

- 3. Zoning By-Law Amendment – 5035, 5045 and 5055 Innovation Drive**
- Modification du Règlement de zonage – 5035, 5045 et 5055, promenade Innovation**

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 5035, 5045 and 5055 Innovation Drive to permit an animal care establishment and animal hospital, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification du *Règlement de zonage* n° 2008-250 visant les 5035, 5045 et 5055, promenade Innovation afin de permettre un établissement de soins des animaux et un hôpital vétérinaire, comme il est expliqué en détail dans le document 2.

DOCUMENTATION/DOCUMENTATION

1. Director's Report, Planning Services, Planning, Infrastructure and Economic Development department, dated January 3, 2019 (ACS2019-PIE-PS-0003)

Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'Infrastructure et du développement économique, daté le 3 janvier 2019 (ACS2019-PIE-PS-0003)
2. Extract of draft Minutes, Planning Committee, January 24, 2019

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 24 janvier 2019
3. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of February 13, 2019, in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council meeting of January 30, 2019".

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 13 février 2019 du Conseil, dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes du projet de loi 73, à la réunion du Conseil municipal prévue le 30 janvier 2019 ».

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
24 January 2019 / 24 janvier 2019**

**and Council
et au Conseil
30 January 2019 / 30 janvier 2019**

**Submitted on 3 January 2019
Soumis le 3 janvier 2019**

**Submitted by
Soumis par:
Lee Ann Snedden
Director / Directrice**

**Planning Services / Services de la planification
Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

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**Ward: KANATA NORTH (4) / KANATA
NORD (4)**

File Number: ACS2019-PIE-PS-0003

SUBJECT: Zoning By-law Amendment – 5035, 5045 and 5055 Innovation Drive

**OBJET: Modification du Règlement de zonage – 5035, 5045 et 5055,
promenade Innovation**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 5035, 5045 and 5055 Innovation Drive to permit**

an animal care establishment and animal hospital, 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 City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of January 30, 2019," 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 les 5035, 5045 et 5055, promenade Innovation afin de permettre un établissement de soins des animaux et un hôpital vétérinaire, comme il est expliqué en détail dans 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 de l'avocat général 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 du projet de loi 73 , à la réunion du Conseil municipal prévue le 30 janvier 2019», 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

5035, 5045 and 5055 Innovation Drive

Owner

CRED GP 1 Inc.

Applicant

Colonnade Bridgeport

Description of site and surroundings

The site is located at the southwest corner of Terry Fox Drive and Innovation Drive in Kanata North. The site is approximately two acres in size and is currently occupied by a commercial plaza consisting of three single-storey commercial buildings. The site has approximately 80 metres of frontage along Terry Fox Drive and 125 metres along Innovation Drive. Surrounding land uses include the OC Transpo Innovation Park and Ride to the west and south, the Morgan's Grant residential community to the north and office/industrial uses within the Kanata North Business Park to the east.

Summary of requested Zoning By-law amendment proposal

The purpose of this application is to rezone the lands in order to permit the additional land uses of animal care establishment and animal hospital. Pursuant to Zoning By-law 2008-250, the site is currently zoned General Industrial, Subzone 6, Exception 2418, Maximum Building Height 44 metres, Schedule 183 (IG6[2418] H(44) S183), which permits a variety of commercial and industrial land uses.

Brief history of proposal

This property has been subject to previous planning approvals, including Site Plan Control (D07-12-16-0178 and D07-12-18-0083) and a Zoning By-law amendment (D02-02-17-0061) to permit the construction of the existing multi-unit commercial development. The most recent Site Plan Control application dealt with an amendment to one of the buildings and the removal of a drive-through facility that was approved within the original application for Site Plan Control approval. The previous Zoning By-law amendment dealt with reductions to the front and corner side yard setbacks.

DISCUSSION

Public consultation

Public consultation for this application was carried out in accordance with the City's Public Notification and Consultation Policy.

Planning Services, at the time of writing this report, did not receive any comments from the public.

Official Plan designation

As per Schedule B of the Official Plan (OP), the property is designated General Urban Area. This designation permits a full range of land uses and housing choices, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses, to meet the needs of all ages, incomes and life circumstances with the intent of facilitating the development of complete and sustainable communities. This designation further recognizes that the Zoning By-law, within neighbourhoods, will permit uses that provide for the local, everyday needs of the surrounding residents and that uses serving wider parts of the city may be located at the edges of neighbourhoods where the needs of these land uses can be more easily met and impacts controlled.

Planning rationale

The lands are located within the General Urban Area designation under which the City encourages the provision of a variety of locally oriented convenience and service uses that complement adjacent residential land uses, are of a size and scale consistent with the needs of nearby areas, and that are situated for and provide access by cyclists and pedestrians. The lands are sited at the corner of an arterial roadway (Terry Fox Drive) and collector roadway (Innovation Drive), at the perimeter of an existing business park, immediately south of a residential community, are well served by transit and accessible for both cyclists and pedestrians being located at a signalized intersection with existing sidewalks and multi-use pathways provided along the adjacent street frontages. The permissions for an animal care establishment and animal hospital are reflective of locally oriented land uses that are complementary to the immediately adjacent areas.

While this designation also recognizes land uses that may serve a wider area of the city, the proposed land uses are not of such a specialized nature to result in the draw of clients from the greater city and that would result in the attraction of large volumes of

vehicular traffic from outside the immediate area. Traffic to be generated by the proposed uses, in addition to the resulting change from adding a tenancy of this nature to replace a previously anticipated restaurant use, was reviewed and the information submitted in support of this amendment application. The report confirms that the proposed land uses result in a reduction in generated vehicle trips and, with that, have less of an impact on the surrounding transportation network than was associated with the original development proposal.

Further to and in line with the policies of the General Urban Area designation, the intent of the General Industrial Zone is to permit a variety of complementary land uses occupying small sites to serve employees within employment areas, the general public as well as passing traffic. The specific zoning currently applicable to the lands does permit a variety of commercial and industrial land uses and the proposed additional uses of animal care establishment and animal hospital are appropriate for this site and context. Furthermore, the existing zoning includes maximum gross floor area provisions, in order to address the size of occupancies permitted, which are unchanged through this amendment.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor is aware of the application related to this report and has no concerns regarding the additional permitted uses of animal care establishment and animal hospital.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report. However, it should be noted that the accessibility of the site was reviewed through the previous Site Plan Control processes and measures have been provided to ensure the site is accessible.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

EP2 – Support growth of local economy

APPLICATION PROCESS TIMELINE STATUS

This application was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

CONCLUSION

The proposed animal care establishment and animal hospital land uses are locally oriented and are to be of a scale appropriate to address the needs of the surrounding neighbourhoods. There are no anticipated impacts associated with the introduction of these land uses and information in support of this request confirms that there will be a reduction in vehicle trips generated by this site and, with that, have less of an impact on the surrounding transportation network. The addition of these land uses is appropriate for this site and context and represents good planning.

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chamberlain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

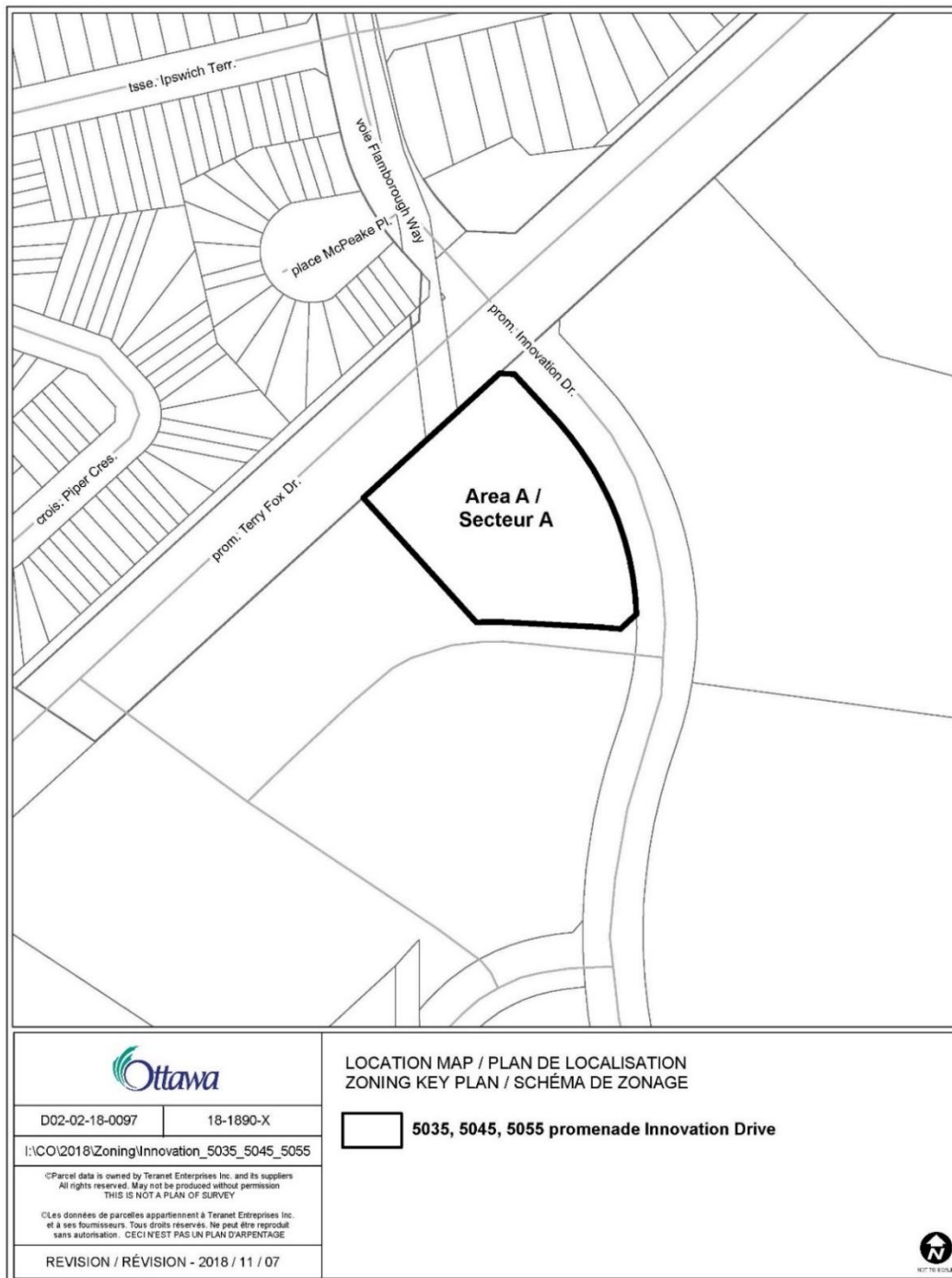
Zoning and Interpretations Unit, Planning Policy Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, Office of the City Clerk and Solicitor 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](http://geoOttawa.ca).



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 5035, 5045 and 5055 Innovation Drive:

1. Amend Exception 2418 of Section 239, Urban Exceptions by including the following additional land uses within Column III.
 - i. Animal care establishment
 - ii. Animal hospital