### Proposed Zoning

The proposed new CL3 subzone will replace the CL and CL1 F(1.0) H(10.7) zone. In addition to introducing new commercial uses (medical facility, printing shop and veterinary clinic), the CL3 subzone will reintroduce the uses permitted in the CL zone (see CL zone described above) and eliminate restaurant uses which are not permitted uses in the standard CL zone.

Also, most of the existing residential properties located within the study area and on the perimeter of the existing commercial use properties, are proposed to be rezoned to permit primarily residential uses. The properties at 201 and 217 Laurier Avenue East are proposed to be zoned R5D with an exception to retain the convenience store use with restrictions, and the properties at 293-295 and 298 Nelson Street are proposed to be zoned R5C[87]. Exception [87] contains existing provisions which permit rooming house limited to 50% of gross floor area of building, and no additional parking required if less than four units in a converted house.

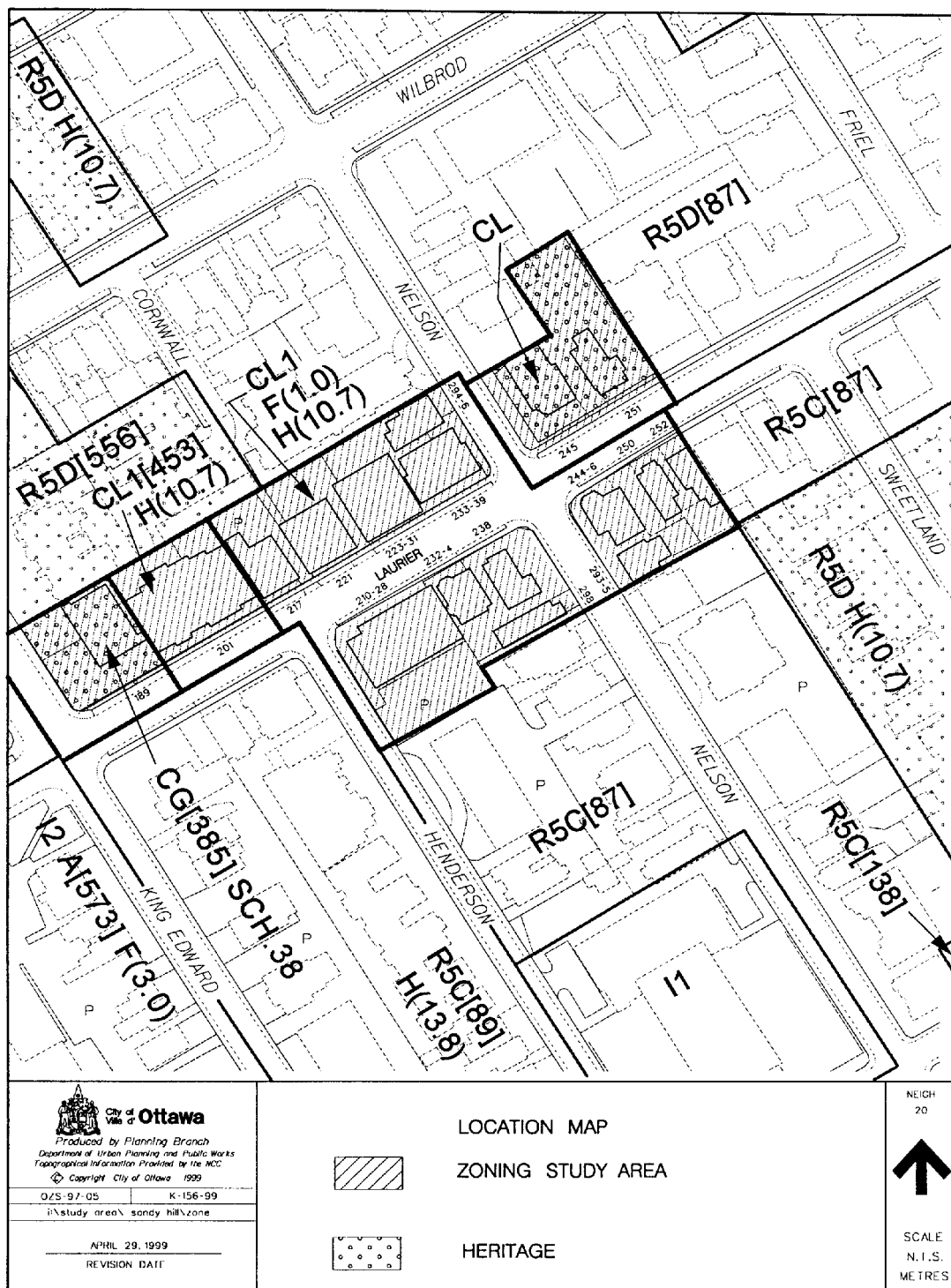
## **DETAILS OF RECOMMENDATIONS**

### Recommendation 1 - CL3 Subzone

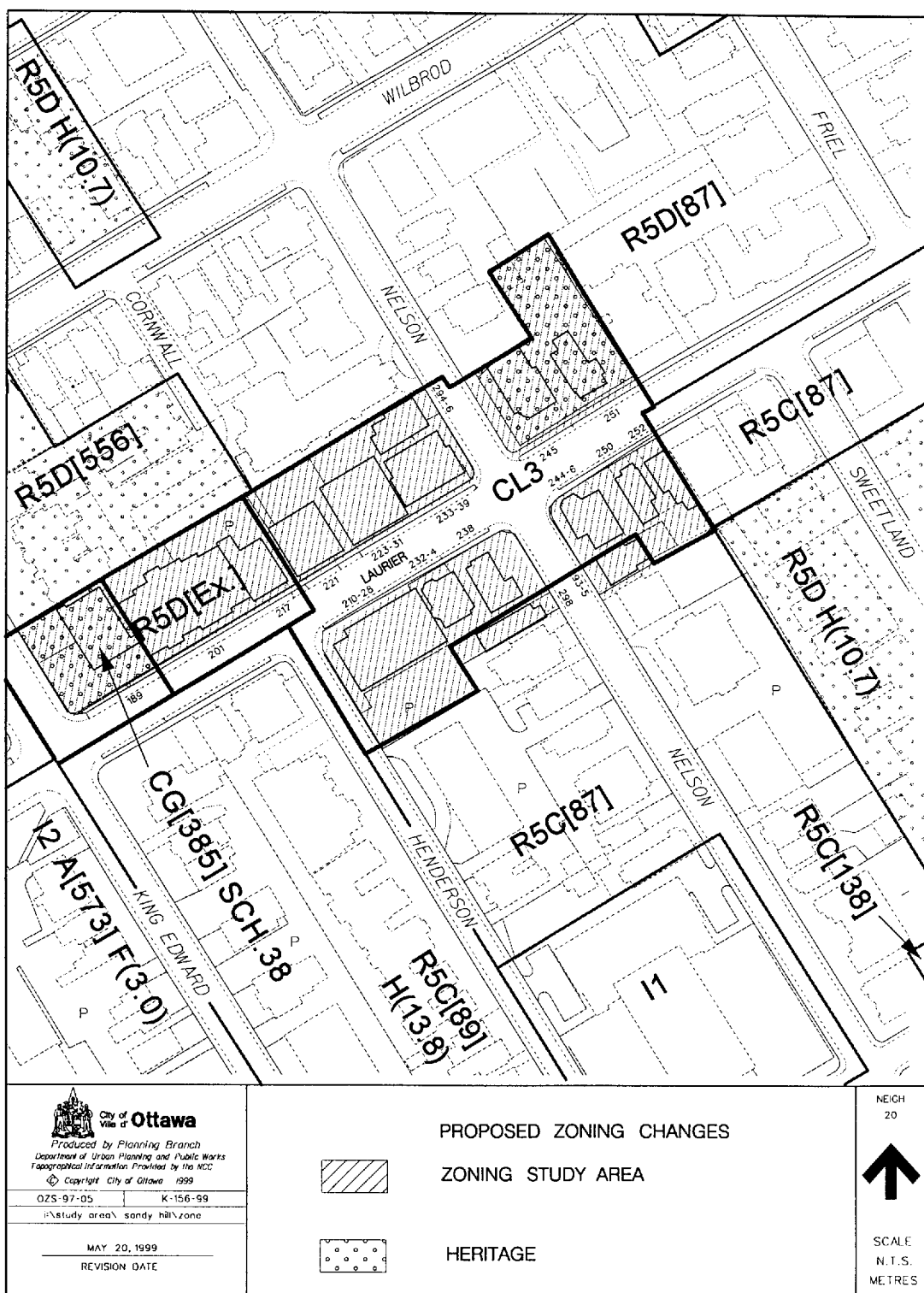
1. The following additional uses are permitted in the CL3 Subzone:
  - (a) medical facility
  - (b) printing shop
  - (c) veterinary clinic
2. The non-residential uses permitted in the CL3 Subzone are subject to the following:
  - (a) they must be located on the ground floor of a building; and
  - (b) each single occupancy must not exceed 204.5 square metres in gross leasable area.

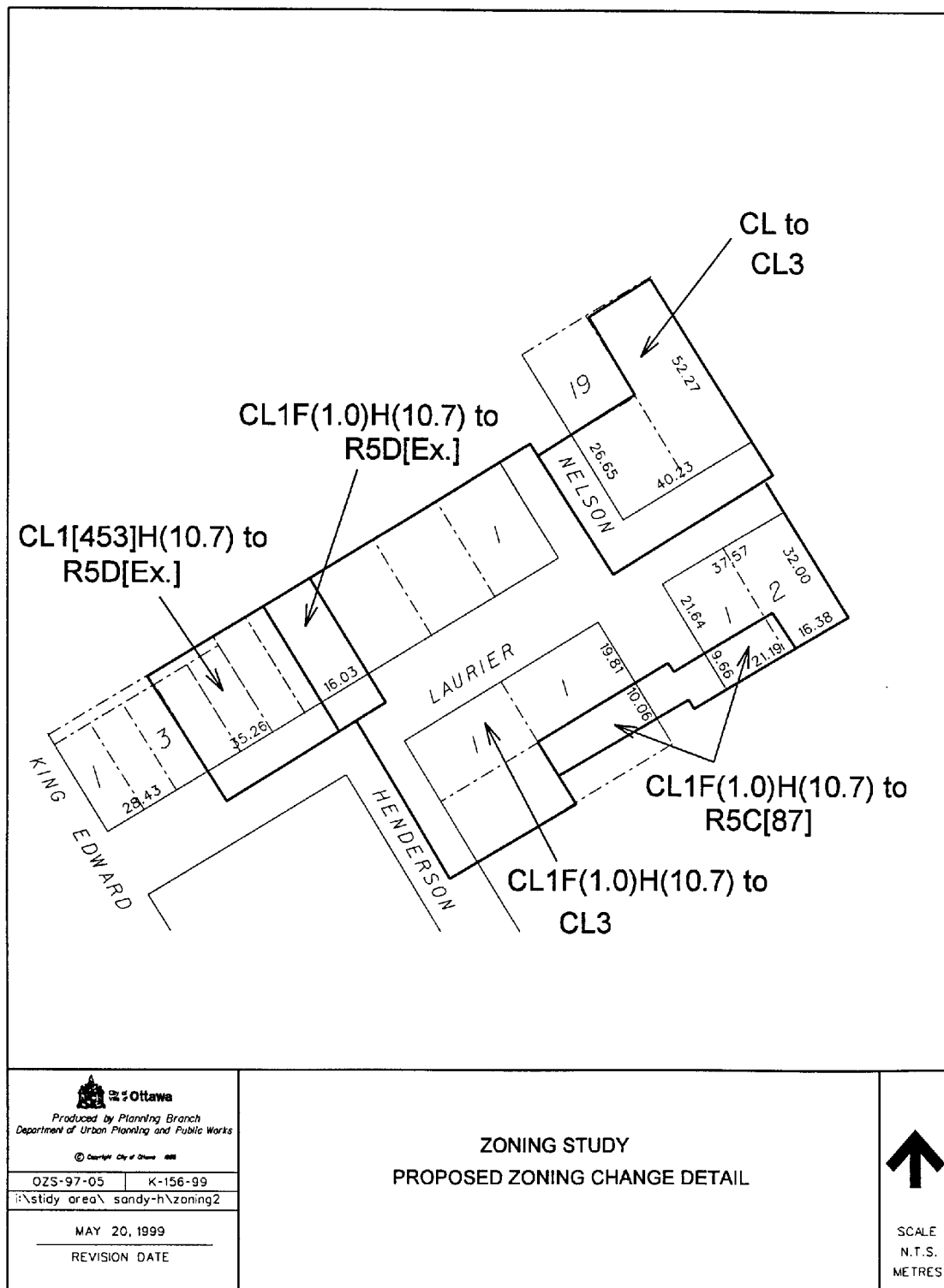
### Recommendation 2 - R5D[Ex.] zone

1. That a new exception zone be created as follows:
  - (a) permit additional use of a convenience store
  - (b) convenience store is permitted if:
    - there is no more than one convenience store on the lot;
    - it is located on the ground floor or in the basement of an apartment building, and
    - it does not exceed 75 square metres in gross floor area
  - (c) rooming house limited to 50% of gross floor area of building
  - (d) no additional parking required if less than 4 units in a converted house









**Photos - North Side of Laurier Avenue East**

Document 5



189 and 201 Laurier Avenue East



217 Laurier Avenue East



221 Laurier Avenue East



223-231 Laurier Avenue East



233-239 Laurier Avenue East



North-east corner of Laurier & Nelson





294-296 Nelson Street



245 & 252 Laurier Avenue East



245 Laurier Avenue East



251 Laurier Avenue East



South-west corner of Laurier & Henderson



210-228 Laurier Avenue East





238 Laurier Avenue East



232-234 Laurier Avenue East



298 Nelson Street



238 Laurier Avenue East (facing Nelson)



South-east corner of Nelson & Laurier



293-295 Nelson Street





252 & 250 Laurier Avenue East



244-246 Laurier Avenue East



Looking west along Laurier Avenue East (photo taken from near the corner of Sweetland Avenue)

## CONSULTATION DETAILS

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.

### SUMMARY OF PUBLIC INPUT

#### Public Input:

Total responses received by phone: 13

Total responses received by mail: 45

**Concerns** raised through the notification process and a public meeting (held on February 11, 1998) were the following:

(The summary of comments listed below are in order of importance)

1. Establishments of Bars / Restaurants / Outdoor Patios  
(noise, long hours of operation, parking)
2. Do not expand beyond present commercial zoning boundaries.
3. Quality of businesses and maintenance of their buildings have deteriorated.

**Suggestions** made through the notification process and a public meeting were the following:

(The summary of comments listed below are in order of importance)

1. Retain/maintain the Heritage and Residential integrity of the neighbourhood.
2. The commercial uses should be limited to more neighbourhood serving uses (ie. bakery, dry cleaning, specialty shops, medical and veterinary clinics)
3. Downzoning - Existing residences in the commercial zones should be changed to a residential zone only before a commercial establishment is developed.

Also, a group of business owners (located within the study area) have submitted a letter with 17 signatures expressing concerns that any downzoning of their properties would almost certainly have a negative effect on their businesses (ie. decrease in property values).

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

Councillor Stéphane Émard-Chabot provided the following comments/suggestions:

"I am generally supportive of the recommendations contained in the report. If anything, I feel that the community would have supported even greater changes to the area's commercial zoning provisions. However, the recommendations are clearly a step forward in ensuring a better coexistence of commercial and residential uses. The recommendation deleting restaurant uses from the commercial zone is paramount in meeting this objective and I am glad to see it supported by the Department."