

Subject: Zoning By-law Amendment – 3330 Navan Road

File Number: ACS2023-PRE-PS-0102

Report to Planning and Housing Committee on 16 August 2023

and Council 23 August 2023

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

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Ward: Orléans South-Navan (19)

Objet : Modification du Règlement de zonage – 3330, chemin Navan

Dossier : ACS2023-PRE-PS-0102

Rapport au Comité de la planification et du logement

le 16 août 2023

et au Conseil le 23 août 2023

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

**Personne ressource : Evode Rwagasore, urbaniste, Examen des demandes
d'aménagement est**

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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 3330 Navan Road, as shown in Document 1, to permit office and warehouse 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 August 23, 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 pour la propriété située au 3330, chemin Navan, comme le montre le document 1, en vue d’ajouter aux utilisations permises un bureau et un entrepôt, comme l’explique 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 23 août 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

3330 Navan Road

Owner

Zach Tremblay

Applicant

Zach Tremblay

Architect

N/A

Description of site and surroundings

The site is located on the south side of Navan Road and approximately 850 metres east of the intersection of Navan Road and Renaud Road within the East Urban Community of Orléans South, as shown on Document 1. The lot is approximately 0.62 hectares in area, with 49.68 metres of frontage along Navan Road, and is currently occupied by a single detached dwelling and a two-storey building that consists of workshop space at the ground level and office space above. A single unpaved driveway with access from Navan Road serves all uses on the property. The rear yard and west side of the property contain many trees, while the undeveloped part of the property consists of soft landscaping.

To the north of the subject property on the opposite side of Navan Road are residential, institutional and commercial uses which include single detached dwellings, a medical centre, a community centre and office space. To the east is an access road leading to a cellphone tower situated just 11 metres from the east property line, a single detached dwelling, and farther east the main vehicular entrance to the Waste Connections of Canada Ottawa waste disposal and landfill site that surrounds the subject property to the south and west. To the west is a 30-metre wide strip of land that buffers the site from the adjacent waste disposal site, and farther west are existing residential properties and commercial operations along the south side of Navan Road. The residential neighbourhoods of Spring Valley Trails and Bradley Estates are approximately 500 metres west of the subject property.

Summary of proposed development

The subject property contains a single detached dwelling located on the north portion of the property and a recently constructed two-storey building that consists of six warehouse bays at the ground level and an office on the second storey. Vehicular access to the property from Navan Road is provided by an existing unpaved driveway that extends to the rear of the property to provide direct access to the new building. The site development plan and image of the new building are shown in Document 4.

Summary of requested Zoning By-law amendment

The subject property is currently zoned “Development Reserve” (DR) in Zoning By-law 2008-250. The purpose of the DR zone is to limit the range of permitted uses to those which will not preclude future development options, and to impose regulations which ensure a low scale and intensity of development to reflect the characteristics of existing land uses.

While the existing detached dwelling benefits from legal non-conforming use rights, the newly constructed two-storey building along with its warehouse and office uses do not have legal non-conforming rights. The Zoning By-law Amendment intends to legalize the building and new non-residential uses, and the existing detached dwelling use also is to be confirmed as an additional permitted use. The new building complies with the Zoning By-law in every respect except for one interior side yard setback.

The proposed zoning amendment, detailed in Document 2, is to acknowledge the new building and the warehouse and office uses associated with a contractor’s business on the subject property. It is proposed that the property be rezoned to “Light Industrial” with a site-specific exception (IL[XXXX]). The purpose of the IL zone is to permit a wide range of low impact light industrial uses, which includes warehousing, and office-type uses. While the IL zone permits the proposed warehouse and office uses, the site-specific exception permits the existing detached dwelling as an additional permitted use within the IL zone. The exception provisions also address the non-complying yard setback noted above.

DISCUSSION

Public consultation

A public information session was not conducted in consideration of the zoning by-law amendment application, as it is not a legislative requirement, nor was it requested by

the Ward Councillor. The Planning and Housing Committee meeting will constitute the required public engagement under the *Planning Act* for this item.

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

Official Plan designation(s)

The Official Plan situates the subject property within the "Suburban Transect" policy area, which comprises neighbourhoods within the urban boundary located outside the Greenbelt. Schedule B8 – Suburban (East) Transect of the Plan designates the subject site as "Neighbourhood", which policies primarily recognize a residential character and permit a mix of low-rise (maximum four storeys) building forms and densities. In addition, Policy 4 of Section 6.3.3 permits non-residential uses in the Neighbourhood designation subject to meeting certain contextual criteria specific to location, scale and impacts on surrounding uses.

Other applicable policies and guidelines

N/A.

Urban Design Review Panel

The Zoning By-law Amendment application was not subject to the Urban Design Review Panel process.

Planning rationale

The legal non-conforming dwelling and the recently built warehouse and office building are consistent with the policy direction of the Official Plan's Neighbourhood land use designation. The new building is a two-storey structure, which is consistent with the direction for low-rise building heights. Furthermore, with respect to the specific criteria for non-residential uses set out in Policy 4 of Section 6.3.3, it is staff's opinion that the proposed warehouse and office uses and building meet such site contextual criteria, in that the property has frontage along a major street, Navan Road in this instance, and the uses are compatible with the surrounding residential and non-residential land uses, including the waste disposal site. In addition, while the warehouse and office building are not sited along the street edge, the existing residential dwelling addresses the street and provides an appropriate visual screen to the parking area and operations associated with the new building. Finally, with the new building and proposed uses effectively being surrounded by the adjacent waste disposal facility site, there would be minimal adverse impacts on the surrounding uses.

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.

COMMENTS BY THE WARD COUNCILLOR(S)

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

ADVISORY COMMITTEE(S) COMMENTS

N/A

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

There are no Asset Management Implications with this report. Existing development at 3330 Navan Road is serviced by municipal water and private wastewater services. Any future connection to municipal wastewater services would require a Local Improvement under the Municipal Act, at the landowner's expense.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

Design considerations with respect to accessibility are not a key consideration of this Zoning By-law amendment application.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-22-0077) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to several revisions that were required.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Site Development Plan and Photograph

CONCLUSION

The proposed Zoning By-law amendment respects the intent of the relevant policies of the Official Plan. The development conforms to the Suburban (East) Transect and Neighbourhood designation policies of the Official Plan, as it is a low-rise, small-scale, non-residential use that is compatible with the surrounding land uses.

In staff's opinion, therefore, the proposed zoning amendment is appropriate and the proposed warehouse, office and detached dwelling uses are compatible with the existing and well established surrounding residential and non-residential context and constitutes good planning.

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.

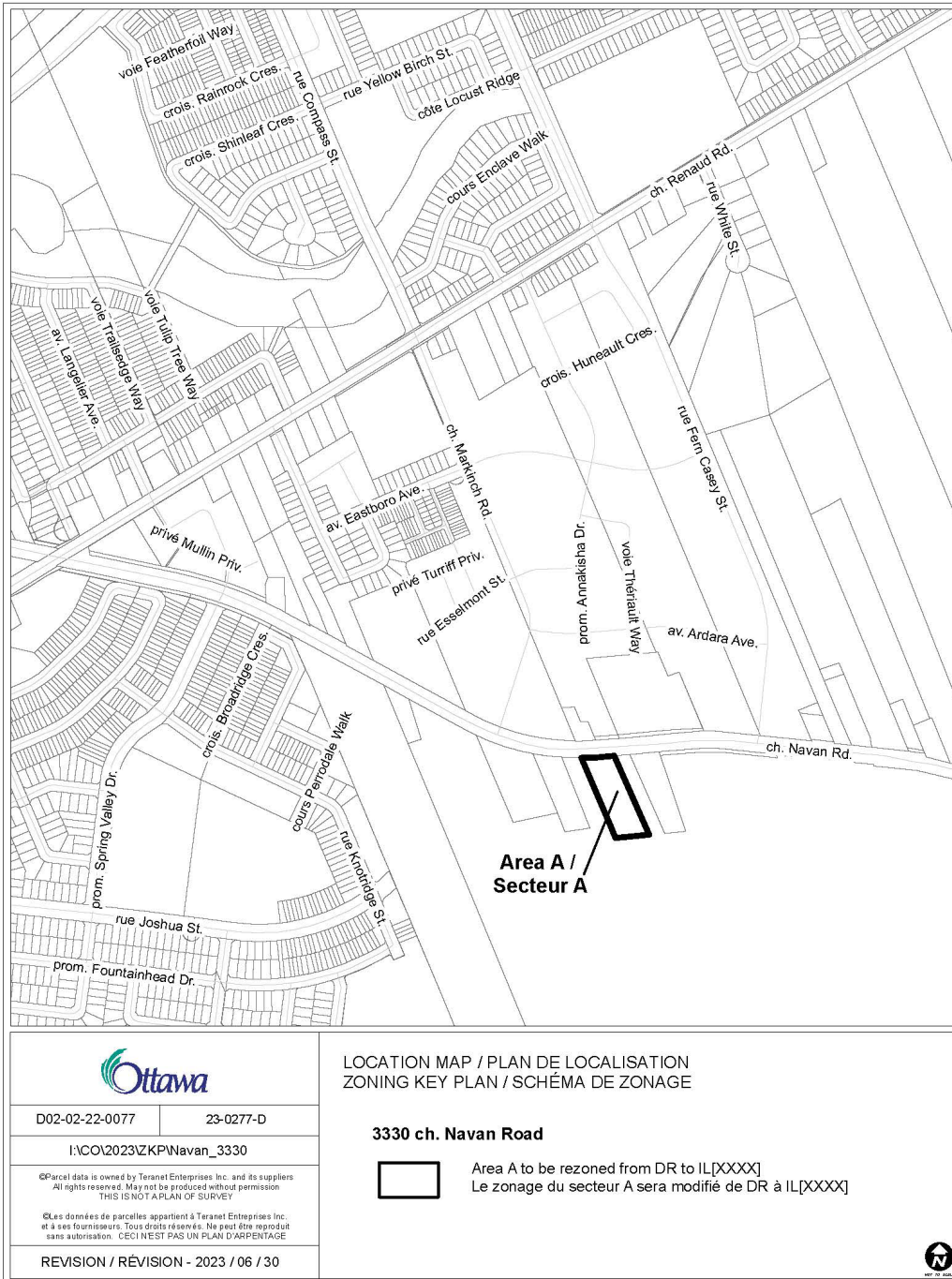
Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Zoning Key Map

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

The Zoning Key Map below highlights the subject site to be rezoned from DR to IL[XXXX].



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 3330 Navan Road is as follows:

- a) Rezone the lands as shown in Document 1.
- b) Amend Section 239 – Urban Exceptions by adding a new exception [XXXX] with provisions similar in effect to the following:
 - a) In Column II, “Applicable Zone”, add the text, “IL[XXXX]”
 - b) In Column III, “Exception Provisions – Additional land uses permitted”, add the text,

“a detached dwelling”
 - c) In Column IV, “Exception Provisions - Land Uses Prohibited”, add the text,

“All uses except office and warehouse”
 - d) In Column V, “Exception Provisions – Provisions”, add
 - i. minimum interior side yard setback: 0.8 metres for the west side to an industrial use building

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. The holding of a formal City-organized public information session during the public consultation period was deemed not necessary.

No public comments or comments from community organizations were received in response to the proposed Zoning By-law amendment.

Document 4 – Site Development Plan and Photograph

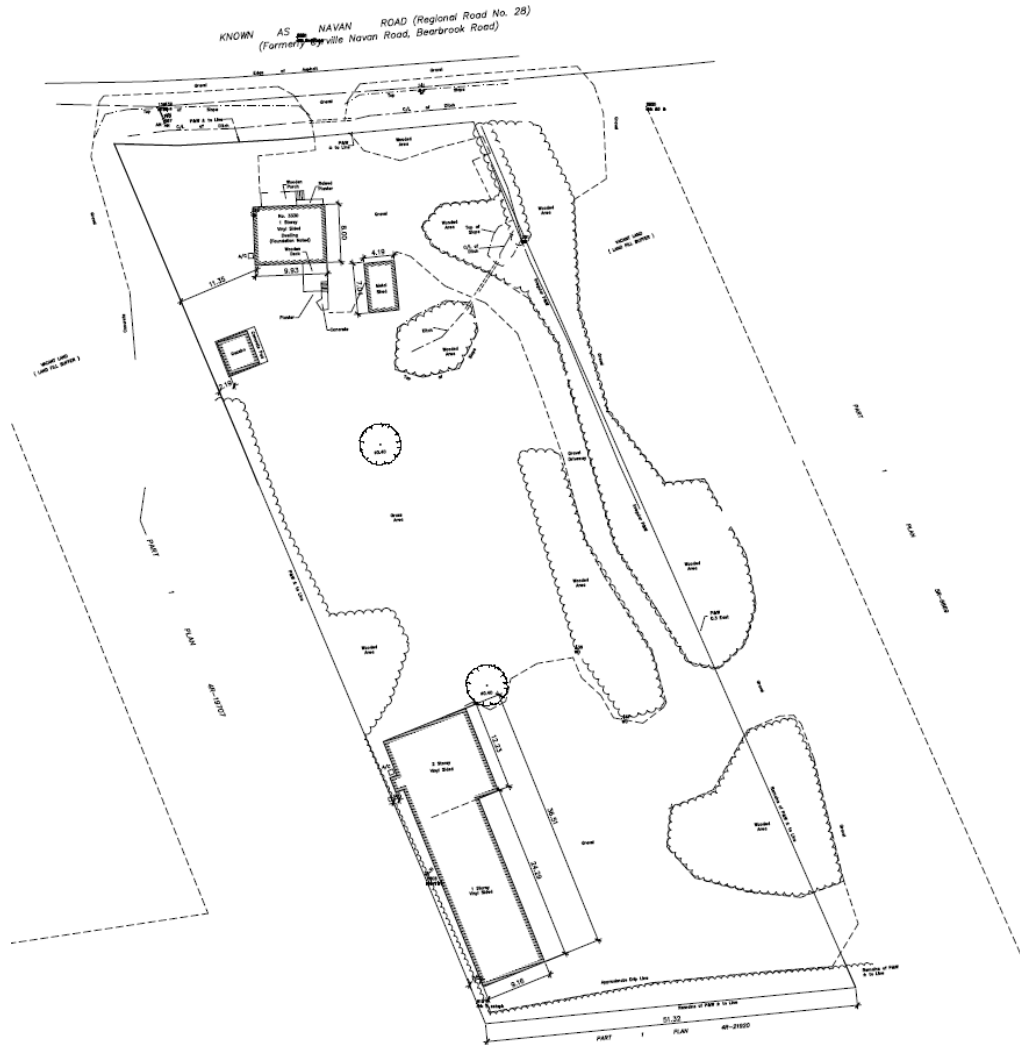


Image 1: Site Development Plan (including the new building, and existing detached dwelling and accessory structures)



Image 2: Photograph of front façade of the existing warehouse and office building.