

Subject: Zoning By-law Amendment – 451 Smyth Road

File Number: ACS2024-SI-ED-0001

Report to Planning and Housing Committee on 22 May 2024

and Council 29 May 2024

Submitted on May 16, 2024 by Sheilagh Doherty, Interim Director, Economic Development Services, Strategic Initiatives Department

Contact Person: Krishon Walker, Planner II, Economic Development Services

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Ward: Alta Vista (18)

Objet: Modification du Règlement de zonage – 451, chemin Smyth

Dossier: ACS2024-SI-ED-0001

Rapport au Comité de la planification et du logement

le 22 mai 2024

et au Conseil le 29 mai 2024

Soumis le 16 mai 2024 par Sheilagh Doherty, Directrice intérimaire, Service de développement économique, Direction générale des initiatives stratégiques

Personne ressource: Krishon Walker, Urbaniste II, Services de développement économique

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Quartier: Alta Vista (18)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 451 Smyth Road to permit a six-storey, state-of-the-art medical research 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 May 29, 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* (n° 2008-250) visant le 451, chemin Smyth afin d’autoriser l’aménagement d’un établissement ultramoderne de recherche médicale de six étages, comme le précise 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 greffe 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 29 mai 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

451 Smyth Road

Owner

University of Ottawa (c/o George Zigoumis)

Applicant

WSP Canada Inc. (c/o Nadia De Santi)

Architect

Parkin Architects Limited

Description of site and surroundings

The subject site is located along the north side of Smyth Road and is part of the larger Ottawa Health Science Complex (OHSC). The parcel is irregularly shaped with a total land area of approximately 204,834 square metres (20.48 hectares) and approximately 257.4 metres of frontage along Smyth Road. The site also abuts Ring Road, which is a private roadway that is owned and maintained by The Ottawa Hospital. The site is part of uOttawa's Alta Vista Campus within the OHSC and is currently occupied by uOttawa's Roger Guindon Hall, The Ottawa Hospital General Campus, and the Garderie Oasis Child Care Centre. Surrounding uses include similar research and medical facilities to the east, south and west, as well as a low-rise residential community to the north, that is buffered by a hydro corridor and an urban natural features area.

Summary of proposed development

The applicant proposes to replace a portion of the existing surface parking lot on the site and construct a six-storey state-of-the-art medical research facility, known as uOttawa's Advanced Medical Research Centre. The proposed building will have a gross floor area of approximately 13,726.17 square metres. The ground floor will contain Animal Care and Veterinary Services while the other floors will contain space for the Innovation Hub and Labs, including open collaboration spaces, and a mechanical penthouse on the roof. The proposed building has been designed to have holistic integration with the surrounding OHSC and will have several connections to the existing Roger Guindon Hall, which is located southeast of the proposed building, including a service connection on the ground floor and a pedestrian link on the second floor.

Summary of requested Zoning By-law amendment

To facilitate the proposed development, the applicant is proposing a Minor Zoning By-law Amendment to the subject site which is currently zoned Major Institutional Zone, Urban Exception 402, Floor Space Index 1.5, Schedule 144 (I2[402] F(1.5) S144). The rezoning would amend Urban Exception 402 to add site-specific performance standards

to the lands to reduce the minimum width of landscaped area along the northern property line from 3 metres to 0 metres, to address existing conditions on the site.

A Site Plan Control application is also required for the proposed development and will be reviewed by staff separately.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. No concerns were identified.

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

Official Plan designation(s)

The subject site is located within the City's Outer Urban Transect as outlined on Schedule A - Transect Policy Areas of the Official Plan and is designated Neighbourhood and Evolving Neighbourhood on Schedule B3 - Outer Urban Transect and is along the Smyth Road Mainstreet Corridor.

Section 4.3 (Large-scale Institutions and Facilities) states that large-scale institutions and facilities such as hospitals, major health care facilities, universities, community colleges, major employers, federal employment campuses, and major sports, recreational and cultural facilities are vital contributors to the city and generate economic development and employment. These spaces have a regional draw and often occupy large sites in urban areas. As large numbers of people require access, they have the potential to affect traffic significantly if not located near rapid transit stations or along a Mainstreet Corridor with frequent street transit. These facilities function better if they are seamlessly integrated into their surrounding context.

Schedule C2 – Transit Network Ultimate identifies Smyth Road as a Transit Priority Corridor.

Schedule C3 – Active Transportation Network shows Major Pathways along Ring Road.

Schedule C4 – Urban Road Network designates Smyth Road as an existing Arterial Road and Ring Road as a future Arterial Road (alignment defined).

Planning rationale

In considering the proposed Zoning By-law amendment, the key policy considerations are found within Volume 1 of the Official Plan.

The subject site is located within the Outer Urban Transect Policy Area on Schedule A of the Official Plan. This Policy Area comprises neighbourhoods inside the Greenbelt built in the last third of the twentieth century. The intent is to recognize a suburban pattern of built form and site design, enhance mobility options and street connectivity in the Outer Urban Transect, and provide direction to the Hubs, Corridors, and Neighbourhoods located within the Outer Urban Transect.

Section 4.3 of the Official Plan identifies hospitals, major health care facilities, universities, community colleges, major employers, federal employment campuses, major sports, recreational and cultural facilities as being vital contributors to the city and generating economic development and employment. Section 4.3.1 encourages the development of large-scale institutions and facilities within 400 metres walking distance of rapid transit or along a Mainstreet Corridor with frequent street transit. The site is located along Ring Road, which is serviced by OC Transpo rapid bus route 45 and is within 400 metre walking distance of Smyth Road, a Mainstreet Corridor serviced by OC Transpo bus route 55.

The proposed reduction in the landscaped area from 3 metres to 0 metres is requested to address existing conditions onsite, as Ring Road and the existing sidewalks on both sides of Ring Road cross the northern property line. Due to these existing conditions, a 3-metre landscaped area cannot be provided along the northern property line. Tree planting and landscaping are proposed between Ring Road and the new parking lot and the proposed building. The proposed parking layout for the site is designed to meet uOttawa's programmatic requirements, to facilitate access to health services, and in consideration of overall campus operations as it relates to the delivery of health services and research activities.

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 this application.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Carr provided the following comment:

I am extremely supportive of this proposal.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendation.

RISK MANAGEMENT IMPLICATIONS

There are no risks associated with this application.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with this application.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this application.

ECONOMIC IMPLICATIONS

The proposed development has been identified as a High Economic Impact Project (HEIP) as it is a significant development initiative that supports the City's Economic Development Strategy and Action Plan as well as city building priorities. The proposal has both direct and indirect economic impacts to the city. These include:

- Delivering a significant number of construction jobs and full-time permanent research and development focused jobs (and contributing to Ottawa's overall economic growth);
- Being of a significant scope (total project investment in excess of \$250 million); and
- Being in alignment with the City's Economic Development priority of Knowledge-Based Industries.

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: D02-02-24-0009) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

The statutory 90-day timeline for making a decision on this application under the *Planning Act* will expire on Friday, July 19, 2024.

SUPPORTING DOCUMENTATION

Document 1 Location Map / Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

The Strategic Initiatives Department supports the application and proposed Minor Zoning By-law Amendment. The proposal is consistent with the Official Plan policies in the Outer Urban Transect Policy Area, as well as those related to Large-scale Institutions and Facilities. The proposed Minor Zoning By-law Amendment is appropriate for the site and maintains the general intent and purpose of the Zoning By-law and the policy objectives of the Official Plan. The amendment represents good planning and, for the reasons stated above, staff recommends approval of the Zoning By-law Amendment.

DISPOSITION

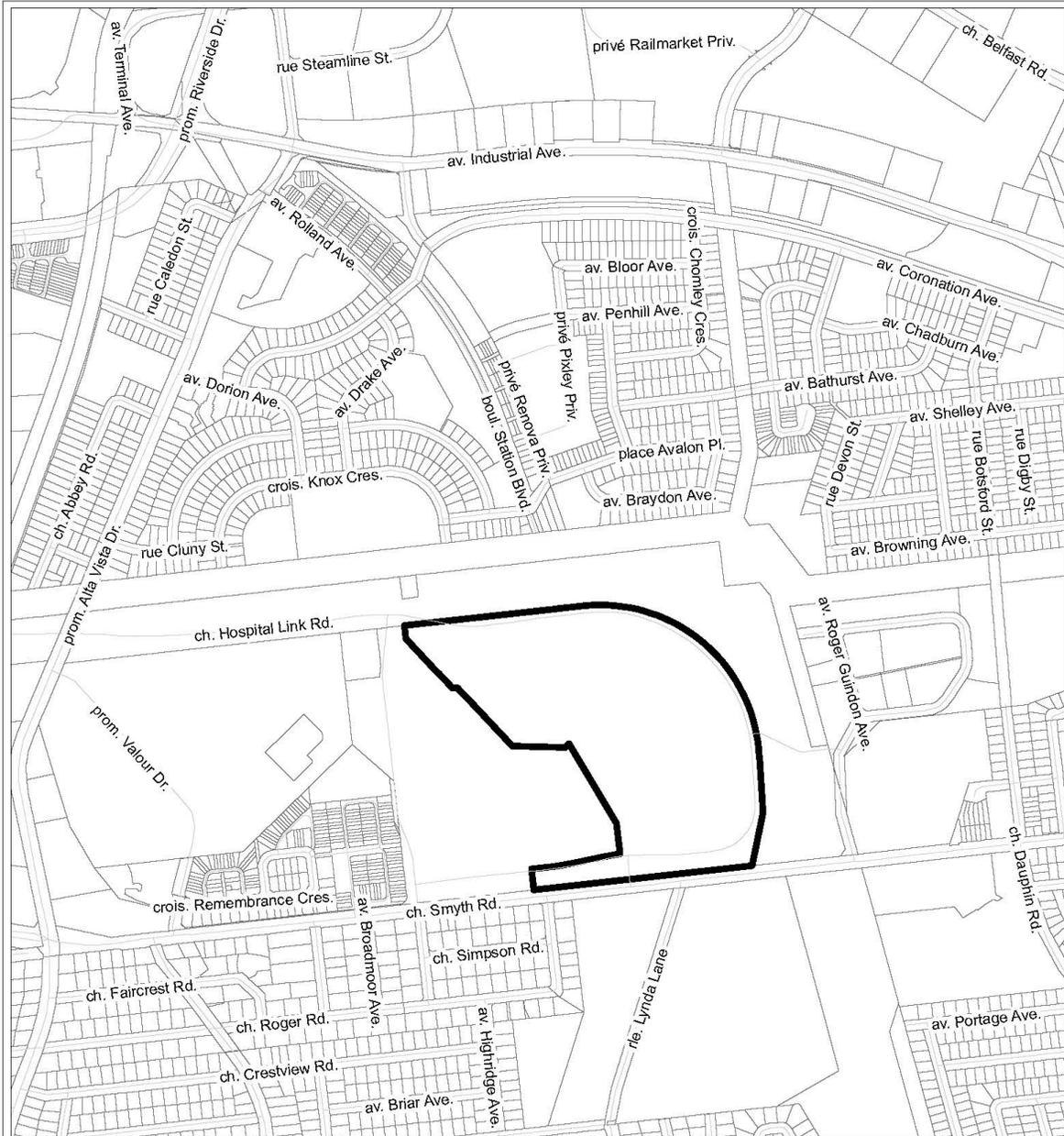
Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

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 – Location Map / Zoning Key Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-24-0009	24-0429-D	 451 ch. Smyth Road	
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REVISION / RÉVISION - 2024 / 04 / 19			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 451 Smyth Road are as follows:

1. Amend Urban Exception 402 in Section 239, Urban Exceptions, to add provisions similar in effect to the following:
 - a. In Column V, Exception Provisions – Provisions, add the following text:
 - i. Despite Table 171(8), no minimum width of a landscaped area is required along any property lines abutting Ring Road.

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