

Subject: Zoning By-law Amendment – 4175 Strandherd Drive

File Number: ACS2025-PDB-PSX-0022

Report to Planning and Housing Committee on 23 April 2025

and Council 30 April 2025

**Submitted on April 15, 2025 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

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Ward: Barrhaven West (3)

Objet : Modification du *Règlement de zonage* – 4175, promenade Strandherd

Dossier : ACS2025-PDB-PSX-0022

Rapport au Comité de la planification et du logement

le 23 avril 2025

et au Conseil le 30 avril 2025

**Soumis le 15 avril 2025 par Derrick Moodie, Directeur, Services de la planification,
Direction générale des services de la planification, de l'aménagement et du
bâtiment**

**Personne ressource : Kelby Lodoen Unseth, Urbaniste II, Examen des projets
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Quartier : Barrhaven-Ouest (3)

REPORT RECOMMENDATIONS

1. That Planning and Housing recommend Council approve an amendment to Zoning By-law 2008-250 for 4175 Strandherd Drive as shown in Document 1, by removing the prohibited uses from the Urban Exception [2298] and to permit additional community commercial uses to align with the Mixed Industrial designation in the Official Plan, 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 April 30, 2025,” 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 4175, promenade Strandherd, comme le montre le document 1, en éliminant les utilisations interdites de l’exception urbaine [2298] et en permettant des utilisations de commerces communautaires en vue d’être cohérent avec la désignation de zone industrielle mixte dans le Plan officiel, comme l’explique en détail de 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 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 30 avril 2025 », 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

4175 Strandherd Drive

Owner

Zena Investment Corporation

Applicant

NOVATECH

Description of site and surroundings

The site is 5.27 hectares in size, with Strandherd Drive running along the east side of the property and residential uses to the east, Systemhouse Street borders the northern property line with retail uses to the north. The O’Keefe Drain runs along the west side of the property and beyond that is undeveloped lands designated for industrial and logistics development. South of the property are more commercial and retail uses, primarily automobile dealerships.

Summary of proposed development

There are currently no immediate plans to develop the site.

Summary of requested Zoning By-law amendment

The site is zoned IP[2298]H(18) (Business Park Industrial, Urban Exception 2298, Height maximum 18 metres). The application has been submitted to expand the type of uses to be permitted on the site, which include Artist studio, Click and collect facility, Community centre, Community health and resource centre, Library, Payday loan establishment, Retail food store, Retail store, Storefront industry. As well, the prohibited uses listed in exception 2298 are requested to be removed from the new zoning exception.

DISCUSSION

Public consultation

A 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 were posted onsite. One comment was received and included in Document 3 of the report.

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

Official Plan designations

Within the City of Ottawa Official Plan (OP), the site is identified on Schedule B6 - Suburban (Southwest) Transect as Mixed Industrial.

On Schedule C3 – Active Transportation Network, Strandherd Drive is identified as a Major Pathway route.

On Schedule C4 – Urban Road Network, Strandherd Drive is identified as an Arterial - Existing roadway, and Systemhouse Street is designated as a Collector - Existing.

On Schedule C12 – Urban Greenspace, the site is adjacent to the O'Keefe Drain and a multi-use pathway.

Other applicable policies and guidelines

The site is subject to Area-Specific Policies, Section 5 - Barrhaven – Portion of Highway 416 Mixed Industrial and Industrial and Logistics Land. These policies prescribe a maximum building height of 18.0 metres or four-storeys.

The policy also notes the requirement that landowners enter into private agreements to share the costs of major infrastructure projects in the area.

Planning rationale

The Mixed Industrial designation outlined under Section 6.5 of the Official Plan (OP) is characterized by clusters of economic activity that are less impactful and provide a broader range of non-residential uses than Industrial areas, such as office, commercial and recreational uses. The primary uses in Mixed Industrial areas are not considered a nuisance or have high impacts on neighbouring properties and can diversify more than

Industrial and Logistics areas. The Mixed Industrial lands provide a transition between areas designated Industrial and Logistics and Neighbourhoods.

Section 6.5.3 of the OP outlines how neighbourhood-based uses along the edge of Mixed Industrial areas can support the 15-minute neighbourhood objectives by including grocery stores, doctor or dentist offices, coffee shops, and restaurants. The Mixed Industrial area shall be abutting a residential neighbourhood but is no more than 600 metres from a residential zone, and appropriate cycling and pedestrian facilities are provided. These lands are adjacent to a residential zone and extend approximately 200 metres westward. Additionally, a sidewalk and multi-use pathway have been constructed on Strandherd Drive providing for additional non-vehicular connectivity.

The zoning for the site is IP[2298] H(18) (Business Park Industrial Zone, Urban Exception 2298, Height Maximum 18 metres) is to accommodate mixed office and low impact light industrial uses, while also permitting complementary uses while prohibiting uses that would be a nuisance through noise generation, fumes, or odours. Exception 2298 currently prohibits a list of complementary commercial uses while these uses are permitted under the parent IP zone. The uses that are currently prohibited include: Animal care establishment, Animal hospital, Automobile dealership, Automobile rental establishment, Automobile service station, Car wash, Drive-through facility, Gas bar, and Warehouse.

The proposed zoning by-law amendment is to remove the prohibition of uses and to add new uses that align with the OP designation. The new uses to be added include Artist studio, Click and collect facility, Community centre, Community health and resource centre, Library, Payday loan establishment, Retail food store, Retail store, Storefront industry. These uses align with OP direction to permit uses that are not considered a nuisance and can support 15-minute city objectives. These uses will also provide a transition between the Industrial and Logistics lands to the west and neighbourhood lands to the east. A number of uses requested to be permitted through removing the prohibition are permitted in the parent IP zone, such as Animal care establishment, Automobile service station, Gas bar, Drive-through, and warehouse, and not considered contradictory to the intent of the Business Park Industrial Zone. The proposed zoning amendment provides for an updated list of permitted uses and does not restrict the number or placement of those uses. Staff are satisfied that the proposed uses meet the intent of the Official Plan and are compatible with the surrounding uses and will continue to align the site with existing zoning designation.

The site is to the east of the O'Keefe Drain and multi-use pathway which connects to Systemhouse Street. This provides additional connectivity and may be used by area employees.

Engineering considerations include adequate supply of water, capacity of sanitary sewers, as well as appropriate stormwater retention systems for rainfall events. An Adequacy of Public Services Report, Transportation Impact Assessment, Environmental Impact Study, and Environmental Site Assessment were submitted by the applicant and have been reviewed by staff and is found sufficient to support the zoning amendment; further design details and review will be required through the future site plan control application.

Overall, the proposed uses are compatible with the surrounding community in terms of land use and is considered acceptable for the Mixed Industrial designation. The proposal presents an opportunity to develop new employment and complementary uses at an appropriate location that is accessible to residential areas and to promote and strengthen the 15-minute neighbourhood in this area.

Provincial Planning Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2024 Provincial Planning 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 impediments to implementing the recommendations in this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with this report.

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; accessibility will be reviewed and achieved through the future site plan control process.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- A city with a diversified and prosperous economy

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for making a decision on this application under the *Planning Act* will expire on April 16, 2025.

SUPPORTING DOCUMENTATION

Document 1 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 lands shown as Area A in Document 1 from IP[2298]H(18) to IP[xxxx]H(18) by removing the prohibited uses from the Urban Exception [2298] and by allowing additionally permitted uses including Artist studio, Click and collect facility, Community centre, Community health and resource centre, Library, Payday loan establishment, Retail food store, Retail store, and Storefront industry. The application aligns with the direction of the Mixed Industrial designation of the Official Plan and is consistent with the Provincial Planning Statement.

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 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 4175 Strandherd Drive:

1. Rezone the lands as shown in Document 1.
 1. Area A from IP[2298]H(18) to IP[xxxx]H(18)
2. Add a new exception XXXX to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a. In Column II, add the text “IP[xxxx]H(18)”
 - b. In Column III, add the text:
 - “-Artist studio
 - Click and collect facility
 - Community centre
 - Community health and resource centre
 - Library
 - Payday loan establishment
 - Retail food store
 - Retail store
 - Storefront industry”
 - c. In Column IV, remove all text
 - d. In Column V, add the text:
 - The site is exempt from Section 205(2) b), and c).
 - Bar is exempt from Section 205(2)(e).
 - Where a parking lot abuts the O'Keefe drainage corridor, the minimum required width of a soft landscaping buffer for:
 - i. a parking lot containing more than 10 but fewer than 100 spaces: 1.5 metres; and,
 - ii. a parking lot containing 100 or more spaces: 3 metres.

Document 3 – Consultation Details

Notification and Consultation Process

A 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 were posted onsite.

Public Comments and Responses

Comment:

This area of Barrhaven does not need more dealerships and car-oriented development. This area should allow for mixed-use dense developments along Strandherd Drive and support dense commercial and industrial uses behind these mixed-use developments.

Response:

The Official Plan designates these lands as Mixed Industrial which prohibits residential uses due to the proximity of the site to lands designated as Industrial and Logistics. The proposed amendments support the 15-minute neighbourhood objectives including locating grocery stores, and service commercial uses such as doctor or dentist offices, coffee shops, and restaurants that will serve the nearby residential community and provide employment.