

3. Zoning By-Law Amendment – 1850 Walkley Road
Modification du Règlement de zonage – 1850, chemin Walkley

REPORT RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 1850 Walkley Road to permit a 700 square metre restaurant, as detailed in Document 2.

RECOMMANDATION DU RAPPORT

Que le Conseil approuve une modification du *Règlement de zonage* (2008-250) pour le 1850, chemin Walkley, afin de permettre l'aménagement d'un restaurant de 700 mètres carrés, comme l'indique le document 2.

DOCUMENTATION/DOCUMENTATION

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated May 7, 2019 (ACS2019-PIE-PS-0047)

Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 7 mai 2019 (ACS2019-PIE-PS-0047)
2. Extract of draft Minutes, Planning Committee, May 23, 2019

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 23 mai 2019
3. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of June 26, 2019, 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 June 12, 2019".

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 26 juin 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 de la *Loi sur l'aménagement du territoire* à la réunion du Conseil municipal prévue le 12 juin 2019 »

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
23 May 2019 / 23 mai 2019**

**and Council
et au Conseil
12 June 2019 / 12 juin 2019**

**Submitted on 7 May 2019
Soumis le 7 mai 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**

Contact Person / Personne ressource:

**Kelby Lodoen Unseth, Planner / Urbaniste, Development Review South / Examen
des demandes d'aménagement sud**

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

Ward: GLOUCESTER-SOUTHGATE

File Number: ACS2019-PIE-PS-0047

(10)

SUBJECT: Zoning By-law Amendment – 1850 Walkley Road

OBJET: Modification du *Règlement de zonage* – 1850, chemin Walkley

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1850 Walkley Road to permit a 700 square metre restaurant, 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 the Planning Act 'Explanation Requirements' at the City Council Meeting of 12 June 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 (2008-250)* pour le 1850, chemin Walkley, afin de permettre l'aménagement d'un restaurant de 700 mètres carrés, comme l'indique 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 de la Loi sur l'aménagement du territoire, à la réunion du Conseil municipal prévue le 12 juin 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

1850 Walkley Road

Owner

Melissa D'Alonzo

Applicant

Jonah Bonn

Description of site and surroundings

The subject property is a 0.74-hectare property with 47 metres of frontage on the south side of Walkley Road. To the west of the subject site is Dymon Storage, to the north of the property is Walkley Road and low-density residential along the north side of Walkley Road. To the east of the site is the EarlyON Child and Family Centre and Cornerstone Children's Centre. To the south and east of the site are offices and surface parking. The site is within the Ottawa South Business Park and is currently vacant.

Summary of requested Zoning By-law amendment proposal

The property is currently zoned Light Industrial Zone, Exception 939, Schedule 240 (IL[939] S240), which places development conditions on the subject property. The subject property, as well as the neighbouring Dymon Storage are considered as "Area B" and "Area A" under Exception 939 and Schedule 240. These designations provide specific development standards for parking and landscaping buffers.

The current zoning may permit a restaurant up to a maximum of 300 square metres as a complementary use to the employment area, the general public in the immediate vicinity, and passing traffic. The proposed amendment is to permit a 700 square metre restaurant with a drive-through facility as one component of the proposed site development. As only one condition from Exception 939 relates to the site, it is recommended to remove the lands from Schedule 240 and apply a new exception to the site, shown as IL[xxx1].

DISCUSSION

Public consultation

Public consultation was conducted in accordance with the procedure for Zoning By-law amendment applications. Owners within 120m of the subject site were notified through a direct mailing and a sign was posted on the site. From the notification, seven people responded with comments and concerns related to traffic, trees on site, and screening the site. Comments and responses have been attached to this report under Document 3.

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

Official Plan designations

Schedule B of the Official Plan (OP) identifies this property as Urban Employment Area. Urban Employment Areas provide large parcel sizes, reflective of user needs for storage, parking and building floor plate, and are usually well located with respect to access to major roads. Ancillary uses, such as restaurants, are appropriate in Urban Employment Area designations to meet the day-to-day needs of employees and reduce their need to travel outside the area.

As well, under the OP, Walkley Road adjacent to the property has been designated as an existing arterial roadway under Schedule E, an on-road cycling route under Schedule C, and a future Bus Rapid Transit corridor under Schedule D.

Other applicable policies and guidelines

A companion application for Site Plan Control was submitted with the Zoning By-law amendment which also includes a two-storey office building located on the southern portion of the site. The proposed site development was designed in accordance with the City of Ottawa Urban Design Guidelines for Drive-Through Facilities. Examples of implementation of these policies are the inclusion of a 3.65-metre-wide buffer between the drive-through land and neighbouring property, as well as landscaping and screening to buffer the use from the adjacent property to the east, 2.0-metre-wide pedestrian walkways are included on the site plan to improve pedestrian circulation through the parking area. As well, parking standards, tactile walking surfaces, and depressed curbs have been placed in accordance with the Ottawa Accessibility Design Standards.

Planning rationale

The Zoning By-law amendment is consistent with the intent of the Official Plan. Currently, restaurants may be permitted within Urban Employment Areas as an ancillary use to existing employment uses within the Ottawa South Business Park. The OP does note that within Urban Employment Areas “ancillary uses consisting of a single occupancy on an individual pad shall be limited to 750 square metres of gross floor area. Alternative and area specific limitations maybe determined through a municipally-initiated Zoning By-law amendment that analyses the appropriate size and application of ancillary uses relative to the circumstances and attributes of the different Urban Employment Areas to their surrounding community.”

Within the Light Industrial Zone of the Zoning By-law, complementary uses within Employment Areas are to be located on individual pads to serve the employees of the Employment Area, the general public in the immediate vicinity, and passing traffic; however, restaurants are restricted to a maximum gross floor area of 300 square metres. As Walkley Road is designated as an arterial roadway, on-road cycling route, and future Bus Rapid Transit corridor under the OP, the subject property is accessible to surrounding employment lands, general public in the immediate vicinity, and passing traffic as outlined within the intent of the zoning.

The site development plans include some key elements that align with the urban design guidelines for drive-through facilities, parking requirements defined within the Zoning By-law, and City of Ottawa Accessibility Design Standards, such as:

- The drive-through stacking lane is separated from parking areas with landscaped islands to remove drive-through vehicles from parking lot circulation;
- The drive-through is located behind the restaurant to hide the stacking lane from Walkley Road;
- Parking areas have been divided to provide landscaped islands to help break up the visual impact of the parking lot;
- Pedestrian walkways have been included to provide space for pedestrians to circulate within the parking areas;
- Tactile walking strip indicators are also to be included where the dedicated walking areas begin and end;
- Depressed curbs are also included adjacent to the accessible parking spaces next to the front door and patio of the restaurant;

- The proposal includes parking in excess of the minimum requirement, which is designated as snow storage, allowing the site to maintain the minimum parking requirements through the winter months;
- The snow storage areas meet the minimum separation distance from a property boundary of 1.5 metres;
- The drive-through lane is located 3.65 metres from the eastern property boundary, which is a shared property boundary with a day care facility;
- The drive-through design standards suggest a 3.0 metre landscaped separation between drive-throughs and sensitive land uses, which this proposal exceeds;
- The landscape plan identifies planting of cedars to be included between the drive-through lane and the eastern property line to provide additional screening.

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 direct implications associated with this report.

COMMENTS BY THE WARD COUNCILLORS

Councillors Deans is aware of the application related to this report.

LEGAL IMPLICATIONS

There are no legal implications with implicating the recommendation contained within this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications with this proposal.

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

The Accessibility Advisory Committee had no concerns with the application. The companion site plan control application takes into consideration the Ottawa Accessibility Design Standards such as accessible parking spaces, depressed curbs, and tactile walking surface indicators.

TERM OF COUNCIL PRIORITIES

The proposal addresses the following Term of Council Priorities:

- Economic Prosperity (EP)
- Transportation and Mobility (TM)
- Healthy and Caring Communities (HC)

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/Zoning Key Plan

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Schedule 240 Amendment

Document 5 Draft Landscape Plan

CONCLUSION

The Planning, Infrastructure and Economic Development Department recommends approval of the application to rezone the lands from Light Industrial, Exception 939, Schedule 240 (IL[939] S240) to Light Industrial, Exception xxx1 (IL[xxx1]). The application is consistent with the Provincial Policy Statement and the Official Plan.

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.

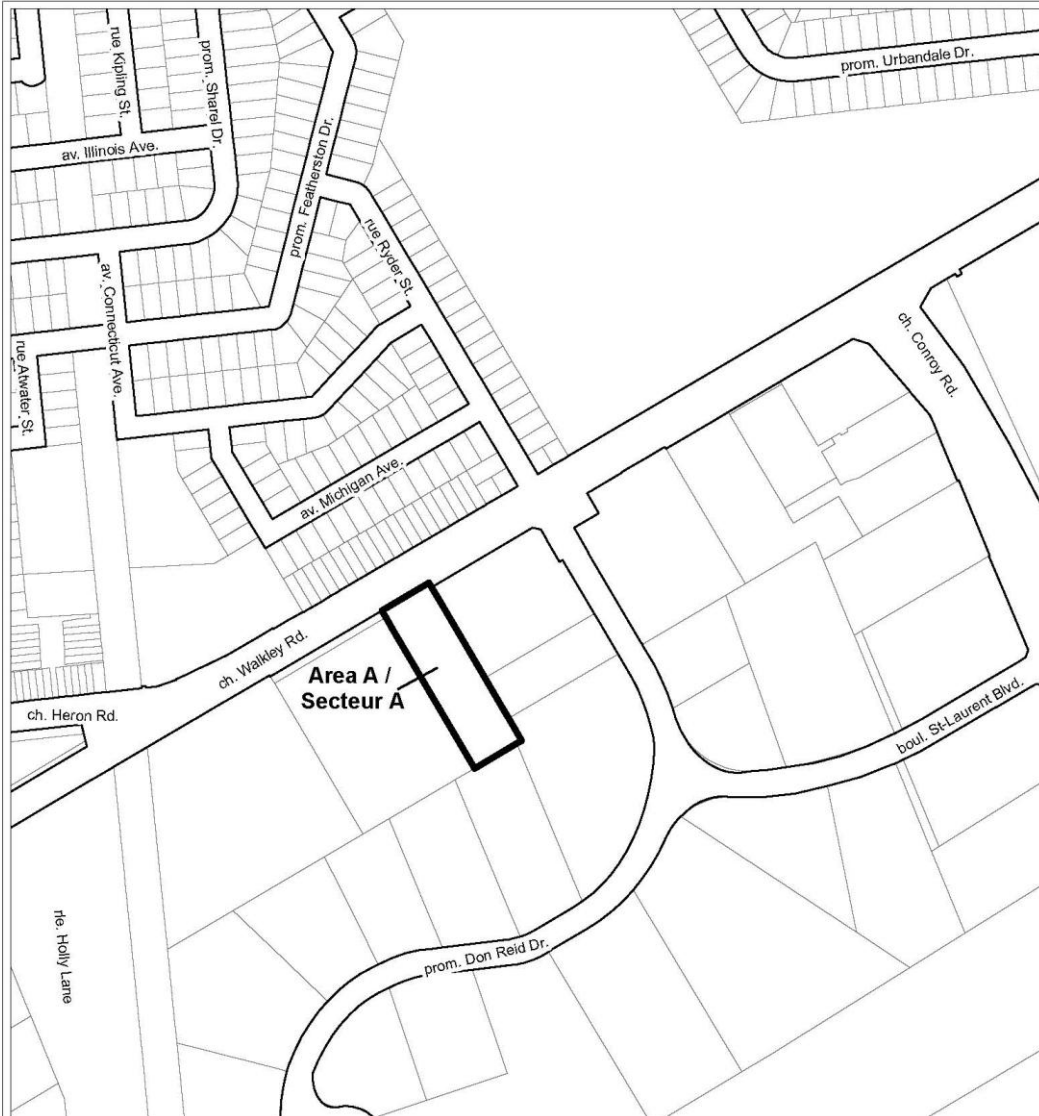
Zoning and Interpretations Unit, Economic Development and Long Range Planning to prepare the implementing by-law and forward to Legal Services.




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

Circulations Services Unit, 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	
D02-02-18-0100	18-1013-D	1850 ch. Walkley Drive	
I:\CO\2018\Zoning\Walkley_1850		 Area A to be rezoned from IL[939] S240 to IL[XXX1] Le zonage du secteur A sera modifié de IL[939] S240 à IL[XXX1]	
<small>© Parcel data is owned by Teranel Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small> <small>© Les données de parcelles appartiennent à Teranel Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE.</small>			
REVISION / RÉVISION - 2019 / 04 / 12			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law 2008-250 for 1850 Walkley Road:

1. Rezone the lands as shown Area A in Document 1.
 - a. Area A from IL[939] S240 to IL[xxx1]
2. Amend Section 239, Urban Exceptions to by amending Exception [939] with provisions similar in effect to the following:
 - a. In Column V, remove the following text: “ii) the minimum required width of a landscape buffer for the land shown as Area B on Schedule 240 is 2.0 metres”;
3. Add a new exception, IL[xxx1] to Section 239 – Urban Exceptions with provision similar in effect to the following:
 - a. In Column II, add the text “IL[xxx1]”
 - b. In Column V, add the text:

“-the minimum required width of a landscape buffer for the land is 2.0 metres”

“-a restaurant is permitted to be up to 700m² in gross floor area”
4. Amend Schedule 240 by removing Area B as shown on Document 4.

Document 3 – Consultation Details

Notification and Consultation Process

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.

Comment:

A number of comments were received on the removal of trees from the site as trees provide shaded play space for the neighbouring day care, and the trees on the site are the last remnant of the Hedgedale Dairy promenade of trees.

Response:

The Tree Conservation Report notes that a number of the trees on the north end of the property are representative of undesirable species in poorer condition. Some of the trees on the north end of the property have died and an order was issued in the fall of 2018 to have these trees removed. A number of trees will remain on adjacent properties and it will be important to ensure that these trees are not damaged during site work on the property. Additionally, a Landscape Plan has been submitted in support of the application, which identifies the planting of trees along the front of the property adjacent to the Walkley Road right-of-way, as well as within the parking area between the restaurant and office space. The Plan also identifies areas of shrubs, grass, and ornamental grasses.

Comment:

There were also a number of comments related to the location of the proposed snow storage area on the site.

Response:

The snow storage zone runs adjacent to the neighbouring play yard and the concern is the potential for health hazards such as garbage, dirt, salt etc. to spill onto the property. Space is required for the snow storage, which will not impact the minimum number of required parking spaces. By providing space within the parking lot for snow storage, it will be easier to ensure that snow runoff will be directed as designed for in the drainage

plan for the site. The storage area adheres to the minimum setback requirements of 1.5 metres from neighbouring property lines and fencing.

Comment:

We are also concerned that the potential size of the parking lots located behind the restaurant and in front of the office building have the potential to adversely affect the children in the program in several ways:

- The edge of the parking lots seem to be abutting the property line with no plans for any type of screening such as bushes or hedge;
- Working with high needs children often from broken families we need to ensure their privacy to the best of our ability. An open view from the parking lots into the play yard presents a potential opportunity for somebody, who may not have legal access, to spy on a child or take pictures without our knowledge;
- Social media is a huge concern. People seeing the children at play may be tempted to take pictures to post, again, without our knowledge OR parental approval.

Response:

A number of trees remain on the adjacent property to help with buffering and screening. Additional trees are to be planted within the site, specifically, cedars will be planted between the drive-through lane and the eastern property boundary to provide for additional year-round screening.

Comment:

I am glad to see that finally another 2 storey building is being installed in the business park. Densification is desirable.

Response:

Noted.

Comment:

A restaurant will have an effect on the smell of the environment such as oily foods.

Response:

The restaurant in question is labelled as a “market & deli” providing breakfasts and sit-down meals. The deli is also a market which sells fresh produce and grocery items, prepared meals, and bakery goods. Proper ventilation installation for the building will be required help to ensure that there is not a buildup of odors.

Comment:

A restaurant will cause too much traffic on the Walkley Road.

Response:

The Traffic Impact Assessment completed for the proposed development states: The proposed site is relatively small and would generate a low volume of new site generated trips. The Marcello's Market & Deli use would also produce a significant number of pass-by trips, which would not add to the background traffic. Preliminary analysis has determined that future traffic within the study area including the expected trips from the proposed site would not exceed the capacity of the roads and intersections. There would be no justification to shift travel demands or make changes to the trip generation assumptions within the study area.

Comment:

Not a suitable use next to a child care centre/playground.

Response:

The proposal conforms to the City of Ottawa Urban Design Guidelines for Drive-Through Facilities – Guideline 32: Provide a minimum 3.0 metre wide landscape area, which may include a solid wall or fence in addition to planting, at the edges of sites that are adjacent to residential or institutional properties. A 3.65m wide landscaped buffer has been included in the proposed landscape plan.

Comment:

Is a “food-court” necessary in this area.

Response:

Commercial and office uses are suitable for arterial roadways.

Comment:

CPTED concerns with parking behind restaurant.

Response:

The CPTED unit reviewed this proposal at 1850 Walkley Road which includes a restaurant and office space. No major issues were identified from a Police/CPTED viewpoint with this plan. The location of the drive through and sightlines from Walkley Road were viewed as positive. Lighting and possibly video surveillance will be important for the exterior parking lot to prevent theft.

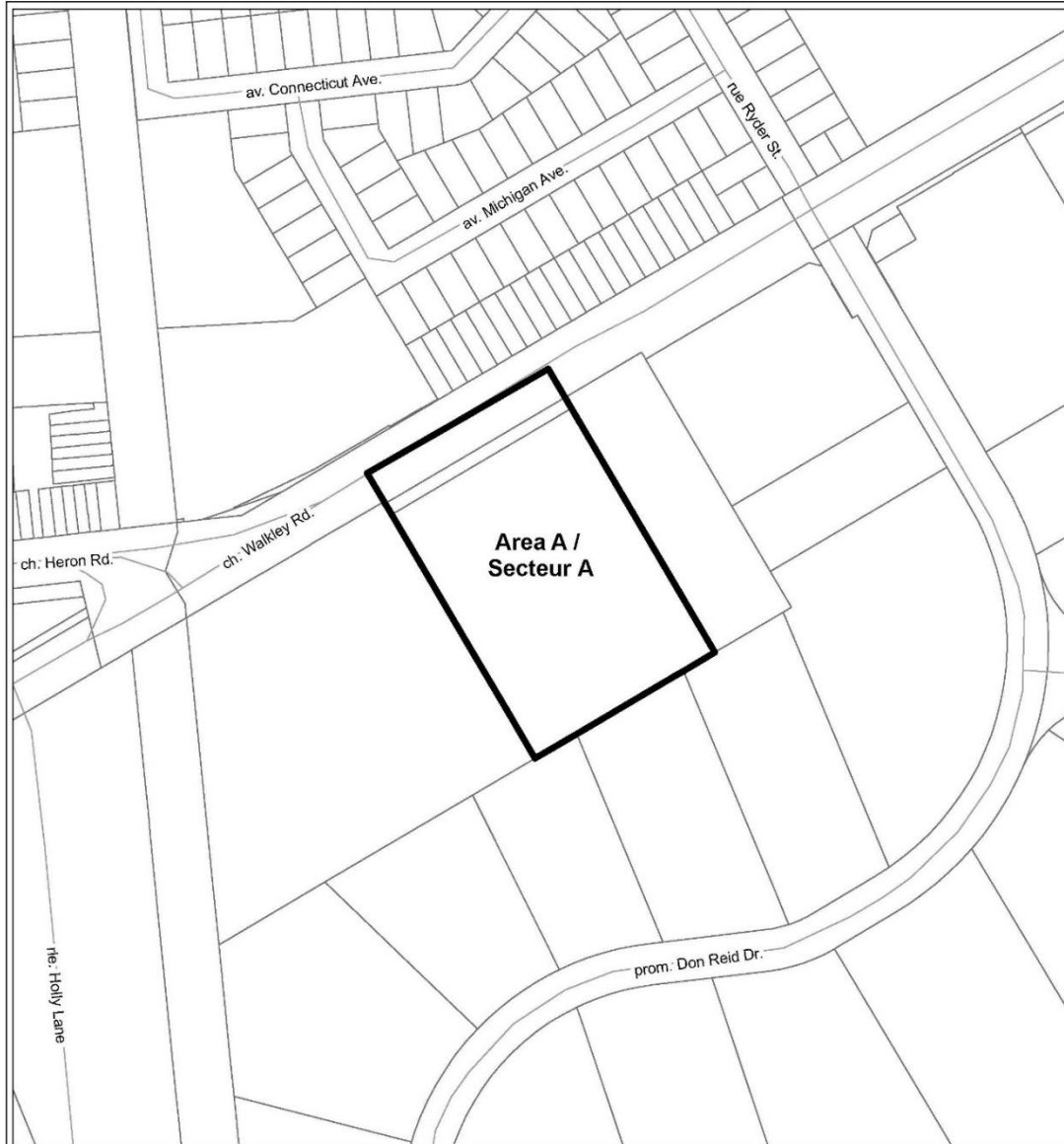
Comment:

No drive-through with restaurant.

Response:

The proposed drive-through is permitted on Arterial Main Streets, and the proposal conforms to the Urban Design Guidelines for Drive-Through Facilities.

Document 4 – Schedule 240 Amendment



	
D02-02-17-0000	19-0431-X
M:\Zoning_Bylaw\Schedules\Originals	
<small>©Parcel data is owned by Terranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small>	
<small>©Les données de parcelles appartiennent à Terranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>	
This is Schedule 240 to Zoning By-law No. 2008-250 Annexe 240 au Règlement de zonage n° 2008-250	
This is Attachment X to By-law Number _____, passed _____, 2019 Pièce jointe n° X du Règlement municipal n° _____, adopté le _____, 2019	
	

