

3. Zoning By-law Amendment – 4800 and 4836 Bank Street
Modification du Règlement de zonage – 4800 et 4836, rue Bank

Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 4836 Bank Street to rezone the site from Rural Commercial, Subzone 4 (RC4) and General Mixed-Use (GM) to General Mixed-Use with an exception (GM[XXXX]) to permit a hotel and other commercial uses with exceptions; and to rezone a portion from Rural Commercial (RC) to Residential, Third Density, Subzone Z (R3Z); and to rezone a small portion of 4800 Bank Street from Residential, Third Density, Subzone Z (R3Z) to General Mixed-Use with an exception (GM[XXXX]), to permit a hotel and other commercial uses as detailed in Document 2.

Recommandation du Comité

Que le Conseil approuve une modification du *Règlement de zonage 2008-250* visant le 4836, rue Bank en vue de changer le zonage de la propriété en question de Zone de commerces ruraux, sous-zone 4 (RC4) et de Zone d'utilisations polyvalentes générale (GM) à Zone d'utilisations polyvalentes générale assortie d'une exception (GM[xxxx]) afin de permettre l'aménagement d'un hôtel et d'autres utilisations commerciales assorties d'exceptions, et de changer le zonage d'une partie de la propriété de Zone de commerces ruraux (RC) à Zone résidentielle de densité 3, sous-zone Z (R3Z); ainsi que de changer la désignation de zonage d'une petite partie du 4800, rue Bank de Zone résidentielle de densité 3, sous-zone Z (R3Z) à Zone d'utilisations polyvalentes générale assortie d'une exception (GM[xxxx]) afin de permettre l'aménagement d'un hôtel et d'autres utilisations commerciales, comme il est expliqué en détail dans le document 2.

Documentation/Documentation

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated January 13, 2019 (ACS2020-PIE-PS-0005)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 13 janvier 2019 (ACS2020-PIE-PS-0005)

2. Extract of draft Minutes, Planning Committee, January 23, 2020

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 23 janvier 2020

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
23 January 2020 / 23 janvier 2020**

**and Council
et au Conseil
29 January 2020 / 29 janvier 2020**

**Submitted on 13 January 2020
Soumis le 13 janvier 2020**

**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**

Contact Person / Personne ressource:

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Ward: OSGOODE (20)

File Number: ACS2020-PIE-PS-0005

SUBJECT: Zoning By-law Amendment – 4800 and 4836 Bank Street

OBJET: Modification du Règlement de zonage – 4800 et 4836, rue Bank

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 4836 Bank Street to rezone the site from Rural Commercial, Subzone 4 (RC4) and General Mixed-Use (GM) to General Mixed-Use with an exception (GM[XXXX]) to permit a hotel and other**

commercial uses with exceptions; and to rezone a portion from Rural Commercial (RC) to Residential, Third Density, Subzone Z (R3Z); and to rezone a small portion of 4800 Bank Street from Residential, Third Density, Subzone Z (R3Z) to General Mixed-Use with an exception (GM[XXXX]), to permit a hotel and other commercial uses as detailed in Document 2.

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 Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* 'Explanation Requirements' at the City Council Meeting of January 29, 2020," 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 du *Règlement de zonage 2008-250* visant le 4836, rue Bank en vue de changer le zonage de la propriété en question de Zone de commerces ruraux, sous-zone 4 (RC4) et de Zone d'utilisations polyvalentes générale (GM) à Zone d'utilisations polyvalentes générale assortie d'une exception (GM[xxxx]) afin de permettre l'aménagement d'un hôtel et d'autres utilisations commerciales assorties d'exceptions, et de changer le zonage d'une partie de la propriété de Zone de commerces ruraux (RC) à Zone résidentielle de densité 3, sous-zone Z (R3Z); ainsi que de changer la désignation de zonage d'une petite partie du 4800, rue Bank de Zone résidentielle de densité 3, sous-zone Z (R3Z) à Zone d'utilisations polyvalentes générale assortie d'une exception (GM[xxxx]) afin de permettre l'aménagement d'un hôtel et d'autres utilisations commerciales, comme il est expliqué en détail dans le document 2.
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 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 de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 29 janvier 2020», 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

4836 Bank Street, 4800 Bank Street

Owner

Omkar Atwal, Regional Group

Applicant

Alison Stirling

Architect

SJ Lawrence Architect Inc.

Description of site and surroundings

The site is located on the southwest corner of Bank Street and Dun Skipper Drive in the Leitrim Community in the south of Ottawa. The property currently contains a Home Hardware store, outdoor storage and associated vehicular parking. Vacant "General Mixed Use (GM)" lands are located to the south, and rural lands and a religious institution are located across Bank Street on the east side. Lands to the north are zoned "General Mixed Use (GM)" with a tiny corner zoned for residential development (R3Z) and are part of the registered Remer Subdivision (D07-16-03-0018). The land abutting the site to the west is vacant and zoned for higher density residential development (R5Z [2556]) and is part of the Gibson Patterson Subdivision (D07-16-17-0006).

Summary of requested Zoning By-law amendment proposal

The majority of the site is zoned Rural Commercial, Subzone 4 (RC4) with a small triangular portion at the north-west corner zoned General Mixed-Use (GM) and a small rectangular portion also in the north-west corner zoned Residential, Third Density, Subzone Z (R3Z). The RC4 zone permits highway and recreational commercial uses that serve the rural community and visiting public. Various uses are permitted such as retail store (limited to sale of agricultural, construction etc. products), animal hospital, hotel, restaurant, warehouse as well as maximum of one dwelling unit or one detached dwelling as accessory to the rural commercial uses. The GM zone allows a wide range of commercial uses such as office, daycare, and retail store. The R3Z zone permits residential uses, ranging from detached dwellings to townhouse dwellings.

The main proposed zoning is General Mixed-Use zone with an exception (GM [XXXX]). The purpose of the proposed zone is to allow residential, commercial, institutional and mixed-use development. Specific uses that are permitted include an animal hospital, day care, library, office, restaurant, retail store etc. The Applicant proposes to develop a retail store (relocation of the existing Home Hardware store), restaurant, commercial/office and a hotel. A hotel would be added as a permitted use through an exception, as would several site-specific provisions. The more minor proposed zoning is to rezone a portion of land from Rural Commercial, Subzone 4 (RC4) to Residential, Third Density, Subzone Z (R3Z) to add additional land to several proposed residential lots that back onto the site.

DISCUSSION

Public consultation

Notification and public consultation were carried out according to Council approved Public Notification and Public Consultation Policy. No comments were received from the public.

Official Plan designations

The site is designated General Urban Area with an overlay of Developing Community, Expansion Area, on Schedule B of the Official Plan.

The General Urban Area permits a full range of uses such as residential, employment, retail and entertainment in order to facilitate the development of complete and sustainable communities.

The overlay of “Developing Community, Expansion Area” primarily contributes to the provision of sufficient urban land to support the residential demands of the projected urban population and is intended to permit residential uses, as well as minor, non-residential uses to meet the needs of a neighbourhood that may also be located in this area.

Other applicable policies and guidelines

This site falls just outside of the Leitrim Community Design Plan (CDP), which terminates at Dun Skipper Drive to the north. The Leitrim CDP is based on the premise of being a mixture of land uses with mixed-use centres along Bank Street that provide a wide range of commercial, institutional, residential and service uses.

Several Design Guidelines will be applied in the review of the associated Site Plan – including various initiatives contained within the Building Better and Smarter Suburbs study, Urban Design Guidelines for Drive-through Facilities, Greenfield Neighbourhoods, and Large Format Retail.

Planning rationale

The Zoning By-law Amendment aligns with the policies above as it will bring the lands from a Rural zoning into conformity with its General Urban Designation in the Official Plan. The proposed GM zone will also make for a unified development form along that section of Bank Street, with both abutting properties to the north and south of the site also having the GM Zone. The proposed residential zone from the RC4 zone is appropriate as it will allow additional lands to be added to the abutting residential subdivision and conversely, the proposed zoning for the current R3Z zone that abuts the subject site to GM zone provides commercial land that was desired for the development of the site.

The requested exception to permit a hotel will serve the travelling public who are doing business in the south and rural parts of Ottawa, including the nearby Rideau Carleton Raceway Casino. A hotel use is permitted in the current RC4 zone, and to allow the continuance of the use in the GM zone is not likely to cause any undue adverse impact on the surrounding community. The specific zoning provisions to reduce the number of loading spaces and the width of the aisles leading to the loading spaces is considered reasonable, as the location of one of the loading spaces allows it to be shared by the abutting building. The reduced aisle-width has been shown to work by using truck-turning templates. Reduced landscape buffer around the parking lot is only required on

the south side of the property and is due to the fact that there is a proposed shared access that straddles the property line to the south. It is therefore impossible to provide the required landscape buffer on the subject site; however, a proper landscape buffer will be implemented as per zoning provisions once the site to the south develops. A letter of acceptance has been received from the abutting property owner to the south (Pathways South Regional Inc.) and will be registered on title to ensure that any and all future owners are aware of the access and landscaping requirements.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014 by promoting the efficient use and management of land and infrastructure and ensuring opportunities for economic development and job creation.

RURAL IMPLICATIONS

Approval of this report and requested amendment will rezone the subject property from the current Rural Commercial zone to the General Mixed-Use zone which is intended for urban lands, however there is no impact to the rural area as the land is already designated as General Urban Area in the Official Plan.

COMMENTS BY THE WARD COUNCILLORS

Councillors Darouze and Meehan are aware of the application related to this report.

LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendations of this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

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

There is no direct accessibility impact associated with the requested zoning by-law amendment. Accessibility standards will be further reviewed through the related site plan and building permit process.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TERM OF COUNCIL PRIORITIES

The 2015-2018 Term of Council Priorities that are supported by this development are: Economic Prosperity;

- Healthy and Caring Communities;
- Governance, Planning and Decision-Making, and Financial Sustainability.

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 issues that had to be resolved regarding the associated site plan that impacted the zoning amendment.

SUPPORTING DOCUMENTATION

Document 1 Location Map/Zoning Key Plan

Document 2 Details of Recommended Zoning

Document 3 Draft Site Plan

CONCLUSION

The Planning, Infrastructure and Economic Development Department supports the proposal in that it brings the zoning of the land into conformity with Official Plan Policies. The proposal also aligns well with the Leitrim CDP and proposed land uses to the north and south of the site, while providing a variety of uses to serve the local and travelling public and making good use of a serviced site.

DISPOSITION

Legislative Services, Office of the City Clerk to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON, K2K 3R1; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

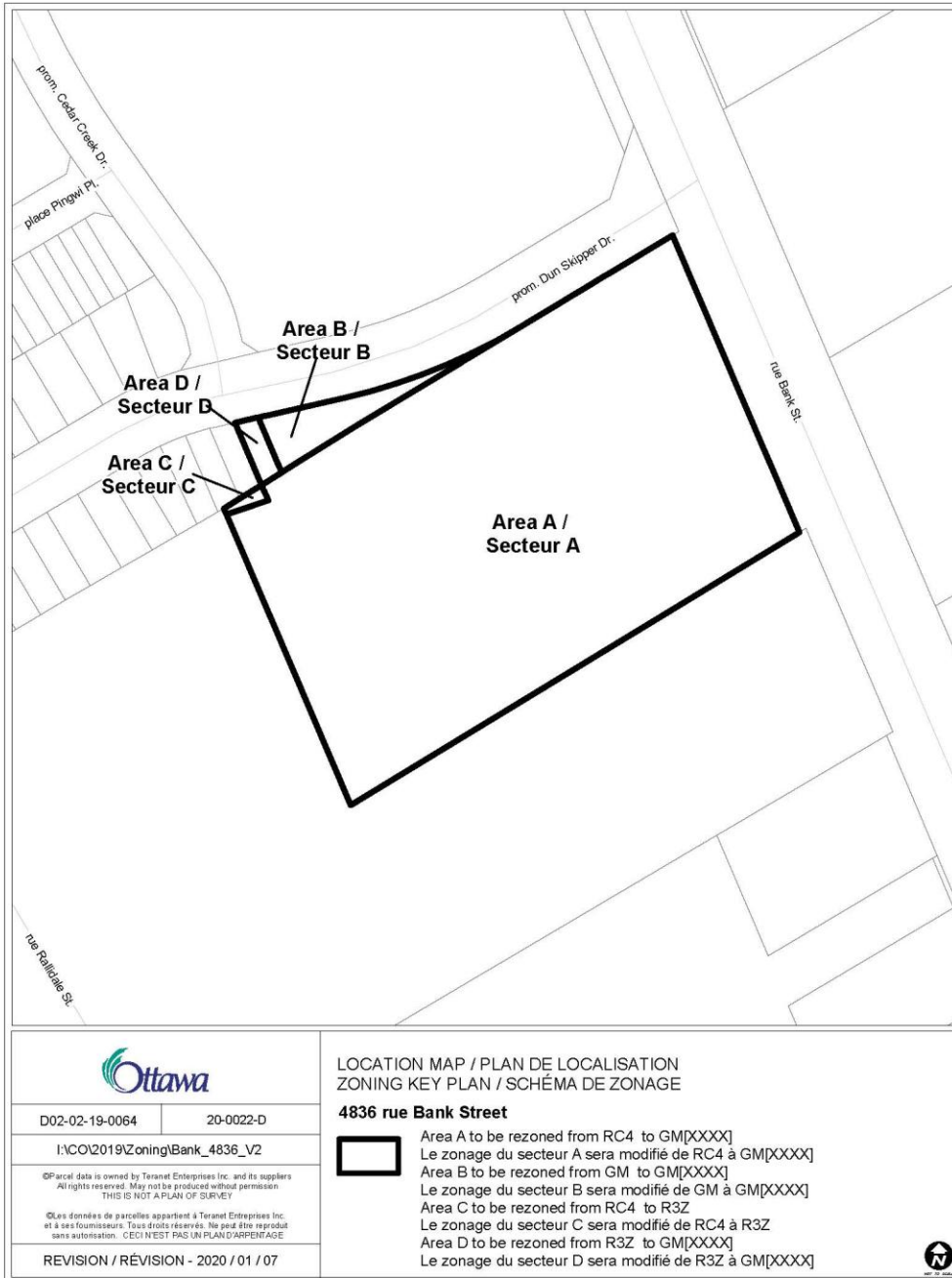
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, Innovative Client Services Department 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.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 4836 Bank Street:

- A) Rezone the lands shown on Document 1:
 - a. Area A from RC4 to GM [XXXX]
 - b. Area B from GM to GM [XXXX]
 - c. Area C from RC4 to R3Z
 - d. Area D from R3Z to GM [XXXX]
- B) Add a new exception to section 239 – Urban Exceptions with provisions similar in intent to the following:
 - a. In column II, add the text, “GM[XXXX];
 - b. In Column III, Additional Land Use Permitted, add the text, “hotel”;
 - c. In Column V, Provisions, add the following:
 - i. Minimum landscaping buffer around a parking lot for the south side of the property, where a shared access straddles the property line: 0m
 - ii. Minimum number of loading spaces for a hotel over 2,000 m²: 1
 - iii. Notwithstanding Table 113B, the minimum width of an aisle accessing all loading spaces is 7 metres

Document 3 – Draft Site Plan

