

Subject: Zoning By-law Amendment – 1565 Maple Grove Road

File Number: ACS2023-PRE-PS-0067

Report to Planning and Housing Committee on 7 June 2023

and Council 14 June 2023

**Submitted on May 25, 2023 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

Contact Person: Samantha Gatchene, Planner I, Development Review West

613-580-2424, 25478, samantha.gatchene@ottawa.ca

Ward: Kanata South (23)

Objet : Modification du Règlement de zonage – 1565, chemin Maple Grove

Dossier : ACS2023-PRE-PS-0067

Rapport au Comité de la planification et du logement

le 7 juin 2023

et au Conseil le 14 juin 2023

**Soumis le 25 mai 2023 par Derrick Moodie, Directeur, Services de la planification,
Direction générale de la planification, des biens immobiliers et du développement
économique**

**Personne ressource : Samantha Gatchene, Urbaniste, Examen des demandes
d'aménagement ouest**

613-580-2424, 25478, samantha.gatchene@ottawa.ca

Quartier : Kanata-Sud (23)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1565 Maple Grove Road, as shown in Document 1, to permit a school within the existing Bell Sensplex building, 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 June 14, 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 du Règlement de zonage 2008-250 visant le 1565, chemin Maple Grove, un bien-fonds illustré dans le document 1, afin de permettre la présence d'une école dans le Bell Sensplex, comme l'expose en détail le document 2.
2. Que le Comité de la planification et du logement donne son approbation afin 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 14 juin 2023 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

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

1565 Maple Grove Road

Owner

Ottawa Community Ice Partners

Applicant

Fotenn Consultants

Description of site and surroundings

The site is a 4.83 hectare property located at the northwest corner of Maple Grove Road and Silver Seven Road. The site is occupied by the Bell Sensplex, a two-storey, 16,722 square metre recreational and athletic facility. The site is also occupied by a surface parking lot which serves the Bell Sensplex. Vehicle access is provided by two accesses from Maple Grove Road and one access from Silver Seven Road.

Surrounding land uses include:

- To the north of the site are light industrial uses consisting of a security systems training business and an indoor rock-climbing gym.
- To the east of the site across Silver Seven Road is an office building and its associated surface parking lot.
- To the south of the site across Maple Grove Road is the Walter Baker Recreational complex, which includes community buildings, sports fields and walking paths.
- To the west of the site is the Carp River. Further west of the site is an automotive repair business and a stormwater management pond.

Summary of proposed development

The proposed development is for a 418 square metre, hockey-focused, private school within the existing Bell Sensplex building. The Bell Sensplex is a multi-ice pad hockey, soccer and recreational complex with other ancillary uses including a restaurant. The new private school would occupy the same space as previous hockey academy that operated under the name Peak Performance Academy. The proposed development would be entirely contained within the existing building. Vehicle parking and driveway access would be provided by the existing parking lot.

Summary of requested Zoning By-law amendment

The property is currently zoned Light Industrial Zone, Subzone 5 Urban Exception 306 Height Limit 30 metres (IL5[306] H(30)) in the City of Ottawa Zoning By-law 2008-250. The Light Industrial Zone is intended to permit a range of low-impact, light industrial uses. Complementary uses such as recreational uses may also be permitted in certain areas.

Urban Exception 306 applies to multiple properties along Silver Seven Road and Palladium Drive. It permits a recreational and athletic facility as an additional permitted use and allows the existing parking lot of 1565 Maple Grove Road to encroach upon the minimum required corner side yard up to 8.8 metres. In order to preserve the existing zoning permissions granted by Urban Exception 306 to the property, while at the same time limiting the school use to the existing Bell Sensplex building, it is proposed that a new site-specific exception be created. The new site-specific exception would enable the Bell Sensplex to continue operating as it is today while adding school as a permitted use to enable the proposed private school.

The requested Zoning By-law amendment proposes to rezone the property to Light Industrial Zone, Subzone 5 with a site-specific exception and height limit of 30 metres (IL5[XXXX] H(30)) with provisions as follows:

- Continue recreational and athletic facility as a permitted use, allow for the existing parking lot to continue encroaching up to 8.8 metres into the required corner side yard, and permit school as an additional use within the existing Bell Sensplex building.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications. No public comments were received during the application review process.

Official Plan designation(s)

The subject lands are designated as Mixed Industrial in the Suburban Transect (Schedule A).

The Suburban Transect recognizes a suburban pattern of built form and site design while supporting an evolution towards 15-minute neighbourhoods.

Within the Mixed Industrial areas, the development is to be characterized by a broad mix of uses, including non-residential sensitive uses such as places of worship, indoor recreational uses and stand-alone licensed care centres.

Other applicable policies and guidelines

Planning rationale

The Official Plan directs schools to be co-located with compatible land uses for a more efficient use of land and the promotion of healthy, walkable 15-minute neighbourhoods (Policy 4.10.1.2). The proposed private school would be complementary to the Bell Sensplex as it would enable the hockey-focused school to use the athletic and recreational facilities located within the building. The Official Plan requires schools to be sited in a compact and land-efficient manner that prioritizes safe, sustainable and active transportation mobility choices (Policy 4.10.1). As a large recreational facility, the Bell Sensplex has existing design features that would ensure the safety of future students. This includes a dedicated internal pick-up/drop-off area and a surface parking area with capacity during school hours.

The Official Plan encourages Mixed Industrial areas to act as transition between neighbourhoods and industrial areas. Lands designated as Mixed Industrial are intended to accommodate a broader range of non-residential uses than industrial uses.

Policy 6.5.3(2) of the Official Plan allows for sensitive institutional uses, including private schools, to be considered in the Mixed Industrial designation through a site-specific Zoning By-law amendment if the following criteria are met:

- a) There are no adverse health impacts from adjacent uses and the sensitive institutional use does not impede an existing Mixed Industrial use's ability to operate via a Ministry of the Environment, Conservation and Parks permit. The assessment will be guided by the Ministry of the Environment, Conservation and Parks Land Use Compatibility Guidelines, as amended.
- b) There are no traffic impacts that would impede a Mixed Industrial use's operations;
- c) Is located within 600 metres of a residential zone; and
- d) Is located a minimum of 300 metres away from zones where heavy industrial land uses are permitted.

These criteria to permit a private school within the Mixed Industrial designation have been met. Staff are satisfied that the adjacent Mixed Industrial properties have not demonstrated the presence of adverse health impacts. The proposal would not impact

the operations of surrounding uses because it would be contained entirely within the existing building. No negative traffic impacts are anticipated as a result of the proposal, due to its limited size and operating hours. The site is located within 600 metres of residential zones to the east and southwest. Finally, the site is located more than 300 metres away from any zones where heavy industrial uses are permitted.

The proposed development conforms to the Official Plan as it is complementary to the existing Bell Sensplex location and facilities and compatible with surrounding uses.

In summary, the proposed Zoning By-law amendment meets the intent of the relevant policies and contains appropriate zone provisions to permit the proposed development. The proposed amendments are appropriate to support an institutional land use in a limited capacity within an existing building and represent good planning.

Provincial Policy Statement

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

RURAL IMPLICATIONS

There are no rural implications for this report.

COMMENTS BY THE WARD COUNCILLOR(S)

The Councillor has been made aware of the application related to this report.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications to this report.

ASSET MANAGEMENT IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The new building will be required to meet the accessibility criteria contained within the Ontario Building Code.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-23-0015) 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 Details of Recommended Zoning

CONCLUSION

The proposed development introduces a school use in a manner which conforms with the Official Plan. The Zoning By-law Amendment is recommended for approval.

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 and Corporate 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.

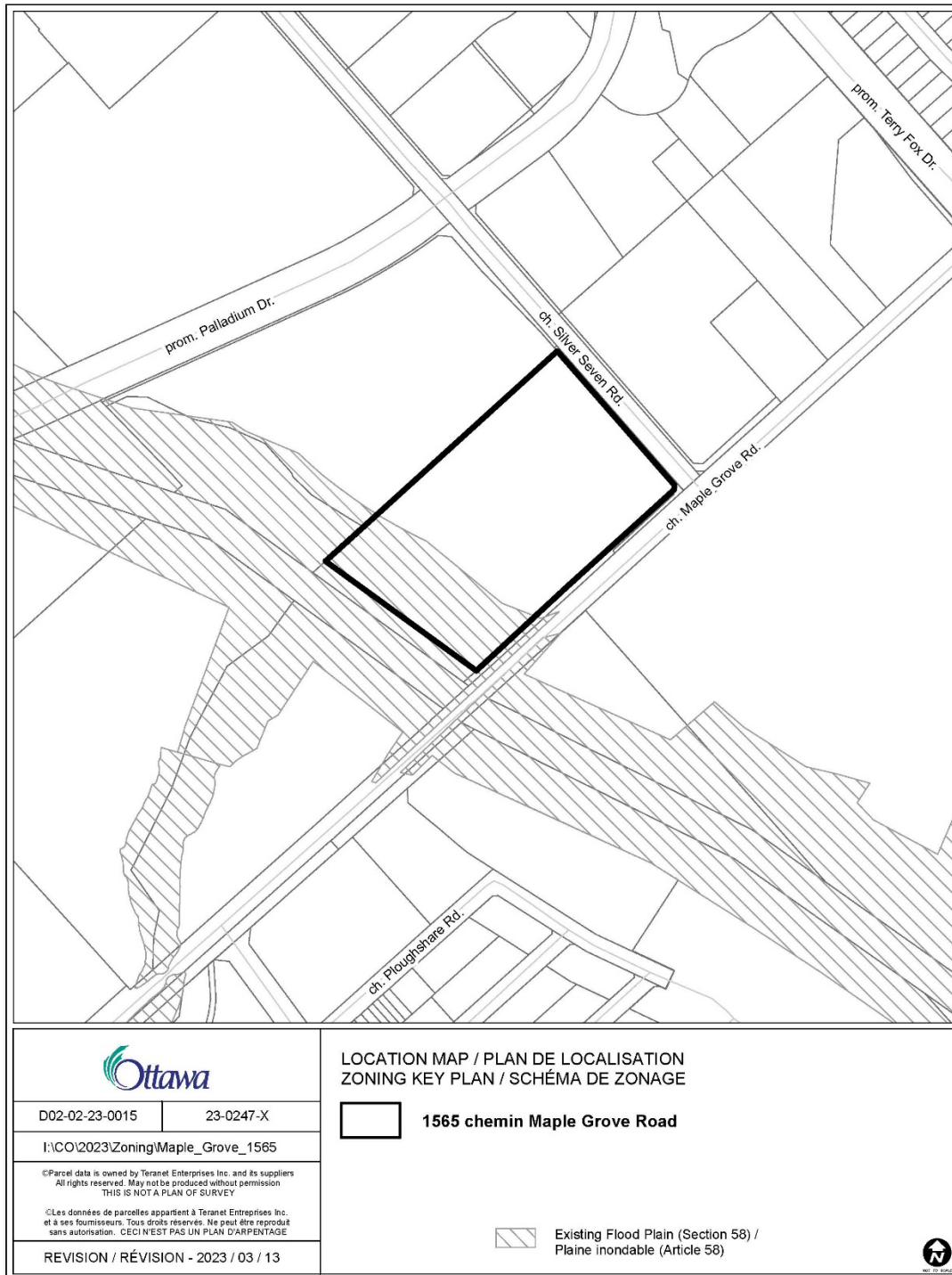
Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Location Map

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

The site is located at the northwest corner of Maple Grove Road and Silver Seven Road.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1565 Maple Grove Road:

1. Rezone 1565 Maple Grove Road as shown in Document 1
2. Add a new exception XXXX to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a. In Column II, Applicable Zones, add the text “IL5[XXXX] H(30)”
 - b. In Column III, Additional Permitted Land Uses, add the text:
 - i. recreational and athletic facility
 - ii. school
 - c. In Column V, Provisions, add the text:
 - i. off-street parking may encroach up to 8.8 m into the minimum required corner side yard.
 - ii. A school is only permitted within a recreational and athletic facility existing as of March 9, 2023.