

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
11 September 2018 / 11 septembre 2018**

**and Council
et au Conseil
26 September 2018 / 26 septembre 2018**

**Submitted on 27 August 2018
Soumis le 27 août 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: BEACON HILL-CYRVILLE (11)

File Number: ACS2018-PIE-PS-0102

SUBJECT: Zoning By-law Amendment – 1795 Montreal Road

OBJET: Modification du Règlement de zonage – 1795, chemin de Montréal

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1795 Montreal Road to permit an office and ancillary warehouse, 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 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 September 26, 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 2008-250 relativement au 1795, chemin de Montréal, de façon à permettre un bureau et un entrepôt complémentaire, comme le précise 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 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 26 septembre 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

1795 Montreal Road

Owner

Simon Storm Frigon

Applicant

Novatech

Architect

Christopher Simmonds Architect Description of site and surroundings

The site is addressed 1795 Montreal Road. It is north of Montreal Road, east of Beckenham Lane and is currently vacant. The property has approximately 70 metres of frontage along Montreal Road. The property measures 4,184 square metres in area.

Adjacent lands

To the north of the subject property, there are large residential properties that accommodate single-detached dwellings. Across Montreal Road to the south is a planned unit development including low-rise apartment buildings and townhouses. Immediately east of the subject land is a single-detached dwelling and further east is a mix of low- and high-rise residential buildings. Immediately west of the subject property is an institutional building containing commercial uses and a residential care facility further west along Montreal Road.

Summary of requested Zoning By-law amendment proposal

The property is currently zoned R1AA - Residential First Density, Subzone AA. In this zone, an office and a warehouse, which the applicant is proposing on the site, are not permitted uses.

The proposed Zoning By-law amendment seeks to rezone the subject property to AM Zone – Arterial Mainstreet to permit an office use and is requesting that a warehouse use be permitted by exception. In addition, site-specific zoning provisions are requested to reduce the maximum permitted building height and reduce the number of required parking spaces for the proposed development.

Brief history of proposal

The proponent intends to develop the site for an office and a warehouse. The office building will be for a property restoration business, and the warehouse will serve as a multi-purpose building ancillary to the office use.

The lands on which the zoning change is proposed are also subject to a companion Site Plan Control application; both applications are intended to facilitate the development of the currently vacant lot.

The office building and warehouse will have a gross floor area of 611 square metres and 849 square metres respectively.

The proposed buildings are designed for a company that specializes in the repair and refurbishment of household furniture and furnishings after fire and flood hazards. A multi-purpose warehouse is required in support of the office building and will have three loading spaces, a show room, enclosed storage bays and a cleaning room, with the remaining floor area reserved for flexible workspace.

The subject site occupies a high point of land along Montreal Road and grades drop considerably toward the neighbouring residences along Cedar Road to the rear of the site. Document 4 illustrates the Site Plan for the proposed development.

DISCUSSION

Public consultation

Notice of this application was circulated to surrounding landowners and two standard City signs were installed on site giving notice of this Zoning By-law amendment in accordance with the Council approved policy for Public Notification and Consultation and the *Planning Act*.

For this proposal's consultation details, see Document 3 of this report.

Official Plan designations

The subject property is designated Arterial Mainstreet on Schedule B (Urban Policy Plan) of the Official Plan. The designation permits a broad range of uses including retail and service commercial uses, offices, residential and institutional uses. Uses may be mixed in individual buildings or occur side-by-side in separate buildings.

The Arterial Mainstreet designation is intended to provide for the potential for streets to evolve into more compact, mix-used pedestrian-oriented and transit-supportive places. The policies also provide for change and renewal that takes into account the character of the street and adjacent areas.

Urban Design Review Panel

The subject site is located within a Design Priority Area; however, this application was exempt from review by the panel because of the relatively small-scale of the proposed development.

Planning rationale

Planning staff find that the proposed zoning amendment conforms to the Arterial Mainstreet policy direction and will contribute to the long-term evolution of Montreal

Road as it transitions to a more intensively developed mainstreet. It is appropriate in that it establishes the Arterial Mainstreet zone and provisions and proposes appropriate site-specific zone standards for the intended development, including permission for a warehouse use ancillary to an office use.

The proposed site-specific zoning amendment will:

- Permit a warehouse use ancillary to an office use.
- Establish a maximum building height of 11 metres.
- Require no minimum parking spaces for uses located within the ancillary warehouse building.
- Set a maximum floor area restriction for a warehouse use.
- Prohibit outdoor storage on the site.

The proposed warehouse is required to support the office use. It is staff opinion that the warehouse, in combination with the above site-specific performance standards, is appropriate.

The maximum permitted building height in the Arterial Mainstreet Zone for buildings within 20 metres of a Residential First Density Zone is 11 metres. While the AM zone allows a maximum building height of up to 30 metres in certain circumstances, members of the community expressed concerns with the appropriateness of such a height allowance. Therefore, the proposed 11-metre maximum building height was deemed appropriate for the subject property.

With respect to the reduction of required parking spaces, while the proposed office and warehouse uses would require a minimum of 22 spaces, it is expected that the 16 spaces proposed will sufficiently meet the demand for parking generated by the proposed development. Therefore, the proposed site-specific zoning provision to require no parking spaces for uses located within the ancillary warehouse building is appropriate for the site.

The proposed amendment also establishes a maximum floor area for the warehouse building to prevent any future expansion. Finally, it is deemed appropriate to prohibit outdoor storage on site given the nature of the warehouse operation.

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 with this zoning amendment.

COMMENTS BY THE WARD COUNCILLOR

Councillor Tierney is aware of the application related to this report. The Councillor is looking forward to the community taking the lead on matters related to the Site Plan Control application.

LEGAL IMPLICATIONS

There are no legal impediments associated with 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 are no accessibility impacts associated with this report.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- Governance, Planning and Decision-Making (GP-1)

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 / Zoning Key Plan

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Proposed Site Plan

CONCLUSION

The proposed Zoning By-law amendment conforms with the relevant policies of the City's Official Plan and is appropriate for the surrounding context. Therefore, staff recommend that the lands be rezoned to AM [xxxx] H(11) – Arterial Mainstreet, Exception xxxx with a maximum building height of 11 metres to permit the proposed office and site-specific warehouse development.

The department recommends that the application be approved.

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; 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.

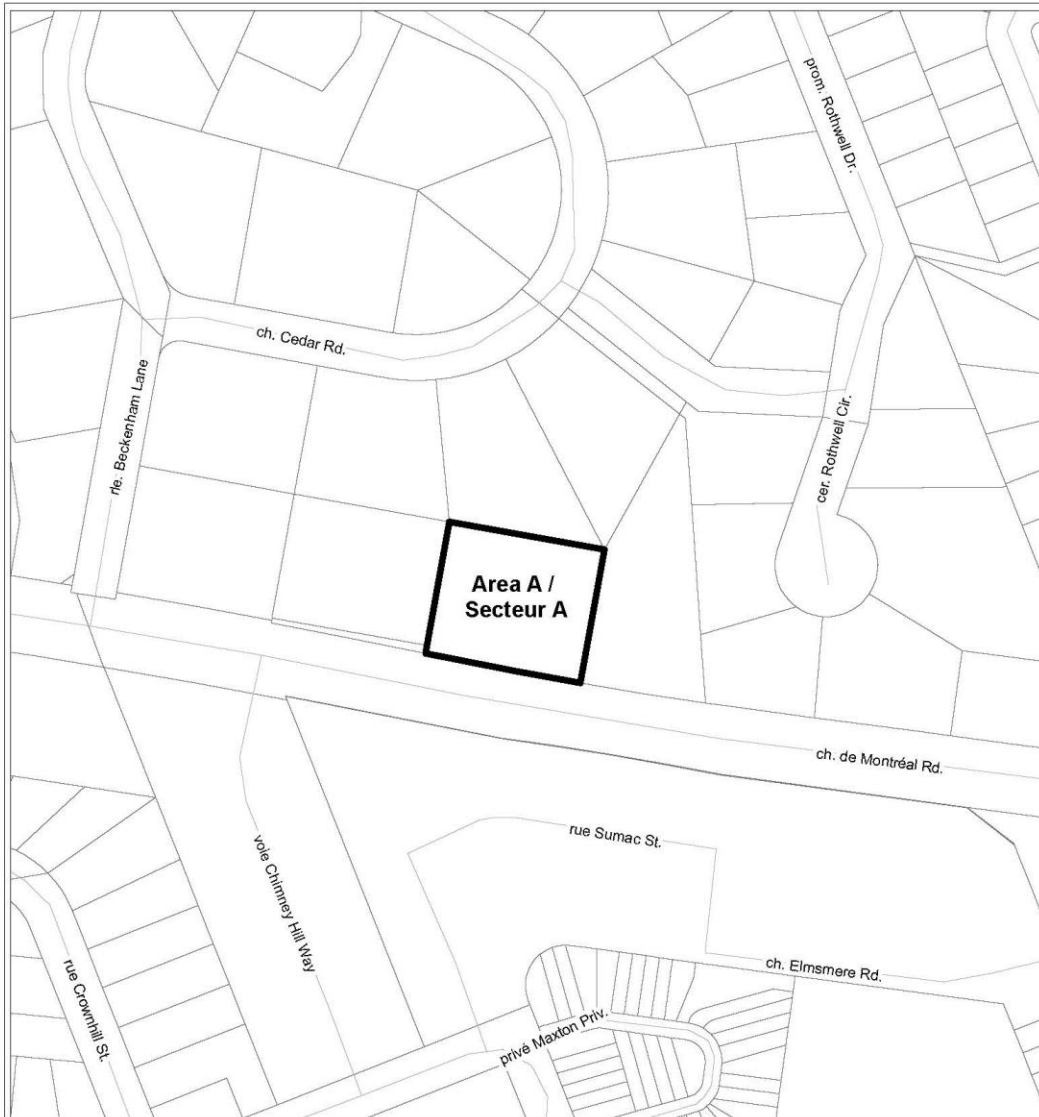
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.




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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa

The site is addressed 1795 Montreal Road, and located north and east of Beckenham Lane.



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-18-0027	18-0990-D	1795 chemin Montreal Road	
I:\CO\2018\Zoning\Montreal_1795_V2		 Area A to be rezoned from R1AA to AM[xxxx] H(11) Le zonage du secteur A sera modifié de R1AA à AM[xxxx] H(11)	
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REVISION / RÉVISION - 2018 / 07 / 30			

Document 2 – Details of Recommended Zoning

The proposed changes to the City of Ottawa Zoning By-law No. 2008-250 for 1795 Montreal Road:

1. Rezone the lands shown on Document 1, from R1AA to AM [xxxx] H(11); and
2. Add a new exception to Section 239 – Urban Exception with provisions similar in intent to the following:
 - a) add the text, “AM[xxxx] H(11) to Column II;
 - b) add to Column III, the text, “warehouse”; and
 - c) in column V, add the text,
 - “despite Subsection 185(4), no outdoor storage is permitted
 - a warehouse must be located on the same lot and in a separate building as an office
 - no parking space is required for a warehouse
 - maximum gross floor area for a warehouse: 900 m².”

Document 3 – 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.

Comments from the public were received. The owner and applicant also met with the Rothwell Heights Property Owners' Association (RHPOA) on July 6, 2018.

Public Comments and Responses

Residents' comments:

Residents' primary concern was that the change to the Arterial Mainstreet zone to allow the multi-purpose ancillary warehouse building with a large open space and three loading bays might be repurposed by a future owner to another permitted use in the AM zone and create unforeseen negative impacts on the adjacent residential neighbourhood. "There are a number of permitted uses in the AM Zone that would not work well along this stretch of Montreal Road, so close to an established residential area as Rothwell Height. RHPOA wants certainty that what is now proposed and discussed, will be built and used as described." RHPOA added that community support for this project depends largely on the extent to which the proposed rezoning will restrict other possible uses of the site without further rezoning.

Owner's response:

The owner's intention is to use the site for the office and storage activities. The owner's representative indicated that zoning mechanisms could be defined to accomplish this.

Staff's response:

The details of the proposed Zoning By-law amendment permit a warehouse as a site-specific use, place a limitation on the height of buildings on the site to two storeys and impose a cap on the floor area of the ancillary warehouse building. However, the existing list of permitted uses in the proposed AM zone, including an office use, are recommended to remain. If in the future the office or warehouse use, or both, were to change, the size and configuration of the site development, along with the minimum parking requirements for any other future use permitted in the AM zone would likely combine to limit the range of uses appropriate for the site. Furthermore, Montreal Road is intended to evolve over time as an Arterial Mainstreet. In staff's opinion, imposing

restrictions on the site to only an office and ancillary warehouse use would be inconsistent with this policy direction of the Official Plan.

Document 4 – Proposed Site Plan

The Site Plan is for the proposed development at 1795 Montreal Road.

