

Subject: Zoning By-law Amendment – 9 Gurdwara Road

File Number: ACS2024-PDB-PSX-0021

Report to Planning and Housing Committee on 28 August 2024

and Council 4 September 2024

**Submitted on August 19, 2024 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

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Ward: Knoxdale-Merivale (9)

Objet : Modification du Règlement de zonage – 9, chemin Gurdwara

Dossier : ACS2024-PDB-PSX-0021

Rapport au Comité de la planification et du logement

le 28 août 2024

et au Conseil le 4 septembre 2024

**Soumis le 19 août 2024 par Derrick Moodie, Directeur, Services de la planification,
Direction générale des services de la planification, de l'aménagement et du
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Quartier : Knoxdale-Merivale (9)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 9 Gurdwara Road, as shown in Document 1, to remove part of the existing exception prohibiting access from Prince of Wales Drive, 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 September 4, 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) concernant la propriété située au 9, chemin Gurdwara, comme l’indique le document 1, visant à éliminer l’exception actuellement en vigueur qui interdit un accès à partir de la promenade Prince of Wales, comme l’explique 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 4 septembre 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

9 Gurdwara Road

Owner

9 Gurdwara Limited.

Applicant

Theberge Homes

Description of site and surroundings

The subject site, known municipally as 9 Gurdwara Road, is located on the west side of Prince of Wales Drive, east side of Gurdwara Road, and northwest of the intersection of Prince of Wales Drive and West Hunt Club Road. The site is currently occupied by an office building and a surface parking lot. The surrounding properties consist of low-density residential uses on the east side of Prince of Wales Drive, and industrial and commercial uses to the north, south, and west of the site on the west side of Prince of Wales Drive.

Summary of proposed development

The proposal is for a new access from Prince of Wales Drive, which is intended as a secondary access to serve the existing development. The proposed entrance will include a triangular channelizing island which will restrict movements to right-in right-out only.

The existing surface parking lot consists of 90 spaces. The proposed access will remove four parking spaces for a total of 86 remaining, which complies with the minimum requirements of the zoning by-law for the existing uses.

Summary of requested Zoning By-law amendment

The subject site is currently zoned IG5 [288] (General Industrial, Subzone 5, Urban Exception 288). The Zoning By-law Amendment is intended to rezone the site to IG5 [XXXX] (General Industrial, Subzone 5, Urban Exception XXXX), as detailed in Document 2.

The current zoning of IG5 [288] permits a range of low to moderate impact, light industrial and office uses, subject to additional restrictions found within the exception. Most pertinent to this application, the zoning exception states that there is no access permitted from MacFarlane Road and Prince of Wales Drive, whichever is applicable.

The proposed rezoning seeks to remove the portion of the exception prohibiting access from Prince of Wales Drive, to accommodate an entrance to the property from the subject road.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the public Notification and Consultation Policy approved by Council for development applications.

One public comment was received.

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

Official Plan designation(s)

The subject lands are located within the Outer Urban Transect as per Schedule A, and are designated Mixed Industrial as per Schedule B3 of the Official Plan. Schedule C4 identifies Prince of Wales Drive as an Arterial – Existing.

Planning rationale

The proposal conforms to the Mixed Industrial Designation and Outer Urban Transect policies within the City's Official Plan. There are no proposed changes to the existing building or land use. The proposed right-in right-out access, controlled via triangular channelizing island, ensures safety and compatibility with the surrounding area.

A Transportation Technical Memorandum was completed by the applicant's traffic consultant which concluded that there are no anticipated changes to the site's trip generation and that any traffic impacts will be negligible. The proposed access is only to serve as a convenience measure and secondary access for the site users to access Prince of Wales Drive without needing to drive through the Laser Street and West Hunt Club Road intersection, as well as the Prince of Wales Drive and West Hunt Club Road intersection. Upon construction of the entrance, the property owner would undertake private monitoring to evaluate for cut-through traffic on the site resulting from the Prince of Wales access. As per the memorandum, if cut-through traffic is observed, the owner

may consider a controlled access gate at the Gurdwara Road entrance of the site, or other internal traffic calming measures, to prevent cut-through traffic within the site. Signage may also be installed to address potential for illegal left-turns into or out of the site from the proposed entrance.

Overall, the proposal conforms to the policies within the City's Official Plan. The proposal will help to reduce congestion at the two intersections, leading to a reduction in greenhouse gas emission from idling vehicles. Any future change of use, or development on the site, is subject to further transportation studies to evaluate the potential traffic impacts and the continued functionality of any existing and/or proposed accesses.

Provincial Policy Statement

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

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Sean Devine is aware of the application related to this report. The Councillor has spoken to planning staff as well as the subject property owner to express possible concerns related to road safety concerns and increased traffic. Specifically, the Councillor has expressed concerns about the possibility of illegal turns into and out of the new access, as well as the potential for the new access to generate increase cut-through traffic to adjacent properties. Staff has indicated that the site will be monitored to address these concerns. The Councillor has also expressed concern about the possibility of other adjacent properties submitting similar applications for new access points off Prince of Wales.

LEGAL IMPLICATIONS

There are no legal impediments to approving the recommendations contained in the report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

TERM OF COUNCIL PRIORITIES

The proposal has no impact on the Term of Council Priorities.

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for making a decision on this application under the *Planning Act* will expire on September 23, 2024.

SUPPORTING DOCUMENTATION

Document 1 Location Map / Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

The Planning, Development, and Building Services Department recommend approval of the application to rezone the land shown as Area A in Document 1 from IG5[288] to IG5[XXXX] to permit an access from Prince of Wales Drive. The application is consistent with the Provincial Policy Statement and conforms to the policies within the City's Official Plan.

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.

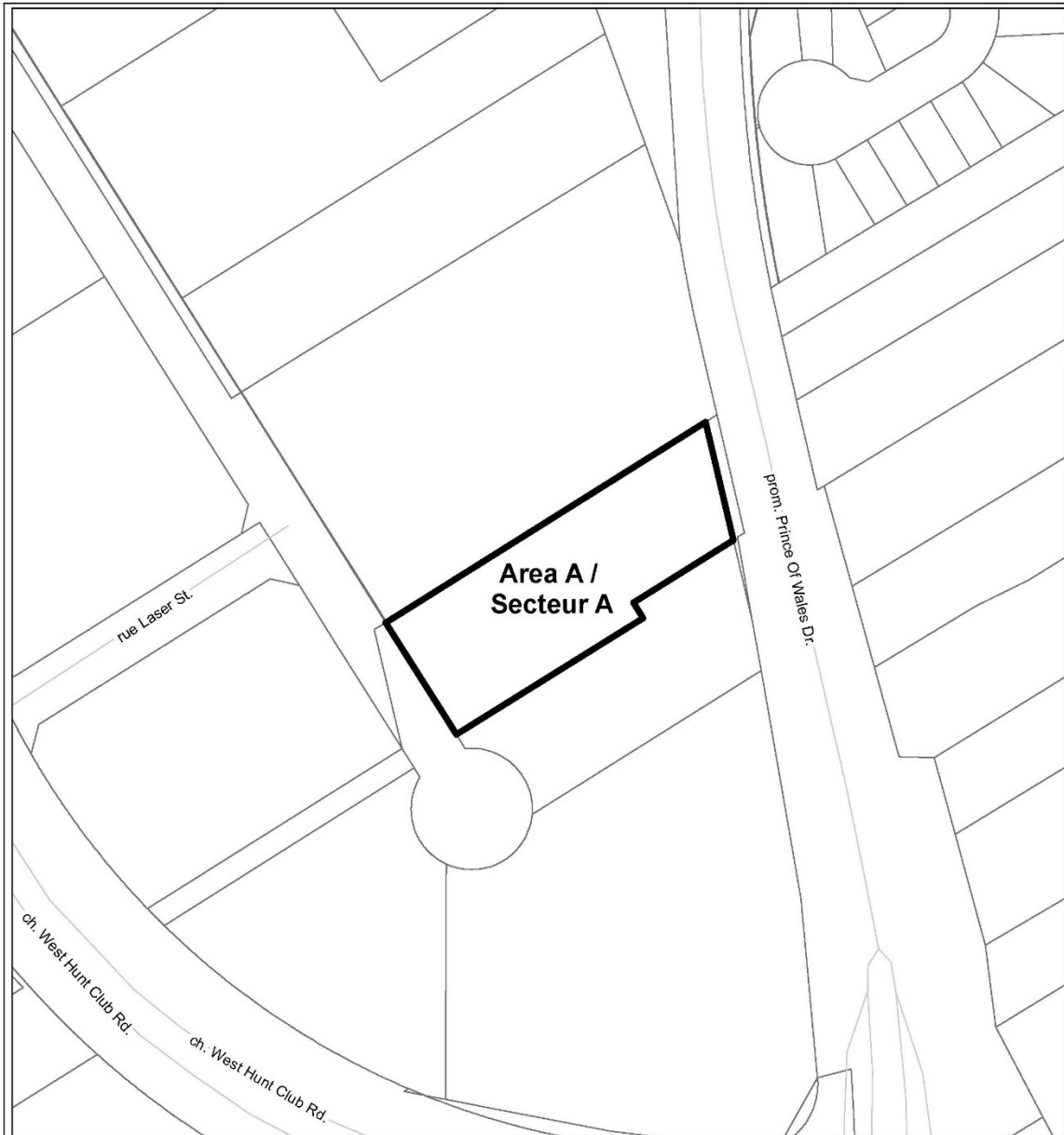
The Planning, Development and Building Services Department will prepare an implementing by-law and forward it to Legal Services.




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

For an interactive Zoning map of Ottawa visit geoOttawa



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-24-0020	24-0776-X	 9 chemin Gurdwara Road	Area A to be rezoned from IG5[288] to IG5[XXXX] Le zonage du secteur A sera modifié de IG5[288] à IG5[XXXX]
I:\CO\2024\Zoning\Gurdwara_9			
<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>			
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REVISION / RÉVISION - 2024 / 07 / 16			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 9 Gurdwara Road.

1. Rezone the lands as shown in Document 1.
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 “IG5[XXXX]”
 - c. In Column IV, Prohibited Uses, add the text:
 - i. All uses except for:
 - Animal care establishment
 - Animal hospital
 - Bank
 - Light industrial use
 - Medical facility
 - Office
 - Research and development centre
 - Restaurant, full service
 - Restaurant, takeout
 - Service and repair shop
 - Technology industry
 - Training centre
 - Warehouse
 - d. In Column V, Provisions, add the text:

- i. a berm approved by the City of Ottawa must be provided along Prince of Wales Drive, in order to provide visual screening from lands zoned for residential uses on the east side of Prince of Wales Drive.

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: Concerned about the proposed site access as it relates to congestion at West Hunt Club and Prince of Wales.

- **Response:** The proposed site entrance was evaluated via a Transportation Technical Memorandum. The memorandum identified that the provision of the proposed access is not anticipated to result in increased traffic at the West Hunt Club Road/Prince of Wales intersection. The provision of the access is anticipated to remove some vehicular traffic from the intersection, as it will permit inbound vehicles arriving to the site from the north side of Prince of Wales to access the property and exit before reaching the intersection.