

**Subject: Zoning By-law Amendment - 2571 and 2595 Lancaster Road**

**File Number: ACS2022-PIE-PS-0041**

**Report to Planning Committee on 7 July 2022**

**and Council 31 August 2022**

**Submitted on June 27, 2022 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, 12852, Kelby.LodoenUnseth@ottawa.ca**

**Ward: Alta Vista (18)**

**Objet : Modification du Règlement de zonage – 2571 et 2595, chemin  
Lancaster**

**Dossier : ACS2022-PIE-PS-0041**

**Rapport au Comité de l'urbanisme**

**le 7 juillet 2022**

**et au Conseil le 31 août 2022**

**Soumis le 27 juin 2022 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, Urbaniste II, Examen des demandes  
d'aménagement sud**

**613-580-2424, 12852, Kelby.LodoenUnseth@ottawa.ca**

**Quartier : Alta Vista (18)**

## **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2571 and 2595 Lancaster Road to permit a two-storey office complex, as detailed in Document 2.**

2. That Planning 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 August 31, 2022,” 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 l’urbanisme recommande au Conseil d’approuver une modification du Règlement de zonage 2008-250 pour le bien-fonds situé au 2571 et 2595, chemin Lancaster, dans le but de permettre un complexe de bureaux de deux étages, comme l’explique en détail le document 2.
2. Que le Comité de l’urbanisme 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 31 août 2022 », 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 [DevApps site](#).

### Site location

2571 and 2595 Lancaster Road

### Owner

Enbridge

**Applicant**

Timothy Beed, FOTENN Consultants Inc.

**Architect**

Walterfedy

**Description of site and surroundings**

The subject property is known municipally as 2571 and 2595 Lancaster Road, and is located on the east side of Lancaster Road between St. Laurent Boulevard and Walkley Road within the Innes Business Park. An arena and surface parking known as the Minto Skating Centre previously existed on 2571 Lancaster Road. Additionally, 2595 Lancaster Road is vacant, and was previously used as a rail corridor to serve adjacent industrial properties. Immediately north, south, and west of the site are light industrial uses such as offices and warehousing, with heavy industrial zoning immediately east of the property. Beyond the light industrial uses to the west is a low-rise residential neighbourhood.

**Summary of requested Zoning By-law amendment proposal**

There are currently two zoning designations for the properties of 2571 and 2595 Lancaster Road. 2571 Lancaster Road is zoned Light Industrial (IL), where 2595 Lancaster Road has a split zoning of IL and Heavy Industrial (IH), with the IL portion of the zoning adjacent to 2571 Lancaster Road.

The proposed zoning amendments will create an Urban Exception in Area B, as shown in Document 1, to allow for wider than permitted parking spaces. The site requires wider parking spaces to accommodate larger service vehicles. Additionally, the amendment will expand the IH zoning to include the entirety of 2595 Lancaster Road, as defined as Area A in Document 1, to provide space for outdoor storage.

**Related Applications**

An associated Site Plan Control application has been submitted under City File # D07-12-21-0144.

## **DISCUSSION**

### **Public consultation**

Public consultation for this application was conducted in accordance with the procedure for Zoning By-law amendment applications. Owners within 120 metres of the site were notified through Canada Post mailing, and two signs posted onsite. One comment was received by the public.

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

### **Official Plan designation(s)**

#### **Current Official Plan**

The subject area is designated as Urban Employment Area, defined on Schedule B of the existing Official Plan (OP). The intent of the Urban Employment Area, according to Section 3.6.5, is to permit employment-related land uses such as offices, warehousing, and utilities, providing large parcel sizes reflective of user needs for storage, parking and building floor plate. Lancaster Road is identified as a Collector roadway on Schedule E of the OP. Additionally, the site is approximately 500m from Russell Road, which is identified as a Bus Rapid Transit corridor as identified on Schedule D.

#### **New Official Plan**

Within the new City of Ottawa Official Plan (new OP), the site is identified on Schedule B3-Outer Urban Transect as Mixed Industrial. The intent of this designation, according to Section 6.5, is to provide clusters of economic activity that are less impactful and provide a broader range of non-residential uses than Industrial areas. Lancaster Road is identified as a Collector Roadway on Schedule C4 of the new OP. Additionally, the site is approximately 500m from Russell Road, which is identified as a Transitway – At-Grade Crossings on Schedule C2.

### **Planning rationale**

The OP under Schedule B identifies this site as Urban Employment Area, which encourages employment-related land uses such as offices, warehousing, and utilities. The new OP Policy 6.5 states that these areas can provide a transition between Industrial and Logistics areas and Neighbourhoods and provide a supply of land for non-residential sensitive uses and smaller-scale light industrial and commercial uses. This designation corresponds to the office activities within employment areas as defined

within the Provincial Policy Statement. Where applicable, these areas can contribute to 15-minute neighbourhoods through the location of neighbourhood-based uses.

The zoning amendment and companion Site Plan Control application (D07-12-21-0144) intends to develop a two-storey, multi-purpose operations centre for Enbridge with a total gross floor area of 4,815 square metres including space for warehouse, office, outdoor storage, and maintenance shop uses, as well as 108 parking spaces. These are considered compatible uses to the neighbouring properties and off-site impacts are not anticipated. The site design is also proposed to include a robust landscaping along Lancaster Road, a fueling station for on-site fleet vehicles, and a geothermal heating area.

The zoning amendment to 2571 Lancaster Road through an Urban Exception (IL[XXX1]), as identified as Area B on Document 1, is to increase the maximum parking space width from 3.1 metres to 4.57 metres, which is intended to accommodate wider service vehicles that will be housed on site. These wider parking spaces are identified for service vehicle use and are not intended for personal vehicle parking. This amendment is considered acceptable as this will recognize the specific needs of the landowner and accommodate on-site operations.

The zoning amendment to 2595 Lancaster Road relates to the former rail corridor adjacent to 2571 Lancaster Road, as identified as Area A on Document 1. 2595 Lancaster Road is split zoned Light Industrial (IL) and Heavy Industrial (IH), where the intent is to expand the IH designation to the entirety of 2595 Lancaster Road to allow for the outdoor storage of equipment and materials, which is ancillary to the operations of the site. This change is considered acceptable as this expands existing zoning to cover the entirety of 2595 Lancaster Road. The light industrial zoning remains in place for 2575 Lancaster Road, retaining a separation between the IH zoning and R1 zoning to the west.

### **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.

**COMMENTS BY THE WARD COUNCILLOR**

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

**LEGAL IMPLICATIONS**

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

**RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

**ASSET MANAGEMENT IMPLICATIONS**

It has been confirmed that there is sufficient capacity in the existing water, wastewater and stormwater infrastructure systems to accommodate the proposed development.

**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; there are no accessibility impacts.

**TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- Economic Growth & Diversification

**APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-21-0103) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity of issues associated with the development.

**SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Proposed Zoning By-law Amendment

Document 3 Consultation Details

Document 4 Proposal Rendering

## **CONCLUSION**

The Planning, Real Estate and Economic Development Department recommend approval of the application to rezone the lands shown as Area B in Document 1 from IL to IL[XXX1] and lands shown as Area A in Document 1 from IL to IH, to allow the development of a low-rise office complex. The application is consistent with the Provincial Policy Statement, current Official Plan, and new Official Plan.

## **DISPOSITION**

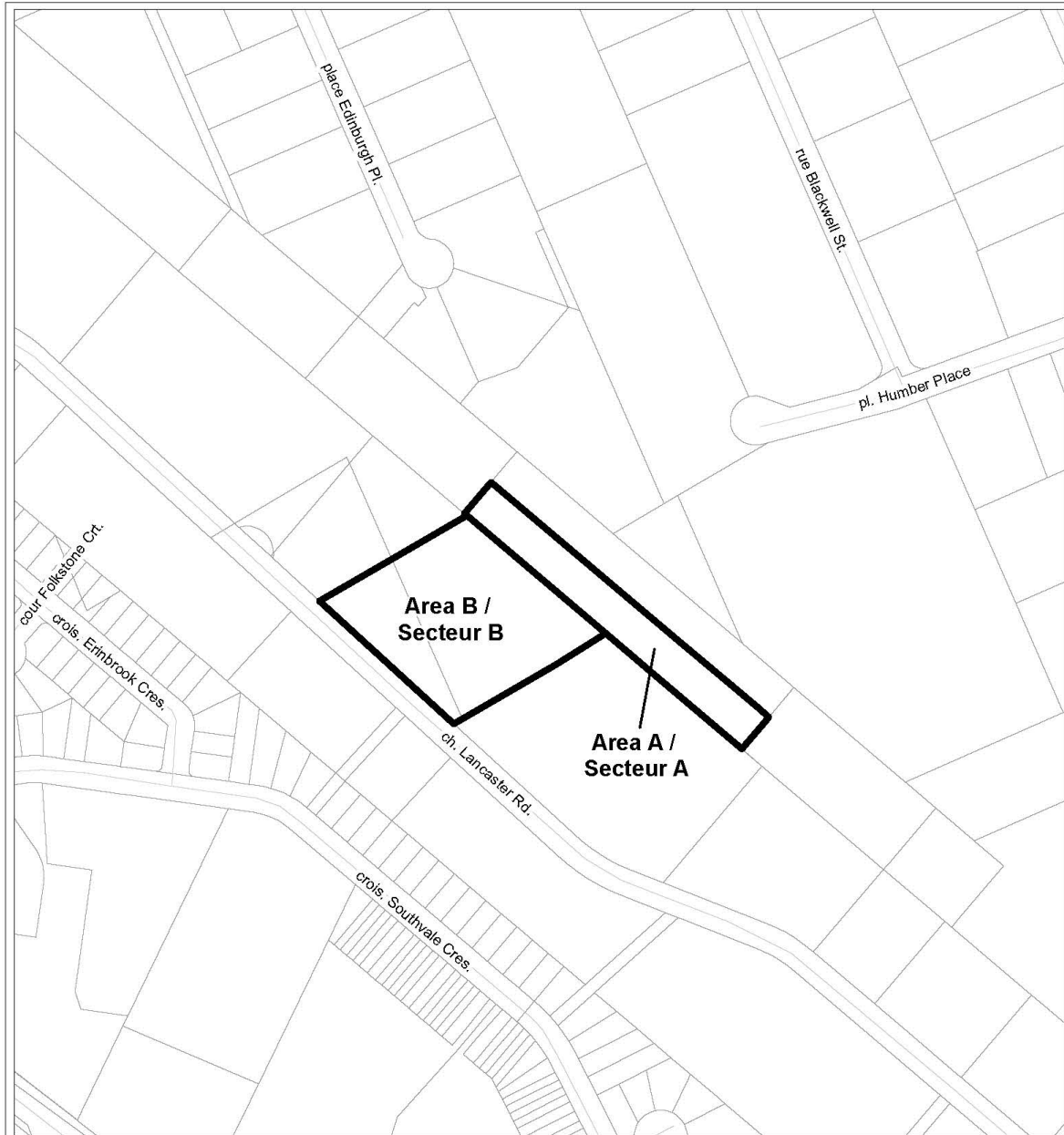
Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.




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, Innovative Client Services Department to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE SITE PLAN / PLAN D'EMPLACEMENT	
D02-02-21-0103 D07-12-21-0144	21-1419-X	<b>2571, 2595 chemin Lancaster Road</b>	
I:\CO\2021\Zoning\Lancaster_2571_2595		 Area A to be rezoned from IL to IH Le zonage du secteur A sera modifié de IL à IH Area B to be rezoned from IL to IL[XXX1] Le zonage du secteur B sera modifié de IL à IL[XXX1]	
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REVISION / RÉVISION - 2022 / 05 / 20			



## **Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 2571 and 2595 Lancaster Road:

1. Rezone the lands as shown in Document 1.
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 “IL[XXX1]”
  - b) In Column V, add the text “parking spaces for service vehicles may be 4.57 metres in width”

### **Document 3 – Consultation Details**

#### Notification and Consultation Process

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.

#### Public Comments and Responses

##### Comment:

Concern was raised on the impact this change may have on neighbouring properties and businesses.

##### Response

The uses on the site are not anticipated to impact neighbouring properties as the majority of the property will be used for office space and parking for service vehicles. The property of 2595 Lancaster Road is requesting an expansion of the Heavy Industrial zoning to permit the outdoor storage of equipment and materials.

**Document 4 – Proposal Rendering**

