

2. Zoning By-law Amendment – 1400 Upper Canada Street

Modification du Règlement de zonage – 1400, rue Upper Canada

**Committee recommendation(s)**

That Council approve an amendment to Zoning By-law 2008-250 for 1400 Upper Canada Street, as shown in Document 1, revised to permit a “Heavy Equipment and Vehicle Sales, Rental and Servicing” use up to a maximum gross floor area of 1,000 square metres.

**Recommandation(s) du Comité**

Que le Conseil approuve une modification du Règlement de zonage (no 2008-250) relative au 1400, rue Upper Canada, comme indiqué dans le document 1, tel que révisé en vue de permettre une utilisation de type « vente, location et entretien de matériel et de poids lourds » sur une surface de plancher hors œuvre brute maximale de 1 000 mètres carrés.

**Documentation/Documentation**

- 1 Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated October 11, 2023 (ACS2023-PRE-PS-0129)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 11 octobre 2023 (ACS2023-PRE-PS-0129)

- 2 Extract of draft Minutes, Planning and Housing Committee, November 1, 2023

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 1<sup>er</sup> novembre 2023

**Planning and Housing  
Committee  
Report 17  
November 8, 2023**

**2**

**Comité de de la planification et  
du logement  
Rapport 17  
Le 8 novembre 2023**

**Extract of Minutes 17  
Planning and Housing Committee  
November 1, 2023**

**Extrait du procès-verbal 17  
Comité de la planification et du logement  
Le 1<sup>er</sup> novembre 2023**

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File No. ACS2023-PRE-PS-0129 - Kanata North (4)

The Applicant/Owner as represented by Evan Saunders and Paul Black, Fotenn, and Braden Walker, Taggart were present in support, and available to answer questions. The Applicants advised that they did not need to address the Committee if the item carried.

The Committee Carried the report recommendations as amended.

**Report recommendation(s)**

- 1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1400 Upper Canada Street, as shown in Document 1, to permit a “Heavy Equipment and Vehicle Sales, Rental and Servicing” use up to a maximum gross floor area of 1,000 square metres.**
- 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 November 8, 2023,” subject to submissions received between the publication of this report and the time of Council’s decision.**

**Carried as amended**

**Amendment:**

**Motion No. PHC 2023 - 18/01**

Moved by G. Gower

**WHEREAS Report ACS2023-PRE-PS-0129 (the “Report”)  
recommends amending the City of Ottawa’s Zoning By-law(2008-250)  
to permit a “heavy equipment and vehicle sales, rental and  
servicing” use; and**

**WHEREAS Document 2 – the details of recommended zoning does  
not explicitly indicate the zoning change requested; and**

**THEREFORE BE IT RESOLVED that Planning and Housing  
Committee Amend the report to include in document 2 an item  
stating “Rezone the lands shown in Document 1 from IP13 to  
IP13[XXXX].”; and**

**THEREFORE BE IT FURTHER RESOLVED that there be no further  
notice pursuant to Section 34(17) of the Planning Act, R.S.O. 1990, c.  
P.13, as amended.**

**Carried**