

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme**

**and Council
et au Conseil**

**November 13, 2014
13 novembre 2014**

**Submitted by
Soumis par:**

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Ward: RIDEAU-ROCKCLIFFE (13)

File Number: ACS2014-PAI-PGM-0233

SUBJECT: Zoning – Anomaly – 460 St. Laurent Boulevard

OBJET: Zonage – Rapport d’anomalie – 460, boulevard St. Laurent

REPORT RECOMMENDATION

**That Planning Committee recommend Council approve an amendment to Zoning
By-law 2008-250 to correct errors regarding the zoning affecting 460 St. Laurent
Boulevard, as shown in Document 1 and as detailed in Document 2.**

RECOMMANDATION DU RAPPORT

Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 visant à corriger des erreurs concernant le zonage du 460, boulevard St. Laurent, comme le montre le document 1 et l'explique en détail le document 2.

BACKGROUND

On June 25, 2008, Council adopted comprehensive Zoning By-law 2008-250. Staff have been monitoring the Zoning By-law since its adoption. Reports to correct anomalies have been coming forward to Planning Committee and Council for approval on a regular basis. This report recommends minor corrections to the zoning affecting 460 St. Laurent Boulevard.

DISCUSSION

The property located at 460 St. Laurent Boulevard is zoned GM [2061] F(4.52) S314. An amendment is needed to exception [2061] to correct an oversight in a recent Zoning By-law amendment affecting the property. The proposed amendment will add a provision to permit a reduced landscaped area along an interior lot line associated with a parking area, in accordance with the plans submitted as part of the concurrent application for Site Plan Control.

Document 1 includes the location map showing the location of the affected property. Document 2 includes the details of the recommended zoning.

RURAL IMPLICATIONS

This report does not affect lands in the rural area.

CONSULTATION

Notice of the public meeting for this report was provided in the EMCs and Le Droit in accordance with the alternative measures for public notification in Section 5.2.3 of the Official Plan.

COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor is aware of the proposed amendment.

LEGAL IMPLICATIONS

There are no legal impediments to adopting the recommendation outlined in this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

TECHNOLOGY IMPLICATIONS

Information Technology and Planning and Growth Management have agreed that for Land Use reports from Development Review Services and Policy Development and Urban Design Branches, there is no technology component.

APPLICATION PROCESS TIMELINE STATUS

This application was processed by the On Time Decision Date established for the processing of Zoning By-law amendment applications.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:
SE2 Improve Operational Performance.

SUPPORTING DOCUMENTATION

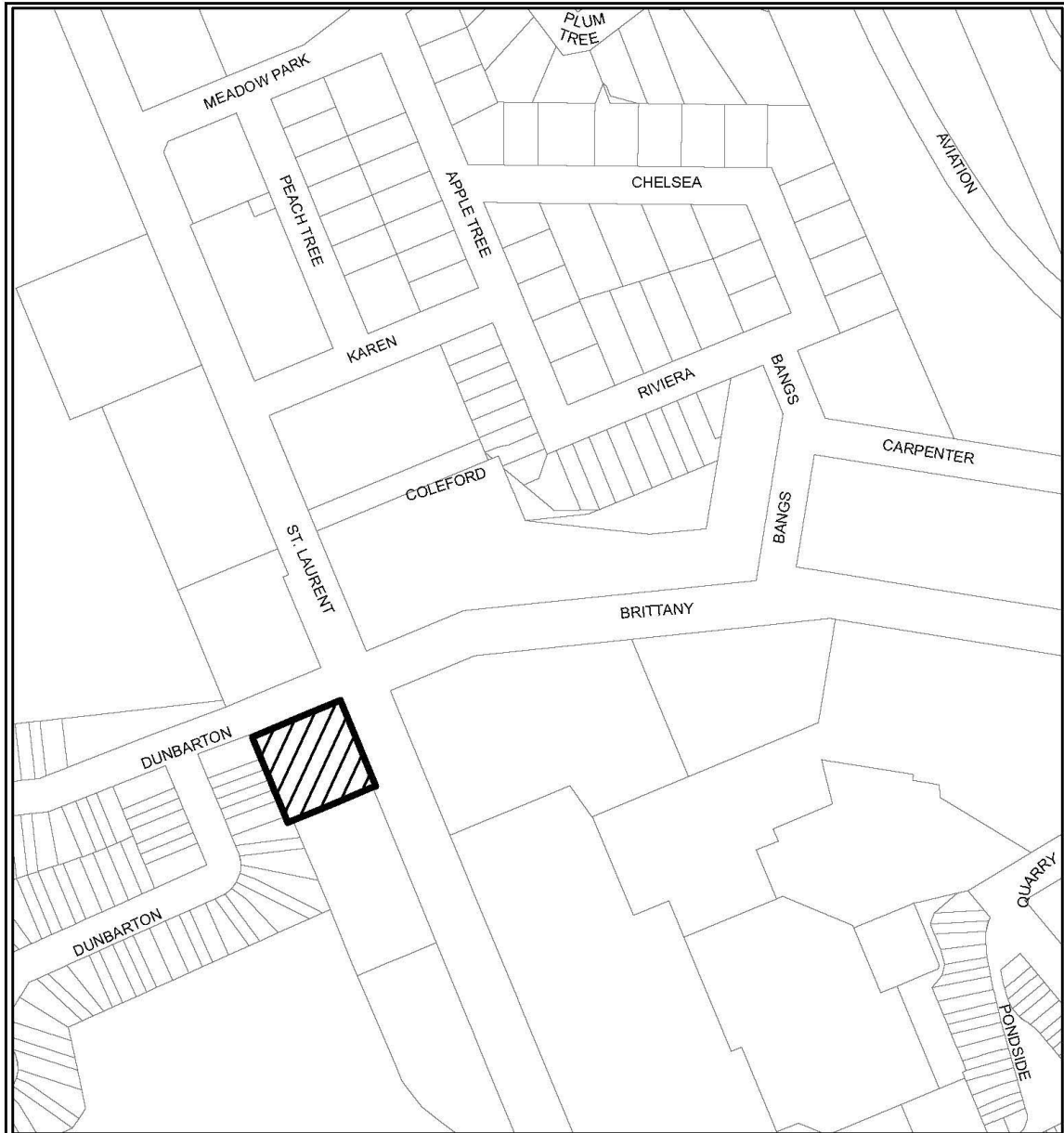
Document 1 Location Maps


Document 2 Zoning Details

DISPOSITION


Planning and Growth Management Department to prepare the implementing by-law for amendments to Zoning By-law 2008-250, forward to Legal Services for submission to City Council, and undertake the statutory notification for the amending by-law.

Document 1 – Location Map




 Produced by Planning and Infrastructure Portfolio
 Produit par le Portefeuille urbanisme et infrastructure

D02-02-14-0128	14-2274-D
I:\CO\2014\ZKP\St_Laurent_460	
2014 / 11 / 13	
REVISION DATE	DE RÉVISION

 **Location Map / Plan de révision**
Zoning Key Plan / Schéma de zonage
460 boulevard St. Laurent Boulevard

042300240 Denotes Teranet-Polaris Parcel Identification Number

Échelle
 N.T.S.
 Mètres



Scale
 N.T.S.
 Metres

Document 2 – Zoning Details

I Item	II Objective of Amendment	III Proposed Amendment
460 St. Laurent Boulevard Ward 13	To correct an oversight in exception [2061] which was intended to reflect the approved Site Plan Control application. An additional provision is needed to permit a reduced landscaped area associated with a parking lot.	Amend Section 239 - Urban Exceptions by adding the following text in Column V of Exception [2061]: -the provisions in Table 187 (h) do not apply. -the required landscaped buffer around a parking lot may be reduced to 0.5 metres in width for a distance of 7 metres