

**Report to
Rapport au:**

**Planning Committee / Comité de l'urbanisme
August 23, 2016 / 23 août 2016**

**and Council / et au Conseil
August 31, 2016 / 31 août 2016**

**Submitted on August 2, 2016
Soumis le 2 août 2016**

**Submitted by
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Ward: COLLEGE (8) / COLLÈGE (8)

File Number: ACS2016-PIE-PGM-0095

**SUBJECT: Zoning By-law Amendment – 2710 Draper Avenue, 2781, 2785, 2795
Baseline Road**

**OBJET: Modification au Règlement de zonage – 2710, avenue Draper, 2781,
2785, 2795, chemin Baseline**

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2710 Draper Avenue, 2781, 2785, 2795 Baseline Road to permit a Medical Facility, as shown in Document 1 and detailed in Document 2; and
2. That Planning Committee approve the Public Consultation Section of this report be included as the “brief explanation” in the Summary of Written and Oral Submissions, to be prepared by the City Clerk and Solicitor’s Office and submitted to Council in tandem with this report, subject to submissions received between the publication of this report and 4 p.m. of the day prior to Council’s consideration.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l’urbanisme recommande au Conseil d’approuver une modification au Règlement de zonage 2008-250 visant le 2710, avenue Draper et les 2781, 2785 et 2795, chemin Baseline afin de permettre l’aménagement d’une installation médicale, comme le montre le document 1 et l’explique en détails le document 2;
2. Que le Comité de l’urbanisme donne son approbation à ce que la section du présent rapport consacrée aux consultations publiques soit incluse en tant que “brève explication” dans le résumé des observations écrites et orales, qu’elle soit rédigée par le Bureau du greffier municipal et chef du contentieux et soumise au Conseil en même temps que le présent rapport, à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et 16 h la veille de l’étude du rapport par le Conseil.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

The property is 2710 Draper Avenue, 2781, 2785, 2795 Baseline Road.

Owner

Qualicum Woods Crossing / Redwood Residences Ltd.

Applicant

Christine Cholette, Lloyd Phillips & Associates Ltd

Architect

Roderick Lahey Architects Inc.

Description of site and surroundings

The site is located in the Qualicum-Redwood Park neighbourhood in the west end of Ottawa, more specifically on the north side of Baseline Road, east of Morrison Drive. This part of the community consists mainly of townhouses and low density residential dwellings. There were originally seven townhouse buildings on the overall property with a total of 84 units. At present, there are four remaining, as the other three have since been demolished. The site has a total land area of 12,065 square metres, and has frontage on both Baseline Road and Morrison Drive.

Summary of requested Zoning By-law amendment proposal

The applicant is proposing to add a medical facility as a permitted use with a gross leasable floor area limited to 242.5 square metres. The proposed use would be located on the ground floor of a future condominium building.

The site is zoned Residential Fifth Density Subzone A with exception (R5A[1700] S247, S282), which allows, in addition to apartment dwellings, commercial uses such as convenience store, personal service business, bank, pharmacy, and laundromat as long as located on the ground floor or basement and not exceeding 25 per cent of the gross floor area.

Brief history of proposal

On April 1, 2013, approval was given for a first phase of the project known as Qualicum Woods Crossing. The first phase includes three residential condominium buildings. It makes up the middle and south portions of the property. This approval was extended in April, 2014 until April 2015. The site plan agreement is now registered and the construction of one of the three building is now completed. The building where the medical facility is to be located is proposed at the south-west corner of the site.

DISCUSSION

Public consultation

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by Council for Zoning By-law amendments.

As the initial proposal was seeking reduction in parking for the medical facility, local residents have expressed through the public circulation concern that the existing parking overflow would worsen.

Some residents have also expressed that a medical facility was of no benefit as the Queensway Carleton Hospital, two private clinics, and two drug stores were already within walking distance.

Some have also expressed their concern that a medical facility could result in loss of property values.

In response to staff comments and public concerns, the applicant agreed to revise its proposal to provide the required parking in accordance with the Zoning By-law.

Official Plan designation

According to Schedule B of the Official Plan, the property is designated General Urban Area. This designation permits a full range of uses, including a variety of residential types to meet all ages, incomes, and life circumstances. Furthermore, the designation permits a variety of non-residential uses including, but not limited to: retail, service, employment, commercial, offices, medical facilities etc.

Urban Design Review Panel

The property is not located within a Design Priority Area, therefore, was not required to be reviewed by the panel.

Planning rationale

The proposed use is consistent with the direction of the Official Plan in that the General Urban Area Designation specifically permits non-residential uses such as medical facilities.

This proposal was initially seeking a parking reduction for the medical facility. Following public consultation where concerns with parking overflow were expressed, and following

staff review indicating that parking reduction would not be supported, readjustments were made to ensure zoning compliance.

The concerns were mostly related to traffic increase. Although the Queensway Carleton Hospital and existing private clinics are close, the additional health services will be beneficial to the existing and future residential community. As part of the medical facility, chiropractic and rehabilitation, additional specialised health services, will be offered to the community.

The proposed gross leasable floor area for the medical clinic complies with the Commercial Use Provisions of Exception 1700, which establishes the maximum for individual tenancy at 325.15 square metres.

Provincial Policy Statement

This proposal is consistent with the Provincial Policy Statement, 2014.

The proposed health services are in keeping with Policy 1.0 “Building Strong Healthy Communities” which promotes efficient land use and development patterns to support social well-being.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Chiarelli is aware of the application related to this report.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications association with the recommendation in this report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

ACCESSIBILITY IMPACTS

Accessibility will be addressed through the site plan approval process.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

EP2 – Support growth of local economy.

HC1 – Advance equity and inclusion for the city's diverse population.

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 parking reduction issues.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of recommended zoning

Document 3 Overview Data Sheet

CONCLUSION

The department supports the proposed Zoning By-law amendment as it is consistent with the direction of the Official Plan and will be beneficial to the existing and future residential community by providing additional specialised health services.

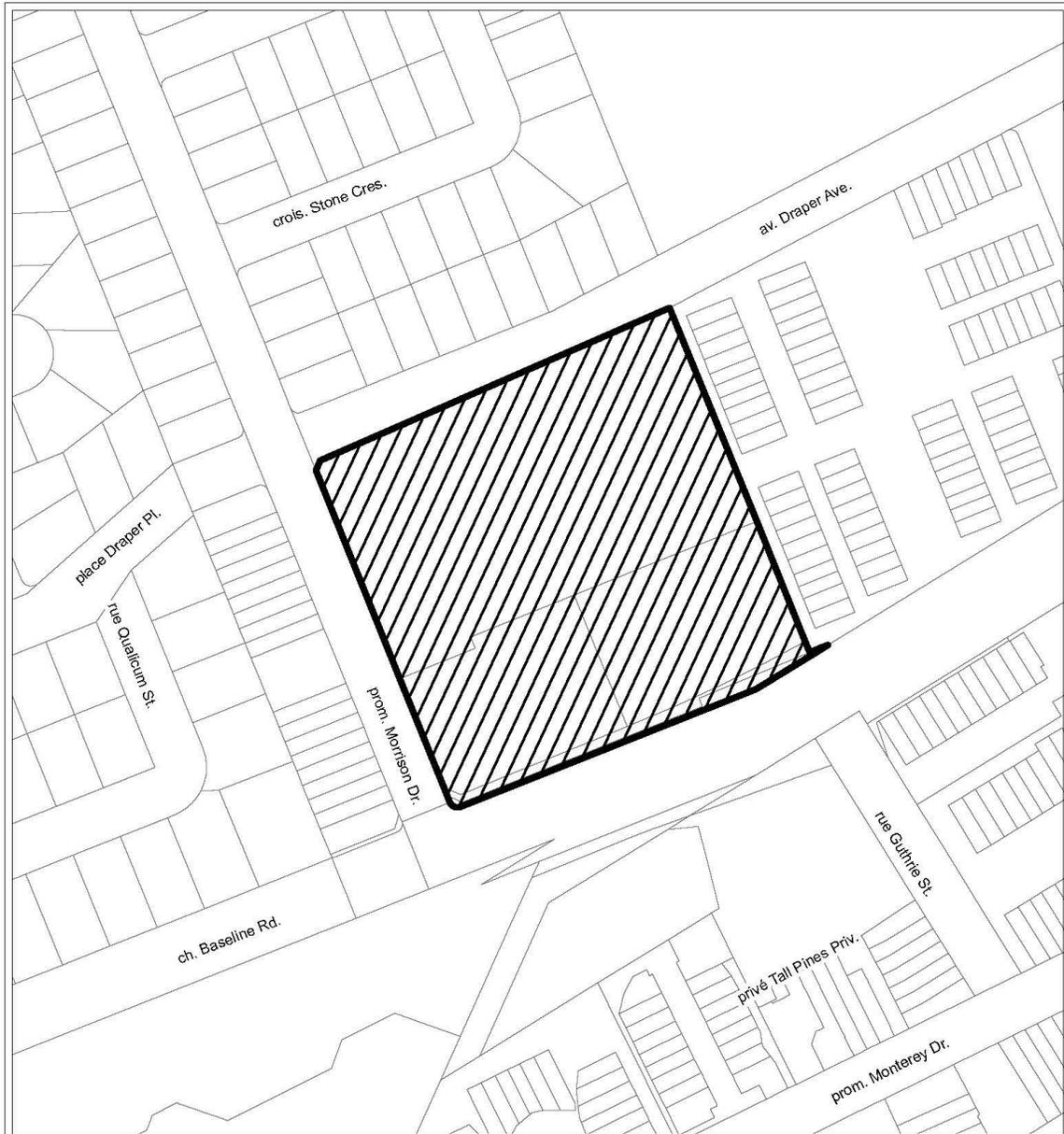
DISPOSITION

City Clerk and Solicitor Department, Legislative Services, to notify the owner, applicant, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

Planning, Infrastructure and Economic Development Department 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.

Document 1 – Location Map



D02-02-15-0083
D07-12-15-0184

15-2000-X

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REVISION / RÉVISION - 2015 / 12 / 10

LOCATION MAP / PLAN DE LOCALISATION
ZONING KEY PLAN / SCHÉMA DE ZONAGE
SITE PLAN / PLAN D'EMPLACEMENT



**2710 avenue Draper Avenue
2781, 2785, 2795 chemin Baseline Road**



NOT TOO SCALE

Document 2 – Details of Recommended Zoning

The proposed change to Zoning By-law 2008-250 for 2710 Draper Avenue, 2781, 2785, 2795 Baseline Road is by amending urban exception 1700 with the provisions similar in intent to the following:

1. by adding the text, “medical facility” to column III, as an additional permitted use;
2. by replacing provision i) in Column V with the following text,
 - i) the maximum gross leasable floor area for each individual tenancy is 325.15 square metres, except for a medical facility which has a maximum gross leasable floor area of 242.5 square metres and,
3. by replacing provision v) in column V with the following text, “the minimum required parking rate for the additional land uses permitted is 1 space per 92.9 square metres, except for a medical facility which is subject to Section 101”