

**Subject: Zoning By-law Amendment - 4338 Innes Road**

**File Number: ACS2023-PRE-PS-0126**

**Report to Planning and Housing Committee on 1 November 2023**

**and Council 8 November 2023**

**Submitted on October 19, 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 – 4338, chemin Innes**

**Dossier: ACS2023-PRE-PS-0126**

**Rapport au Comité de la planification et du logement**

**le 1er novembre 2023**

**et au Conseil le 8 novembre 2023**

**Soumis le 19 octobre 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 II, 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 4338 Innes Road, as shown in Document 1, to modify the zoning provisions, to permit an internal reconfiguration of the existing commercial space, which will result in a slight reduction in total retail space on the ground floor.**

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 8 November 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) relative au 4338, chemin Innes, comme indiqué dans le document 1, visant à modifier les dispositions du zonage en vue de permettre une reconfiguration interne de l’espace commercial existant, ce qui entraînera une légère réduction de l’espace total de vente au détail au rez-de-chaussée.
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 8 novembre 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

4338 Innes Road

### Owner

Dymon Storage (Ottawa) Corporation

**Applicant**

Fotenn, c/o Tyler Yakichuk

**Architect**

Architects DCA Inc. c/o Toon Dreessen

**Description of Site and Surroundings**

The subject site is located at the southeast corner of Innes Road and Lanthier Drive. There is an existing four-storey Dymon Storage facility on-site. The site area is approximately one hectare in size, with 81.5 metres of frontage along Innes Road and 98 metres of frontage along Lanthier Drive. Surrounding land uses are primarily commercial along the south side of Innes Road, and low-rise residential along the north side of Innes Road.

**Summary of Proposed Development**

The City of Ottawa has received a Zoning By-law Amendment application to modify the site's zoning to permit a renovation of the existing Dymon Storage facility, including an internal expansion of the at-grade warehouse use as well as a reconfiguration of the at-grade retail space. The proposed development also includes the renovation of the exterior façade of the existing Dymon Storage. The building footprint will not change because of the proposed retrofit.

**Summary of requested Zoning By-law amendment**

The subject property is currently zoned "Local Commercial, Subzone 5, Urban Exception 1191" - (LC5[1191]). The purpose of the local commercial zone is to permit a variety of small, locally-oriented convenience, service and residential uses, restrict non-residential uses, and to provide an opportunity to accommodate residential or mixed-use developments in General Urban Areas. Urban Exception 1191 currently prohibits residential use buildings and requires that: uses other than light industrial, storefront industry or a warehouse must occupy (1) A minimum cumulative total of 40 per cent of the ground floor area of the building; (2) 80 per cent of the wall area of the ground floor facing Innes Road, and; (3) 40 per cent of the wall area of the ground floor facing Lanthier Drive, excluding any enclosed loading space. The applicant is proposing to reduce the amount of retail frontage required along Lanthier Drive from 40 to 30 per cent. The applicant is also proposing to reduce the minimum cumulative retail space requirement on the ground floor from 40 to 30 per cent. No other changes to the existing LC5 zone provisions or performance standards are proposed.

## **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)**

Schedule B8 – Suburban (East) Transect – of the Official Plan (OP) designates the site as “Hub”, fronting on Innes Road, a “Mainstreet Corridor”, and is subject in part to the policies of the “Evolving Neighbourhood Overlay”. The OP states that Hubs are areas centered on planned or existing rapid transit stations and/or frequent street transit stops. Hub policies provided in Section 6.1 of the OP state that the designation generally permits a range of residential and non-residential uses and built forms in proximity to transit stations or stops that achieve the intensification, density, and employment targets of the Hub designation. Section 6.1 of the Hub designation encourages a mix of uses, including storage facilities.

The Evolving Neighbourhood Overlay, as outlined in Section 5.6.1 of the Plan, is intended to provide built form direction in cases where a change in character is anticipated, and it applies to areas that are in a location or at a stage of evolution that creates the opportunity to achieve an urban form in terms of use, density, built form and site design. In this case, the overlay has been applied to the entire subject site as the site lies within 200 metres of Innes Road, which is designated a Mainstreet Corridor.

### **Planning Rationale**

It is staff's opinion that the proposed Zoning by-law amendment conforms to the Official Plan (OP), as there will be no reduction in the requirement for retail frontage along the Mainstreet Corridor (Innes Road). The proposed façade improvements will modernize the building and improve the Innes Road streetscape. No changes to the previously approved site plan are proposed as a result of this Zoning By-law Amendment.

The proposed development meets all other zoning provisions of the LC5 zone. As discussed, it is necessary to modify the existing exception to the LC5 zone to permit a minor expansion of the warehouse use as well as reconfigure the at-grade retail spaces, which will have the effect of slightly reducing the amount of retail frontage along Lanthier Drive.

The proposed Zoning By-law Amendment is consistent with Section 5.4 - Suburban Transect policies, Section 5.6.1 - Evolving Neighbourhood Overlay, and Section 6.1 – Hubs, and is therefore consistent with the overall policy objectives of the Official Plan.

### **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 associated with the proposed development.

### **COMMENTS BY THE WARD COUNCILLOR(S)**

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

### **ADVISORY COMMITTEE(S) COMMENTS**

No advisory Committee comments were received in response to the proposed zoning by-law amendment.

### **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 associated with the recommendations in this report.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **ACCESSIBILITY IMPACTS**

There are no accessibility implications associated with this application.

### **ENVIRONMENTAL IMPLICATIONS**

N/A

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- Has a diversified and prosperous economy.

## **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-23-0037) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments.

## **SUPPORTING DOCUMENTATION**

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Proposed Site Development Plan and Rendering

Document 4 Consultation Details

## **CONCLUSION**

The proposed Zoning By-law amendment is consistent with the intent of the relevant policies of the Official Plan and the Provincial Policy Statement. While the proposed warehouse expansion and retail area on the ground floor do not align with the existing Urban Exception 1191, the proposal is otherwise consistent with all zoning provisions of the Local Commercial, Subzone 5 zone. A site-specific zoning exception will be implemented to permit for the internal reconfiguration of existing commercial space and the rezoning from LC5[1191] to LC5[XXXX]. In staff's opinion, therefore, the proposed zoning amendment is appropriate and is compatible with the existing and well established surrounding non-residential context.

The Department recommends that the proposed Zoning By-law amendment be approved.

## **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.

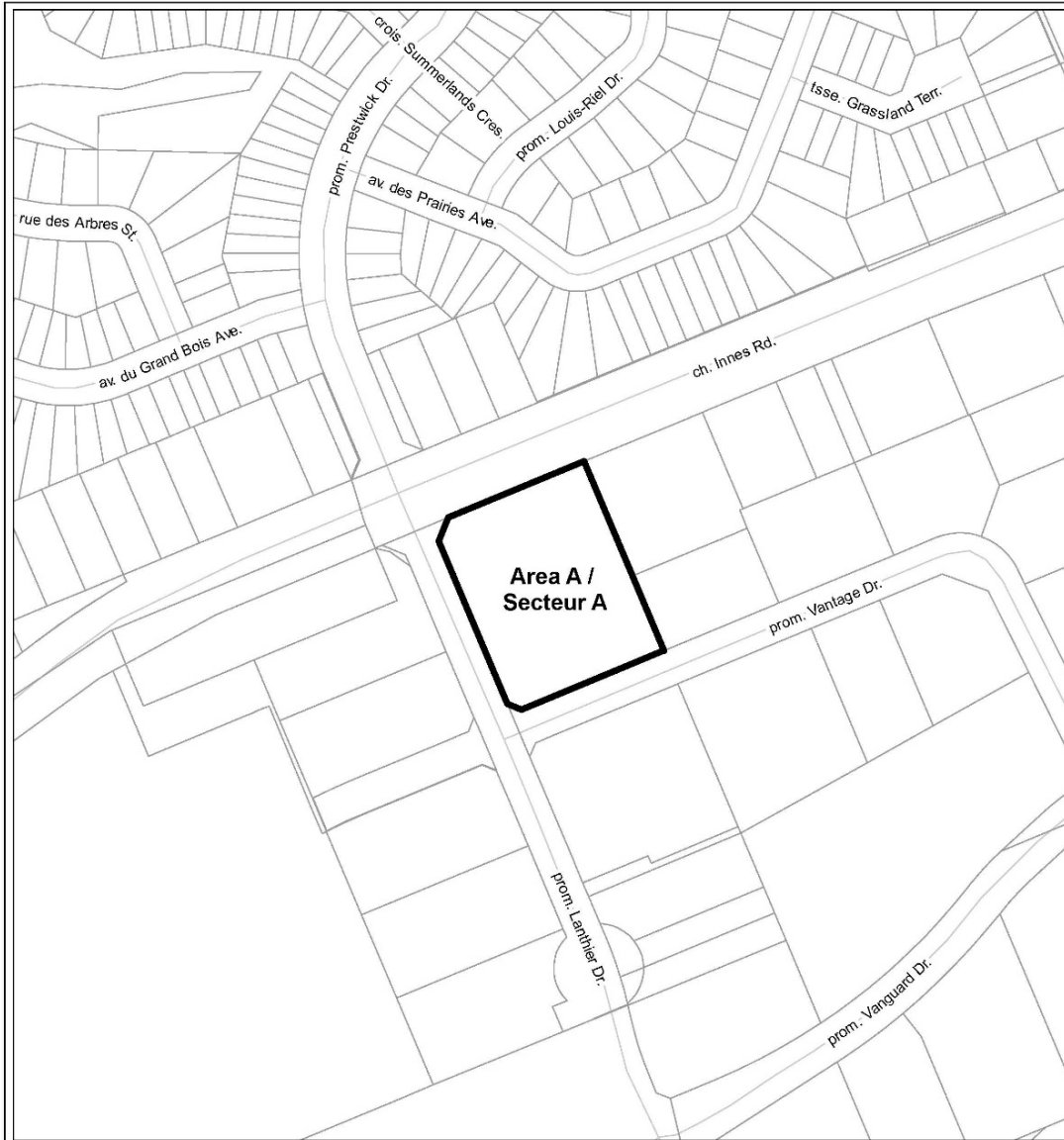
Legal Services, City Manager's Office to forward the implementing by-law to City Council.




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 LC5 [1191] to LC5 [XXXX].



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-23-0037	23-0853-X	<b>4338 chemin Innes Road</b>	
I:\CO\2023\Zoning\Innes_4338		 Area A to be rezoned from LC5[1191] to LC5[XXXX] Le zonage du secteur A sera modifié de LC5[1191] à LC5[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.                  ©Les données de parcelles appartiennent à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. C'EST NI EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2023 / 09 / 18		 <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 4338 Innes Road:

1. Rezone the lands 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 I, “Exception Number”, add the text “[XXXX]”
  - b) In Column II, “Applicable Zone” add the text “LC5 [XXXX]”
  - c) In Column III, “Exception Provisions – Additional land uses permitted”, add the text, “light industrial use, warehouse, animal care establishment, animal hospital, amusement center, drive-through, instructional facility, restaurant, full service, restaurant, take out, storefront industry”
  - d) In Column IV, “Exception Provisions – Land uses prohibited”, add the text “residential use buildings”
  - e) In Column V, Provisions, add the text:
    - permitted uses other than light industrial use, storefront industry and a warehouse must occupy:
      1. a minimum cumulative total of 30 per cent of the ground floor area of the building;
      2. 80 per cent of the wall area of the ground floor facing Innes Road, and
      3. 30 per cent of the wall area of the ground floor facing Lanthier Drive, excluding any enclosed loading space
    - maximum lot coverage 50 per cent

Document 3 – Proposed Site Development and Rendering

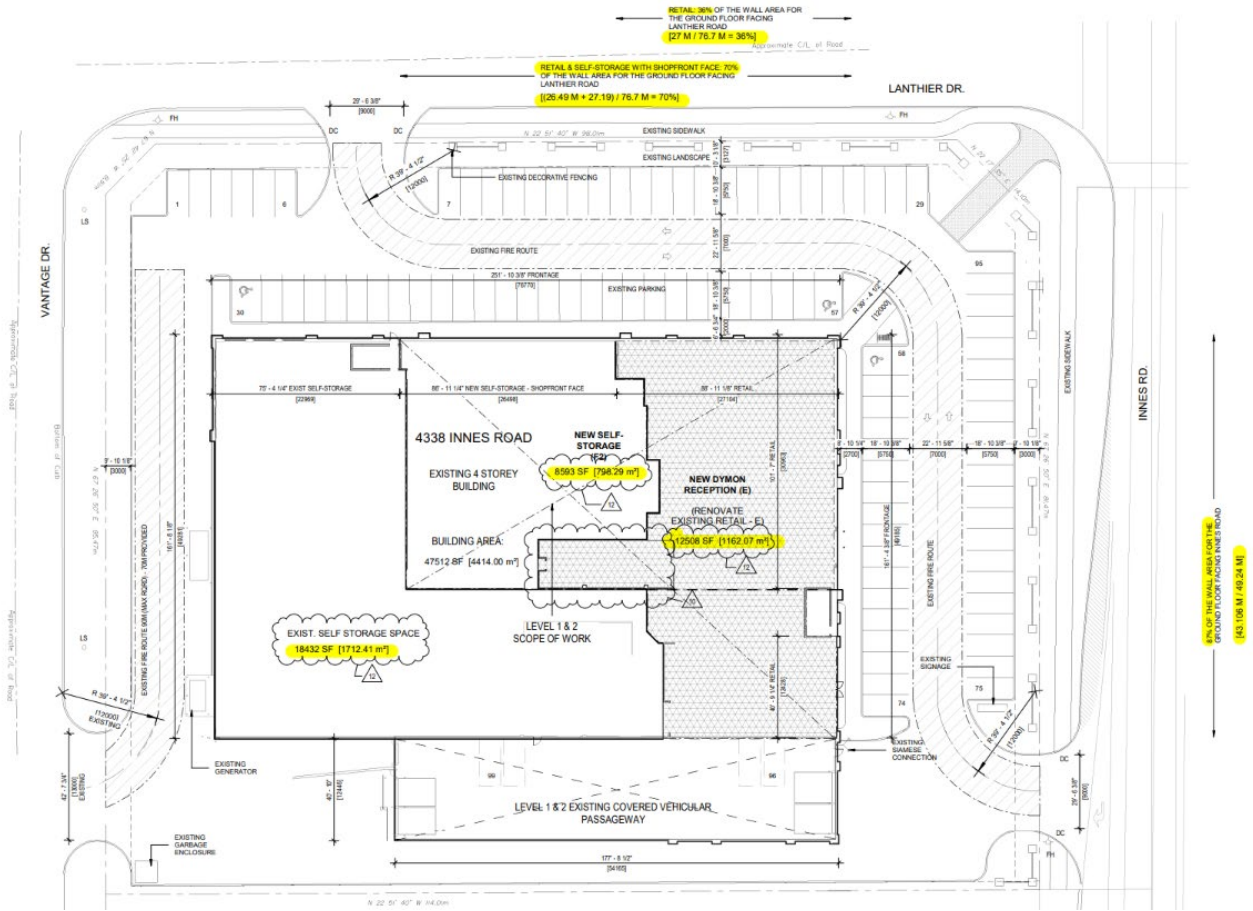


Image 1: Site Development Plan



Image 2: Rendering of renovated facade fronting on to Innes Road

**Document 4 – 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.