

Subject: Zoning By-law Amendment - 480, 486 CitiGate Drive (formerly 575 Dealership Drive)

File Number: ACS2023-PRE-PS-0066

**Report to Planning and Housing Committee on 29 November 2023
and Council 6 December 2023**

**Submitted on November 20, 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 ext.12852, kelby.lodoenunseth@ottawa.ca**

Ward: Barrhaven West (3)

**Objet: Modification du Règlement de zonage - 480, 486 promenade CitiGate
(anciennement 575 promenade Dealership)**

Dossier: ACS2023-PRE-PS-0066

Rapport au Comité de la planification et du logement

le 29 novembre 2023

et au Conseil le 6 décembre 2023

**Soumis le 20 novembre 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, Planner II, Examen des demandes
d'aménagement sud**

613-580-2424 ext.12852, kelby.lodoenunseth@ottawa.ca

Quartier: Barrhaven-Ouest (3)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 480, 486 CitiGate, as shown in Document 1, to permit warehouses, a reduced amount of parking spaces, as well as lifting the holding provision on the subject site, as detailed in Document 2.
2. That Planning and Housing Committee 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 December 6, 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 au Règlement de zonage 2008-250 pour le 480, 486, promenade CitiGate, comme l'indique le document 1, afin de permettre la construction d'entrepôts, la réduction du nombre de places de stationnement ainsi que la retrait de la disposition d'aménagement différé concernant le site en question, comme l'explique en détail le document 2.
2. Que le Comité de la planification et du logement approuve 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 6 décembre 2023 », à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

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

480, 486 CitiGate Drive (formerly 575 Dealership Drive)

Owner

RF Ottawa Limited Partnership

Applicant

Novatech Engineering

Architect

Ware Malcomb

Description of site and surroundings

The subject site is located on the northwestern corner of the intersection at Dealership Drive and CitiGate Drive, adjacent to the CitiGate Business Park and is currently vacant. The rear lot line of the site abuts Highway 416 and fronts onto CitiGate Drive. The surrounding properties contain a mix of undeveloped land, warehousing, automobile dealerships, commercial and retail, radio towers, a stormwater management pond and the O'Keefe Drain. Further to the east is Strandherd Drive and low-rise residential beyond that.

Additionally, there are Plan of Subdivision and Zoning By-law Amendment applications to the north at 444 CitiGate Drive and south at 560 Dealership Drive, that includes four proposed industrial warehouses.

Summary of proposed development

The proposed development consists of two single-storey industrial warehouses with large vehicle loading zones and office spaces. One of the proposed warehouses would have a footprint of approximately 14,800 square metres and the second would have about 15,200 square metres. The proponent is also proposing 134 parking spaces along the outer walls of the warehouses including eight barrier free and eight electric vehicle stalls, with the loading zones placed in between the buildings, as shown in Document 3.

A companion Site Plan Control application has been submitted under file number D07-12-23-0054.

Summary of requested Zoning By-law amendment

There are two current zones prescribed to the subject site, the western half is zoned IP [1219] H(33)-h – Business Park Industrial, Urban Exception 1219, maximum height 33 metres, holding provision and the eastern portion is zoned IP [2545] H(33)-h –Business Park Industrial, Urban Exception 2545, maximum height 33 metres, holding provision.

The parent IP (Business Park Industrial) zone includes warehouse as a permitted use, however urban exceptions 1219 and 2545 prohibit warehouse as a permitted use. Altering urban exceptions 1219 and 2545 to include warehouse as a permitted use will continue to align the site with the existing zoning designation.

The proposed zoning amendments are intended to permit a warehouse use, create a site-specific exception to reduce the number of required parking, as well as lift the holding provision and allow development on the subject site to proceed.

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)

Within the City of Ottawa Official Plan (OP), the site is identified on Schedule B6 – Suburban (Southwest) Transect as Industrial and Logistics.

On Schedule C4 – Urban Road Network, CitiGate Drive is identified as a major collector.

Other applicable policies and guidelines

The site is subject to Area-Specific Policies, Section 5 – Barrhaven – Portion of Highway 416 Mixed Industrial and Industrial and Logistics Land. These policies prescribe a maximum building height of 36 metres on the lot, where the proposed height of the industrial warehouses are below 12 metres.

The policy also notes the requirement that landowners enter into private sharing agreements to share the costs of major infrastructure projects in the area.

Planning rationale

The industrial and logistics designation outlined under Section 6.4 of the Official Plan (OP) is characterized by traditional industrial land uses such as warehousing, distribution, construction, and other non-sensitive uses requiring a range of parcel sizes. The protection of these lands allows manufacturing and logistics to cluster together as they may not be able to fully integrate with sensitive land uses.

Section 6.4.2 of the OP outlines the need to ensure adverse impacts on sensitive land uses are minimized. The location of the site along Highway 416 provides a 450-metre separation distance between the east side of 480 & 486 Citigate Drive and the nearest residential lands. This separation allows for the mitigation of on-site activities and providing employment lands at an appropriate location that is still accessible to residents.

One of the proposed amendments in this application is to add warehouses as a permitted use in the zone, which is not currently permitted under the existing Exceptions 1219 and 2545 on the subject lots. Staff is of the opinion that the proposed warehouse use is similar to the light industrial use already permitted today. Further, the Industrial and Logistics designation in the Official Plan encourages warehouses and distribution centres on the subject site. Staff is satisfied that the proposed warehouse use meets the intent of the Official Plan and is compatible with the surrounding uses in the area.

The zoning amendment and associated Site Plan Control application (D07-12-23-0054) set out to allow the construction of two warehouses for industrial use with four units each and office space to be accessory to each unit. The plans indicate that personal vehicle parking will be located on the exterior of both warehouses, while the loading zones will be in-between the two buildings.

The amendment to reduce the number of parking spaces is to adjust from the required 160 to 130 spaces. The companion site plan does identify 134 parking spaces but 130 spaces are requested in the zoning to provide flexibility. Staff note that the Official Plan states the majority of trips by 2046 be made by sustainable transportation as one of the five Big Policy Moves. Further, Policy 4.1.4 in the Official Plan speaks to development proposals with on-site parking reductions may be required to provide more active transportation facilities. The applicant has provided rationale for alternative modes of transportation, such as providing the required amount of bicycle parking spaces and including 4 dedicated carpooling spaces per warehouse to encourage employees and tenants to carpool. Existing transit routes in the area, including routes 99, 110, and 170, stop near the intersection of CitiGate Drive and System house Street, approximately 400 metres from the subject property. Considering that only 26 spaces are being

removed from the 160 required and that the applicant is looking to provide some alternative solutions, Staff is satisfied that the amendment meets the intent of the policies in the Official Plan.

Both properties currently possess a holding symbol that was initially placed to prohibit any development until such time: (1) a transportation impact study was conducted for the area, (2) a servicing study along with its associated funding agreement, (3) as well as the master concept plan and draft plan of subdivision. All three of these conditions are met as a Transportation Impact Assessment was completed as part of the CitGate Transportation Study, and then additional transportation details have been reviewed as part of the development applications for this site. Additionally, servicing studies and plans have been submitted in support of the applications to develop this site, and as the parcels are being developed with one owner, a funding arrangement for the servicing between multiple owners is not required.

Engineering considerations include adequate supply of water, capacity of sanitary sewers, as well as appropriate stormwater retention systems for rainfall events. An Adequacy of Public Services Report submitted by the applicant has been reviewed by staff and is found sufficient to support the zoning amendment.

Overall, the proposed warehouse development is compatible with the surrounding community in terms of land use and built form and is considered acceptable for the Industrial and Logistics designation. The proposal presents an opportunity to develop new employment uses at an appropriate location that is accessible to residential areas.

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.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management Implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR(S)

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

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk 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; accessibility will be reviewed and achieved through the future site plan control process.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- A city with a diversified and prosperous economy

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-23-0019) was 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 Consultation Details

Document 4 Proposed Site Plan

Document 5 Conceptual Rendering

CONCLUSION

The Planning, Real Estate and Economic Development Department recommend approval of the application to rezone the lands shown as Area A in Document 1 from IP[1219] H(33)-h to IP[xxx1] H(33) and Area B from IP[2545] H(33)-h to IP[xxx1] H(33)

to allow the development of a multi-building warehouse development. The application is consistent with the Provincial Policy Statement and Official Plan.

DISPOSITION

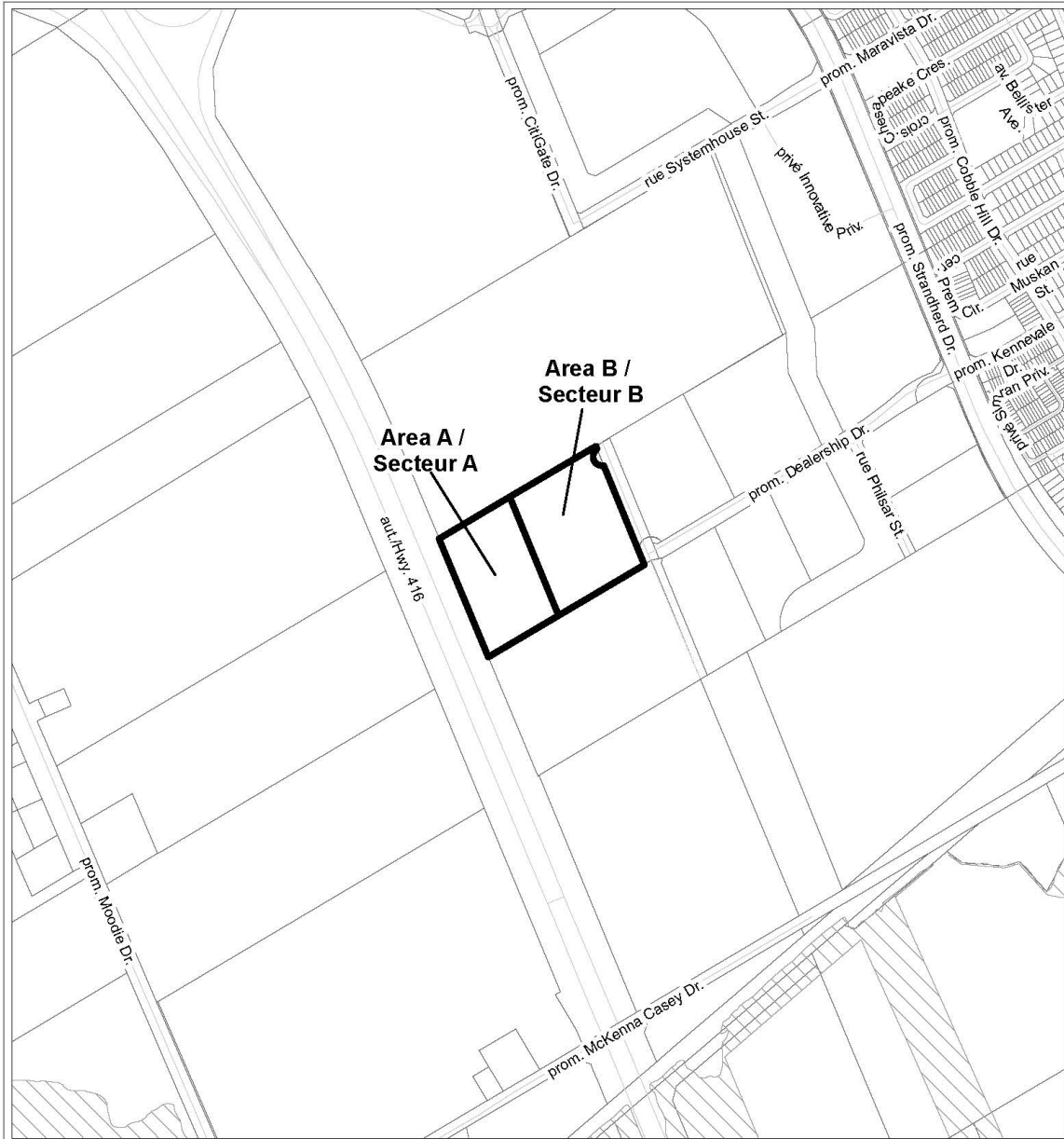
Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.





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



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-23-0019	23-0912-D	480, 486 promenade CitiGate Drive (Formerly / anciennement 575 promenade Dealership Drive)	
I:\CO\2023\Zoning\Dealership_575		 Area A to be rezoned from IP[1219] H(33)-h to IP[XXX1] H(33) Le zonage du secteur A sera modifié de IP[1219] H(33)-h à IP[XXX1] H(33)	
<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>		Area B to be rezoned from IP [2545] H(33)-h to IP [XXX1] H(33) Le zonage du secteur B sera modifié de IP [2545] H(33)-h à IP[XXX1] H(33)	
<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>		 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	
REVISION / RÉVISION - 2023 / 10 / 05			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 480, 486 CitiGate Drive (formerly 575 Dealership Drive):

1. Rezone the lands as shown in Document 1.
 - a. Area A from IP[1219] H(33)-h to IP[xxx1] H(33)
 - b. Area B from IP[2545] H(33)-h to IP[xxx1] H(33)
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 “IP[xxxx]”
 - b. In Column III, add the text:

“-warehouse”
 - c. In Column IV, add the text:

“all uses in subsection 205(1) except:

 - Automobile dealership
 - automobile rental establishment
 - day care
 - hotel
 - light industrial uses
 - medical office
 - office
 - place of assembly
 - research and development centre
 - technology industry
 - warehouse

all uses in subsection 205(2) except:

- bank
- bank machine
- instructional facility
- personal service business
- recreational and athletic facility
- restaurant, full service
- restaurant, take out
- place of worship
- recreation and athletic facility”

d. “-minimum lot area: 10,000 square metres

-minimum lot width: 94 metres

-All operations of an automobile body shop must be within an enclosed building.

-No vehicle storage is permitted within the front yard.

-a place of worship is subject to 203(2)(g) or 205(2)(g), as applicable.

-vehicle parking spaces may be reduced from 160 to 130.”

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.

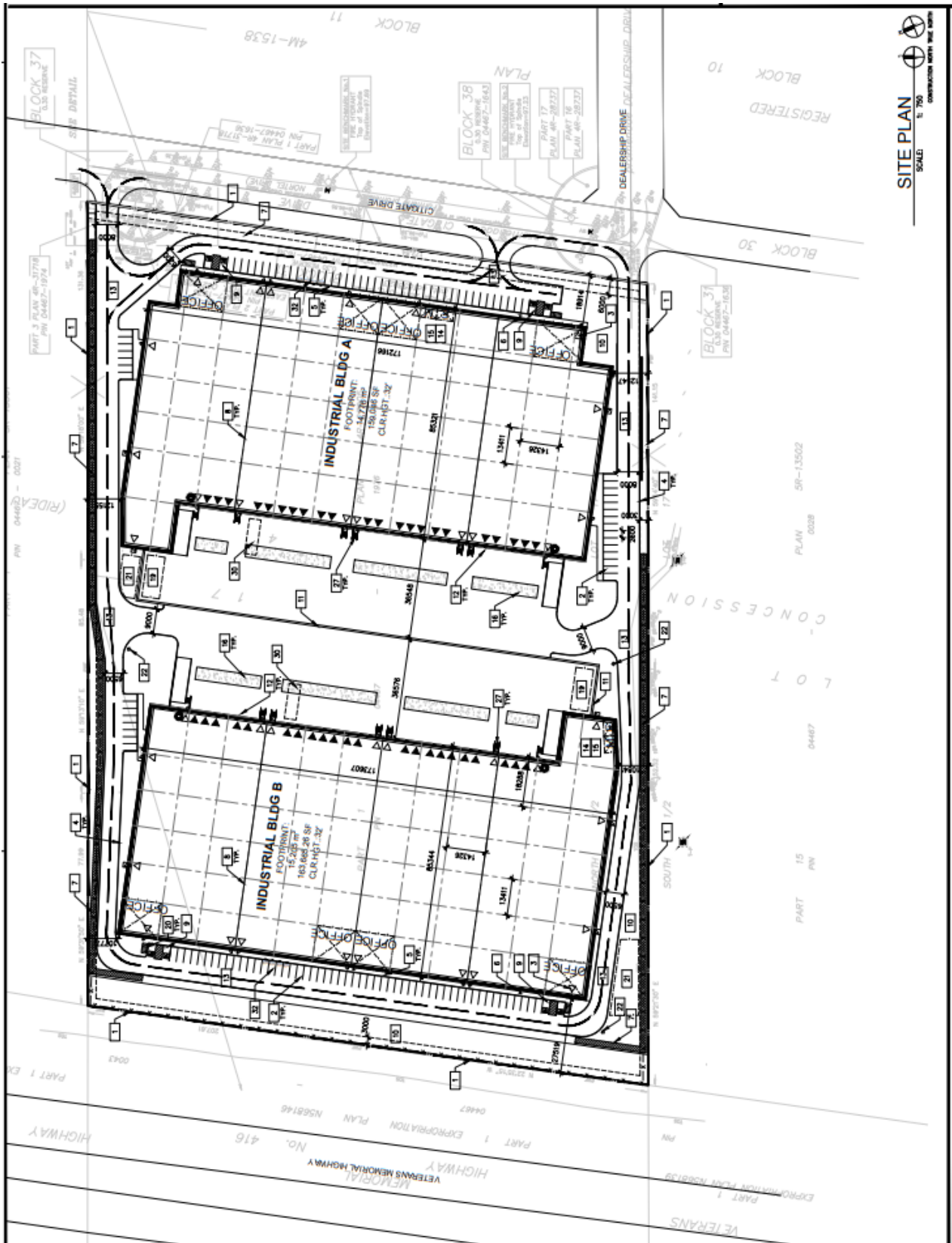
Public Comments and Responses

Comment: None received.

Community Organization Comments and Responses

Comment: None received.

Document 4 – Proposed Site Plan



Document 5 – Conceptual Rendering

