

Report to/Rapport au :

**Planning Committee
Comité de l'urbanisme**

and Council / et au Conseil

**July 30, 2012
30 juillet 2012**

Submitted by/Soumis par : **Nancy Schepers, Deputy City Manager/Directrice
municipale adjointe,
Planning and Infrastructure/Urbanisme et Infrastructure**

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Gloucester-South Nepean/Gloucester-Nepean-Sud
(22)

Ref N°: ACS2012-PAI-PGM-0104

SUBJECT: ZONING - 4699 BANK STREET

OBJET : ZONAGE – 4699, RUE BANK

REPORT RECOMMENDATIONS

That the Planning Committee recommend Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of 4699 Bank Street from Development Reserve (DR) to Minor Institutional Zone, Subzone A with Exceptions (I1A [XXXX]), as shown in Document 1 and as detailed in Document 2.

RECOMMANDATIONS DU RAPPORT

Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 afin de changer la désignation de zonage du 4699, rue Bank de Zone d'aménagement futur (DR) à Zone de petites institutions, sous-zone A assortie d'une exception (I1A [XXXX]), comme il est indiqué dans le document 1 et expliqué en détail dans le document 2.

BACKGROUND

The subject property is located on the east side of Bank Street approximately 150 metres north of Analdea Drive in the Leitrim Community, as shown in Document 1. The site is 5059 square metres in area with 45.61 metres of frontage on Bank Street. The property also will have frontage onto the future Fiddlehead Drive to the east, which is part of a recently registered plan of subdivision. There are currently two single detached homes on the subject property.

The site is bounded to the east by a registered residential subdivision that, once constructed, will consist of single, semi-detached and townhouse dwelling units, to the south by a 10 metre service easement associated with the subdivision to the east, and beyond that a Stinson's Gas Station, to the north by a single detached dwelling with frontage on Bank Street, and to the west across Bank Street by a second Stinson's Gas Station.

Purpose of Zoning Amendment

The application proposes the demolition of the existing single detached dwellings and the construction of a 400 square metre Place of Worship. As a second phase, a 340 square metre Place of Assembly is proposed to be constructed at the rear of the site. The proposal also includes a parking lot at the south end of the site and a private park at the north end.

Existing Zoning

The subject property is zoned Development Reserve (DR), which is a zoning designation that recognizes lands intended for future urban development in areas designated General Urban Area in the Official Plan. The range of permitted uses is limited to those that will not preclude future development.

Proposed Zoning

The proposed zoning amendment seeks to apply the Minor Institutional Zone, Subzone A, with Exceptions (I1A [XXXX]) to the subject lands. The site-specific exceptions will provide relief from the minimum rear yard setback, landscape buffer surrounding parking lot, loading space provisions and maximum building height.

DISCUSSION

Official Plan

The property is designated as General Urban Area within the Official Plan. The General Urban Area designation permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses. This will facilitate the development of complete and sustainable

communities. A broad scale of uses is found within this designation. This development proposal is for a Place of Worship and a Place of Assembly, which are both consistent with the uses permitted in the General Urban Area designation.

The General Urban Area permits uses that may draw from broader areas and generate impacts, such as traffic, that have the potential to create conflicts with the surrounding residential community. The Official Plan states that the City will ensure that these impacts will be adequately mitigated or otherwise addressed. Mitigation measures include locating the proposed use along an Arterial Road with sufficient capacity to accommodate the anticipated traffic generated, and where transit service is provided, and to ensure the use is in a suitable location on the perimeter of established residential neighbourhoods. Both a Place of Worship and a Place of Assembly are characterized as uses that generate a high volume of traffic during a relatively short timeframe during off-peak hours of the week. Access to the site is proposed off of Bank Street, an existing arterial road, where local all-day transit service is provided by Bus number 144. Both of these characteristics will mitigate the impact that the traffic generation will have on the surrounding area. The subject site is located on the edge of a future residential neighbourhood. Adequate parking will be provided on-site in order to prevent spill-over parking within the adjacent future residential neighbourhood. Building location, massing, orientation and design will be carefully considered through the site plan control process in order to ensure compatibility of the proposed uses with the adjacent residential neighbourhood.

Leitrim Community Design Plan

The subject property also falls within the area subject to the Leitrim Community Design Plan (LCDP), which is a document that is meant to guide land use planning decisions within the Leitrim Community. According to the LCDP, the westerly portion of the subject property adjacent to Bank Street is designated 'Mixed Use', and the easterly portion of the property is designated 'Low Density Residential'. There is a recognition that, in implementing the LCDP, some flexibility in interpretation is anticipated, provided that the general intent of the LCDP's policies and principles are maintained. In this case, the subject property will be developed under the 'Mixed Use' designation. This is considered a reasonable and minor deviation from the land use plan for Leitrim and the general intent of the LCDP policies and principles will be maintained.

The intent of the Mixed Use designation is to accommodate a wide range of institutional, community and convenience retail, personal service and business uses to serve the immediate and the greater Community. These areas are intended to be the 'core' of the Leitrim Community. These centres are meant to be well connected with the residential neighbourhoods and are envisioned with street-related buildings that help to create beautiful, pedestrian friendly streets. The uses permitted in the I1A zone, including Place of Worship and Place of Assembly meet the intentions for the Mixed Use designation.

The mixed use area in which the subject property is located is a linear strip of land which runs along the east side of Bank Street between Rotary Way and just south of

Analdea Drive. The concept plan submitted with this proposal shows the main building, which will be used as a Place of Worship, at the front of the property. This will help define the street edge along Bank Street and will work towards creating a pedestrian-friendly streetscape along the Bank Street frontage of this Mixed Use centre.

Details of Proposed Zoning

The recommendation is to rezone from Development Reserve (DR) to Minor Institutional Zone, Subzone A with site specific exceptions (I1A [XXXX]). The I1A zone is intended to permit a range of community uses, institutional accommodation and emergency service uses to locate in areas designated General Urban Area in the Official Plan, and to minimize the impact of these uses located in proximity to residential uses by ensuring they are of a scale and intensity that are compatible with neighbourhood character.

The two single detached homes that are currently located on the subject property are not permitted in the DR zone, and therefore are considered non-conforming uses. Under the recommended I1A [XXXX] zoning the existing dwellings will remain non-conforming until such time as they are demolished.

The proposal is to develop this site as a Place of Worship and Place of Assembly, in a manner similar to that shown in the concept plan shown in Document 4. The subject property backs onto a future residential street and neighbourhood, and consideration for compatibility has been taken into account at a conceptual level by placing the shorter of the proposed buildings closest to the residential neighbourhood to the east. Further refinement at the site plan stage will ensure that landscaping, building orientation, fencing and other design considerations will be implemented in such a way that best mitigates the impacts on the adjacent residential area. Although the proposal is to develop a Place of Worship and Place of Assembly, this recommendation is to allow all permitted uses in the I1A zone at this location, as all are considered compatible at this location as long as they are implemented at an appropriate scale and intensity.

The recommendation includes five site specific exceptions to various provisions. These include a reduction in minimum rear yard setback to 3 metres, a reduction in the minimum width of landscape buffer along the south side of a parking lot to 1 metre, an increase in the maximum permitted building height to 12 metres, a reduction in the minimum number of loading spaces for Place of Assembly to 0 spaces, and a reduction to the minimum drive aisle width accessing a loading space to 6.7 metres. All the site specific exceptions requested are minor in nature and will allow for the site to be developed in a manner similar to the concept plan, as shown in Document 4.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

Notice of this application was carried out in accordance with the City's Public Notification and Consultation Policy. The City received one comment which is detailed in Document 3.

COMMENTS BY THE WARD COUNCILLOR

Councillor Desroches is aware of the application.

LEGAL IMPLICATIONS

There are no legal implications associated with this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no direct accessibility implications associated with this report.

TECHNOLOGY IMPLICATIONS

There are no direct technical implications associated with this report.

TERM OF COUNCIL PRIORITIES

Approval of this report recommendation will contribute to Council's priority of creating healthy and caring communities.

APPLICATION PROCESS TIMELINE STATUS

The application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to a reduced frequency of Planning Committee meetings during the summer months.

SUPPORTING DOCUMENTATION

Document 1 Location Map
Document 2 Details of Recommended Zoning

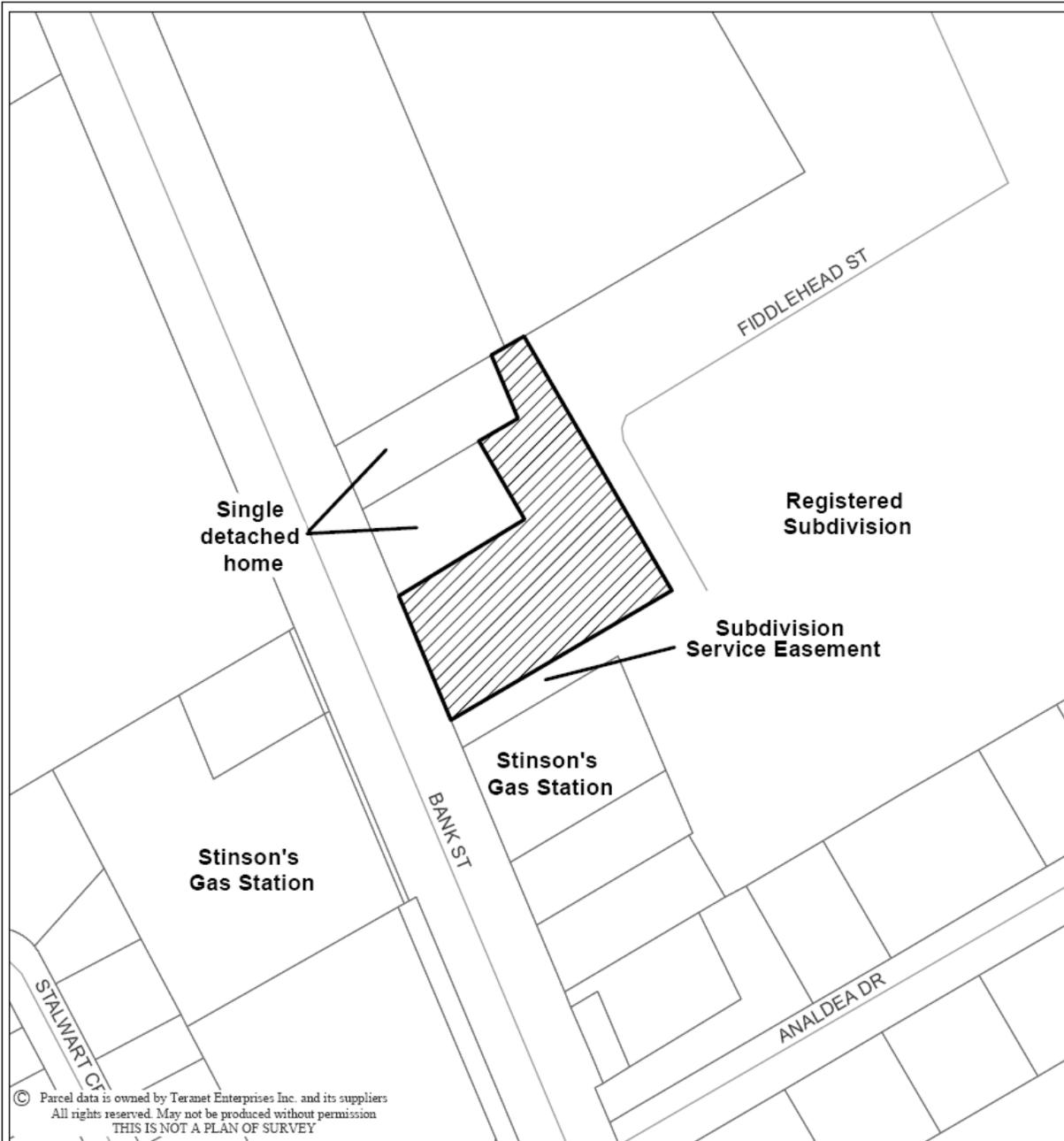
Document 3 Consultation Details
Document 4 Concept Plan

DISPOSITION

City Clerk and Solicitor Department, Legislative Services to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON, K1Z 8B5, Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code 26-76) of City Council's decision.

Planning and Growth Management to prepare the implementing by-law, forward to Legal Services and undertake the statutory notification.

Legal Services to forward the implementing by-law to City Council.



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 et Viabilité des collectivités

D02-02-11-0130	12-0395-Y
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2012 / 07 / 27	
REVISION DATE	DE RÉVISION

 **Location Map / Plan de révision**
Zoning Key Plan / Schéma de zonage
4699 Bank Street

043450023 Denotes Teranet-Polaris Parcel Identification Number

Échelle
 N.T.S.
 Mètres



Scale
 N.T.S.
 Metres

DETAILS OF RECOMMENDED ZONING

DOCUMENT 2

Proposed Changes to the Comprehensive Zoning By-law

1. Rezone the subject lands shown in Document 1 from DR to I1A [XXXX]
2. Add a new exception, I1A [XXXX], to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a. In Column II the text “I1A [XXXX]
 - b. IN Column V the following:
 - minimum permitted rear yard setback of 3.0 metres
 - maximum permitted height of 12 metres
 - minimum landscape buffer for the south side of a parking lot containing more than 10 but fewer than 100 spaces of 1.0 metres
 - minimum number of loading spaces for a place of assembly less than 2000 square metres in area of 0
 - minimum width in metres of aisle accessing loading space of between 60 ° and 90 ° of 6.7 metres

CONSULTATION DETAILS

DOCUMENT 3

NOTIFICATION AND CONSULTATION PROCESS

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. No public meetings were held in the community.

PUBLIC COMMENTS

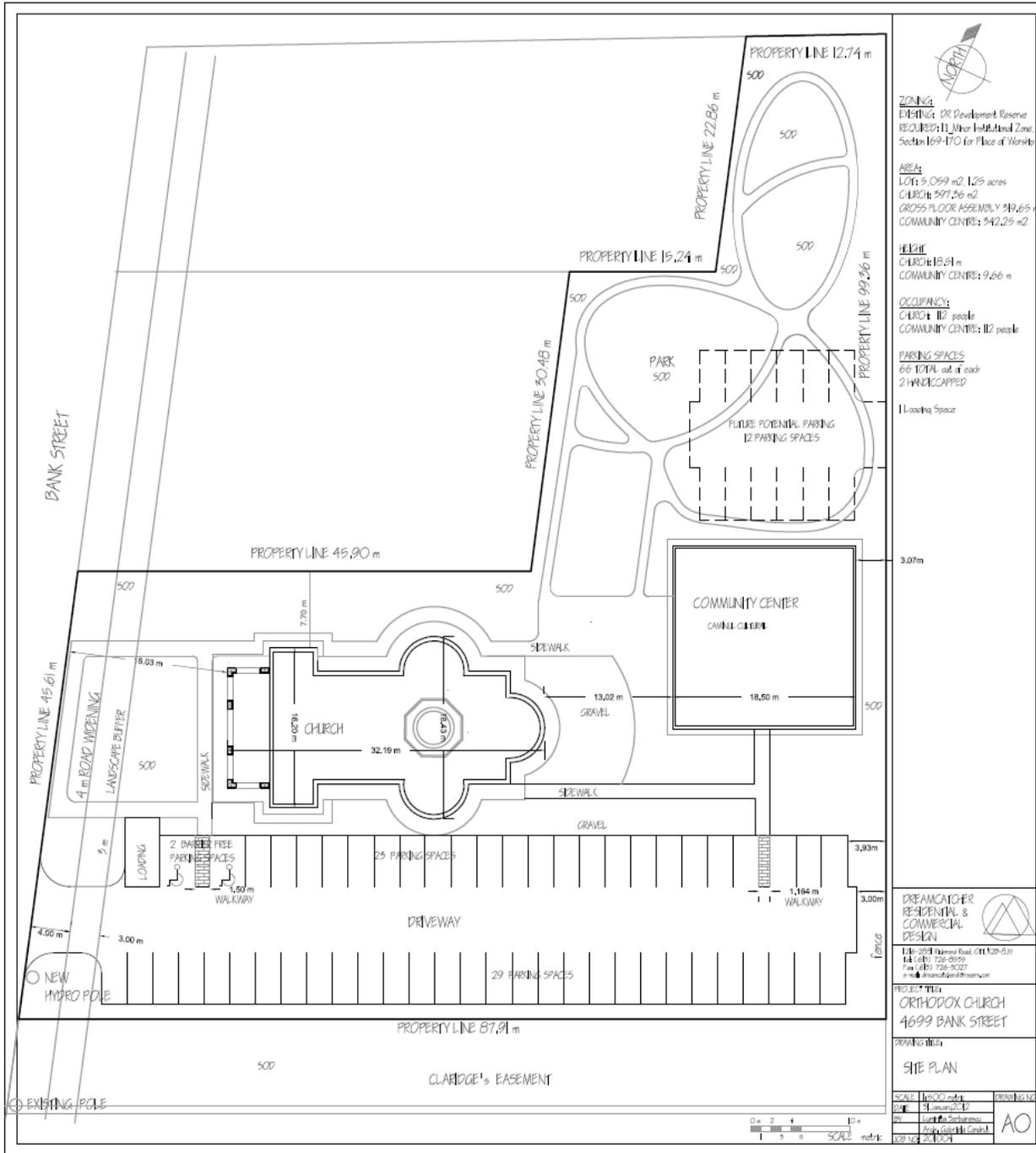
1. An adjacent resident inquired about how the proposed development would be connecting to the public water and sewer system with a desire to obtain information on how they might connect to water and sewer as well in the future.

Response

The resident was advised that the subject property proposed to connect to water and sewer off of Fiddlehead Drive, a local street in the registered subdivision to the east of the site. The resident was advised to discuss further with the owner of 4699 Bank Street and the owner of the adjacent subdivision (Claridge) on this matter.

CONCEPT PLAN

DOCUMENT 4



ZONING:
 EXISTING: DR Development Reserve
 REQUIRED: I1, Other Institutional Zone,
 Section 169-170 for Place of Worship

AREA:
 LOT: 9,099 m², 1.25 acres
 CHURCH: 597.26 m²
 GROSS FLOOR ASSEMBLY: 514.65 m²
 COMMUNITY CENTRE: 342.25 m²

HEIGHT:
 CHURCH: 15.91 m
 COMMUNITY CENTRE: 9.66 m

OCCUPANCY:
 CHURCH: 112 people
 COMMUNITY CENTRE: 112 people

PARKING SPACES:
 66 TOTAL out of each
 2 HANDICAPPED
 1 Loading Space

DREAMCATCHER
 RESIDENTIAL &
 COMMERCIAL
 DESIGN

110-2014 Avenue Road, Unit 102-510
 Tel: (416) 726-9959
 Fax: (416) 726-9027
 e-mail: info@dreamcatcherdesign.com

PROJECT:
 ORTHODOX CHURCH
 4699 BANK STREET

DRAWING TITLE:
 SITE PLAN

SCALE:	1:1000 metric	DATE:	08/20/12
BY:	Lucy Zarbansky	DATE:	08/20/12
APP.:	David Gosselin, Consultant	DATE:	08/20/12

