

Subject: Zoning By-law Amendment - 2420 Don Reid Drive

File Number: ACS2023-PRE-PS-0082

Report to Planning and Housing Committee on 21 June 2023

and Council 28 June 2023

**Submitted on May 17, 2023 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

Contact Person: Kelby Lodoen Unseth, Planner II, Development Review South

613-580-2424, 12852, Kelby.LodoenUnseth@ottawa.ca

Ward: Gloucester-Southgate (10)

Objet : Modification du Règlement de zonage – 2420, promenade Don-Reid

Dossier : ACS2023-PRE-PS-0082

Rapport au Comité de la planification et du logement

le 21 juin 2023

et au Conseil le 28 juin 2023

**Soumis le 17 mai 2023 par Derrick Moodie, Directeur, Services de la planification,
Direction générale de la planification, des biens immobiliers et du développement
économique**

**Personne ressource : Kelby Lodoen Unseth, Urbaniste, Examen des demandes
d'aménagement sud**

613-580-2424, 12852, Kelby.LodoenUnseth@ottawa.ca

Quartier : Gloucester-Southgate (10)

REPORT RECOMMENDATIONS

- 1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2420 Don Reid Drive, as shown in Document 1, to permit a pharmacy, 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 28, 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 (no 2008-250) visant le 2420, promenade Don-Reid, comme le montre le document 1, afin de permettre l’aménagement d’une pharmacie, comme l’explique en détail le document 2.
2. Que le Comité de la planification et du logement 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 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 28 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

2420 Don Reid Drive

Owner

PNPT Ontario Enterprise

Applicant

Rockville Engineering

Description of site and surroundings

The site is located on the west of the Don Reid Drive and St. Laurent Boulevard intersection, within the Ottawa Business Park. The surrounding land uses are generally light industrial, which includes office spaces and a daycare on the southwest corner of Don Reid Drive and Walkley Road.

The site is currently occupied by an office building which also includes medical offices. No changes to the building or parking area are intended as part of this application.

Summary of requested Zoning By-law amendment

The site is currently zoned Light Industrial (IL), which permits the site for its current uses as an office. The proposed zoning amendment would add the uses of retail store limited to a pharmacy as a permitted use through an exception.

DISCUSSION

Public consultation

This application was subject to the City's Public Notification and Consultation Policy. A notice was provided to all property owners within 120 metres of the property, and a sign was posted on the site facing Don Reid Drive. No comments were received by the public or from neighbouring property owners.

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

Official Plan designation(s)

The site is identified as Industrial and Logistics on Schedule B3 – Outer Urban Transect. The site is located on the corner of Don Reid Drive and St. Laurent Boulevard. Both streets are identified as collector roads on Schedule C4 – Urban Road Network at this location.

Planning rationale

The property is home to an existing two-storey 2300 metres squared office building housing professional and medical offices. The property currently requires 56 parking spaces, and no changes to the parking provided is required.

The zoning amendment is to permit a pharmacy as an ancillary use to the medical offices where 71 square metres of existing office space will be converted to the pharmacy use. The pharmacy as proposed would utilize 3 per cent of the existing floor space in the building.

Section 6.4.3. of the Official Plan (OP) identifies the need to limit the number and size of ancillary uses to avoid conflict with industrial uses and minimize the absorption of land for non-industrial uses. A review of existing uses along Don Reid Drive within the Ottawa Business Park finds an existing mix of industrial, commercial, warehouse, and office uses totalling approximately 94,000 square metres of gross floor area. The proposed 71 square metres pharmacy as an ancillary use to existing medical offices is the only identified ancillary use within this employment area and is in keeping with the policy direction to ensure ancillary uses remain limited.

The proposed pharmacy is not anticipated to negatively impact nearby uses and are considered consistent with the OP designation and existing uses within proximity of the site.

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 direct implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Bradley is aware of the application and is supportive.

LEGAL IMPLICATIONS

There are no direct financial implications.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with implementing the report recommendation.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The Zoning By-law amendment proposal relates to a new building that will be

constructed in accordance with the Ontario Building Code; there are no accessibility impacts.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-22-0112) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the workload.

SUPPORTING DOCUMENTATION

- Document 1 Location Map and Zoning Key
- Document 2 Proposed Zoning By-law Amendment
- Document 3 Public Consultation Details

CONCLUSION

The Planning, Real Estate and Economic Development Department recommend approval of the application to rezone the lands from IL to IL[xxxx]. The application is consistent with the Provincial Policy Statement and the Official Plan.

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.

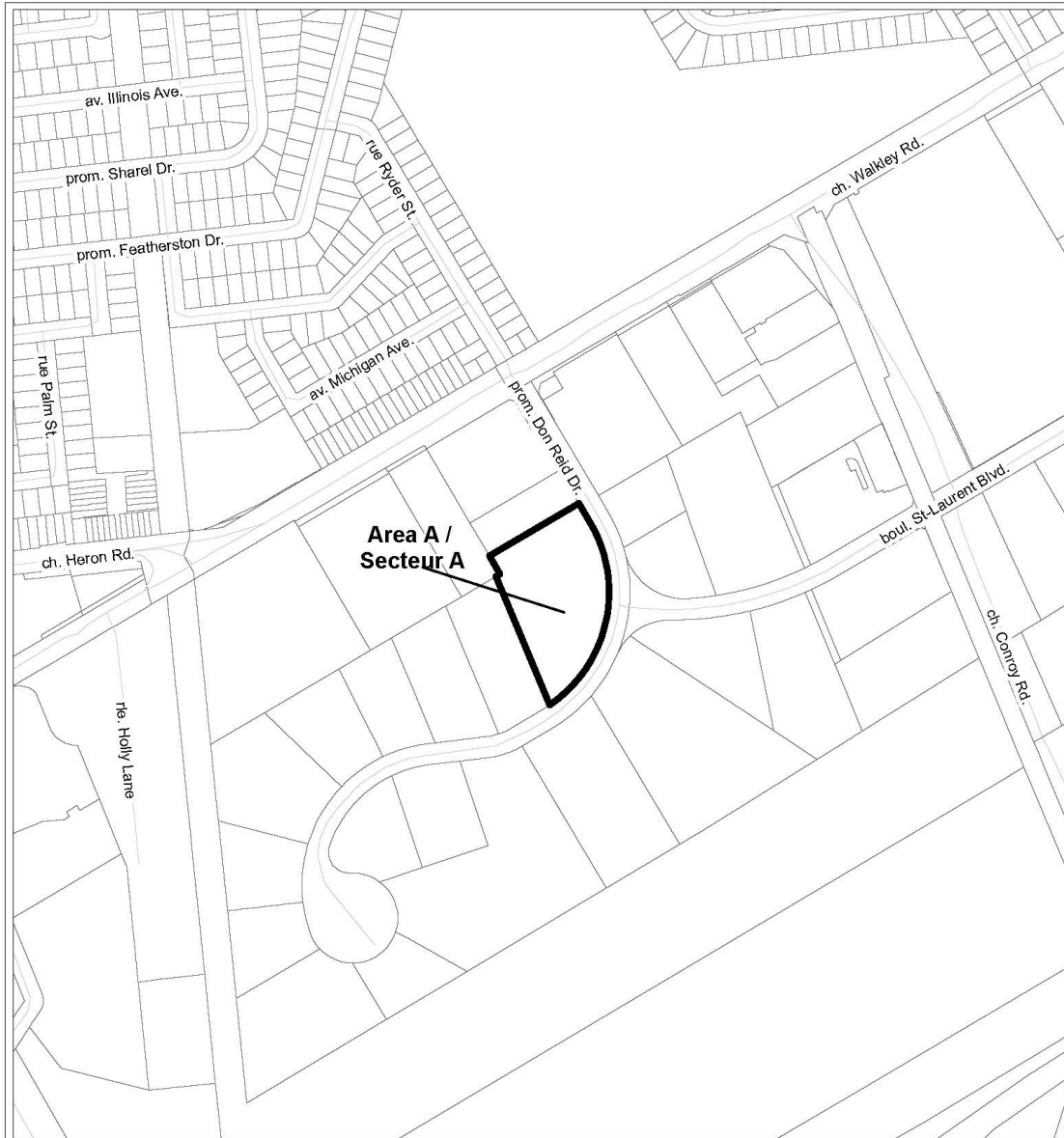
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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 – Zoning Key Map

For an interactive Zoning map of Ottawa visit geoOttawa



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-22-0112	23-0104-X	2420 promenade Don Reid Drive	
I:\CO\2023\Zoning\Don_Reid_2430		 Area A to be rezoned from IL to IL[XXXX] Le zonage du secteur A sera modifié de IL à IL[XXXX]	
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small> <small>©Les données de parcelles appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2023 / 05 / 17			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 2420 Don Reid Drive:

1. Rezone the lands as shown in Document 1
2. Add a new exception, [xxxx] to Section 239 – Urban Exceptions with provision similar in effect to the following:

In Column II, add the text “IL[xxxx]”

In Column III, add the text:

- Retail Store limited to a pharmacy

In Column V, add the text:

- Maximum gross floor area of a retail store: 80 square metres

Document 3 – Consultation Details

This application was subject to the City's Public Notification and Consultation Policy. A notice was provided to all property owners within 120 metres of the property, and a sign was posted on the site facing Don Reid Drive. No comments were received by the public or from neighbouring property owners.