

Subject: Zoning By-law Amendment – 3713 Navan Road

File Number: ACS2023-PRE-PS-0026

Report to Planning and Housing Committee on 5 April 2023

and Council 12 April 2023

**Submitted on March 2, 2023 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

Contact Person: Kelly Livingstone, Planner II, Development Review East

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Ward: Orléans South-Navan (19)

Objet : Modification du Règlement de zonage – 3713, chemin Navan

Dossier : ACS2023-PRE-PS-0026

Rapport au Comité de la planification et du logement

le 5 avril 2023

et au Conseil le 12 avril 2023

**Soumis le 2 mars 2023 par Derrick Moodie, Directeur, Services de la planification,
Direction générale de la planification, des biens immobiliers et du développement
économique**

**Personne ressource : Kelly Livingstone, Urbaniste 2, Examen des demandes
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Quartier : Orléans-Sud-Navan (19)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3713 Navan Road, as shown in Document 1, to add an exception permitting Community Health and Resource Centre and Office as additional permitted uses, as detailed in Document 2.
2. That Planning and Housing 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 April 12, 2023,” 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 la planification et du logement recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 pour le 3713, chemin Navan, comme indiqué dans le Document 1, afin d'ajouter une exception permettant de désigner « centre communautaire de santé et de ressource et bureau » comme utilisations du sol additionnelles permises, comme décrit dans le Document 2.
2. Que le Comité de l'urbanisme approuve 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 12 avril 2023 », 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

Site location

3713 Navan Road

Description of site and surroundings

The site is located at 3713 Navan Road, just northwest of the Mer-Bleue Road and Navan Road intersection in Orléans, Ottawa. The site is currently occupied by a one-storey building with about 390 square metres of gross floor area, and an 18-space parking area accessed from Mer-Bleue Road. The site is about 0.18 hectares in size and has approximately 28 metres of frontage to Navan Road and 58.6 meters of frontage to Mer-Bleue Road.

Summary of requested Zoning By-law amendment proposal

The subject property is currently zoned Development Reserve (DR). The Zoning By-law Amendment proposes to add a site-specific exception to permit Community Health and Resource Centre and Office as additional uses on the subject lands. The rezoning will allow for a Community Health and Resource Centre to operate out of the existing one-storey building, which was formerly used as a bank. The Office use will allow some flexibility should the owner wish to add an office use to the building in the future. No other additional uses are permitted through this zoning by-law amendment and existing parking supply has been evaluated to meet current zoning by-law requirements for both additional uses.

DISCUSSION

Public consultation

Notification and public consultation for this Zoning By-law amendment were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council. In total, at the time of reporting, one resident provided comments and their contact information to the City within the public circulation period.

Official Plan designation

The subject lands are designated Neighbourhood in the Official Plan and are within the Suburban (East) Transect. They are along a Minor Corridor – Mer-Bleue Road – and partially covered by an Evolving Neighbourhood overlay, with an underlying Neighbourhood land use designation.

Section 5.4 describes how development should occur within the Suburban transect and along Minor Corridors, and generally recognizes that new development will represent a more conventional form of suburban development that is still supportive of the 15-minute neighbourhood concept. Section 5.6.1.1 provides built form direction for the Evolving Neighbourhood Overlay, recognizing a gradual change in character over time.

Section 6.3.1 provides for criteria for non-residential development that may be permitted within the Neighbourhood Designation. The criteria as they apply to this application include those listed under 6.3.1.4(d), (i) through (vi). These generally support non-residential development in the Neighbourhood designation that strengthen the 15-minute neighbourhood concept and are compatible with nearby residential uses.

Other applicable policies and guidelines

The lands are also subject to the East Urban Community Phase 2 Community Design Plan (the CDP). The lands are designated Mixed-use in the CDP. The objective for Mixed-use lands in the CDP are to develop with a combination of commercial and institutional uses, and non-residential uses along Navan Road should provide local services that complement the surrounding residential areas.

There is no applicable Secondary Plan.

Zoning designation

The lands are currently zoned DR – Development Reserve, which limits permitted uses to ensure a low scale and intensity of development to reflect current rural character, while recognizing the potential for future development. In this case, the applicant is requesting the inclusion of a special site provision to permit a community health and resource centre, and office use in the existing DR zone. The effect of this, is that the two additional uses will be permitted to operate out of the existing building on-site, which was formerly used as a bank.

Engineering serviceability

The site is partially serviced and includes municipal water and private sanitary and storm services. The applicant has demonstrated that the existing services are sufficient to support the new proposed uses within the existing building. Appropriate documents were submitted and accepted by City staff, and so there are no engineering concerns with the new uses within the existing building and site design.

The applicant has been advised that any plan to urbanize/redevelop the site would require a zoning amendment and the provision of full municipal services. Presently, there are no plans to extend sanitary or storm sewers to this area.

Planning rationale

Section 5.4.1 of the Official Plan provides built form policies for the Suburban Transect that recognize a traditional suburban pattern while supporting an evolution towards 15-minute neighbourhoods. 5.4.1(2) states that development shall be low-rise within Neighbourhoods and along Minor Corridors, and 5.4.4 provides several directions for

new development. 5.6.1.1 further describes how there will be a gradual change in character for properties along a Minor Corridor that contribute to a more urban form and the City's 15-minute neighbourhood concept.

Additionally, the Official Plan provides for criteria by which non-residential development may be permitted within the Neighbourhood Designation in section 6.3.1.4(d). Non-residential development should strengthen 15-minute neighbourhoods, provide for a range of local services, serve residents, be compatible with the surrounding neighbourhood, and integrate with the surrounding road network.

It is staff's opinion that the proposed rezoning is consistent with each of the listed policies, including the criteria provided in 6.3.1.4(d).

It is also staff's opinion that the rezoning is consistent with the East Urban Phase 2 Community Design Plan (CDP) which designates these lands as Mixed-use. In the CDP, "Mixed Use lands... can develop with a combination of commercial and institutional uses... [that] provide local services that complement the surrounding residential development".

Given the above policy, both a community health and resource centre and office are compatible uses that will provide services for the surrounding community and contribute to the creation of 15-minute neighbourhoods. The proposal is respectful of the current suburban context as no site changes will be made, and the new permitted uses will use the existing building and site layout.

It is staff's opinion that the proposed Zoning By-law Amendment is consistent with the Official Plan and East Urban Phase 2 Community Design Plan. The current DR zoning with an exception appropriately responds to the applicant's proposal to add uses within the existing building, while recognizing that a more urban designation is premature given the lack of full municipal services.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the recommendations contained within this report.

COMMENTS BY THE WARD COUNCILLOR(S)

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

CONSULTATION

Notification and public consultation for the Zoning By-law amendment were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council. In total, at the time of reporting, one resident provided comments and their contact information to the City within the public circulation period. The resident did not provide comment in favour or in opposition to the application.

ACCESSIBILITY IMPACTS

There are accessibility impacts associated with this application, insofar as an approval will permit for a Community Health and Resource Centre on the subject lands that intends to provide services to individuals with developmental disabilities. The additional permitted uses will improve the owner's ability to provide services to the community.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with this application.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this application.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this application.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant;
Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista

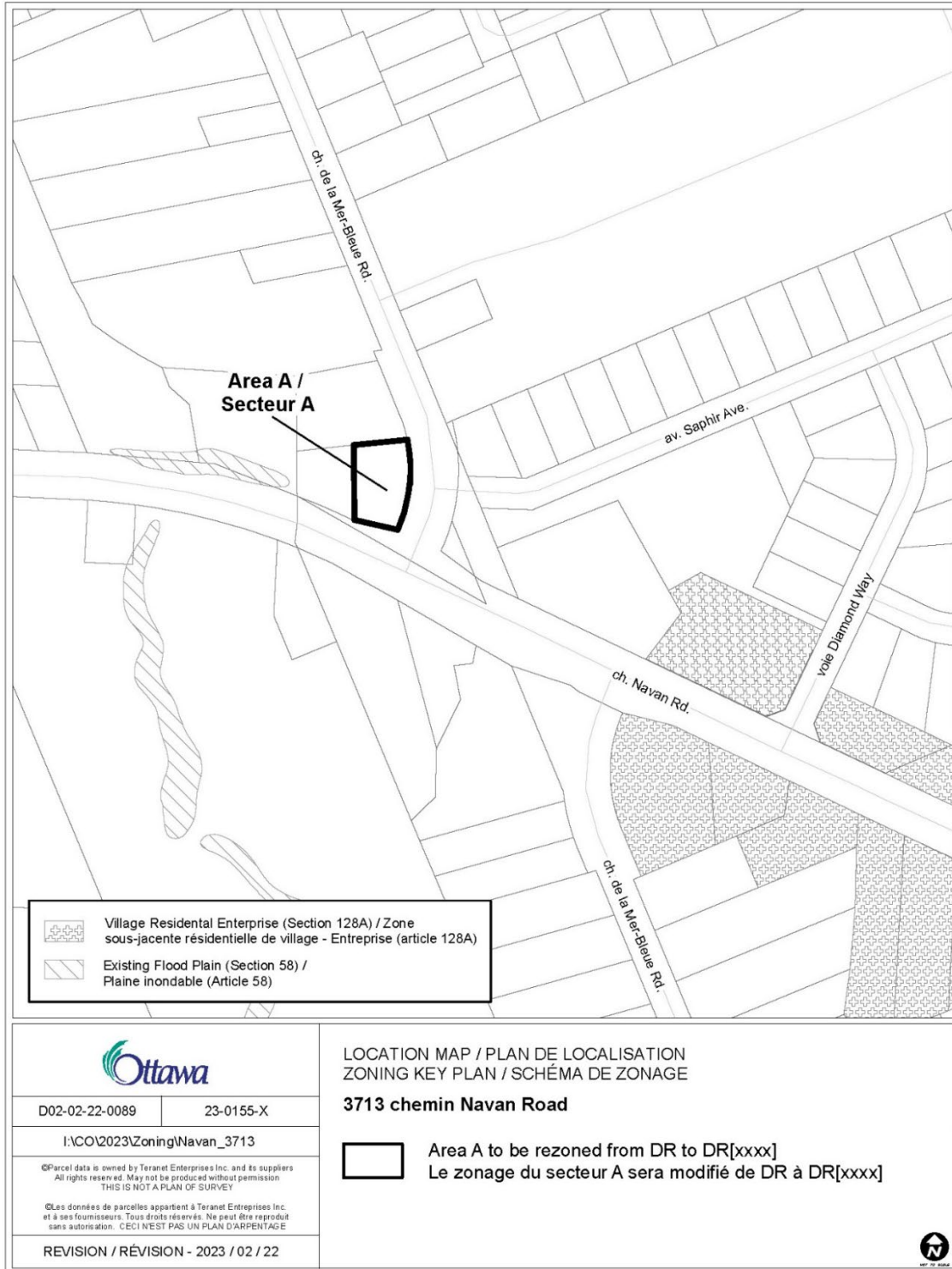
O'Brien, Program Manager, Tax Billing & Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

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, Planning Services to undertake the statutory notification.

Document 1 – Zoning Key Map



For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoottawa.com)

The Zoning Key Plan shows the property at 3713 Navan Road to be rezoned.

Document 2 – Details of Recommended Zoning

1. Rezone the lands shown as Area A in Document 1 from DR to DR[xxxx].
2. Amend Section 239, Urban Exceptions, by adding a new exception [xxxx] with provisions similar in effect to the following:
 - a. In Column I, add the text “[XXXX]”
 - b. In Column II, “Applicable Zones”, add the text, “DR [XXXX]”
 - c. In Column III, add the text “Community Health and Resource Centre, Office”

Document 3 – Consultation Details

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.

Public Comments and Responses

1. Inquiry about the Phase 1 ESA, which did not test the soil for contaminants. If there is a residential component we should be sure the site is not contaminated.

Staff response: There is no residential component permitted with this rezoning. The definition of Community Health and Resource Centre in the Ottawa Zoning By-law states: “Community health and resource centre means a place where members of the public are provided with health services, social support services, cultural, social or recreational programs or life/work skills training programs **and where neither overnight care nor living accommodation is available.**”. Additionally, the Phase 1 ESA was reviewed by City staff and deemed to be acceptable to support the proposed rezoning.