

Subject: Zoning By-law Amendment - 2616 and 2628 Edinburgh Place

File Number: ACS2023-PRE-PS-0037

Report to Planning and Housing Committee on 5 July 2023

and Council 12 July 2023

**Submitted on June 14, 2023 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

Contact Person: Justin Grift, Planner I, Development Review South

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Ward: Alta Vista (18)

**Objet : Modification du Règlement de zonage – 2616 et 2628, place
Edinburgh**

Dossier : ACS2023-PRE-PS-0037

Rapport au Comité de la planification et du logement

le 5 juillet 2023

et au Conseil le 12 juillet 2023

**Soumis le 14 juin 2023 par Derrick Moodie, Directeur, Services de la planification,
Direction générale de la planification, des biens immobiliers et du développement
économique**

**Personne-ressource : Justin Grift, Urbaniste I, Examen des demandes
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Quartier : Alta Vista (18)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2616 and 2628 Edinburgh Place, as shown in Document 1, to extend the Heavy Industrial zone throughout the property and to permit a reduced interior side yard of 3.0 metres, 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 July 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 du *Règlement de zonage* (n° 2008-250) visant les 2616 et 2628, place Edinburgh, comme le montre le document 1, afin d'appliquer la zone d'industrie lourde à l'ensemble de la propriété et d'autoriser une réduction de la cour latérale intérieure à 3.0 mètre, comme l'explique en détail le document 2.
2. Que le Comité de la planification et du logement approuve l'intégration de la section Détails de la consultation du rapport dans le cadre de la « brève explication » du Résumé des mémoires déposés par écrit et de vive voix, à rédiger par le Bureau du greffier municipal et à soumettre au Conseil municipal dans le rapport intitulé « Résumé des mémoires déposés par écrit et de vive voix par le public sur les questions assujetties aux "explications obligatoires" de la *Loi sur l'aménagement du territoire* à la réunion que tiendra le Conseil municipal le 12 juillet 2023 », sous réserve des mémoires qui seront déposés entre la publication de ce rapport et la date à laquelle le Conseil municipal 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

2616 and 2628 Edinburgh Place

Owner

1120952 Ontario Inc. c/o Michel Pouliot

Applicant

McIntosh Perry Consulting Engineers Ltd. c/o Bridgette Alchawa

Architect

Deimling – Architecture & Interior Design

Description of site and surroundings

The subject properties are known municipally as 2616 and 2628 Edinburgh Place, and located at the end of Endinburgh Place, off of Bantree Street. The surrounding uses include a mix of industrial and commercial uses, such as, a construction company, landscape company and auto parts sales. Directly southwest of the property is the former Ottawa Athletic Club site that was converted into a warehouse and offices in 2021.

The site and existing building are currently occupied by Ottawa Equipment & Hydraulic Inc. The building has a footprint of 1,455 square metres and is being used for servicing heavy equipment.

Summary of proposed development

The proposed addition consists of a single-storey sales area with service bays and will measure approximately 1,103 square metres in area. It will extend along the northwestern property line and be flush with the front of the existing building, with no changes to the front yard setback. The proponent is also requesting additional parking and storage of heavy equipment near the rear of the properties.

Summary of requested Zoning By-law amendment

There are currently two zoning designations for the properties of 2616 and 2628 Edinburgh Place. 2616 Edinburgh is zoned Heavy Industrial (IH), whereas 2628 Edinburgh has a split zoning of IH and a 30-metre-wide strip zoned Light Industrial (IL) at the rear of the lot. This strip relates to the former rail corridor that ran through the area before it was decommissioned.

The proposed zoning amendments are looking to create a site-specific exception to allow the addition to be a minimum of 3 metres from the northwestern side lot line. Additionally, the amendment will expand the IH zone to include the entirety of 2628 Edinburgh Place, shown as Area A in Document 1, to allow outdoor storage throughout the entire site.

Related Applications

An associated Site Plan Control application has been submitted under File no. D07-12-22-0184.

DISCUSSION

Public consultation

Public consultation for this application was conducted in accordance with procedures for Zoning By-law amendment applications. Owners within 120 metres of the site were notified through Canada Post mailing, and two signs posted onsite. No comments were received by the public.

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

Official Plan designation(s)

The Official Plan designates both properties Industrial and Logistics in the Outer Urban Transect, with a portion of 2628 Edinburgh Place as Mixed Industrial. The policies pertaining to the Industrial and Logistics designation support a wide variety of industrial uses, including manufacturing, warehousing, and distribution, as well as uses that store more products outdoors and require large areas devoted to external storage. The policies that pertain to the Mixed Industrial designation support low-impact light industrial uses including light manufacturing, warehousing and distribution, heavy equipment sales and services, as well as trades and contractors like carpenters, plumbers and electricians. The Official Plan does not prohibit outdoor storage in the Mixed Industrial designation and allows the sales and servicing of heavy equipment.

Further, the Official Plan elaborates that the intent of the Mixed Industrial designation is to serve as a transition between heavier industrial uses and Neighbourhoods, Hubs, or Corridors. Staff notes that the Mixed Industrial designation continues further south from the subject property and provides a buffer to the residential use that is approximately 200 metres away.

Planning rationale

The zoning amendment and associated Site Plan Control application (D07-12-22-0184) set out to expand the existing use of the site throughout the properties with an addition to provide more space for sales and display, staff amenities, service bay areas and outdoor storage area for heavy equipment and vehicles. The addition would be ancillary to the existing use on the property.

The proposed amendment is to reduce the minimum interior side yard setback from 7.5 metres to 3 metres on the northwestern side of the property, in order to accommodate an addition. The placement of the addition is to ensure there is adequate storage and parking space for the heavy vehicles in the remainder of the lot. Staff is of the opinion the proposed addition still provides an adequate buffer between the subject site and adjacent property, as a 3-metre landscape buffer is provided and both properties have industrial uses. No objection was received from the adjacent property owner.

The amendment to extend the Heavy Industrial zone throughout 2628 Edinburgh Place relates to the southern half of the former rail corridor that ran on the southwestern side of the properties (Area A on Document 1) that is currently zoned Light Industrial. The applicant is looking to expand the IH zone throughout to permit outdoor storage on the entirety of the property. Staff is of the opinion the expansion of the IH zone meets the Official Plan policies, as detailed in section above, and will create consistency with the northern portion of the rail corridor and zoning of the property. Staff is satisfied it will not have adverse impacts on the surrounding properties and is compatible with the use of the property directly to the South.

Provincial Policy Statement

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

RURAL IMPLICATIONS

There are no direct implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR(S)

The Councillor is aware of the application related to this report and did not have concerns.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendation.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications.

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

No accessibility barriers are anticipated with the proposed development.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-22-0124) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the time needed for the applicant to respond to Staff comments and resubmit updated materials.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Site Plan

Document 5 Proposal Elevation

CONCLUSION

Staff are of the opinion that the proposed addition onto the industrial building at 2616 and 2628 Edinburgh Place is consistent with the Provincial Policy Statements and the City of Ottawa's Official Plan. Further, Staff is satisfied that the reduced interior side yard setback and rezoning the small portion of the property to Heavy Industrial zone will not have significant impacts on adjacent properties and be compatible with the surrounding area. The Planning, Real Estate and Economic Development Department recommend approval of the application .

DISPOSITION

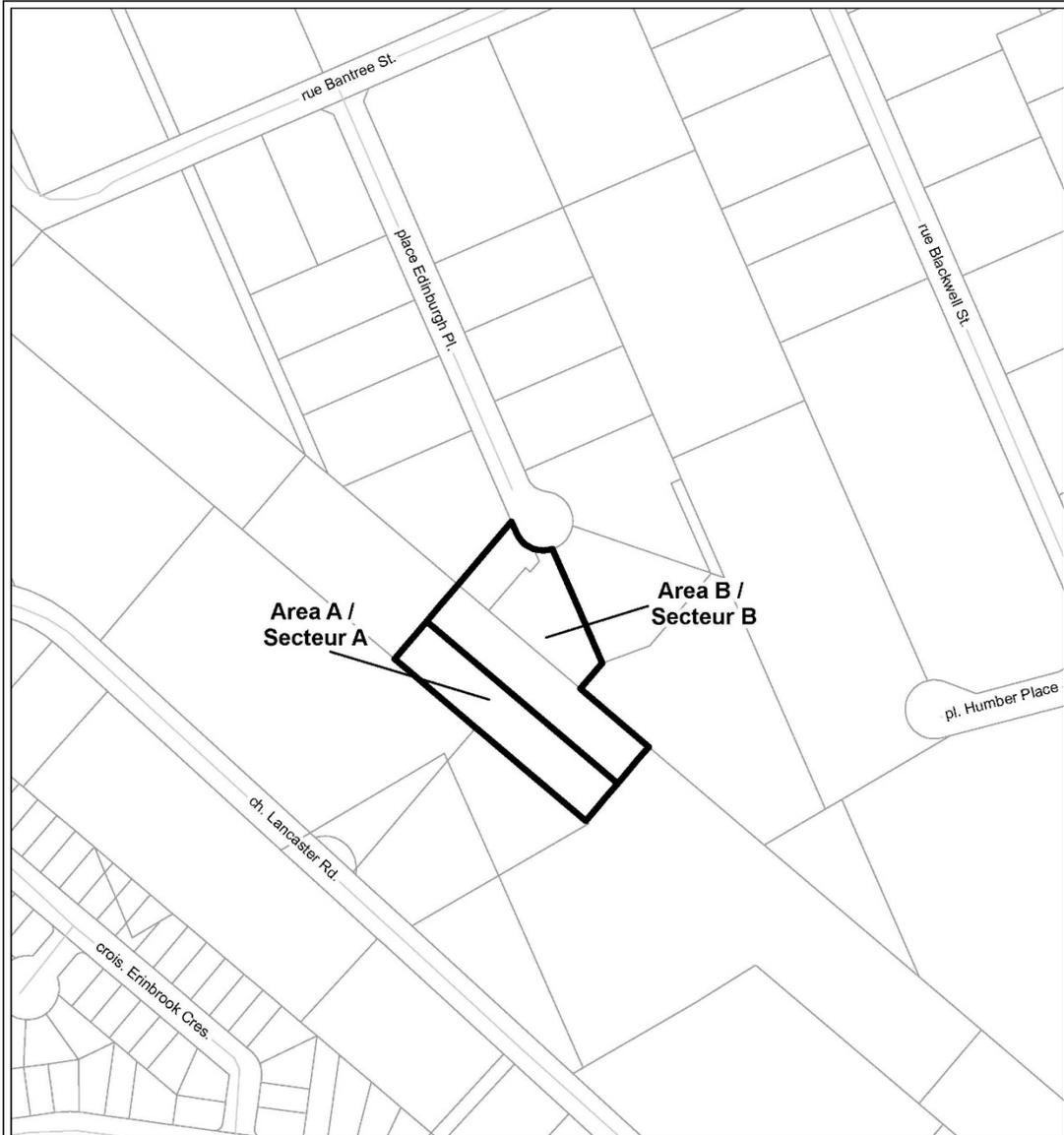
Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

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



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE 2616, 2628 place Edinburgh Place	
D02-02-22-0124	22-1259-X		Area A to be rezoned from IL to IH[xxxx1] Le zonage du secteur A sera modifié de IL à IH[xxxx1]
I:\CO\2023\Zoning\Edinburgh_2616_2628			Area B to be rezoned from IH to IH[xxxx1] Le zonage du secteur B sera modifié de IH à IH[xxxx1]
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<small>©Les données de parcelles appartiennent à Terranel Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2023 / 06 / 01		 <small>NOT TO SCALE</small>	

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 2616 and 2628 Edinburgh Place:

1. Rezone the lands as shown in Document 1.
2. Add a new exception XXX1 to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a) In Column II, add the text “IH[XXX1]”
 - b) In Column V, add the text “minimum setback from the northwestern side lot line: 3 metres”

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.

Public Comments and Responses

Comment: None received.

Community Organization Comments and Responses

Comment: None received.