



**Zoning - 5699 and 5710
Longshadow Street**

**Change the zoning to
expand the list of
permitted uses**

May 31, 2012

Shaping our future together

Subject site



Site description

- 1 5699 Longshadow Street (Area A) is bounded by Mitch Owens Road to the north, Dozois Road to the West, an existing storm water management pond to the east, and Longshadow Street to the south. The site is presently vacant.
- 1 5710 Longshadow Street (Area B) is bounded by Longshadow Street to the north, Dozois Road to the West, an existing storm water management pond and residential development to the east, and a hobby farm and residential development to the south. The site contains a gym, dance studio, Montessori school, and a personal service business.
- 1 St. Marks High School is located across from the subject sites, on the west side of Dozois Road.

Proposed amendment

Uses permitted on 5699 <u>Longshadow</u>	Proposed uses not already permitted
<ul style="list-style-type: none"> - Artist studio - Convenience store - Day care - Office - Personal service business - Animal hospital - Hotel - Restaurant 	<ul style="list-style-type: none"> - Animal care establishment - Automobile rental establishment - Automobile dealership - Automobile service station - Bank - Bar - Bank Machine - Car Wash - Drive thru facility - Gas bar - Instructional Facility (Drivers Education) - Kennel - Medical Facility - Parking lot - Place of Assembly - Retail food store - Retail Store - Pharmacy - Recreation and Athletic Facility - School

Uses permitted on 5710 Longshadow	Proposed uses not already permitted
<ul style="list-style-type: none"> - Golf course - Place of assembly - Recreational and athletic facility - School - Amusement park - Campground - Personal service business limited to hair stylist and spa 	<ul style="list-style-type: none"> - Animal care establishment - Animal Hospital - Artist Studio - Automobile rental establishment - Automobile dealership - Automobile service station - Bank - Bar - Bank Machine - Car Wash - Convenience store - Day Care - Drive thru facility - Gas bar - Hotel - Instructional Facility (Drivers Education) - Kennel - Medical Facility - Office - Parking lot - Restaurant - Retail food store - Retail store - Personal service business (all types) - Pharmacy

Discussion

City Official Plan

The subject sites are designated General Rural Area. The intent of this Designation is to provide a location for uses that, due to their nature, would not be more appropriately located within urban or Village locations.

The policies under this Designation, stipulates among others, that if a use is to be located on a local road, it must not interfere with the proper functioning of the local road network.

Proposed uses

The following uses could be considered within the General Rural Area:

- Animal care establishment
- Animal hospital
- Automobile service station
- Car Wash
- Convenience store
- Drive thru facility
- Gas bar
- Hotel
- Restaurant
- Retail of up to 1,000 square metres gross leasable area
- Small scale retail

The other requested uses are by their nature not suitable outside of villages or the urban area.

Traffic

The Transportation Brief submitted with the application demonstrated traffic operations problems on Dozois Road and at the Dozois Road/Longshadow Street intersection during weekdays' morning peak period.

The following road modifications were recommended to improve the problem:

- 1. Provide separate northbound and southbound left-turn lanes on Limebank and
 - 1. on Dozois Roads at their intersection with Mitch Owens Road;
- 1. Provide a southbound right-turn lane at the Dozois Road/High School/Longshadow Street intersection to reduce delay and improve operations at this location; and
- 1. Open the gate between the school's drop-off loop and its south driveway connection to Dozois Road to reduce the volume of outbound left-turns.

In addition to the above, Transportation Staff has recommended for the following road modification:

- Southbound left-turn lane at Longshadow Street/Dozois Road.

The Applicant is not contemplating any access from Mitch Owens Road to 5699 Longshadow Street.

Staff would not be supportive of an access along Mitch Owens Road due to the proximity to the intersection with Dozois Road.

The introduction of a restaurant, retail, and office at 5699 Longshadow Street is expected to generate approximately 150 vehicles per hour (vph) two-way total during the weekday morning and afternoon peak hours.

The proposed office development at 5710 Longshadow Street is expected to generate approximately 100 vph two-way total during both peak hours.

The impact of retail, assuming a Gross Leasable Area of 4,702 square feet, only represented 12 cars in the morning peak hour, which would not trigger road modifications.

Zoning

Restaurant and Office are permitted on 5699 Longshadow Street but prohibited on 5710 Longshadow Street.

Retail store is not permitted on either of the two properties.

The only additional use that could be supported would be retail of up to a maximum of 4,702 square feet of Gross Leasable Area, and only at 5699 Longshadow Street.

Due to no possible access from Mitch Owens Road, the proposed uses that are oriented to travelling public cannot be supported.

Uses not covered under the Transportation Brief will only be considered if supported by traffic assessment.

There are no concerns with the reduced setback since the site is adjacent to a stormwater pond which provides buffer from the residential uses to the east.