

Subject: Zoning By-law Amendment – 1 Laser Street

File Number: ACS2022-PIE-PS-0001

Report to Planning Committee on 27 January 2022

and Council 9 February 2022

**Submitted on January 11, 2022 by Lily Xu, Acting Director, Planning, Real Estate
and Economic Development**

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Ward: Knoxdale-Merivale (9)

Objet : Modification du Règlement de zonage – 1, rue Laser

Dossier : ACS2022-PIE-PS-0001

Rapport au Comité de l'urbanisme

le 27 janvier 2022

et au Conseil le 9 février 2022

**Soumis le 11 janvier 2022 par Lily Xu, Directrice par intérim, Direction générale de
la planification, des biens immobiliers et du développement économique**

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REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1 Laser Street to permit overnight exterior storage of vehicles for an automobile dealership, 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 February 9, 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 (n° 2008-250) visant le 1, rue Laser pour permettre l’entreposage de nuit de véhicules à l’extérieur par un concessionnaire automobile, comme l’expose en détail le document 2.
2. Que le Comité de l’urbanisme donne son approbation à ce 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 9 février 2022 », à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

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

1 Laser Street

Owner

Arnon Development Corporation

Applicant

Peter Hume

Description of site and surroundings

The property is a through-corner lot located at the southeast intersection of Laser Street and West Hunt Club Road, with east frontage on Gurdwara Road.

The site is 0.94 hectares in size and occupied by a single storey commercial building, surface parking, and mature trees. Vehicular access is accessible by Laser Street and Gurdwara Road.

The surrounding area consists of vacant land to the north, commercial vehicle sales to the east, a two-storey office building to the south, and to the west is a five-storey office building on the west side of West Hunt Club Road.

Summary of requested Zoning By-law amendment proposal

The site is currently zoned IG5[1330], (General Industrial, Subzone 5, Exception 1330). The intent of the general industrial zone is to permit a wide range of low to moderate impact light industrial uses in accordance with the Official Plan Employment Area designation. Subzone 5 prohibits several uses such as a car wash, animal care establishment, convenience store, automobile dealership and gas bar. The zoning of several adjacent properties share the same zoning as the subject property. Exception 1330 permits an automobile dealership, subject to no overnight exterior storage of vehicles, and removes the gross floor area restriction for several uses, including an automobile dealership.

The application seeks to amend exception 1330 to allow for the overnight exterior storage of vehicles for an automobile dealership, reserving automobile dealership as a permitted use. There are no changes proposed to the property itself as a result of the application.

Brief history of proposal

The subject property was subject to a Zoning By-law amendment application (D02-02-04-0174) in 2005. The application was filed to permit an automobile sales dealership as a permitted use, resulting in Exception 1330 restricting overnight outdoor storage, as the applicant at the time did not require this. At the time, the restriction was reasonable since most surrounding properties were strictly business park uses. Uses in the area have developed and changed since 2005 and several automobile dealerships with exterior overnight storage operate in the close vicinity.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for Development Applications.

No comments were received from members of the public.

Official Plan designation

Per Schedule B of the Official Plan, the property is designated as Urban Employment Area. Urban Employment Areas provide large parcel sizes, reflective of user needs for storage, parking and building floorplate, and they are usually well situated with respect to major roads. Land uses permitted in the designation include a variety of employment-generating uses, such as office and institutional uses, as well as small-scale complimentary ancillary uses that support the employees and general public.

Urban Employment Area Section 3.6.5 Policy 2 (b) states that the zoning by-law will “permit uses that store most products outdoors and require large land areas devoted to external storage, sale or service of goods or for vehicle sales and service”.

Because this Zoning By-law Amendment application was received prior to the new Official Plan was adopted by Council (October 27, 2021), it was reviewed and assessed on the basis of the existing Official Plan according to the Council approved policy for “Transition of In-stream Applications”. In addition, the policies in the new Official Plan were examined against this application.

The subject property would be designated Outer Urban Area in Schedule A and Mixed Industrial in Schedule B3. The Outer Urban Area seeks to recognize a suburban pattern of built form and site design. The Mixed Industrial designation is characterized by a broad mix of uses including small-scale office, light industrial, wholesale, small contractors, small-scale commercial services and non-residential sensitive uses.

Staff are of the opinion that the proposed development is also consistent with the recently Council-approved New Official Plan policies.

Planning rationale

The subject site has been operating as a motorcraft and terrain vehicle sales operation for the last several years. Currently, vehicles are displayed outdoor for sale but are stored internally overnight.

This application has been reviewed under the existing Official Plan (2003).

The site is designated as Urban Employment Area (Section 3.6.5), this designation provides large parcel sizes, reflective of user needs for storage, parking and building floorplate, and are usually well situated with respect to major roads. Uses that require large land areas for the external storage of goods or for vehicle sales and service may be carried out in Urban Employment Areas; this includes incidental activity carried out in combination of the main use, such as showrooms associated with warehousing and storage.

The Zoning By-law amendment would allow for the overnight exterior storage of vehicles for an automobile dealership on the site. The character of West Hunt Club Road has evolved since the previous Zoning By-law amendment in 2005 and several automobile dealerships with overnight exterior storage operate in the vicinity, without impact. Without an exception prohibiting exterior storage, storage of vehicles for sale on site (exterior and interior) is permitted for an automobile dealership. The proposed amendment is consistent with the General Industrial Zone and is consistent with the Urban Employment Area designation to have uses such as automobile dealerships and overnight exterior storage along major roadways, adjacent to sites with compatible uses.

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 the recommendations in this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Egli is aware of the recommendation in the report.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations in this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with the recommendations in this report.

ECONOMIC IMPLICATIONS

There are no economic implications associated with the recommendations in this report.

CLIMATE IMPLICATIONS

There are no climate implications associated with the recommendations in this report.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with the recommendations in this report.

INDIGENOUS GENDER AND EQUITY IMPLICATIONS

There are no Indigenous Gender and Equity Implications associated with the recommendations in this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- Economic Growth and Diversification

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-21-0079) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to workload volumes and some miscommunication on the part of scheduling.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

CONCLUSION

The Planning, Real Estate and Economic Development Department supports the proposed Zoning By-law amendment. The proposal is consistent with the Official Plan and rezoning the lands to permit outdoor overnight storage of vehicles is consistent with surrounding uses.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

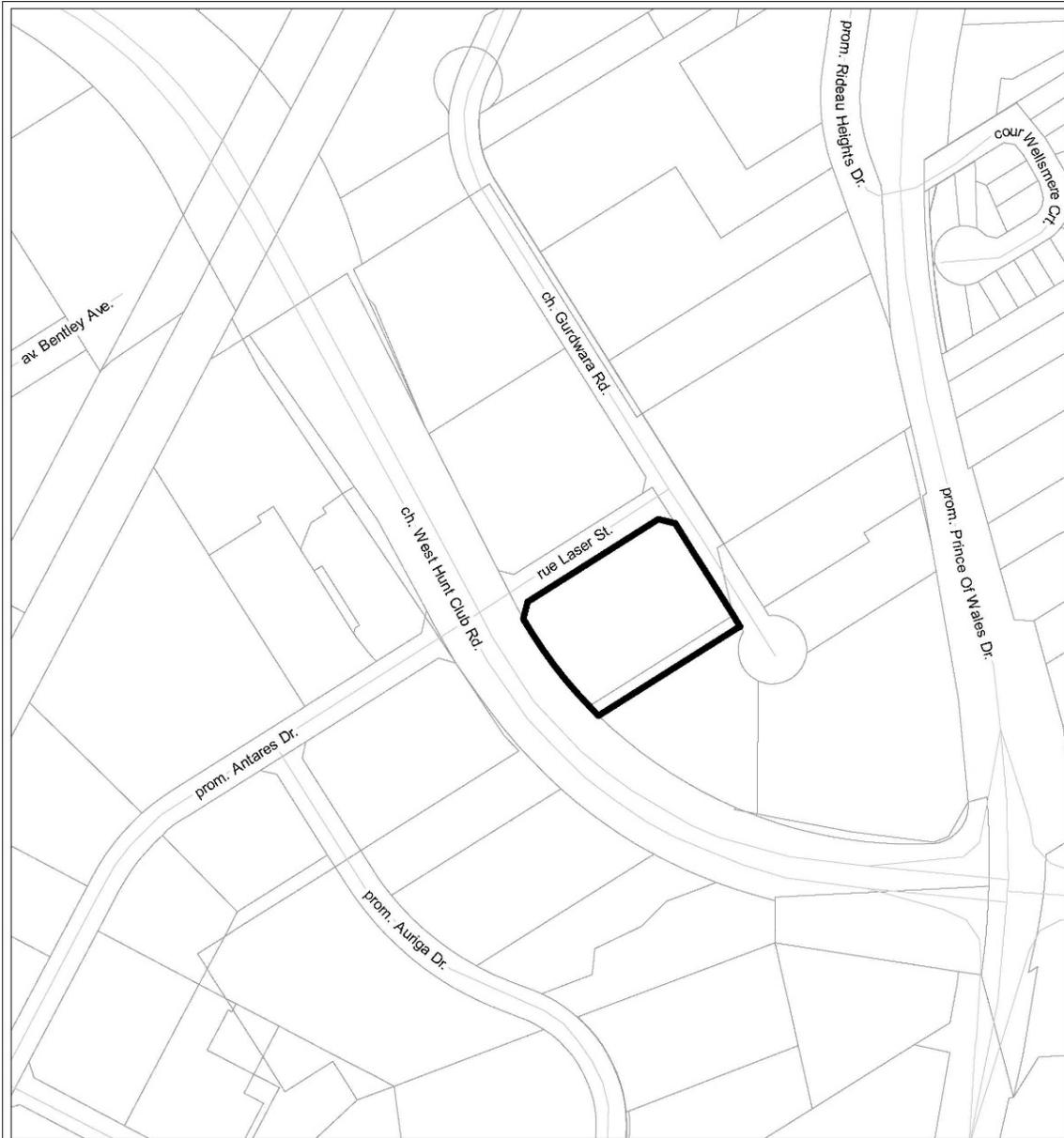
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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

For an interactive Zoning map of Ottawa visit geoOttawa.



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-21-0079	21-1136-X		
I:\CO\2021 Zoning\Laser_1		 1 rue Laser Street	
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REVISION / RÉVISION - 2021 / 08 / 20		 <small>NOT TO SCALE</small>	

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1 Laser Street:

1. Amend Exception 1330, to include provisions similar in effect to the following:
 - a. In Column V, remove:
 - i. An automobile dealership is permitted, subject to no overnight exterior storage of vehicles
 - b. In Column III, add provisions similar in effect to the following:
 - i. Automobile Dealership