

**2. Zoning By-Law Amendment – 1770 Heatherington Road**

**Modification au Règlement de zonage – 1770, chemin Heatherington**

**Committee recommendation**

**That Council approve an amendment to Zoning By-law 2008-250 for 1770 Heatherington Road to permit 'community centre' and 'urban agriculture', as detailed in Document 2.**

**Recommandation du Comité**

**Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant le 1770, chemin Heatherington, afin de permettre la présence d'un centre communautaire et d'activités d'agriculture urbaine, comme l'expose en détail le document 2.**

**Documentation/Documentation**

1. Report from the Director, Planning Services, Planning, Infrastructure and Economic Development Department, dated February 11, 2021 (ACS2021-PIE-PS-0033)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 11 février 2021 (ACS2021-PIE-PS-0033)

2. Extract of draft Minutes, Planning Committee, February 25, 2021

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 25 février 2021

**Report to  
Rapport au:**

**Planning Committee  
Comité de l'urbanisme  
25 February 2021 / 25 février 2021**

**and Council  
et au Conseil  
10 March 2021 / 10 mars 2021**

**Submitted on 11 February 2021  
Soumis le 11 février 2021**

**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: GLOUCESTER-SOUTHGATE  
(10)**

**File Number: ACS2021-PIE-PS-0033**

**SUBJECT: Zoning By-law Amendment – 1770 Heatherington Road**

**OBJET: Modification au Règlement de zonage – 1770, chemin Heatherington**

**REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1770 Heatherington Road to permit 'community centre' and 'urban agriculture', 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 March 10, 2021," 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 1770, chemin Heatherington, afin de permettre la présence d'un centre communautaire et d'activités d'agriculture urbaine, comme l'expose en détail 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 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 10 mars 2021 », 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

1770 Heatherington Road

### Owner

City of Ottawa

### Applicant

City of Ottawa

### **Description of site and surroundings**

The property is located on the west side of Heatherington Road, approximately 60 metres south of the intersection of Walkley Road and Heatherington Road. Commercial development is located to the north, while low density residential development is located to the east and south. The property abuts the rear portion of the Ministry of Transportation Driver Examination Centre located on Walkley Road. Heatherington Park is located to the southwest.

The site is a former City of Ottawa Public Works yard; however all buildings have been removed and the parcel is generally vacant.

### **Summary of requested Zoning By-law Amendment proposal**

The site is currently zoned IG1[2663], General Industrial Subzone 1, Exception 2663. This zone permits a wide variety of industrial uses, but also includes uses such as an office, instructional facility and recreation and athletic facility. The exception permits a recreation and athletic facility to be up to 1700 square metres in gross floor area.

The proposal is to develop a youth services facility, a Boys and Girls Club (The Club), with a floor area of approximately 1483 square metres on a portion of the site fronting on Heatherington Road. The Club will lease this portion from the City, and the remainder of the site is anticipated to be developed for residential uses and a public park.

The proposed Zoning By-law amendment is to add “community centre” and “urban agriculture” as permitted uses as well as to reduce the required parking and eliminate the requirement for a loading space.

### **Brief history of proposal**

The City of Ottawa, through the Government of Canada's 'COVID-19 Resilience' funding, was allocated \$20.1 million. The City's Economic Recovery Task Force identified an investment of \$5 million toward a joint project to deliver a youth services facility in the Heatherington community. Council, at its meeting on December 18, 2020, ([motion](#)) approved a partnership with the Boys and Girls Club of Ottawa for a facility on a leased portion of 1770 Heatherington Road and authorized the City to enter into a lease agreement.

## **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.

### **Official Plan designation**

Schedule B of the Official Plan designates this property as General Urban Area. This designation permits a full range of housing in combination with employment, retail, service, cultural, leisure, entertainment and institutional uses to facilitate complete and sustainable communities.

### **Planning rationale**

The current IG1[2663] zone permits, among other uses, an office, instructional facility and recreational and athletic facility. The proposed Boys and Girls Club will contain those uses within one multi-purpose facility. "Community centre" means a multi-purpose facility that offers a variety of programs of a recreational, cultural, day care, social, community service, informational or instructional nature, and may include, as a portion of it, a medical facility. This Zoning By-law Amendment is therefore brought forward by staff to add "community centre" as a permitted use to be consistent with the actual development, and will permit other uses under the community centre envelope in the future, such as a medical facility, should the need be identified. The current programming also proposes a community garden; therefore the amendment includes adding "urban agriculture" as a permitted use.

With a community centre use, the required parking is four spaces/100 square metres gross floor area. Therefore, for the proposed club of approximately 1483 square metres, approximately 60 spaces will be required. However, as the users of the facility will be children and youth, they will be travelling by foot, bike or be dropped off. This area is well served by transit with routes on both Heatherington and Walkley Roads. With the majority of staff and volunteers being college or university students, it is anticipated that many will use public transit to access the site. It is therefore appropriate to reduce the parking to a minimum of 30 spaces and in so doing would be in keeping with the actual parking requirements at other Boys and Girls Club facilities in the city. In addition, a facility of this size would require one loading space but is appropriate to remove this

requirement. It has been identified that this is not required to support the use and has not been included with their other facilities.

The development of The Club will not impede the remainder of the site's anticipated development for residential uses and a public park.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

### **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

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

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

### **LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the report recommendation.

### **RISK MANAGEMENT IMPLICATIONS**

The City, through the Environmental Remediation Unit, and the Ministry of the Environment, Conservation and Parks are working through the Modified Generic Risk Assessment process for the lands to be leased. A Phase 1 and 2 Environmental Site Assessments and risk assessment reports have been completed for the larger parcel.

### **ASSET MANAGEMENT IMPLICATIONS**

This Zoning By-law Amendment is related to the recent ICIP COVID-19 Stream Funding application. If the funding application is approved, it will allow for a significant financial investment in new infrastructure that improves service to a vulnerable neighbourhood.

As such, the recommendations documented in this report are consistent with the City's [Comprehensive Asset Management \(CAM\) Program](#) objectives. The implementation of the Comprehensive Asset Management program enables the City to effectively manage existing and new infrastructure to maximize benefits, reduce risk, and provide safe and reliable levels of service to community users. This is done in a socially, culturally, environmentally, and economically conscious manner.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

No accessibility barriers are anticipated. Accessibility will be reviewed through the Site Plan Control Approval and Building Code processes.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

- Thriving Communities: Promote safety, culture, social and physical well-being for our residents.

## **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-21-0006) 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

## **CONCLUSION**

Staff is of the opinion that the proposed Zoning By-law Amendment should be approved by City Council as it is in keeping with the intent of the Official Plan, will contribute a vital service to the community and support the overall redevelopment of the site.

## **DISPOSITION**

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services Department (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.

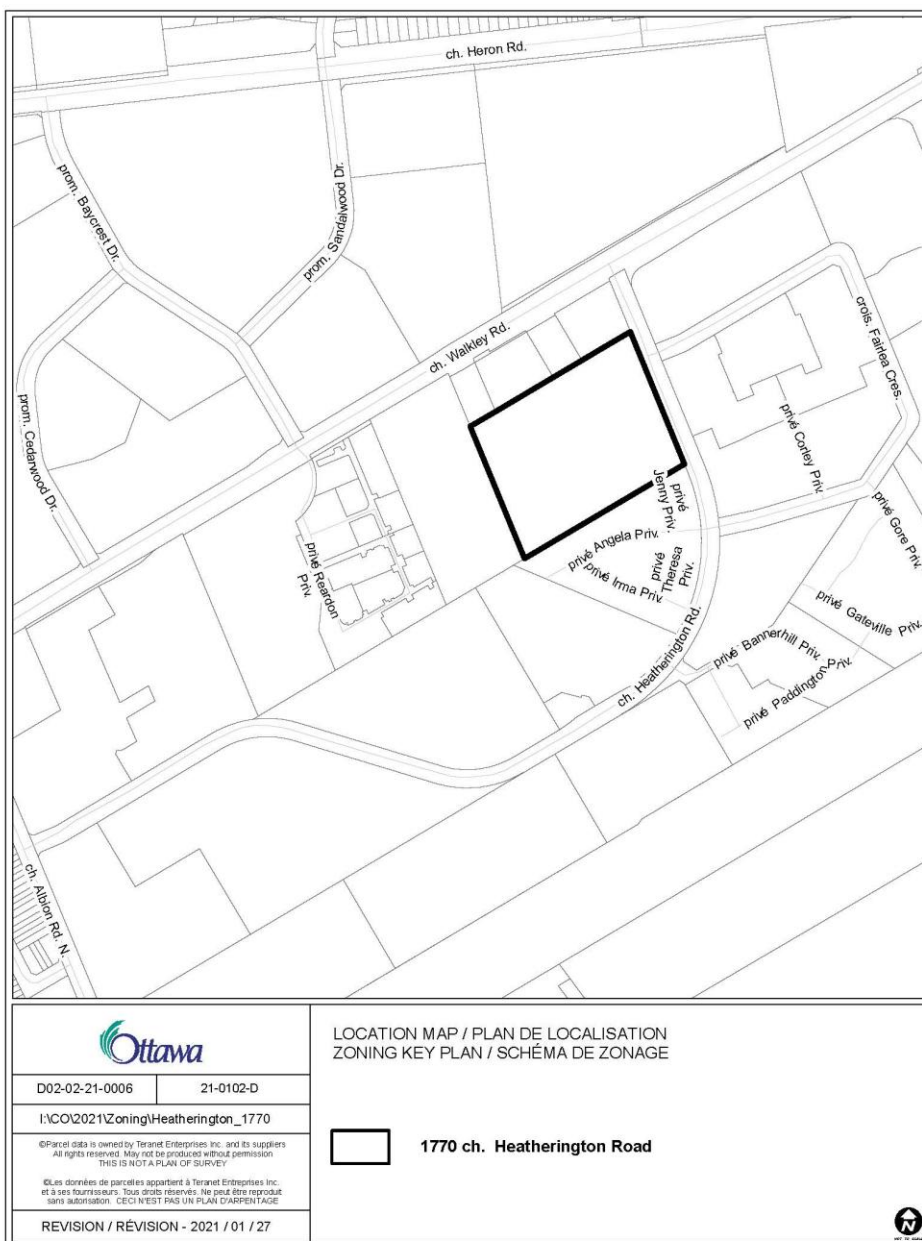
Planning Operations Branch, Planning Services to undertake the statutory notification.



## Document 1 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoottawa.ca)

The site is located on the west side of Heatherington Road, approximately 60 metres south of the intersection of Walkley and Heatherington Roads.



## **Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1770 Heatherington Road

1. Amend exception [2663], in Section 239-Urban Exceptions with provisions similar in effect to the following:
  - a. Add to Column III, Exception Provisions-Additional land uses permitted, the text:
    - Community centre
    - Urban agriculture
  - b. Add to Column V, Exception Provisions-Provisions, the text:
    - Minimum required parking for a community centre: 30 spaces
    - Loading spaces are not required for a community centre