

**4. Zoning By-law Amendment – 2159 Mer Bleue Road**

**Modification du *Règlement de zonage* – 2159, chemin de la Mer-Bleue**

**Committee recommendation as amended**

**That Council approve:**

- 1. an amendment to Zoning By-law 2008-250 for 2159 Mer Bleue Road to permit Employment Uses and Recreational and Athletic Facilities, as detailed in Document 2, as amended by the following:**
  - a. that the lands subject of the report be rezoned from IG7 H(21) to IG7[XXXX] H(21)-h;**
  - b. that the following provisions be added to item 2c of Document 2 - Details of Recommended Zoning:**
    - “- the h symbol will not be removed until such time as:**
      - (i) it can be demonstrated that lands can be serviced for all municipal services, including roads, water and sanitary and storm sewers, and**
      - (ii) a Community Design Plan for the Mixed-Use Centre is approved**
  - c. that the text, “all uses until such time that the holding symbol is removed” be added to Colum IV;**
- 2. that pursuant to the *Planning Act*, subsection 34(17), no further notice be given.**

**Recommandation du Comité, telles que modifiées**

**Que le Conseil approuve :**

- 1. une modification du Règlement de zonage 2008-250 visant le 2159, chemin de la Mer-Bleue afin de permettre les utilisations d'emploi et l'aménagement d'installations récréatives et sportives, comme l'explique le document 2, dans sa version modifiée par ce qui suit :**

- a. que le zonage des terrains visés par le rapport passe de IG7 H(21) à IG7[XXXX] H(21)-h;
  - b. que les dispositions suivantes soient ajoutées au point 2c du document 2 (Détail du zonage recommandé) :
    - « - le symbole "h" ne pourra être retiré :
      - (i) que lorsqu'il sera démontré que les terrains peuvent être viabilisés pour tous les services municipaux, c'est-à-dire routes, aqueduc, égouts sanitaires et pluviaux;
      - (ii) que lorsqu'un plan de conception communautaire pour le centre polyvalent sera approuvé »;
  - c. que la mention « toutes les utilisations jusqu'au retrait du symbole d'aménagement différé » soit ajoutée à la colonne IV;
- 2. qu'en vertu du paragraphe 34(17) de la Loi sur l'aménagement du territoire, qu'aucun nouvel avis ne soit donné.**

Documentation/Documentation

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated October 25, 2019 (ACS2019-PIE-PS-0078)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 25 octobre 2019 (ACS2019-PIE-PS-0078)

2. Extract of draft Minutes, Planning Committee, November 14, 2019

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 14 novembre 2019

Report to  
Rapport au:

Planning Committee  
Comité de l'urbanisme  
14 November 2019 / 14 novembre 2019

and Council  
et au Conseil  
27 November 2019 / 27 novembre 2019

Submitted on 25 October 2019  
Soumis le 25 octobre 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: CUMBERLAND (19)

File Number: ACS2019-PIE-PS-0078

**SUBJECT: Zoning By-law Amendment – 2159 Mer Bleue Road**

**OBJET: Modification du *Règlement de zonage* – 2159, chemin de la  
Mer-Bleue**

## **REPORT RECOMMENDATIONS**

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2159 Mer Bleue Road to permit Employment Uses and Recreational and Athletic Facilities, 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 November 27, 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 visant le 2159, chemin de la Mer-Bleue afin de permettre les utilisations d'emploi et l'aménagement d'installations récréatives et sportives, comme l'explique 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, 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 27 novembre 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](#).

Zoning By-law amendment to permit the construction of seven development blocks, two street blocks and one pathway block.

### Site location

2159 Mer Bleue Road

**Owner**

2534189 Ontario Ltd. (Blue Sea Village)

**Applicant**

Bill Holzman, Holzman Consultants Inc.

**Description of site and surroundings**

The property is approximately 5.5 hectares in area with frontage on the east side of Mer Bleue Road between Brian Coburn Boulevard and Innes Road. It is a triangular shaped lot that is generally wider on the west side and tapers in to a point in the east. The site is generally level with few trees. To the north is a golf driving range, to the south is a utility corridor and to the west across Mer Bleue Road is vacant land and a City snow disposal site.

Applications have been made by the applicant to develop a subdivision on this property and to amend the Zoning By-law to permit additional uses. The proposed subdivision features a single street traveling east from Mer Bleue Road, for 300 metres then turns north to the northern property line where it terminates. Two temporary blocks are proposed for a temporary turning circle at this point. There is a total of seven development blocks ranging in size from 0.35 to 1.28 hectares and one pathway block connecting the eastern end of the street to the utility corridor to the south for a future pedestrian connection.

**Summary of requested Zoning By-law amendment proposal**

The subject lands are currently zoned General Industrial, Subzone 7, Height 21 metres (IG7 H(21)), which permits a range of low to moderate impact, light industrial uses in accordance with the Employment Area policies in the Official Plan.

The applicant proposed a Zoning By-law amendment for this parcel to change the zoning to a Mixed-Use Centre Zone to accommodate a broader list of commercial, recreational, institutional and residential uses. Through a settlement reached by the applicant and the City, this amendment will create an exception zone that will permit Recreational and Athletic Facilities on lands designated Urban Employment Area, up to four separate enclosed Recreational and Athletic Facilities, totalling 45,000 square metres of combined gross floor area. The zoning will also permit associated uses such as schools and hotel facilities.

### **Brief history of proposal**

Near the end of the Official Plan review which started in 2013, Council requested that Staff undertake an Employment Land Review to determine if there is a surplus of employment lands and to identify those lands that could be re-designated to General Urban or Mixed-Use Centres. Official Plan Amendment (OPA) 180 identified Employment Lands across the City to be re-designated. The subject lands and those to the north were assessed and were not part of the lands deemed to be surplus, as such, were to remain in the Urban Employment Area designation. An appeal to OPA180 was made for the subject property and the abutting property to the north. A settlement was reached with the owners that would see the lands remain in the Urban Employment Area designation. However, a site-specific policy would permit Recreational and Athletic Facilities up to a combined gross floor area of 45,000 square metres. Council approved the settlement October 22, 2018.

## **DISCUSSION**

### **Public consultation**

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. Owners within 120 metres of the subject lands were notified by mail and signs were posted on the site. Staff have not received any negative comments pertaining to this file.

A Statutory Public Meeting was held for this Draft Plan of Subdivision on June 19, 2018 at the Aquaview Community Hall at 318 Aquaview Drive.

The applicant, engineering and planning consultants, Councillor Blais' staff, and Planning staff were present. However, no residents attended the meeting.

### **Official Plan designation**

The subject application has been examined pursuant to the provisions of the Official Plan and is deemed to comply with its provisions for development in an Urban Employment Area designation. Specifically, the application complies with Policies 3.6.5.2(e) and 3.6.5.14 related to permitting ancillary uses and the site-specific exception permitting the Recreation and Athletic Facilities.

### **Other applicable policies and guidelines**

The East Urban Community Phase 3 Community Design Plan encompasses lands south of Innes Road to the Hydro One Transmission corridor and some lands south of the corridor on the west side of Mer Bleue from east of Page Road across to Lanthier Drive. The Plan will direct development in this area once it is approved by Council in the new year. At this time, the Master Servicing Study is being finalized. The subject lands will direct their stormwater to McKinnons Creek versus Bilberry Creek. The subdivision conditions of draft approval will require development to conform with this Plan.

### **Planning rationale**

The application for the Zoning By-law amendment is in keep with the site-specific Policy 3.6.5.14 allowing for up to four separate enclosed Recreational and Athletic Facilities totalling 45,000 square metres of combined floor space.

The application also requests that additional uses such as schools and hotel facilities be permitted within proximity to the proposed large Recreational and Athletic facility. The proponents have expressed that they have received interest from schools to form partnerships with these facilities. The caliber of this facility will provide a venue that will attract tournaments creating a need for accommodations nearby. These additional uses, along with the Recreational and Athletic facilities, will service the growing community south of Innes Road and are compatible with the existing neighbouring uses without preventing the other employment related uses from establishing within the future subdivision.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014. The proposal is designed to promote a healthy and active community by providing easy access to area recreational amenities within a combined pedestrian and cycling network promoting active transportation.

### **RURAL IMPLICATIONS**

This Zoning By-law amendment application is not expected to impact the rural area.

### **COMMENTS BY THE WARD COUNCILLOR**

Councillor Blais is aware of the application related to this report.

## **ADVISORY COMMITTEES COMMENTS**

No comments were received from the Advisory Committees.

## **LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the recommendations contained within this report.

## **RISK MANAGEMENT IMPLICATIONS**

There is no risk Implications.

## **ASSET MANAGEMENT IMPLICATIONS**

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

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

No accessibility implications are anticipated in association with this report. Proper accessibility will be ensured through the detailed engineering design review.

## **ENVIRONMENTAL IMPLICATIONS**

An Environmental Impact Assessment was submitted and reviewed, and no environmental concerns were identified.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- TM2 – Provide and promote infrastructure to support safe mobility choices
- ES1 – Support an environmentally sustainable Ottawa

## **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 Draft Plan of Subdivision

## **CONCLUSION**

Staff is of the opinion that the proposed development is compatible with the built form for the area and will contribute to the range of activities in the community.

## **DISPOSITION**

Legislative Services, Office of the City Clerk 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, Innovative Client Services Department to forward the implementing by-law to City Council.

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



## Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 2159 Mer Bleue Road.

1. Rezone the lands shown on Document 1 as follows:
  - a) Area A from IG7 H(21) to IG7 [XXXX] H(21)
2. Add a new exception (IG7 [XXXX]) to Section 239 – Urban Exceptions with provisions similar in effect to the following:
  - a. In Column II, add the text “(IG7 [XXXX])”
  - b. In Column III, add the following Additional Land Uses Permitted:
    - i) Recreational and Athletic Facilities
    - ii) Hotel
    - iii) School
  - c. In Column V, add the following provisions:

For Recreational and Athletic Facilities:

    - Up to four separate enclosed Recreational and Athletic Facilities are permitted totaling 45,000 square metres of combined floor space.

Document 3 – Draft Plan of Subdivision

