

**1. ZONING BY-LAW AMENDMENT – 250 VANGUARD DRIVE**  
**MODIFICATION AU RÈGLEMENT DE ZONAGE – 250, PROMENADE**  
**VANGUARD**

**COMMITTEE RECOMMENDATION**

**That Council approve an amendment to Zoning By-law 2008-250 for 250 Vanguard Drive to permit an automobile rental establishment, as detailed in Document 2.**

**RECOMMANDATION DU COMITÉ**

**Que le Conseil approuve la modification au Règlement de zonage (no 2008-250) consistant à permettre l'aménagement d'un commerce de location de voitures au 250, promenade Vanguard, comme l'explique le document 2.**

**DOCUMENTATION/DOCUMENTATION**

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated 1 November 2017 (ACS2017-PIE-PS-0128)  
  
Rapport de la Directrice, Service de la planification, Direction générale de la planification, de l'infrastructure et du développement économique daté le 1 novembre 2017 (ACS2017-PIE-PS-0128)
2. Extract of draft Minutes, Planning Committee, 14 November 2017  
  
Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 14 novembre 2017
3. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of 13 December 2017, as part of the Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements'.

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 13 décembre 2017 du Conseil, comme faisant partie du Résumé des observations orales et écrites du public sur les questions assujetties aux « exigences d'explication » aux termes de la Loi 73.

**Report to  
Rapport au:**

**Planning Committee  
Comité de l'urbanisme  
14 November 2017 / 14 novembre 2017**

**and Council / et au Conseil  
November 22, 2017 / 22 novembre 2017**

**Submitted on November 1, 2017  
Soumis le 1er novembre 2017**

**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: ACS2017-PIE-PS-0128**

**SUBJECT: Zoning By-law Amendment – 250 Vanguard Drive**

**OBJET: Modification au Règlement de zonage – 250, promenade Vanguard**

**REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 250 Vanguard Drive to permit 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 22 November 2017", 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 la modification au *Règlement de zonage* (n° 2008-250) consistant à permettre l'aménagement d'un commerce de location de voitures au 250, promenade Vanguard, 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 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 22 novembre 2017, 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

250 Vanguard Drive

**Owner**

Sesa Group Inc.

**Applicant**

Michael Wright, Wright Consulting Services

**Description of site and surroundings**

The surrounding area is largely characterised by light industrial uses and retail uses to the north, east and west. A Hydro corridor is located to the south of the property. It has a site area of 6823 square metres with a frontage of 196.46 metres. The site is addressed 250 Vanguard Drive, south of Vanguard Drive, and east of Tenth Line Road; refer to Document 1 – Location Map.

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

The proposal would see the current zone IG7 H(21) - General Industrial Subzone 7, Maximum Building Height 21 metres changed to IG7 [xxxx] H(21) – General Industrial, Subzone 7 Exception xxxx H(21).

**Brief history of proposal**

The proposal will sit on a property currently occupied by a two-storey industrial building containing fabrication, warehousing and office functions related to S&R Mechanical's core operations.

The building has a gross floor area of 2773 square meters. The office space and operation functions are located in the front of the building, while the fabrication and large material warehousing functions are located at the rear of the building.

The current Light Industrial Subzone 7 does not allow 'automobile rental establishment' as a use, and limits the permitted uses at 300 square metres. The Zoning By-law Amendment seeks to rezone the property to allow an automobile rental establishment, which consists of converting part of the ground floor, to have a 58 square metre wash bay, a 107 square metre sales area, and a 40 square metre office. No other services need to be provided on site.

## **DISCUSSION**

### **Public consultation**

Notice of this application was circulated to surrounding landowners and two standard City signs were installed on site giving notice of this Zoning By-law amendment in accordance with the Council approved policy for Public Notification and Consultation and the *Planning Act*.

No public comments were received.

### **Official Plan designation**

The Official Plan designates this site Employment Area on 'Schedule B', which permits a variety of industrial and employment-generating uses, such as warehousing and distribution, manufacturing, communications, storage, construction, office; and a variety of ancillary uses, such as recreational, health and fitness uses, child care, and service commercial uses (e.g. convenience store, doctor and dentist office, service station or gas bar). The proposed use is permitted within this designation.

### **Urban Design Review Panel**

The subject sites are not located within a Design Priority Area; therefore, the Panel did not review this application.

### **Planning rationale**

The subject site is designated in the City's Official Plan as Employment Area.

The proposed Zoning By-law amendment is in keeping with the Employment Area policies in terms of providing an additional use, hence encouraging a range of industrial and employment-generating uses, office and warehousing.

The proposed Zoning By-law amendment conforms with the relevant policies of Section 4.11 in the Official Plan. Such considerations as building design, adequate parking, have been satisfactorily addressed to ensure the intent of the policies are met. The site provides adequate parking spaces and a pedestrian friendly environment by connecting the internal walkway to the existing sidewalk.

The proposed development complies with the City's applicable design and compatibility objectives of the City's Official Plan. The site layout and design is an efficient use of the

land, which provides a wide entryway for large vehicles. The varying material creates an architecturally pleasing building façade. Additionally, a large curtain of windows and color variations attract focus to the entry area.

The Zoning By-law amendment reflects the intent of the Official Plan. The rezoning is required in order to permit an 'automobile rental establishment', such use being similar to automobile dealership and automobile service station.

The proposed IG7 Zone together with the additional exception provision to be applied to this property, as detailed in Document 2, are appropriate.

### **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 with this zoning amendment.

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

Councillor Blais provided the following comments:

"I support the application and staff's recommendation. There are numerous unaffiliated businesses in the industrial park in the auto care/repair and maintenance industry. The ability to leave one's car and easily pick up a rental would be a considerable benefit to customers and provides possibilities for business partnership not currently available in the area. I look forward to welcoming another new business to Cumberland Ward."

### **LEGAL IMPLICATIONS**

There are no legal impediments to proceeding with the recommendations in this report.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

### **FINANCIAL IMPLICATIONS**

There are no financial implications associated with this report.

## **ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with this report.

## **TERM OF COUNCIL PRIORITIES**

This proposed Zoning By-law amendment application addresses the following Term of Council Priorities:

- Sustainable Environmental Services
- Healthy and Caring Communities
- Governance, Planning and Decision-Making

## **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

## **CONCLUSION**

This proposal is in conformity with the Provincial Policy Statement, and the City's Official Plan.

Staff recommend the lands be rezoned to IG7 [xxxx] H(21) – General Industrial, Subzone 7 Exception xxxx H(21).

The department recommends that the application be approved.

## **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.

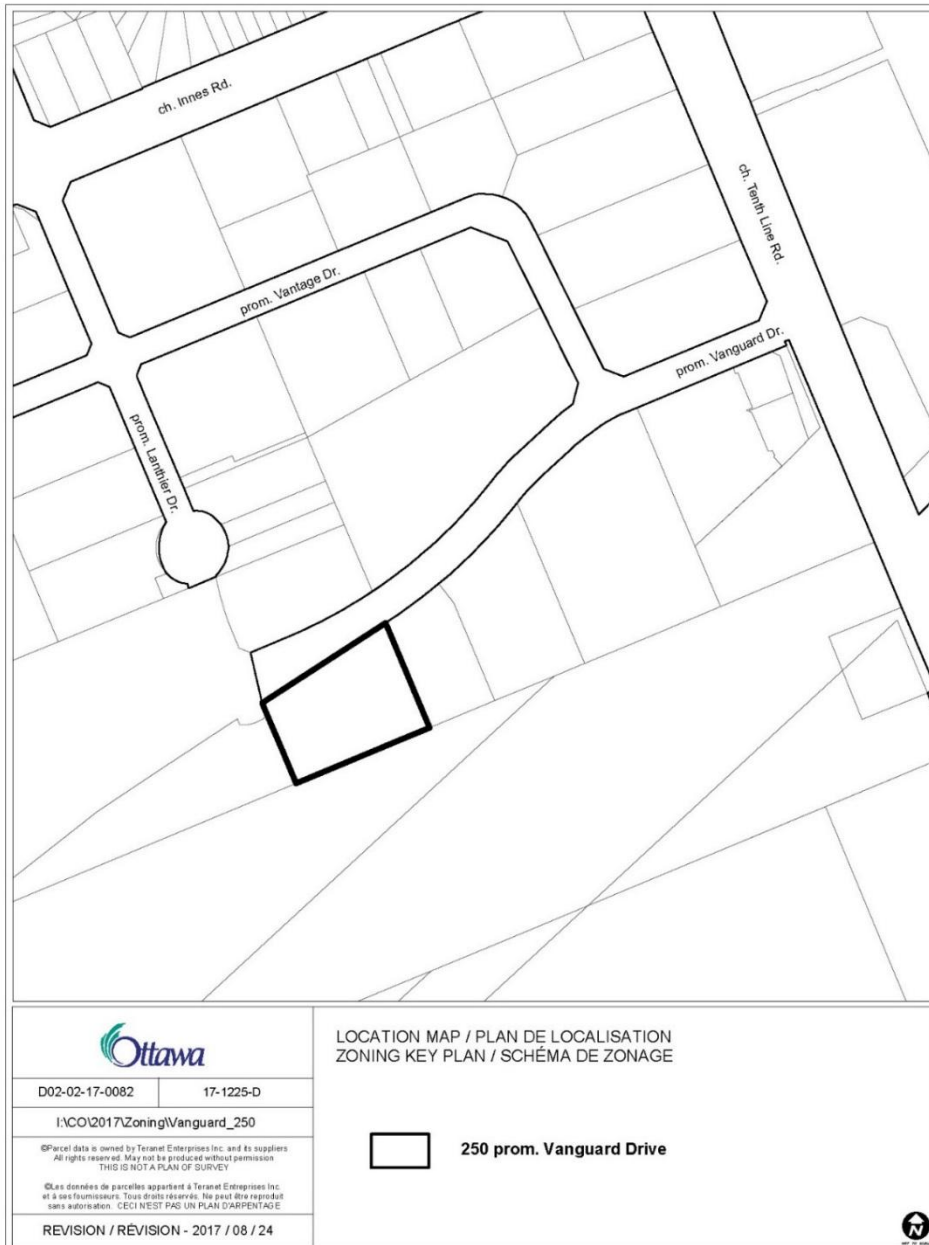
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

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

### Document 1 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa)

The site is addressed 250 Vanguard Drive, and located south of Vanguard Drive, east of Tenth Line Road.



**Document 2 – Details of Recommended Zoning**

The proposed changes to the City of Ottawa Zoning By-law 2008-250 for 250 Vanguard Drive:

1. Rezone the lands shown on Document 1, from IG7 H(21) to IG7 [xxxx] H(21); and,
2. Add a new exception to Section 239 – Urban Exceptions, with provisions similar in intent to the following:
  - a) Add to Column II – Applicable Zone, the text, “IG7 [xxxx] H(21)”; and,
  - b) Add to Column III – Additional Land Uses Permitted, the text, “automobile rental establishment.”
  - c) Add to Column V – Provisions, the text, “an automobile rental establishment is subject to Section 199 (2) (a) (b) and (c)”.