

**9. Zoning By-law Amendment – 352 Crete Place
Modification du Règlement de zonage – 352, place Crete**

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 352 Crete Place to permit a community health and resource centre and front yard parking, as detailed in Document 3.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage (no 2008-250) relativement au 352, place Crete, de façon à permettre un centre de santé et de ressources communautaires et le stationnement dans la cour avant, comme le précise le document 3.

DOCUMENTATIONS/DOCUMENTATIONS

1. Director's Report, Planning Services, Planning, Infrastructure and Economic Development department, dated October 29, 2018 (ACS2018-PIE-PS-0121)

Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'Infrastructure et du développement économique daté le 29 octobre 2018 (ACS2018-PIE-PS-0121)

2. Extract of draft Minutes, Planning Committee, November 20, 2018

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 20 novembre 2018

3. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of December 12, 2018, in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council meeting of November 28, 2018".

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 12 décembre 2018 du Conseil, dans le

rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes du projet de loi 73, à la réunion du Conseil municipal prévue le 28 novembre 2018 ».

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
20 November 2018 / 20 novembre 2018**

**and Council
et au Conseil
28 November 2018 / 28 novembre 2018**

**Submitted on 29 October 2018
Soumis le 29 octobre 2018**

**Submitted by
Soumis par:**

**Lee Ann Snedden
Director / Directrice**

Planning Services / Services de la planification

**Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

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Ward: RIDEAU-VANIER (12)

File Number: ACS2018-PIE-PS-0121

SUBJECT: Zoning By-law Amendment – 352 Crete Place

OBJET: Modification du Règlement de zonage – 352, place Crete

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 352 Crete Place to permit a community health and resource centre and front yard parking, as detailed in Document 3.**

2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of November 28, 2018," subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au *Règlement de zonage (n° 2008-250)* relativement au 352, place Crete, de façon à permettre un centre de santé et de ressources communautaires et le stationnement dans la cour avant, comme le précise le document 3.
2. Que le Comité de l'urbanisme donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et de l'avocat général et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes du projet de loi 73 , à la réunion du Conseil municipal prévue le 28 novembre 2018», à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du 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

352 Crete Place

Owner

Ottawa Inuit Children's Centre (OICC)

Applicant

CSV Consultants c/o Rick Kellner

Description of site and surroundings

The property is located on the west side of Crete Place, approximately 50 metres south of McArthur Avenue, in the Vanier community. The site is occupied by a two-storey residential building. There is also a driveway/paved area that runs along the northern property line. The site is approximately 300 metres east of the Vanier Parkway.

The site is located in a predominantly low-rise residential neighbourhood. To the west and south is a Residential Second Density Zone, consisting primarily of detached and duplex dwellings. To the east, are low-rise apartment buildings in a Residential Fifth Density Zone. The two abutting lots to the north, 224 and 230 McArthur Avenue, are two-storey buildings that are owned and operated by the applicant (the Ottawa Inuit Children's Centre). The abutting lots fronting on McArthur Avenue are in a Traditional Mainstreet Zone, which permits a range of residential and commercial uses.

Summary of requested Zoning By-law amendment proposal

The applicant has requested a Zoning By-law amendment to permit a community health and resource centre within the existing building. The applicant also seeks to amend the vehicle parking provisions and provide four parking spaces in the front yard, which By-law 2008-250 does not permit.

DISCUSSION

Public consultation

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. Planning staff received four comments in response to this application.

For this proposal's consultation details, see Document 4 of this report.

Official Plan designation

The property is designated General Urban Area on Schedule B and in Section 3.6.1 of the Official Plan. A range of uses are permitted within the General Urban Area to meet the everyday needs of residents, including employment, institutional and service uses. Development applications in the General Urban Area shall also be evaluated in accordance with the urban design and compatibility policies found in Section 2.5.1 and Section 4.11 of the Official Plan.

Other applicable policies and guidelines

There are no City planning policies or guidelines applicable to the proposed use on this site.

Planning rationale

The proposed rezoning is consistent with the policy direction provided in the Official Plan. The General Urban Area permits a wide variety of uses, including service uses, such as a community health and resource centre. Permitting the community health and resource centre in this location contributes to the mix of uses available in the General Urban Area.

The Zoning By-law amendment was also evaluated in accordance with the urban design and compatibility policies in Section 2.5.1 and Section 4.11 of the Plan. The site is currently occupied by a two-storey residential building that is characteristic of the mix of residential buildings found in the neighbourhood. The recommended zoning is to maintain the residential zoning and to permit a community health and resource centre as an additional permitted use on the site. This approach will provide the flexibility for the property to be used for residential purposes in the future.

The Planning, Infrastructure and Economic Development Department has no concern with the request to provide parking in the front yard. The existing building is setback from Crete Place 18.6 metres. The existing paved driveway in the front yard is sufficiently sized to accommodate the proposed four parking spaces.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Fleury provided the following comments:

“Through this application, the Ottawa Inuit Children's Center has come to the table with a community health a resource center to help serve our community. I am supportive of this change of use, however I have concerns with the large amount of hard surface proposed between the adjacent properties as it presents our community with an urban parking lot. As there are many issues that come with urban parking lots, more innovative solutions are needed.”

LEGAL IMPLICATIONS

There are no legal impediments associated with implementing the recommendation contained within this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

Design considerations with respect to accessibility will be addressed through the building permit process and are not a key consideration of this rezoning application.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- Healthy and Caring Communities

APPLICATION PROCESS TIMELINE STATUS

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

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Proposed Site Plan

Document 3 Proposed Zoning Details

Document 4 Consultation Details

CONCLUSION

In considering the Provincial Policy Statement and Official Plan policies, the Zoning By-law amendment is recommended for approval. The proposed community health and resource centre is compatible with its surroundings and represents a sensitive use of an existing building in an established neighbourhood. The parking proposed will be located on an existing driveway and as such will not result in any additional asphalt in the front yard.

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor to notify owner; applicant, Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brian, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

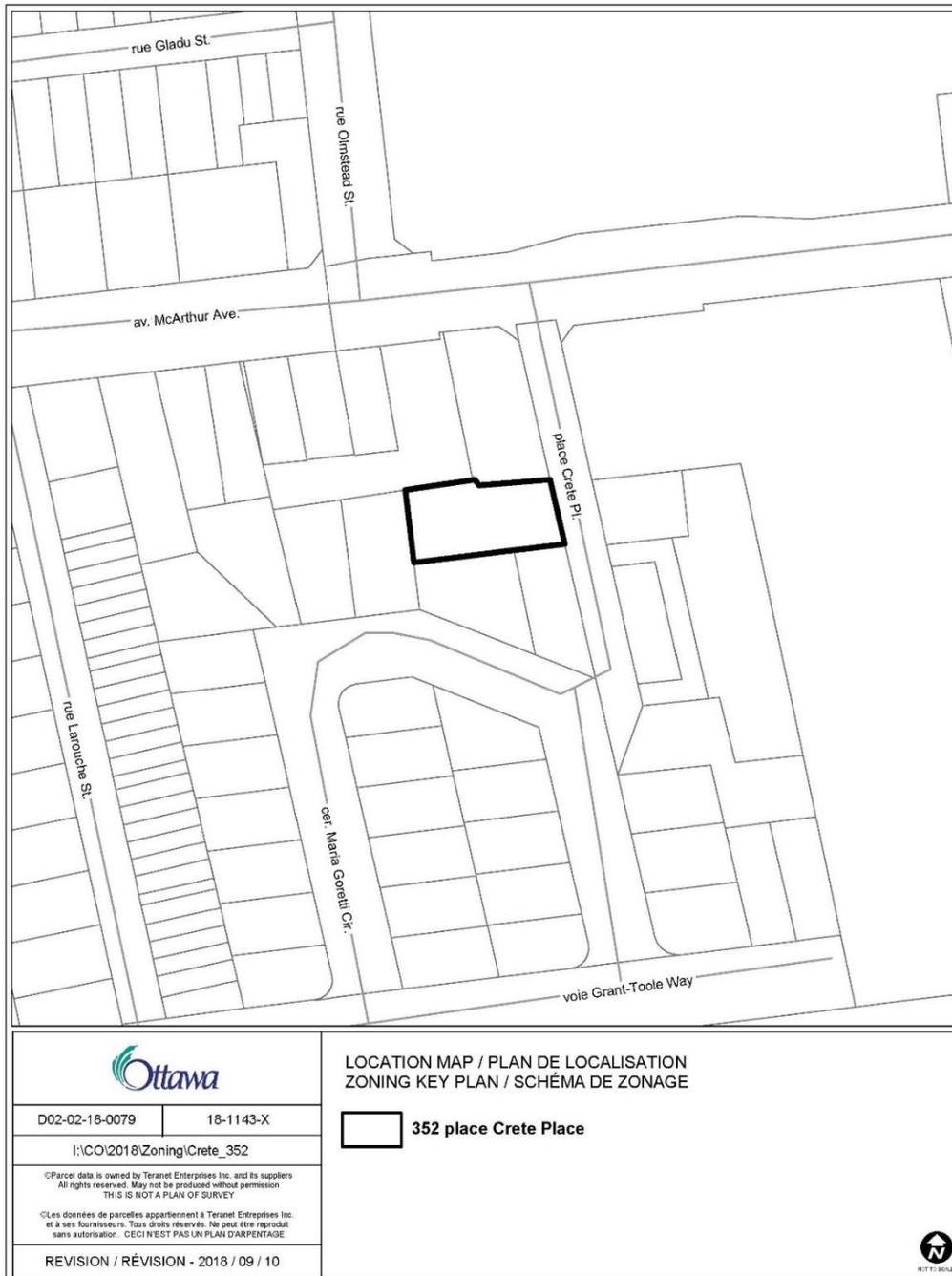
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Map

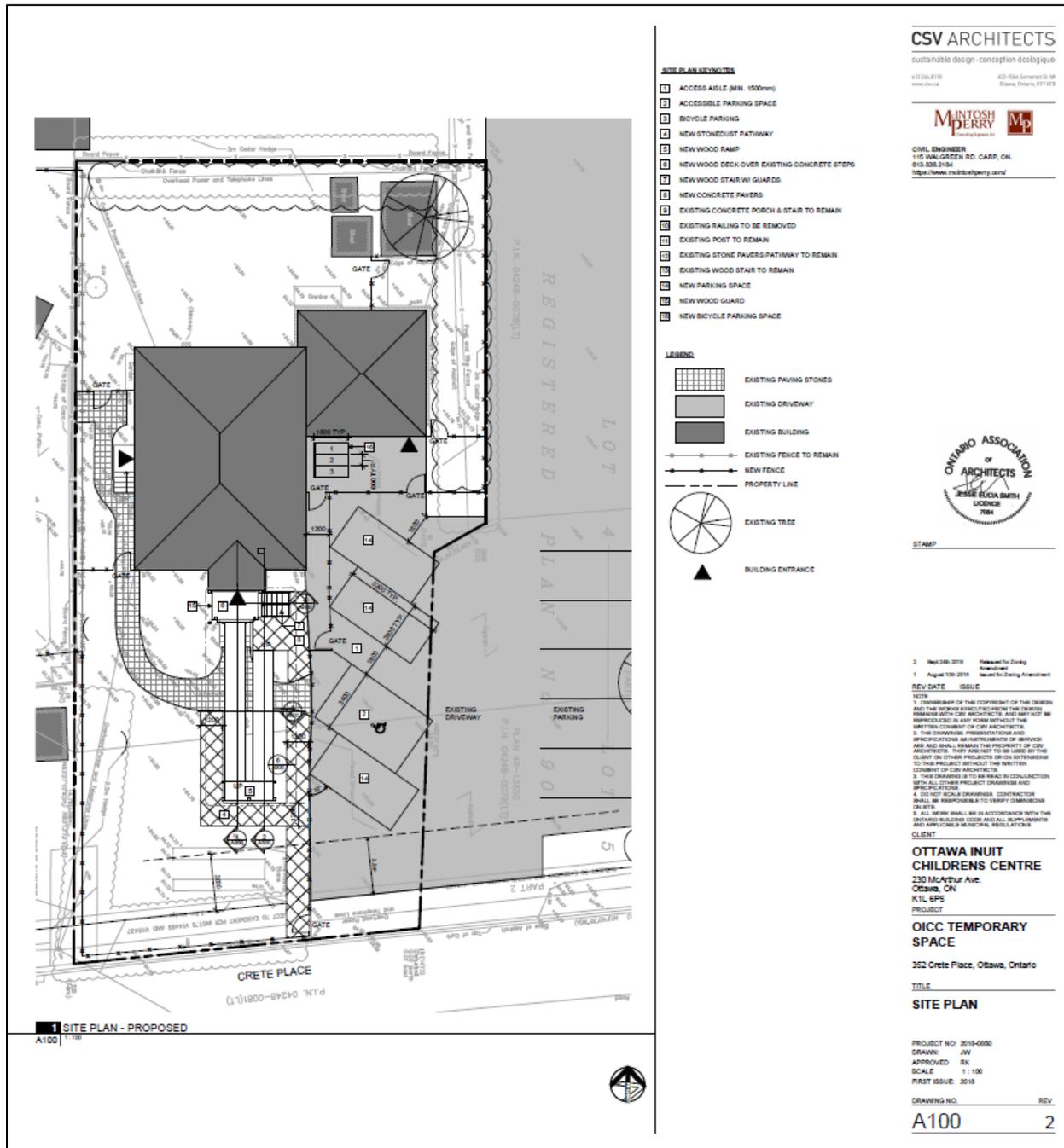
For an interactive Zoning map of Ottawa visit geoOttawa.

This is a map showing the location of 352 Crete Place. It is located on the west side of Crete Place, south of McArthur Avenue.



Document 2 – Proposed Site Plan

This is the site plan for the proposed community health and resource centre use at 352 Crete Place.



Document 3 – Proposed Zoning Details

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 352 Crete Place:

1. Rezone the lands shown in Document 1 from R2L to R2L [XXXX]
2. Add a new exception, R2L [XXXX] to Section 239 – Urban Exceptions with provisions similar in effect to the following
 - a) In Column II, add the following text, “R2L [XXXX]”;
 - b) In Column III, Additional Permitted Uses, add the text, “community health and resource centre”; and
 - c) In Column V, Provisions, add the text
 - i) “despite anything to the contrary, four parking spaces for a community health and resource centre are permitted to be located between the building and the lot line abutting the street and may only be provided on the paved area that existed on the date of this bylaw.”
 - ii) “a community health and resource centre is only permitted within a building that existed on the date of this bylaw.”

Document 4 – Consultation Details

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. Planning staff received four comments in response to this application, comments from the Vanier Community Association, two neutral comments requesting to be notified of the public meeting and decision for the application, and one comment in opposition.

Vanier Community Organization Comments and Responses

Comment:

The proximity of 352 Crete Place to the two adjacent buildings at 224 and 230 McArthur Avenue where the OICC currently operates makes it a good location for its child and family program and staff office. Also, we consider the proposed use will maintain the character of the existing building in a manner that is compatible with the adjacent residential neighbourhood and the proposed amendment will allow for the possible return to residential use in the future.

Response

Planning staff concur with this comment.

Comment:

There is concern that the length and configuration of the ramp as shown overwhelms the front yard. Should site and regulatory restrictions result in the ramp being built as shown, appropriate planting around its perimeter would mitigate this to some extent.

Response:

Design considerations with respect to accessibility will be addressed through the building permit process and are not a key consideration of this rezoning application.

Planning staff have shared the comment with the applicant for their consideration. The applicant responded that the paved area is needed to provide the required vehicle and bicycle parking to meet the zoning by-law. The ramp is required to provide barrier-free access to the main entrance. The railings and paving stones removed for the installation

of the ramp will be saved onside for future installation when the building is returned to residential use and the ramp removed. The applicant will consider additional planting if budget allows once the ramp construction is complete.

Comment:

The same paving stones should be used for the proposed new pathway as the existing pathway.

Response:

Planning staff have shared the comment with the applicant for their consideration. The applicant responded that they will consider adding paving stones if budget allows.

Public Comments and Responses

Comment:

352 Crete Place should stay as it is, a residential low density. Changing it would increase traffic and increase the parking. Children would be more at risk of accident.

Response

The proposed amendment is to establish a community health and resource centre as an additional use in a residential zone. Maintaining the parent residential zone will provide flexibility to re-establish low-density residential uses to the building in the future. Proposed changes to the interior of the building are minor and will not diminish its value as a residential building. The applicant indicates that the clients of the centre will primarily arrive by foot or public transportation.

Comment:

Devaluation of residential property value. Bungalows are selling more because families are coming back into this residential area. The value of our property near schools is a plus. It is a safe little sector. A commercial environment would disturb our neighbourhood.

Response:

The applicant intends to use the building to provide more space for their current ongoing programming that exists in two nearby buildings in the neighbourhood. Residential uses will continue to be permitted if the property is sold in the future.

Comment:

We already have a health and resource centre on Donald Street.

Response:

The Ottawa Inuit Children's Centre intends to use the building as a compliment to their existing two buildings in the neighbourhood. The OICC specifically serves the Inuit community and is therefore not a duplication of existing health and resource centre on Donald Street.