



The Alta Vista Community Association

Zoning Study on Local Shops and Services in Residential Neighborhoods Proposed Zoning By-Law Amendment Comments from the Alta Vista Community Association

The Alta Vista Community Association (AVCA) is located in Ottawa Ward 18 and is affected by the zoning by-law amendments proposed in the Zoning Study on Local Shops and Services in Residential Neighborhoods (the "Study"). The City of Ottawa published "Study Updates" on the City website describing the proposed zoning changes and sectors affected on August 15, 2014, and a revision on March 31, 2015.¹ The AVCA has commented previously on the Study in an email to City Planner Andrew McCreight on February 5, 2015.

While the AVCA generally supports the principles behind the Study (to allow smaller-sized commercial properties in residential areas convenient for pedestrian and bicycle access) and has no comment on most of the changes proposed for our neighborhood, we request that the zoning changes proposed for the corner of Kilborn and Utah Streets be withdrawn (please refer to Map 53 in Attachment 1, published on the City website on March 31, 2015). The properties involved are 1280 Kilborn (Area A in Map 53) and 1270 Kilborn and 2204 Utah (Area B in Map 53).

We appreciate that the City Planning Department reduced the potential commercialization of the three properties shown in the attached Map 53 from the original proposed zoning classification of LCc on August 15, 2014, to the smaller and more restrictive RXX-c classification in the revised proposal of March 31, 2015. The LCc classification would have allowed for up to 1000 square metres of commercial development on each property while RXX-c allows for 100 square metres and mandates that (partial) residential use be continued. While the reduction in allowed commercial development is appreciated, we continue to believe that the designated properties shown in Map 53 should retain their current zoning classifications and that the proposed changes be withdrawn for the following reasons:

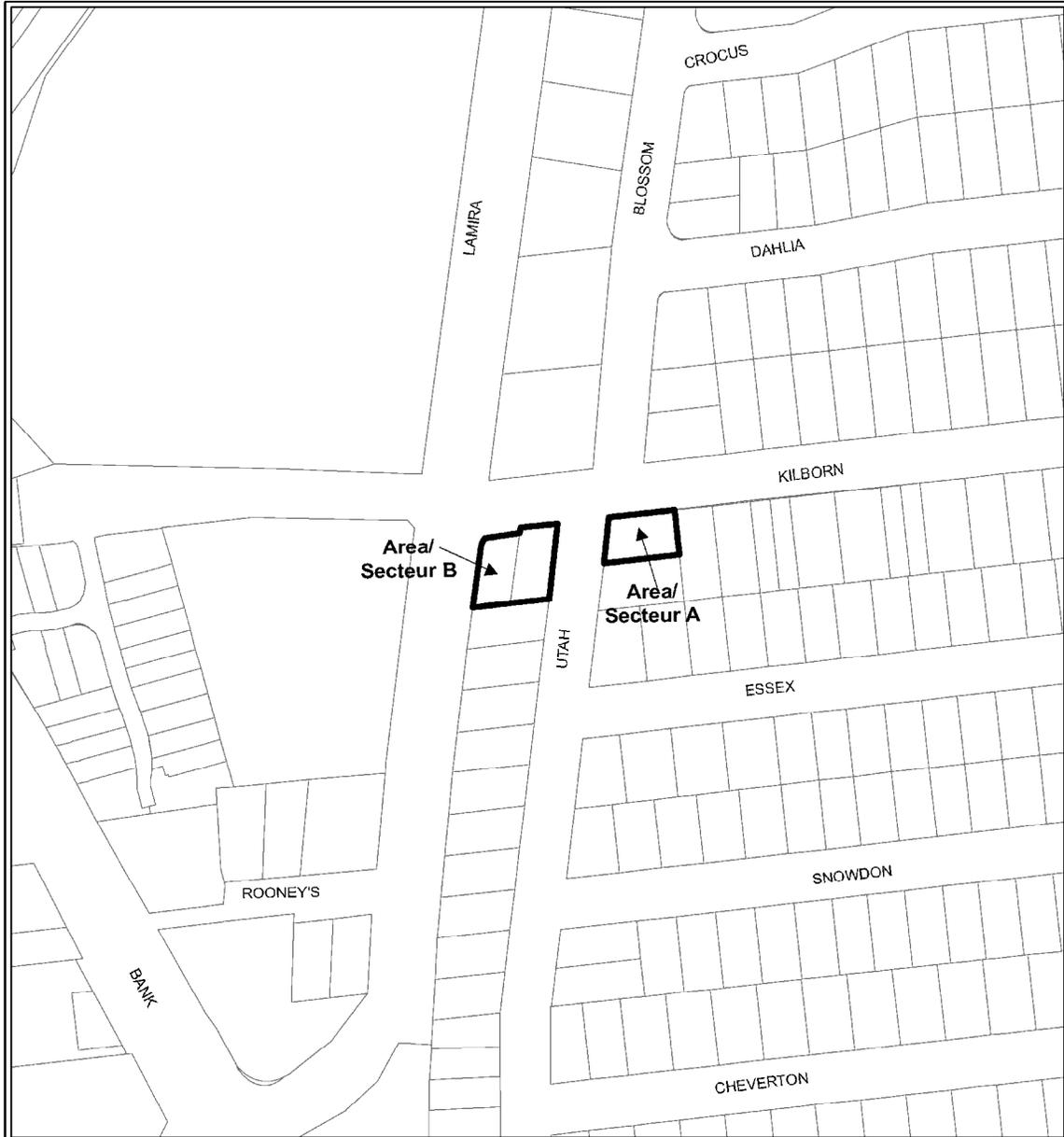
- 1280 Kilborn (Area A in Map 53) is currently a dental clinic and is zoned R3A [571]; the exception allows for a medical facility. There is no need to change the classification: it has existed as such for years, suits the current use of the property and supports some of the necessary parking. Further, the R3A [571] classification is similar to the Study's proposed zoning re-classification of the property at 2483 Alta Vista (see Study Map 60 on the City website) from R1GG to R1GG [xx15], where here again the exception allows for a medical facility.

¹ References to the City website may be found at the following URL: <http://ottawa.ca/en/city-hall/public-consultations/zoning-study-local-shops-and-services-residential-neighbourhoods>

- 1270 Kilborn and 2204 Utah (Area B in Map 53):
 - Safety concerns: These two properties abut the Kilborn roundabout (see photograph in Attachment 2 and the Google Maps aerial view in Attachment 3). Just stopping for a drop-off at this location is hazardous as vehicles tend to enter and exit from the roundabout at considerable speed. It is particularly hazardous for vehicles heading north and then east on Kilborn where there is also limited visibility.
 - There is no need for more commercial properties in the area given the large number of properties with commercial zoning designations on Kilborn at Rooney's Lane and on Bank Street just a few minutes' walk from the roundabout.
 - To our knowledge, there has been no demonstrated interest or need for additional facilities at this location and, according to the City Planning Department, the proposal originated in the Department itself and was not requested by residents or developers.

For these reasons, the AVCA asks that the proposed changes to the Kilborn-Utah intersection be removed from the proposed by-law.

Attachment 1, Map 53 published by the City of Ottawa, showing areas discussed:





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

D02-02-14-0026	14-0472-D
I:\CO\2014\ZKP\Kilborn1280_1270_Map53	
2014 / 12 / 09	
REVISION DATE	DE RÉVISION

 **Map / Carte 53**
Zoning Key Plan / Schéma de zonage
1280 and 1270 avenue Kilborn Avenue
2204 rue Utah Street

Area A to be rezoned from R3A[571] to LCc
 Le zonage du secteur A sera modifié de R3A[571] à LCc

Area B to be rezoned from R2F to LCc[XX13]
 Le zonage du secteur B sera modifié de R2F à LCc[XX13]

041920033 Denotes Teranet-Polaris Parcel Identification Number

Échelle
N.T.S.
Mètres



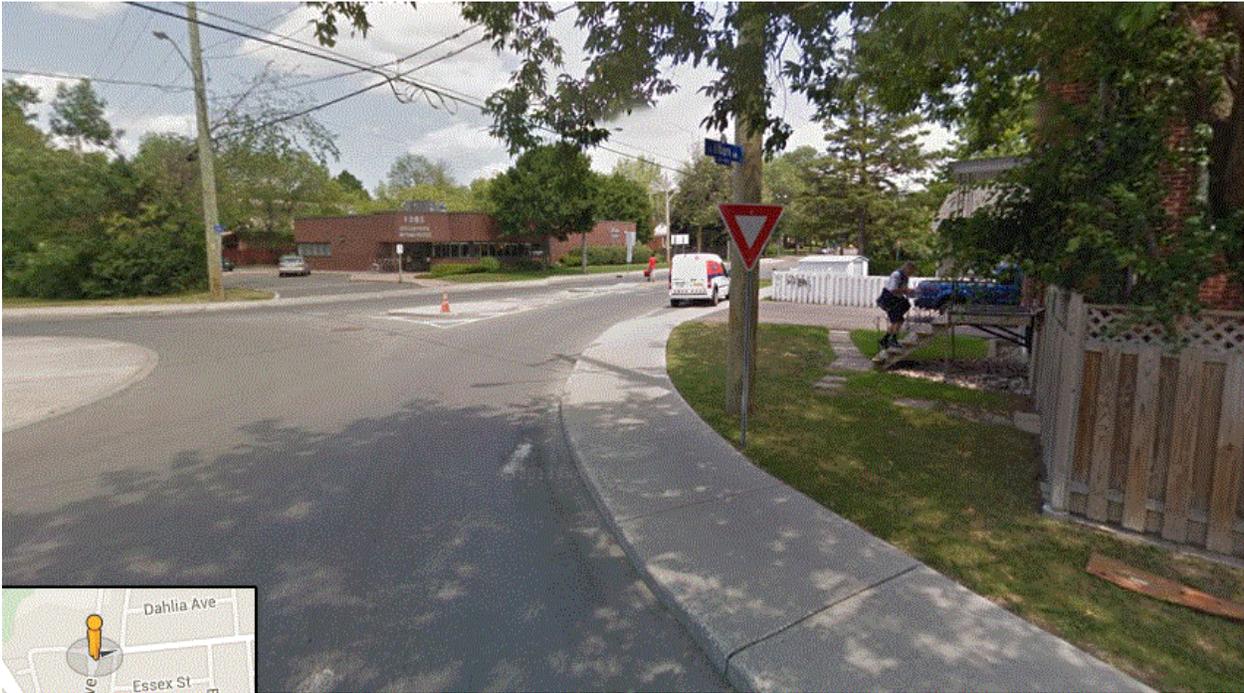
Scale
N.T.S.
Metres

Attachment 2 – Photo of Map 53, Area B as seen from the Kilborn Roundabout

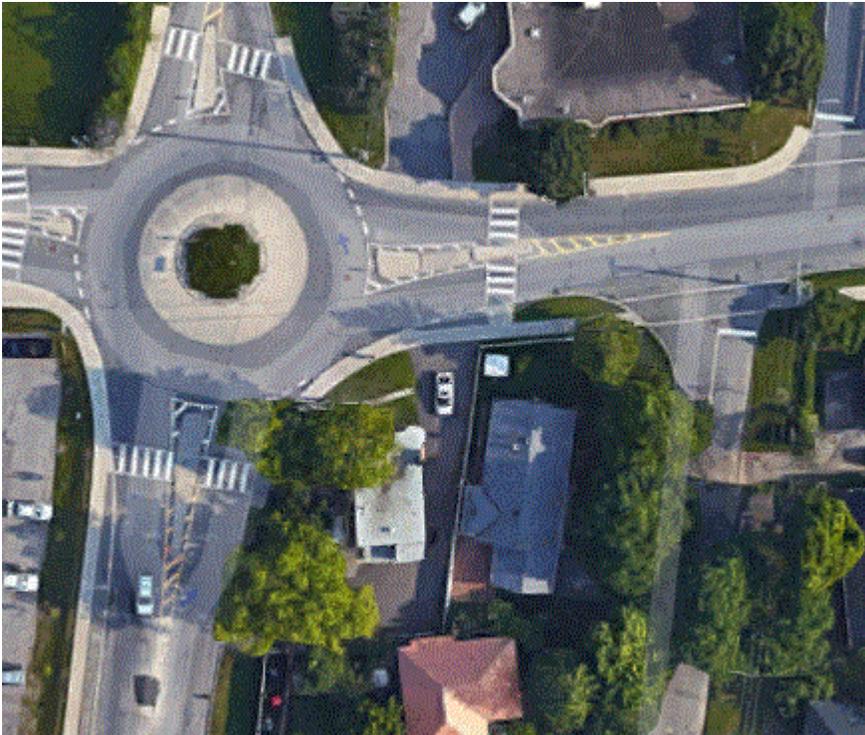


As you can see, there is virtually no sight line, and thus little reaction time, for a driver approaching from the roundabout and encountering a pedestrian or stopped vehicle at the proposed commercial site.

Attachment 3 – Google Street View of Roundabout and Area B



View of area B from driver's perspective



View of area B from aerial perspective