

Subject: Zoning By-law Amendment - 3493, 3497, 3499 Innes Road

File Number: ACS2023-PRE-PS-0135

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: Shoma Murshid Planner II, Development Review East

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Ward: Orléans West-Innes (2)

**Objet: Modification du Règlement de zonage - 3493, 3497, 3499 chemin
Innes**

Dossier: ACS2023-PRE-PS-0135

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: Shoma Murshid, Urbaniste 2, Examen des demandes
d'aménagement est**

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Quartier: Orléans-Ouest-Innes (2)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3493, 3497, 3499 Innes Road as shown in Document 1, to permit the development of two commercial use buildings on the subject property, 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 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 du Règlement de zonage 2008-250 visant les 3493, 3497 et 3499, chemin Innes, des biens-fonds illustrés dans le document 1, afin d’y permettre la construction de deux bâtiments commerciaux, comme l’expose 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 6 décembre 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

3493, 3497, 3499 Innes Road

Owner

6587712 Canada Inc (Les Matelas Lapensee Inc.)

Applicant

Novatech Engineering Consultants

Architect

Hobin Architecture Inc.

Description of site and surroundings

The subject property is located in Orleans on the north side of Innes Road within the Chapel Hill North neighbourhood. The property is to the east of the Innes Road and Pagé Road intersection. The site is comprised of three lots that have merged on title that total approximately 6,136 square metres in lot area. Surrounding land uses include a commercial use property to the west (that includes a gas station and small strip mall), a home-based personal service business use to the east, and low and medium-density residential uses to the north and northwest.

Summary of proposed development

The applicant has submitted a Zoning By-law Amendment application and a Site Plan (File D07-12-22-0189) application to permit the development of two new commercial-use buildings on the subject site. One building will be purpose-built to house Lapensée Mattresses Orleans store, which will be relocated from 3732 Innes Road, and the other building will be a general commercial space for other potential business establishments.

The two proposed buildings are double-height single storey, measuring 6.5 metres in height, and each have a gross floor area (GFA) of approximately 821 square metres. Parking will occupy the central portion of the site between the buildings and will extend around the rear end of both buildings, for a total of 69 parking spaces with four accessible spaces. There will be a total of eight bicycle parking spaces. The site is designed to allow a possible severance to provide greater opportunity to lease or sell the second commercial building in the future.

Summary of Requested Zoning By-law Amendment

The site is currently zoned Residential First Density, subzone WW (R1WW). The purpose of the R1 zone is to restrict the building form to detached residential dwellings in the urban area. The applicant is proposing to rezone the subject site to the Local Commercial (LC) zone with the following exceptions:

Performance Standard	LC Zone Requirements	Exception Sought
Section 189 – Interior side yard setback for a non-residential use building or mixed residential/non-residential building abutting a residential zone.	5 m	4.5 m
Section 107 – Minimum width of an aisle providing access to parking spaces in a parking lot or parking garage.	6.7 m	6 m
Section 110 – Minimum width of a landscaped buffer of a parking lot not abutting a street.	1.5 m	1 m
Section 113 – Minimum Width of Aisle Accessing Loading Space	9 m	6 m
Site-specific Provision	N/A	Lands to be considered one lot for zoning purposes.

The purpose of the Local Commercial zone is to allow a variety of small, locally-oriented convenience and service uses as well as residential uses within the neighbourhood while imposing development standards that the size and scale of development are consistent with that of the surrounding low-lying residential area, but also introducing a slightly more intensified density and mix of compatible uses. The maximum height allowed in a Local Commercial Zone is four storeys.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with Council's Public Notification and Public Consultation Policy for Zoning By-law amendments. The holding of a formal City-organized public information session during the public consultation period was deemed unnecessary.

A total of three submissions were received from members of the public asking for more information about the proposal or wishing to be notified of the decision. No formal comments in support or opposition of the proposal were received by Planning staff.

All people who contact the City regarding a particular proposal will be notified of the City's recommendation, and decision of Council.

Official Plan designation(s)

The site is designated 'Corridor' within the Suburban (East) Transect. The site is also subject to the Evolving Neighbourhood Overlay.

Section 5.4 describes how development should occur within the Suburban transect and along Major Corridors, and generally recognizes that new development will represent a more conventional form of suburban development that is still supportive of the 15-minute neighbourhood concept. Section 5.6.1.1 provides built form direction for the Evolving Neighbourhood Overlay, recognizing a gradual change in character over time.

Section 6.2 provides criteria for development that may be permitted within the Corridor designation. The subject site is located at the end of the west portion of the Innes Road Mainstreet Corridor. Corridors will generally permit residential uses and non-residential uses that integrate with a dense, mixed-use urban environment and contribute to the development of 15-minute neighbourhoods (section 6.2.1(3)).

Urban Design Review Panel

The property was not subject to the Urban Design Review Panel (UDRP) process.

Planning Rationale

The proposed Zoning By-law Amendment is appropriate to support the growth and transition of the Innes Road corridor. The Local Commercial zone supports a mix of compatible uses, ranging from residential to commercial and office, within a four-storey height cap. This recommended zoning is in line with Official Plan policies for the Suburban transect. The proposed zone conforms with the intent of the Evolving

Neighbourhood policies by proposing a more urban form in building design and scale over its northern low-lying residential counterpart.

The Local Commercial (LC) zone is appropriate for this segment of the Mainstreet Corridor as the zone permits developments that will represent general intensification over time while being sensitive to the context of the low-density residential community to the north of the site. Despite the proposed buildings being functionally one-storey, the applicants have provided a design where the appearance of both structures will be a conventional two-storey height. This height meets the intent of Section 5.4.3.3(a) of the Official Plan, that envisions development along Mainstreet Corridors to be generally not less than two storeys, and not more than nine storeys in height. The LC zone provides flexibility for the site to continue to intensify over time as the Innes Road Corridor develops into a more urban and walkable form.

The reduction for an interior side yard abutting a residential zone only applies to the eastern property boundary. The applicant has requested this provision to have adequate space for maintenance purposes for Building A (Document 3). The proposed change is appropriate given that the eastern side yard will be fully landscaped with an existing hedgerow providing visual screening between the proposed development and the existing residence. It is also anticipated given the Official Plan designations that the properties to the east will redevelop over time to accommodate more mixed uses.

The reduction in drive aisle from 6.7 metres to 6 metres is appropriate as the change will only affect the staff parking in the north-west quadrant of the site and there will still be adequate access for fire services to the rear of the proposed Building A.

The reduction in minimum width of a landscaped area around a parking lot will only affect the southern portion of the staff parking area. This change was seen as desirable since it allowed for a larger buffer between the parking lot and the residential uses to the north of the site.

There is adequate municipal sanitary and water capacity to service the proposed development.

Planning staff are recommending approval of the proposed Zoning By-law Amendment due to the proposal aligning with policy objectives contained in the Official Plan.

Planning staff recommend approval of the Zoning By-law Amendment for 3493, 3497, 3499 Innes Road to permit the development of two commercial use buildings on the subject property.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

RURAL IMPLICATIONS

N/A

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 implications.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this application. The proposed building and final layout will be required to meet the accessibility criteria for the Province and within the Ontario Building Code.

ENVIRONMENTAL IMPLICATIONS

There are no environmental impacts associated with this application.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Provision of a space to create a diversified and prosperous economy.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-22-0128) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Proposed Site Plan

Document 4 Proposed Elevations

CONCLUSION

Staff supports the proposed Zoning By-law Amendment application. The application is consistent with the objectives of the Provincial Policy Statement (2020) and the City of Ottawa Official Plan (2022) and represents good planning for the Chapel Hill North community.

DISPOSITION

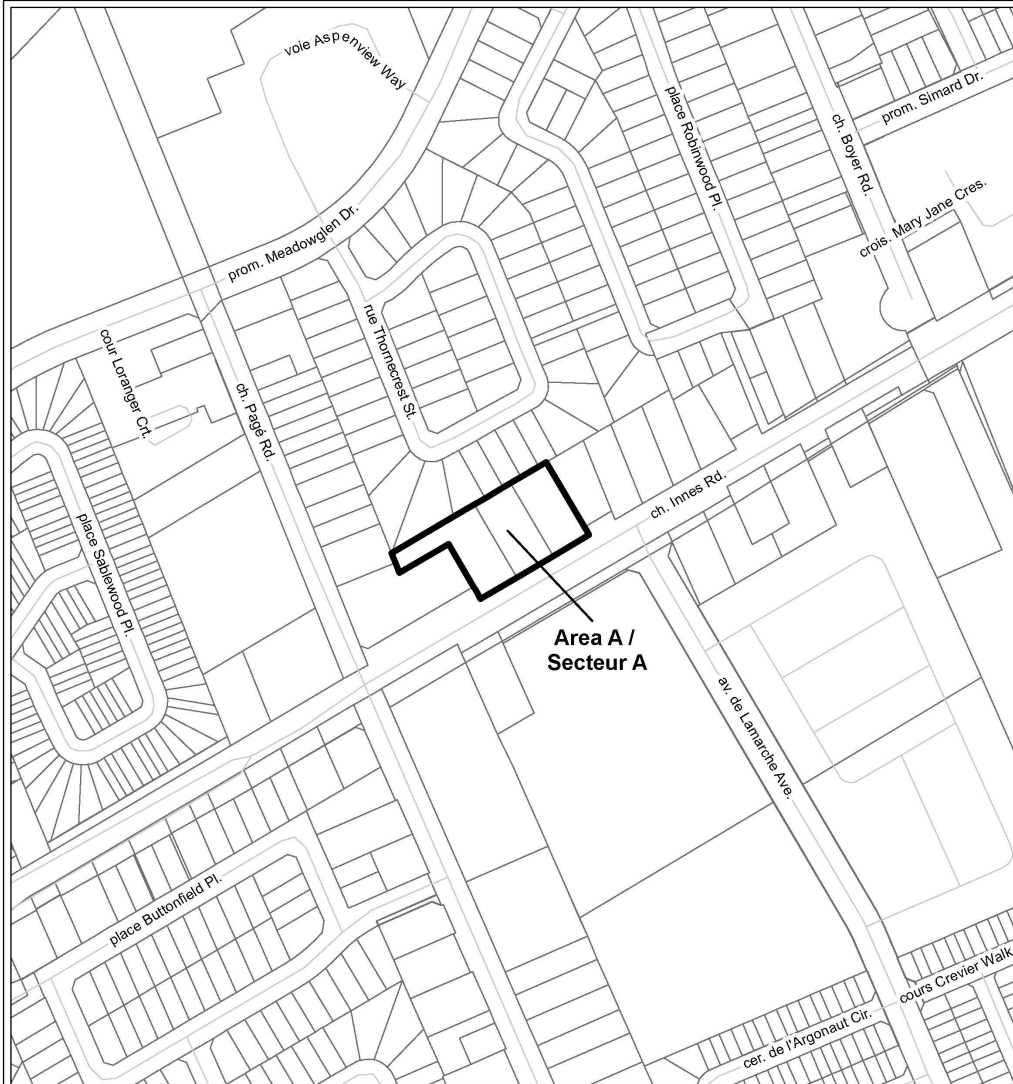
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.




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 – Location Map

The site is located approximately 100 metres east of the Page Road and Innes Road intersection and is located on the north side of Innes Road.



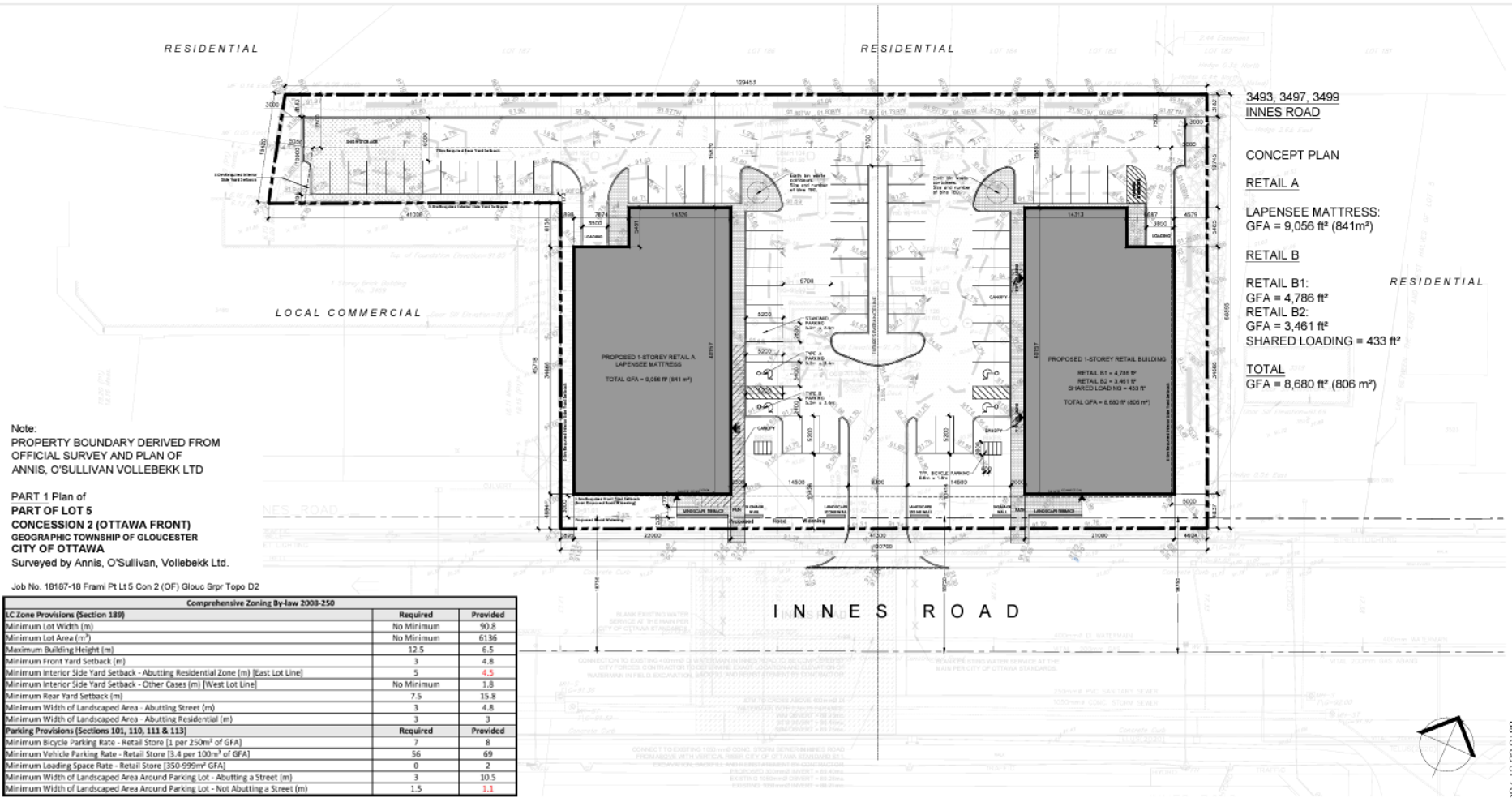
		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-22-0128	23-0985-X	3493, 3497, 3499 chemin Innes Road	
I:\CO\2023\Zoning\Innes_3493_3497_3499\...rezone			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY</small>			
<small>©Les données de parcelles appartiennent à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2023 / 10 / 24		 Area A to be rezoned from R1WW to LC[XXXX] Le zonage du secteur A sera modifié de R1WW à LC[XXXX]	

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 3493, 3497 and 3499 Innes Road:

1. Rezone the lands as shown in Document 1.
2. Add a new exception [XXXX] to Section 239, Urban Exceptions, to add provisions similar in effect to the following:
 - a. In Column II, Applicable Zoning, add the text, “LC[XXXX]”
 - b. In Column V, include provisions similar in effect to the following:
 - i. Minimum interior side yard setback abutting a residential zone – east: 4.5 metres
 - ii. Minimum width of an aisle providing access to parking spaces in a parking lot: 6 metres
 - iii. Minimum width of a landscaped buffer of a parking lot not abutting a street: 1 metre
 - iv. Minimum width of an aisle accessing a loading space: 6 metres
 - v. Lands to be considered one lot for zoning purposes.

Document 3 – Proposed Site Plan



3493, 3497, 3499
INNES ROAD

CONCEPT PLAN

RETAIL A

LAPENSÉE MATTRESS:
 GFA = 9,056 ft² (841m²)

RETAIL B

RETAIL B1:
 GFA = 4,786 ft²

RETAIL B2:
 GFA = 3,461 ft²

SHARED LOADING = 433 ft²

TOTAL
 GFA = 8,680 ft² (806 m²)

Note:
 PROPERTY BOUNDARY DERIVED FROM
 OFFICIAL SURVEY AND PLAN OF
 ANNIS, O'SULLIVAN VOLLEBEKK LTD

PART 1 Plan of
 PART OF LOT 5
 CONCESSION 2 (OTTAWA FRONT)
 GEOGRAPHIC TOWNSHIP OF GLOUCESTER
 CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Job No. 18187-18 Frami Pt L15 Con 2 (OF) Glouc Spr Topo D2

Comprehensive Zoning By-law 2008-250		
LC Zone Provisions (Section 189)	Required	Provided
Minimum Lot Width (m)	No Minimum	50.8
Minimum Lot Area (m²)	No Minimum	6136
Maximum Building Height (m)	12.5	6.5
Minimum Front Yard Setback (m)	3	4.8
Minimum Interior Side Yard Setback - Abutting Residential Zone (m) [East Lot Line]	5	4.5
Minimum Interior Side Yard Setback - Other Cases (m) [West Lot Line]	No Minimum	1.8
Minimum Rear Yard Setback (m)	7.5	15.8
Minimum Width of Landscaped Area - Abutting Street (m)	3	4.8
Minimum Width of Landscaped Area - Abutting Residential (m)	3	3
Parking Provisions (Sections 101, 110, 111 & 113)		
Minimum Bicycle Parking Rate - Retail Store [1 per 250m² of GFA]	7	8
Minimum Vehicle Parking Rate - Retail Store [3.4 per 100m² of GFA]	56	69
Minimum Loading Space Rate - Retail Store [350-999m² GFA]	0	2
Minimum Width of Landscaped Area Around Parking Lot - Abutting a Street (m)	3	10.5
Minimum Width of Landscaped Area Around Parking Lot - Not Abutting a Street (m)	1.5	1.1



Lapensée Mattress

SITE PLAN

SCALE 1:500
 JULY 12, 2023



DWG

Document 4 – Proposed Elevations

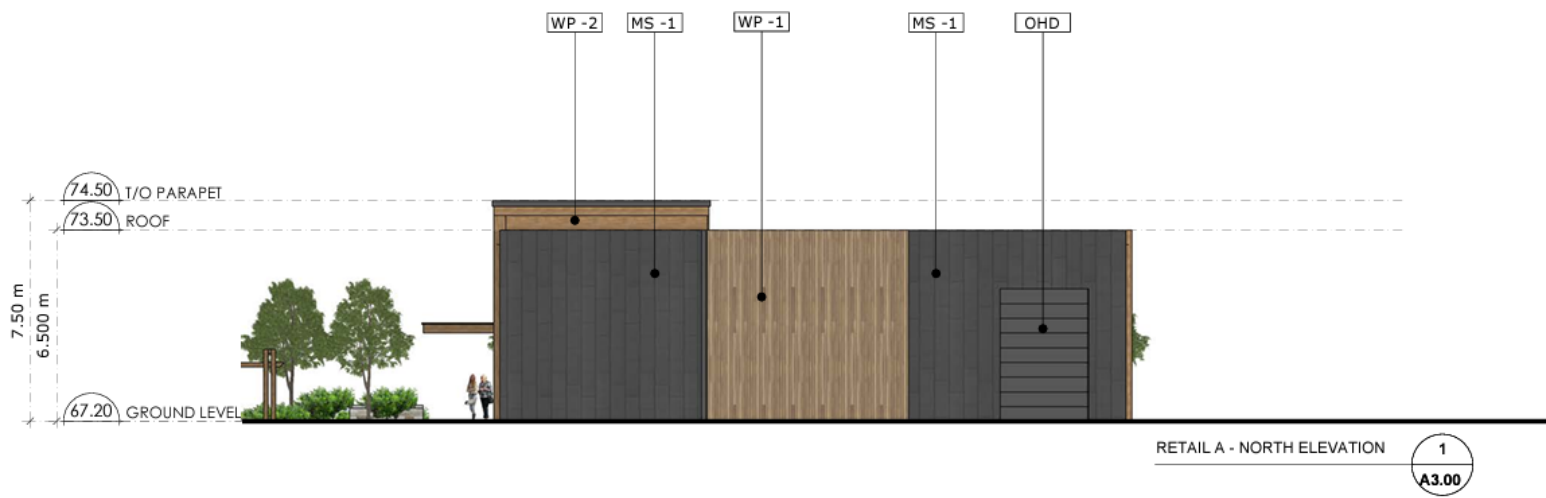


HOBIN

Lapensée Matress

RETAIL A & B - AERIAL SITE ACCESS

MAY 2022



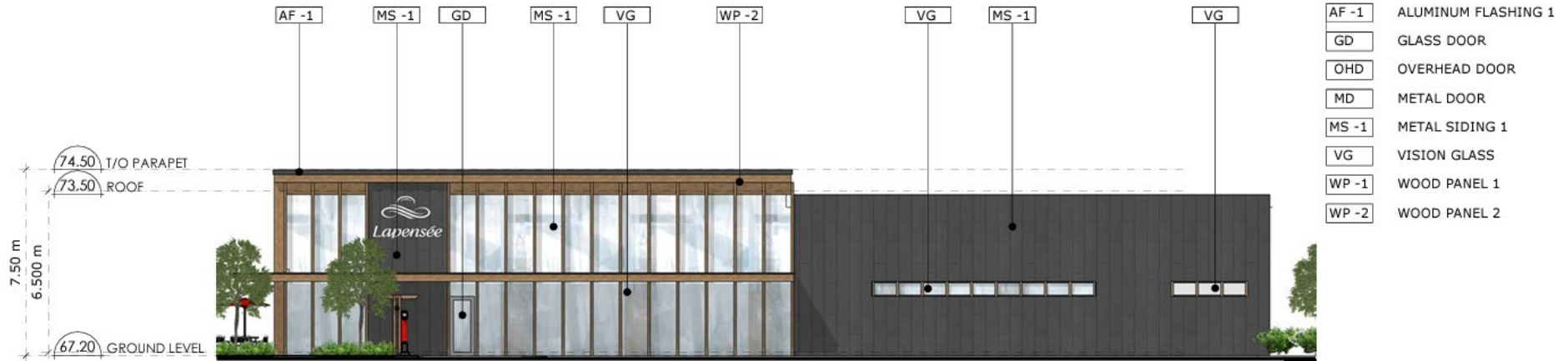
AF -1	ALUMINUM FLASHING 1
GD	GLASS DOOR
OHD	OVERHEAD DOOR
MD	METAL DOOR
MS -1	METAL SIDING 1
VG	VISION GLASS
WP -1	WOOD PANEL 1
WP -2	WOOD PANEL 2



Lapensée Matress

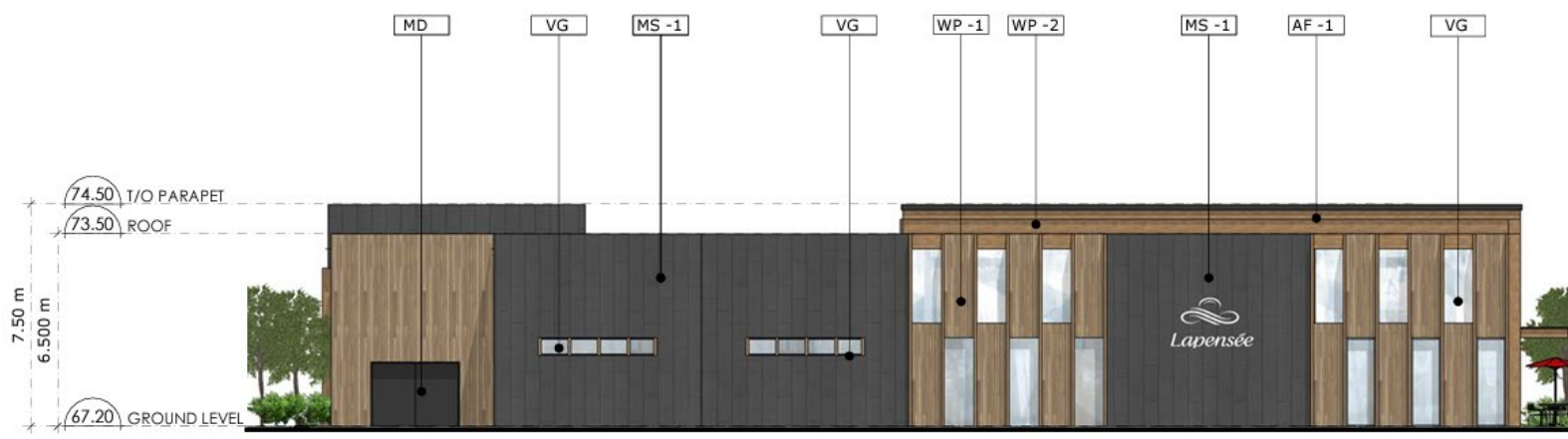
ELEVATIONS

SCALE 1:150
MAY 2022



- AF -1 ALUMINUM FLASHING 1
- GD GLASS DOOR
- OHD OVERHEAD DOOR
- MD METAL DOOR
- MS -1 METAL SIDING 1
- VG VISION GLASS
- WP -1 WOOD PANEL 1
- WP -2 WOOD PANEL 2

RETAIL A - EAST ELEVATION 1
A3.00



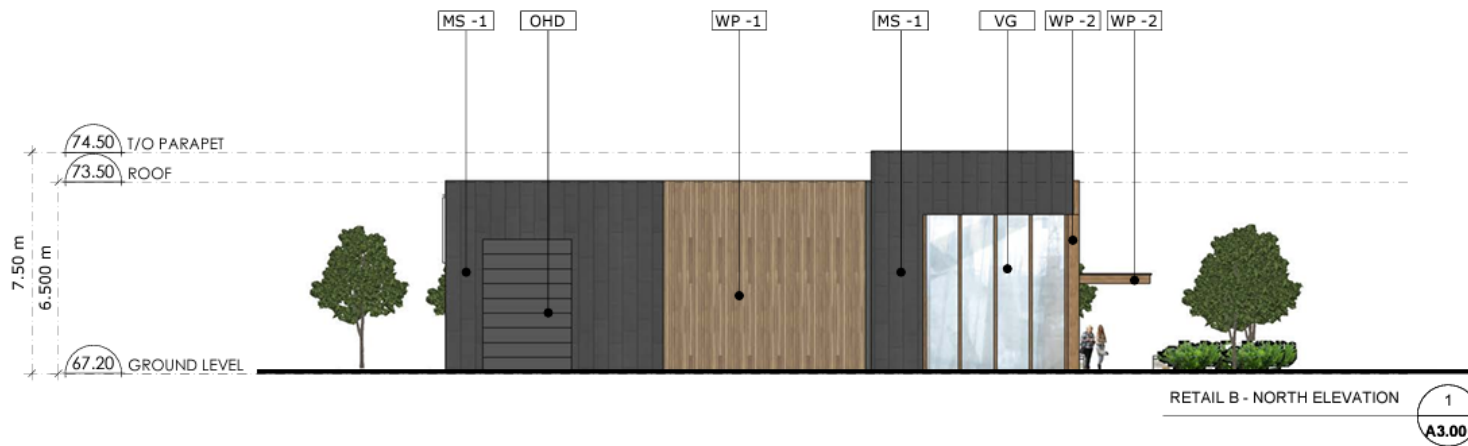
RETAIL A - WEST ELEVATION 2
A3.00



Lapensée Matress

ELEVATIONS

SCALE 1:150
MAY 2022



- AF -1 ALUMINUM FLASHING 1
- GD GLASS DOOR
- OHD OVERHEAD DOOR
- MD METAL DOOR
- MS -1 METAL SIDING 1
- VG VISION GLASS
- WP -1 WOOD PANEL 1
- WP -2 WOOD PANEL 2

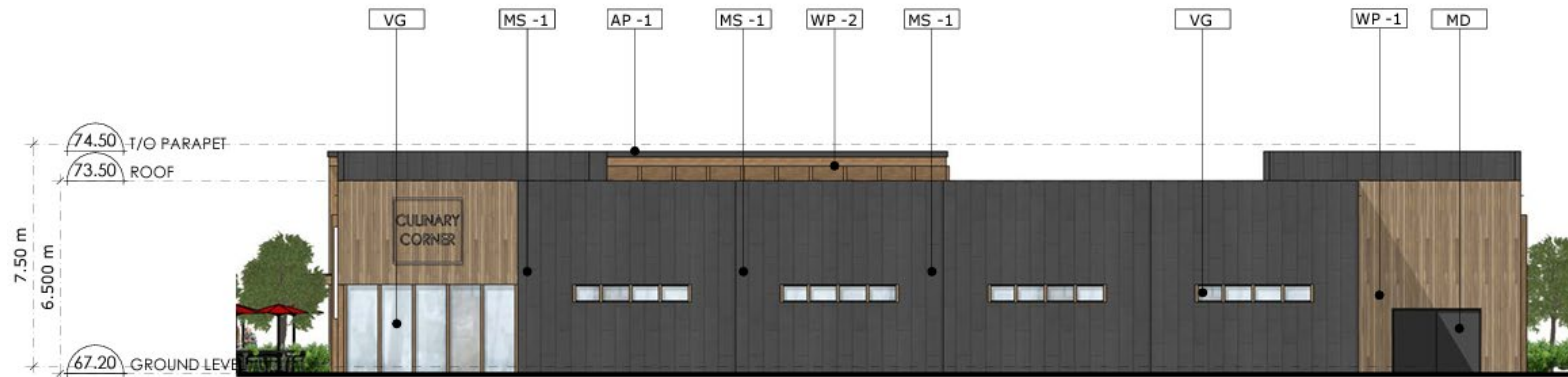


Lapensée Matress

ELEVATIONS

SCALE 1:150
MAY 2022

- AF -1 ALUMINUM FLASHING 1
- GD GLASS DOOR
- OHD OVERHEAD DOOR
- MD METAL DOOR
- MS -1 METAL SIDING 1
- VG VISION GLASS
- WP -1 WOOD PANEL 1
- WP -2 WOOD PANEL 2



RETAIL B - EAST ELEVATION 1
A3.00



RETAIL B - WEST ELEVATION 2
A3.00



Lapensée Matress

ELEVATIONS

SCALE 1:150
MAY 2022