

11. Zoning By-Law Amendment – 564 and part of 628 Industrial Avenue
Modification du Règlement de zonage – 564, et une partie du 628, avenue Industrial

Committee Recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 564 and part of 628 Industrial Avenue from IG3 to GM zone to permit a one-storey retail building, as detailed in Document 2.

Recommandation du Comité

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant le 564, et une partie du 628, avenue Industrial, pour les faire passer de la sous-zone IG3 à la zone GM, afin de permettre un bâtiment de vente au détail de plain-pied, comme le précise le document 2.

Documentation / Documentation

1. Director's report, Planning Services, Infrastructure and Economic Development Department, dated August 6, 2019 (ACS2019-PIE-PS-0063)

Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 6 août 2019 (ACS2019-PIE-PS-0063)

2. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of September 25, 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 September 11, 2019".

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 25 septembre 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 11 septembre 2019 ».

Report to
Rapport au:

Planning Committee
Comité de l'urbanisme
22 August 2019 / 22 août 2019

and Council
et au Conseil
11 September 2019 / 11 septembre 2019

Submitted on 6 August 2019
Soumis le 6 août 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: ALTA VISTA (18)

File Number: ACS2019-PIE-PS-0063

SUBJECT: Zoning By-law Amendment – 564 and part of 628 Industrial Avenue

**OBJET: Modification du *Règlement de zonage* – 564, et une partie du 628,
avenue Industrial**

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 564 and part of 628 Industrial Avenue from IG3

to GM zone to permit a one-storey retail building, 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 September 11, 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 2008-250* visant le 564, et une partie du 628, avenue Industrial, pour les faire passer de la sous-zone IG3 à la zone GM, afin de permettre un bâtiment de vente au détail de plain-pied, comme le précise 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 11 septembre 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

564 and part of 628 Industrial Avenue

Owner

1221986 Ontario Inc. (c/o Controlex Corporation)

Applicant

Mike Green

Description of site and surroundings

The subject properties are 564 and part of 628 Industrial Avenue, which includes a narrow strip of land running along the south property lines of 568 and 580 Industrial Avenue (as identified on Document 1).

The site is 0.6 hectares with 93.4 metres of frontage along the south side of Industrial Avenue, located in an area designated as General Urban Area. It is currently used as a heavy equipment sales and service establishment. Immediately north of the site is Industrial Avenue and the Trainyards retail development. East of the property is light industrial use, with a warehouse and utility corridor on the west side of the property. South of the property is Coronation Avenue and beyond that, low-rise residential.

Summary of requested Zoning By-law amendment proposal

The current zoning of the site is General Industrial Subzone 3 (IG3). This zone permits a wide range of low to moderate impact, light industrial uses, or a variety of complementary uses such as recreational, health and fitness and service commercial.

The intent of the application is to amend the zoning to the General Mixed-Use (GM) zone to permit a one-storey retail building.

DISCUSSION

Public consultation

Public consultation for this application was conducted in accordance with the procedure for Zoning By-law amendment applications. Property owners within 120 metres of the site were notified through direct mailing, and one sign was posted on site. From the notification, one comment was received in writing. The concerns expressed were

related to the type of business that will be operated on the site, and site development details that will be addressed through the Site Plan Control process.

Official Plan designation

According to Schedule B of the Official Plan, the property is designated General Urban Area, which supports a broad mix of uses, such as employment, retail, service, cultural, leisure, entertainment and institutional uses.

Planning rationale

The site is designated General Urban Area under the Official Plan, and the proposed General Mixed-Use (GM) zone complies with the Official Plan's designation and policies.

The area along Industrial Avenue has been transitioning from industrial uses to a more retail focused area over time, and the property is following this pattern. The requested GM zone is in line with the zoning of other retail sites in the area, such as the Trainyards retail development on the north side of Industrial Avenue. The proponent is intended to develop a one-storey retail building, which aligns with other retail uses in proximity.

Should the zoning amendment be approved, development of the site will require a Site Plan Control application to review finer details of the site development, such as parking and landscaping.

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

Councillor Cloutier is aware of this report.

LEGAL IMPLICATIONS

There are no legal impediments to the implementation of the recommendations of 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 recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

Any development on the site will be required to comply with the Ontario Building Code and *Accessibility for Ontarians with Disabilities Act*.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

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

Document 3 Consultation Details

CONCLUSION

The Planning, Infrastructure and Economic Development Department recommends approval of the application to amend the zoning for the property to General Mixed-Use zone (GM) as it complies to the policies contained within the Official Plan and PPS and aligns with the transition of Industrial Avenue area to fewer industrial uses.

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; 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.



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-19-0033	19-0427-D	564, Part of /Partie de 628 av. Industrial Ave	
I:\CO\2019\Zoning\Industrial_564		 Area A to be rezoned from IG3 to GM Le zonage du secteur A sera modifié de IG3 à GM	
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REVISION / RÉVISION - 2019 / 04 / 17			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 564 and part of 628 Industrial Avenue to rezone the subject land, shown as Area A on Document 1, from IG3 to GM.

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

Comment:

- 1) What kind of business does the applicant have in mind - bar, strip club, restaurant, noise making site?
- 2) How close to the fence facing Coronation Avenue will this project be?
- 3) Will trees/shrubs be planted to hide part of this new construction?
- 4) Will there be any pedestrian exit from this site to Coronation Avenue?

Response:

The intent of the Zoning By-law amendment is to permit retail uses , similar to that of the Trainyards retail development.

Further details related to the layout of the site and landscaping plans will be reviewed through the Site Plan Control application process.