

4. Zoning By-Law Amendment – 575 Dealership Drive

Modification au Règlement de zonage – 575, promenade Dealership

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 575 Dealership Drive to permit an automobile body shop, automobile dealership and an automobile rental establishment as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au *Règlement de zonage n° 2008-250* visant le 575, promenade Dealership, afin de permettre l'aménagement d'un atelier de carrosserie, d'un concessionnaire automobile et d'une agence de location d'automobiles, comme l'indique le document 2.

DOCUMENTATION/DOCUMENTATION

1. Director's Report, Planning Services, Planning, Infrastructure and Economic Development department, dated January 3, 2019 (ACS2019-PIE-PS-0008)

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-0008)
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: BARRHAVEN (3)

File Number: ACS2019-PIE-PS-0008

SUBJECT: Zoning By-law Amendment – 575 Dealership Drive

OBJET: Modification au Règlement de zonage – 575, promenade Dealership

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 575 Dealership Drive to permit an automobile body shop, automobile dealership and an automobile rental establishment 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 au *Règlement de zonage n° 2008-250* visant le 575, promenade Dealership, afin de permettre l'aménagement d'un atelier de carrosserie, d'un concessionnaire automobile et d'une agence de location d'automobiles, comme l'indique le document 2.
2. Que le Comité de l'urbanisme 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

575 Dealership Drive

Owner

Dan McKenna

Applicant

Dan Paquette

Description of site and surroundings

The subject property is located in the community of Barrhaven adjacent to the CitiGate subdivision. It is 6.3 hectares in area and is located at the western termination of Dealership Drive. The site is bounded by vacant future development land to the north, a vacant parcel of land held for future development to the west, a storm water management pond, and multiple automobile dealerships to the east; vacant future development land to the north, McKenna Casey Drive, and a rail line to the south; and Highway 416 to the west.

Summary of requested Zoning By-law amendment proposal

The site is currently designated as a Business Park Industrial Zone, with Exception 1219, and a holding symbol (IP [1219] -h). The proposed amendment is to rezone the eastern half of the site to add an automobile dealership and related uses as a permitted use in the zone. The proposal is to accommodate these uses on that portion of the subject property designated Business Park in the South Nepean Areas 9 and 10 Secondary Plan. More specifically, the proposed uses are automobile dealership; automobile body shop (as a standalone use or integrated within a dealership building); storage of cars (including new or used cars for sale on site or at other dealerships) and automobile rental establishment.

The proposal also includes a deviation from Exception 1219 to allow a minimum lot width of 94 metres, whereas the exception requires a minimum lot width of 100 metres.

The holding symbol requires approval of a plan of subdivision including transportation study, servicing study, and associated financial (subdivision) agreement. Additionally, the details regarding how the holding symbol shall be removed is proposed to be added back into Exception 1219 after it was inadvertently removed through a previous Lifting of Holding application.

DISCUSSION

Public consultation

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. Inquiries were made regarding the application details; however, no comments were received in relation to this Zoning By-law Amendment.

Official Plan designation

The subject property is located within the Barrhaven Community and is designated as 'Urban Employment Area' within Schedule B of the Official Plan.

Other applicable policies and guidelines

The South Nepean Secondary Plan (Area 9 and 10) applies to these lands. This plan designates the western half of this property as Prestigious Business Park and the eastern half (fronting onto the future CitiGate Drive) as Business Park within Schedule A.

Planning Rationale

Provincial Policy Statement

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

Official Plan Designation

This amendment has been reviewed under the Official Plan as amended by OPA 150. This amendment does not rely on any of the policies specific to OPA 150.

The proposed Zoning By-law amendment is in keeping with the general policy direction of the Official Plan and the 'Urban Employment Area' designation by allowing an employment-related land use to be established on the property.

South Nepean Secondary Plan (Area 9 and 10)

Section 3.2 of the South Nepean Secondary Plan establishes a set of design guidelines. Specifically, lots designated as Prestigious Business Park are required to be large (3.2.3, Policy 1). The subject property is very large in comparison to other properties

throughout the CitiGate subdivision. The slight decrease in minimum lot width provides the flexibility for the property to be divided in the future while maintaining a lot area that is consistent with adjacent properties.

In terms of permitting the automotive-related uses, the zoning change would reflect the portion of the site that is designated as Prestigious Business Park. These uses are permitted under Section 2.2.5.1 Prestigious Business Park.

The 33 metre height (nine storeys) has been added to align the zoning to the heights found in Schedule C of this plan.

Citi Gate Corporate Campus Design Guidelines (November 2013)

The Citi Gate Corporate Campus Design Guidelines were established in order to ensure that the business park was developed in a coordinated fashion, with a focus on integrating natural and built landscapes. The proposed is consistent with these guidelines. The specific design guidelines will be enforced through future Site Plan Control applications.

Zoning By-law 2008-250

The surrounding properties along Dealership Drive are zoned to allow dealerships and associated uses. As such, the zoning recommended incorporates some of the applicable provisions contained within Exception 2044, which applies to these automotive properties to the east. Further detail can be found in Document 2 of this report.

Details regarding how the holding symbol shall be removed is proposed to be added back into Exception 1219, in addition to the proposed exception for the eastern half of the property. These were mistakenly removed through a recent Lifting of Holding Application (D07-07-18-0003) at 4451 Fallowfield Road, which had the same exception. The lifting of holding requirements, described in Document 2, are written as they were originally. The 'h' symbol remains applicable to all properties currently zoned IP[1219]-h and the entirety of the subject property.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Harder provided the following comment:

“I fully support this application in Barrhaven’s planned Auto Park as part of the overall Citigate campus.”

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 associated 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.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- GP - Governance, Planning and Decision-Making
- EP2 – Support Growth of Local Economy

APPLICATION PROCESS TIMELINE STATUS

The application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to limited Planning Committee meeting dates in the fall.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

CONCLUSION

Staff has thoroughly reviewed the application and has come to the conclusion that there are no concerns with the proposed land-use and the reduction in lot size. The proposal is in keeping with applicable PPS, OP, Secondary Plan policies, and design guidelines.

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain 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, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

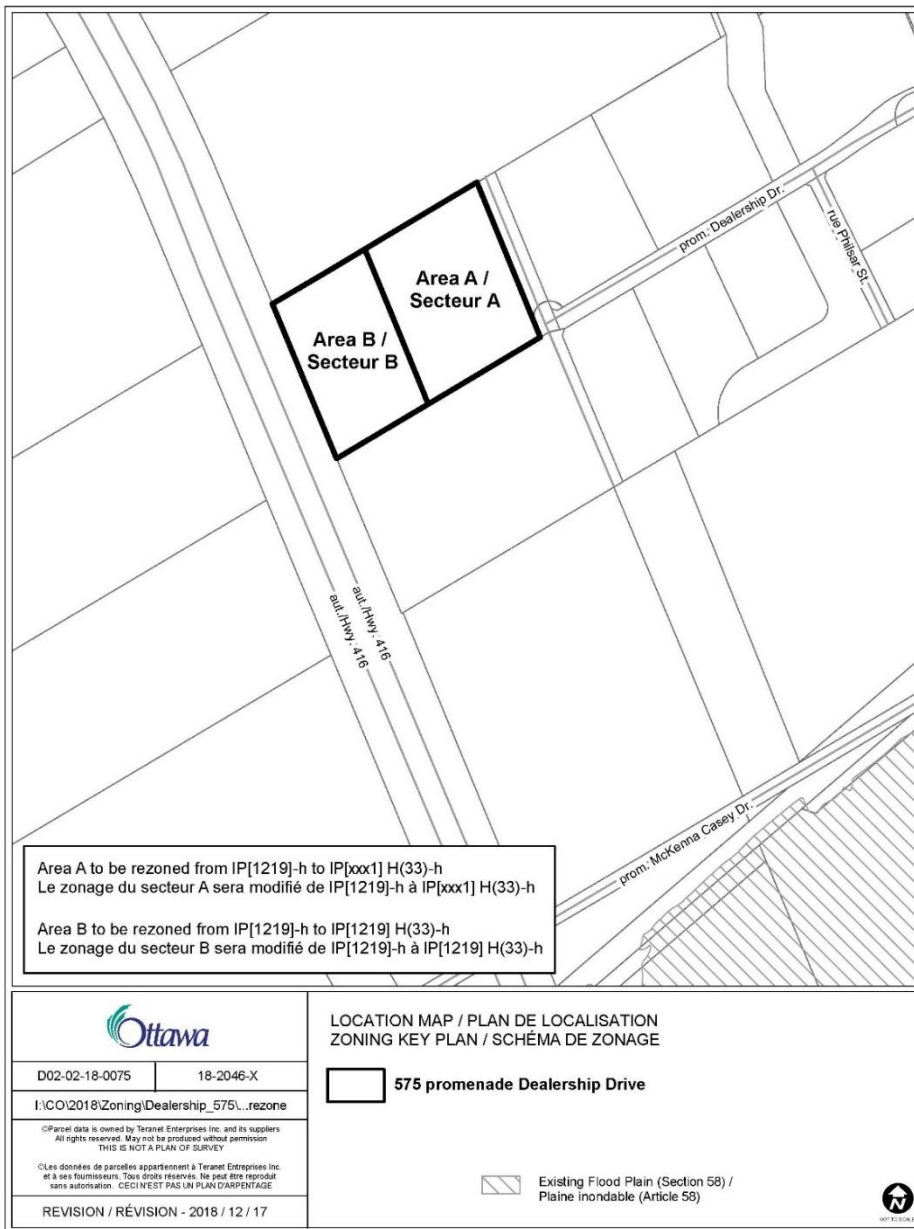
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa

Site is shown at the western end of Dealership Drive, abutting Highway 416. The property is divided into two: Area A shown on the eastern portion of the property and Area B on the western portion.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 575 Dealership Drive:

1. Rezone the lands shown on Document 1 as follows:
 - Area A from IP[1219]-h to IP[xxx1] H(33)-h.
 - Area B from IP[1219]-h to IP[1219] H(33)-h.
2. Create a new exception for IP[xxx1] H(33)-h with provisions similar in effect to the following:
 - a. Under Column III, add “automobile body shop”
 - b. Under Column IV, add
 - All uses until such time as the ‘h’ symbol has been removed
 - All uses except:
 - automobile dealership
 - automobile rental establishment
 - bank
 - bank machine
 - day care
 - hotel
 - instructional facility
 - light industrial uses
 - medical facility
 - office
 - personal service business
 - place of assembly

- research and development centre
- recreational and athletic facility
- restaurant, full service
- restaurant, take out
- technology industry

c. Under Column V, add:

- minimum lot area, 10,000 m²
- minimum lot width: 94 m
- all operations of an automobile body shop must be within an enclosed building and no vehicle storage is permitted within the front yard
- the following uses are only permitted within a large complex containing a research and development centre or technology industry:
 - light industrial use
 - office
 - bank
 - payday loan establishment
 - instructional facility
 - place of assembly
- the 'h' symbol will not be removed until the following have been submitted to and approved by the City:
 - i. a transportation impact study
 - ii. a servicing study and associated funding agreement
 - iii. a master concept plan and a draft plan of subdivision

3. Amend Section 239 Urban Exception [1219] by adding provisions similar in effect to the following:

- a. In Column IV, add the text, "- all permitted uses not to apply until the 'h' symbol has been removed"
- b. In Column V, add:
 - The 'h' symbol will not be removed until the following documents have been submitted to and approved by the City:
 - i. A transportation impact study
 - ii. A servicing study and associated funding agreement
 - iii. A master concept plan and a draft plan of subdivision