

Subject: Zoning By-law Amendment – 5210 and 5220 Innes Road

File Number: ACS2024-PRE-PS-0046

Report to Planning and Housing Committee on 27 March 2024

and Council 3 April 2024

**Submitted on March 18, 2024 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

Contact Person: Kelly Livingstone, Planner, Development Review East

613-580-2424 x26842; kelly.livingstone@ottawa.ca

Ward: Orléans South-Navan (19)

Objet: Modification du Règlement de zonage – 5210 and 5220, chemin Innes

Dossier : ACS2024-PRE-PS-0046

Rapport au Comité de la planification et du logement

le 27 mars 2024

et au Conseil le 3 avril 2024

**Soumis le 18 mars 2024 par Derrick Moodie, Directeur, Services de la
planification, Direction générale de la planification, des biens immobiliers et du
développement économique**

Personne ressource: Kelly Livingstone, Examen des projets d'aménagement est

613-580-2424 x26842: kelly.livingstone@ottawa.ca

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 5210 and 5220 Innes Road as shown in Document 1, to permit a three storey self-storage facility, 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 3 April 2024, 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 5210 et 5220, chemin Innes, des biens-fonds illustrés dans le document 1, afin de permettre la construction d’une installation d’entreposage libre-service, 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 3 avril 2024 », 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

5210 and 5220 Innes Road

Owner

James Byck, Dymon Group of Companies

Applicant

Nico Church, Fotenn Planning + Design

Description of site and surroundings

The subject site is located at the southeast corner of the Innes Road and Trim Road intersection and consists of two parcels (5210 and 5220 Innes Road respectively) that have been consolidated under the same ownership. The subject site is approximately 1.3 hectares in size, with 107 metres of frontage to Innes Road, and 112 metres of frontage to Trim Road. The site is currently vacant. Surrounding land uses to the north and west are a mix of residential and commercial, with a city-owned facility – the Trim Road Works Yard – directly adjacent to the south and east of the subject lands.

Summary of proposed development

The applicant proposes to build a 14-metre tall, three storey Dymon self-storage facility on the subject lands. The site will have two vehicular access points, one from Trim Road, and one from Innes, both providing access to 52 surface parking spaces. The Trim Road access will provide direct access to two large garage doors that will provide access to an interior parking and loading area for users of the self-storage facility. Seven additional parking spaces will be included within this loading area. Commercial space is also provided on the ground floor. A direct pedestrian connection is provided to Innes Road and landscaping is provided along each road frontage.

A Site Plan showing the proposed development is provided in Document 4 and elevations of the proposed building are provided in Document 5. A concurrent Site Plan Control application (File Number D07-12-23-0001) is presently under review and will implement the development as proposed.

Summary of requested Zoning By-law amendment

The subject site is currently zoned RC[36r] and RC[37r]-h, Rural Commercial Zone, and the applicant proposes to rezone the lands to GM[xxxx], General Mixed-Use Zone, with a site-specific exception. The purpose of the rezoning is to permit for the proposed development, but to also reflect the fact that these lands are now within the Urban Area, as the report will describe, and a rural zoning is no longer appropriate. The exception provisions will make modification to warehouse parking and loading space provisions to

reflect the fact that self-storage does not have the same requirements of a traditional warehousing facility.

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.

Surrounding landowners were notified per *Planning Act* requirements, and a notification sign was constructed along each street frontage to inform the travelling public of the proposal. Public comments are summarized in Document 3.

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

Official Plan designation(s)

At the time this application was received, the subject lands were designated as Rural Countryside in Schedule B9 – Rural Transect of the Official Plan. Schedule C17 – Urban Expansion Areas designated the subject lands as Category 1 – Future Neighbourhood Overlay.

An Omnibus Official Plan Amendment was brought to Planning and Housing Committee on Wednesday September 6, 2023, to make a series of technical amendments to the new Official Plan. Amendment 38 was made to Volume 1, Schedule C17 to remove the lands at 5210 and 5220 Innes Road and Millennium Park from the Future Neighbourhood Overlay. The rationale for this in the omnibus amendment report was: “[the subject] lands were added to the urban area with a Future Neighbourhood Overlay but are physically separated from the rest of future neighbourhood by Millennium Park. A secondary planning process is not required for the development of these lands” and therefore they did not need to be subject to the Future Neighbourhood Overlay.

The designation for the subject lands is now Minor Corridor and the proposed Zoning By-law Amendment will be evaluated consistently with that Official Plan designation.

In the Suburban Transect and Minor Corridor designation, the Official Plan states greenfield development of new commercial lands should cater to the neighbourhood, and the corridor itself should be the focal point (5.4.4(1)(e)). Heights should be low-rise along Minor Corridors, and through a rezoning may be up to five to seven-storeys in height (5.4.1(2)(b)). Greenfield development within corridors in the suburban transect

should provide uses that cater to the neighbourhood, integrate with existing pedestrian and cycling networks, and use landscaping to screen surface parking lots (5.4.4(1)).

Within the Minor Corridor designation, the Official Plan states that non-residential uses are permitted where they integrate with a mixed-use urban environment. Through a Zoning By-law Amendment, commercial and/or service uses should be provided on the ground floor (6.2.1(3)(a)), and development should address the corridor, with vehicular access provided from the parallel or side street (6.2.1(4)(a) and (b)).

Planning rationale

It is staff's opinion that the proposed Zoning By-law amendment conforms to the Official Plan.

The proposed self-storage use, while considered a warehouse under the definition of the Zoning By-law, is compatible with the surrounding commercial and residential context due to the internalised design and the small scale, service commercial nature of the retail self-storage facility. All storage access and unloading areas are internalised to the building and accessed through garage doors with driveway access directly from Trim Road. A "Dymon Store" and reception area will be located on the ground floor and accessed by a pedestrian connection that ties into Innes Road. The proposed design and glazing will provide for a limited active frontage despite the surface parking area that surrounds the building. Landscaping with trees and other plantings are provided along each street frontage to screen the surface parking. The proposed facility will use existing municipal services along Trim Road and the servicing has been deemed acceptable for the purposes of re-zoning.

The three-storey height of the proposed building is consistent with Minor Corridor transect policies described in sections 5.4.4 and 5.4.1. The proposed non-residential self-storage warehouse use integrates with a mixed-use urban environment and the proposed design of the site is consistent with policies of sections 5.4.4 and 6.2.1.

Finally, the exception provisions contained in the proposed Zoning By-law amendment are reflective of the unique Zoning requirements of a self-storage facility, which the existing Zoning does not recognize in its classification of the proposed facility as a Warehouse use. Self-storage facilities often have a lower parking demand and fewer required loading facilities than traditional warehouse uses, and staff have evaluated, and have determined there are no concerns with the proposed reductions.

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)

Councillors Kitts and Luloff are aware of the application related to this report.

LEGAL IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ASSET MANAGEMENT IMPLICATIONS

There are no servicing constraints identified for the proposed Zoning By-law Amendment at this time. Servicing capacity requirements to be confirmed at time of site plan.

ACCESSIBILITY IMPACTS

The design of the site, including exterior walkways and parking, has been reviewed for accessibility and will be required to implement the approved plans through the associated Site Plan approval process.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications in so far as the lands are not subject to any environmental planning criteria or requirements. Permits will be required before removing any existing City-owned trees, and the applicant will comply with the City's Bird Safe Design Guidelines through the related Site Plan Control application.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- A city that has a diversified and prosperous economy.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-23-0001) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the requirement to wait for the Omnibus OPA removing the

subject lands from the Future Neighbourhood Overlay to be passed prior to consideration of this amendment.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Site Plan

Document 5 Elevations

CONCLUSION

The Zoning By-law amendment, exception provisions, and proposed site layout are consistent with the Official Plan and Provincial Policy Statement. 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; Krista O'Brien, Program Manager, Tax Billing and Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

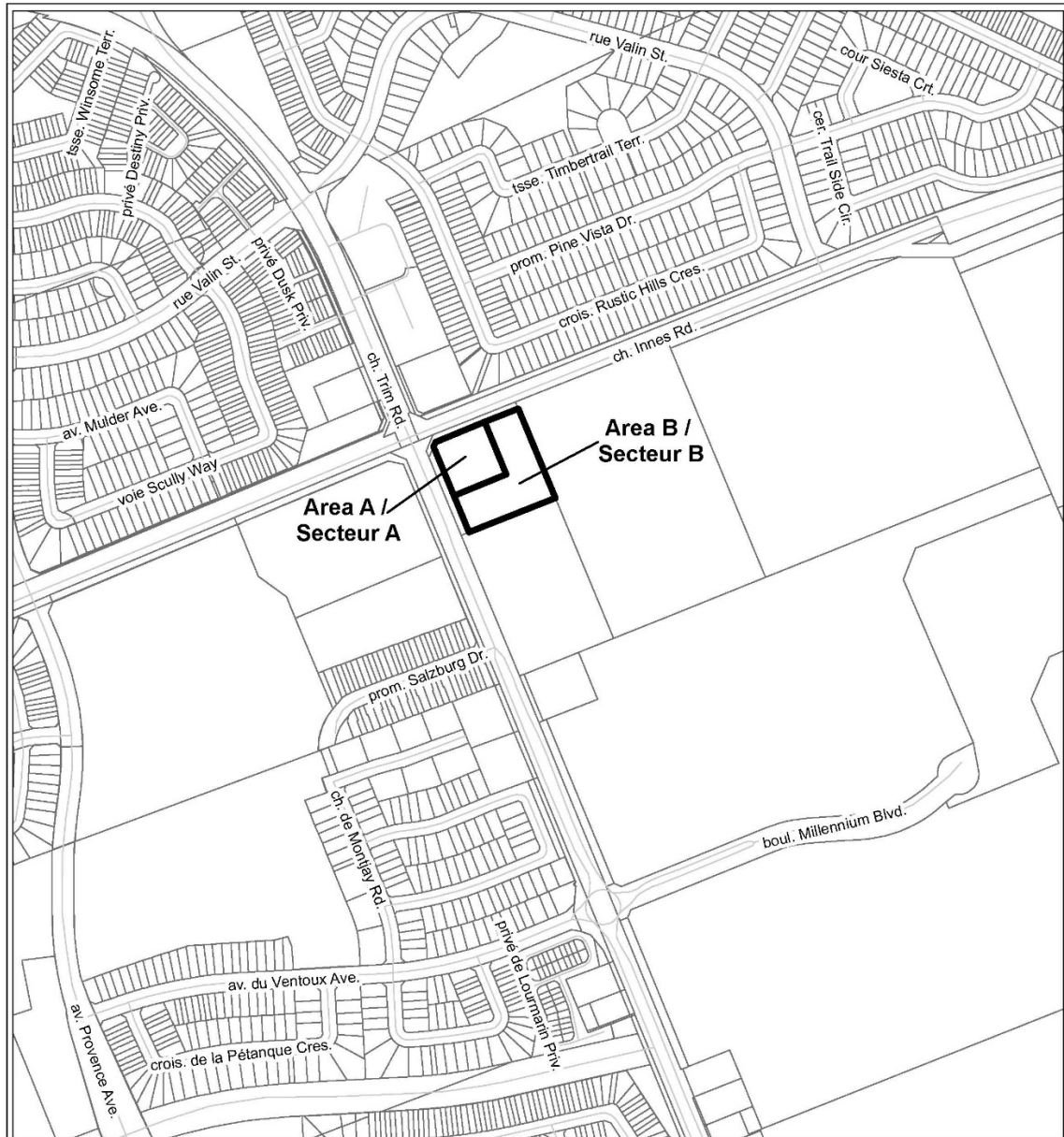
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.




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



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-23-0001	24-0136-X	5210, 5220 chemin Innes Road	
I:\CO\2024\Zoning\Innes_5210_5220		 Area A to be rezoned from RC[36r] to GM[xxxx] Le zonage du secteur A sera modifié de RC[36r] à GM[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</small>		Area B to be rezoned from RC[37r]-h to GM[xxxx] Le zonage du secteur B sera modifié de RC[37r-h] à GM[xxxx]	
<small>©Les données de parcelles appartient à Teranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. C'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2024 / 01 / 30			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 5210 and 5220 Innes Road:

1. Rezone the lands shown in Document 1 as follows:
 - a. Area A from RC[36r] to GM[XXXX]; and
 - b. Area B from RC[37r]-h to GM[XXXX].
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 Zones”, add the text “GM[XXXX]”.
 - c. In Column III, “Additional Land Uses Permitted” add the text, “Warehouse limited to a self-storage facility”.
 - d. In Column V, “Exception Provisions – Provisions”, add the text:
 - i. Minimum required vehicular parking spaces required for a warehouse limited to a self-storage facility, including ancillary retail: 20 spaces.
 - ii. Minimum required loading spaces for a warehouse limited to a self-storage facility, including ancillary retail: 1 loading space.
 - iii. Despite Section 113(6) and Table 113C, no oversized vehicle loading spaces are required.
 - iv. Despite Section 64, a lantern feature is considered to be a permitted projection above the height limit and may project up to 7m beyond the specified height limit.

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

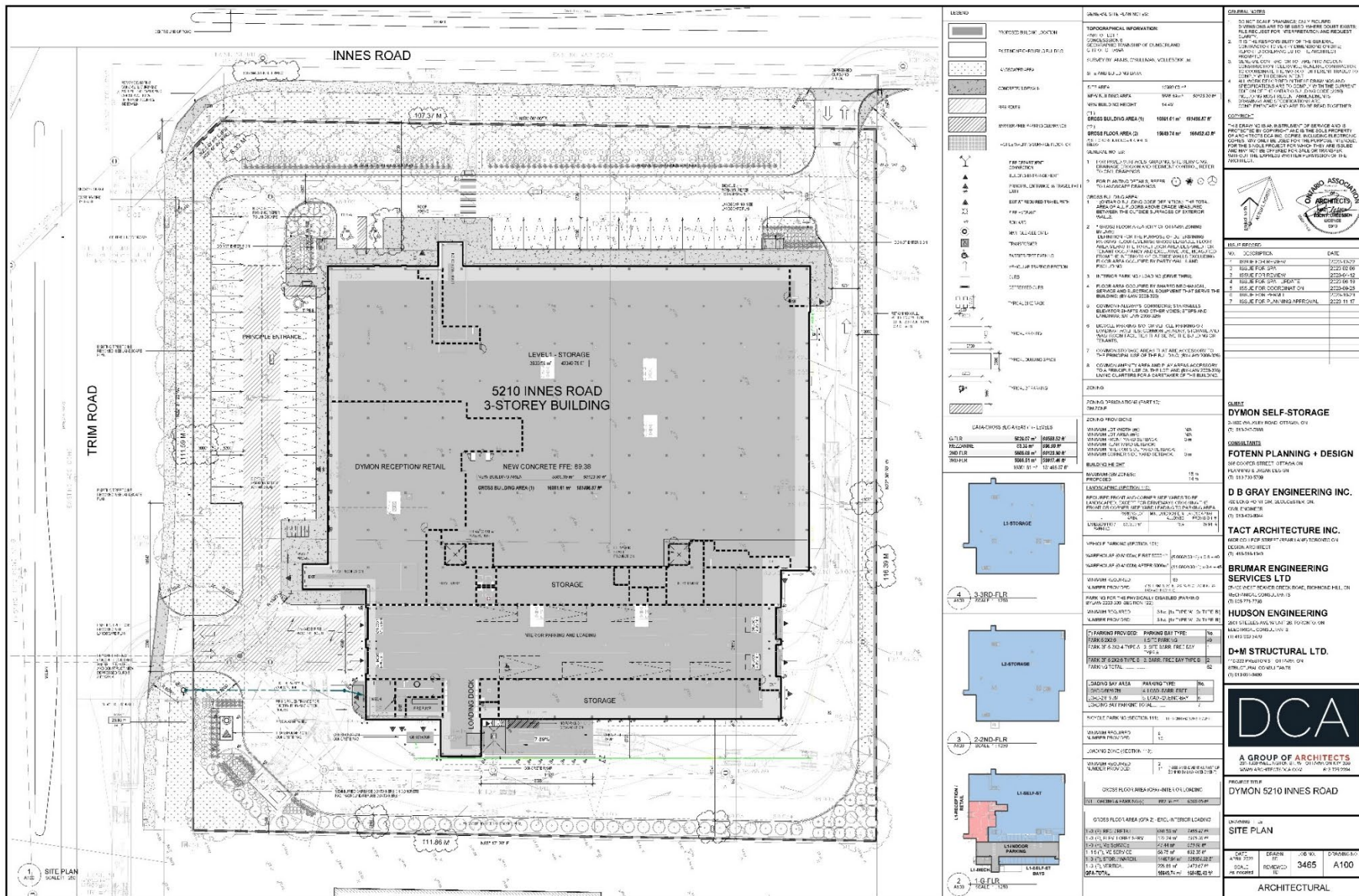
Comment:

Four public comments were received in opposition to the proposed land use, with a preference directed to a residential or mixed-use development instead.

Response

City staff must review and respond to the use proposed by the applicant, which is for a self-storage warehousing building. As analysed in the report, and supported by the planning rationale section, the proposed Zoning By-law Amendment and self-storage warehousing use is considered to be a compatible use for the area.

Document 4 – Site Plan



LEGEND

- 100MM CONC. BLOCK
- 250MM CONC. BLOCK
- 500MM CONC. BLOCK
- 1000MM CONC. BLOCK
- 2000MM CONC. BLOCK
- 4000MM CONC. BLOCK
- 8000MM CONC. BLOCK

GENERAL NOTES

1. THIS SITE PLAN IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SHOWN HEREON. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
2. THE ARCHITECT HAS CONDUCTED VISUAL SURVEILLANCE AND HAS TAKEN REASONABLE PRECAUTIONS TO AVOID COLLISIONS WITH ADJACENT PROPERTIES. HOWEVER, THE ARCHITECT DOES NOT WARRANT THAT THE PROPOSED DEVELOPMENT WILL NOT COLLIDE WITH ADJACENT PROPERTIES. COLLISIONS ARE THE RESPONSIBILITY OF THE DEVELOPER.
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PROJECTIONS

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	2023-02-10
2	ISSUE FOR PERMIT	2023-03-22
3	ISSUE FOR PERMIT	2023-04-10
4	ISSUE FOR PERMIT	2023-05-15
5	ISSUE FOR PERMIT	2023-06-20
6	ISSUE FOR PERMIT	2023-07-25
7	ISSUE FOR PERMIT	2023-08-30

TABLE 1: GROSS FLOOR AREA (GFA) - LEVELS

FLOOR	GROSS FLOOR AREA (GFA) (M ²)	GROSS FLOOR AREA (GFA) (SQ FT)
LEVEL 1	383551 M ²	4135836 SQ FT
LEVEL 2	111055 M ²	1197503 SQ FT
LEVEL 3	111055 M ²	1197503 SQ FT
LEVEL 4	111055 M ²	1197503 SQ FT
TOTAL	716716 M²	7738745 SQ FT

TABLE 2: CARPORT AREAS (CAPA) - LEVELS

FLOOR	CARPORT AREA (CAPA) (M ²)	CARPORT AREA (CAPA) (SQ FT)
LEVEL 1	200 M ²	2153 SQ FT
LEVEL 2	200 M ²	2153 SQ FT
LEVEL 3	200 M ²	2153 SQ FT
LEVEL 4	200 M ²	2153 SQ FT
TOTAL	800 M²	8612 SQ FT

CLIENT
DYMON SELF-STORAGE

CONSULTANTS
FOTEM PLANNING + DESIGN
D B GRAY ENGINEERING INC.
TACT ARCHITECTURE INC.
BRUMER ENGINEERING SERVICES LTD
HUDSON ENGINEERING
D+M STRUCTURAL LTD.

DCA

A GROUP OF ARCHITECTS

PROJECT TITLE
DYMON 5210 INNES ROAD

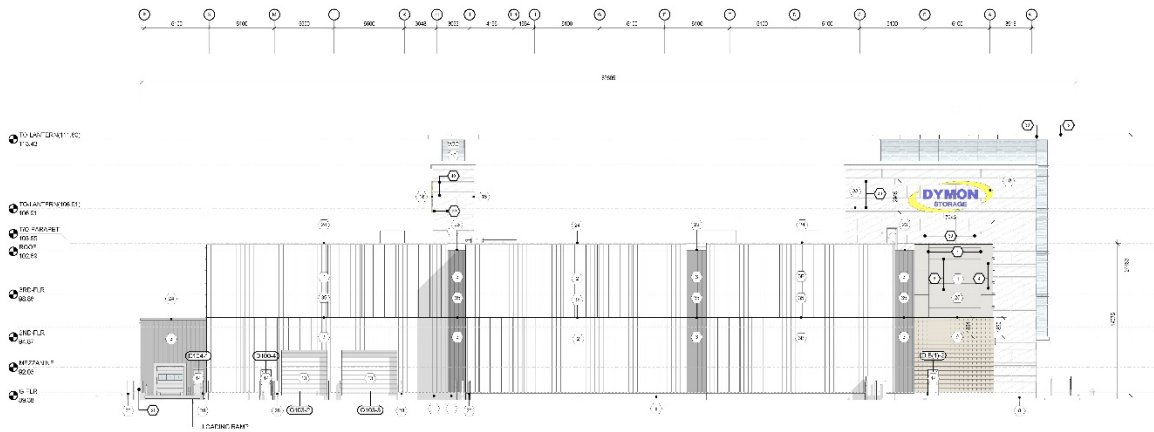
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SITE PLAN

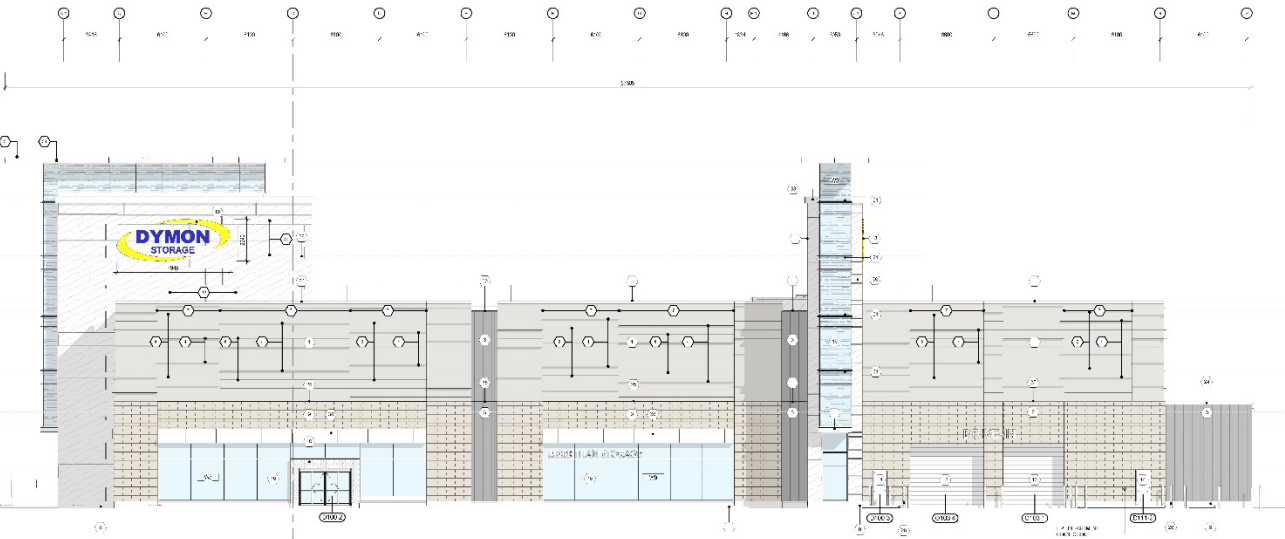
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1 SITE PLAN SCALE: 1/4" = 1'-0"



1 EAST ELEVATION (SITE PLAN APPL.)
REV. 11/19



2 WEST ELEVATION (SITE PLAN APPL.)
REV. 11/19

1. MARKED WITH SHADY GRAY OR OTHER MATERIALS.
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GENERAL NOTES

1. DO NOT SCALE DRAWING FOR DIMENSIONS.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS AND MATERIALS TO BE USED.
4. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE CURRENT EDITION OF THE NATIONAL BUILDING CODE (NBC) AND ALL APPLICABLE REGULATIONS.
5. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS.

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/19/19
2	REVISIONS	
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TORONTO, ONTARIO M5S 1A5
(416) 291-0000

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1100 UNIVERSITY AVE. SUITE 200
TORONTO, ONTARIO M5S 1A5
(416) 291-0000

TACT ARCHITECTURE INC.
1100 UNIVERSITY AVE. SUITE 200
TORONTO, ONTARIO M5S 1A5
(416) 291-0000

BRUMAR ENGINEERING SERVICES LTD
25 TORBET BLVD. SUITE 100, MISSISSAUGA, ONTARIO L4X 1L1
(905) 270-8888

HUDSON ENGINEERING
2525 BRADSHAW ROAD, TAYLOR, ONTARIO L9W 5A6
(905) 270-8888

D+M STRUCTURAL LTD.
1100 UNIVERSITY AVE. SUITE 200, TORONTO, ONTARIO M5S 1A5
(416) 291-0000

PROJECT TITLE
ELEVATIONS (SITE PLAN APPLICATION)

DATE	VERSION	REV. NO.	DATE
APRIL 2022	REVISED	3465	APRIL 2022
APRIL 2022	ISSUED FOR PERMIT	A401	APRIL 2022

ARCHITECTURAL