

8. Zoning By-Law Amendment – 3598 Innes Road

Modification du règlement de zonage – 3598, chemin Innes

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 3598 Innes Road to permit a Car Wash establishment, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification du *Règlement de zonage 2008-250* pour le 3598, chemin Innes afin de permettre l'établissement d'un lave-auto, comme il est expliqué en détail dans le document 2.

DOCUMENTATION/DOCUMENTATION

1. Director's Report, Planning Services, Planning, Infrastructure and Economic Development Department, dated February 7, 2019 (ACS2019-PIE-PS-0015)

Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'Infrastructure et du développement économique, daté le 7 février 2019 (ACS2019-PIE-PS-0015)
2. Extract of draft Minutes, Planning Committee, February 28, 2019

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 28 février 2019
3. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of March 27, 2019, 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 March 6, 2019".

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 27 mars 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 du projet de loi 73, à la réunion du Conseil municipal prévue le 6 mars 2019 ».

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
28 February 2019 / 28 février 2019**

**and Council
et au Conseil
6 March 2019 / 6 mars 2019**

**Submitted on 7 February 2019
Soumis le 7 février 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:
Steve Belan, Planner / Urbaniste, Development Review East / Examen des
demandes d'aménagement est
613-580-2424, 27591, Steve.Belan@ottawa.ca**

Ward: INNES (2)

File Number: ACS2019-PIE-PS-0015

SUBJECT: Zoning By-law Amendment – 3598 Innes Road

OBJET: Modification du règlement de zonage – 3598, chemin Innes

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3598 Innes Road to permit a Car Wash 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 March 6, 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 3598, chemin Innes afin de permettre l'établissement d'un lave-auto, comme il est expliqué en détail dans 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 6 mars 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

3598 Innes Road

Owner

Halo Car Wash -MacEwen Petroleum Inc.

Applicant

FoTenn Consultants

Description of site and surroundings

The subject property is part of a larger site that was originally a building supply and lumber yard business and is now vacant. The entirety of the site spans 2.036 hectares while the proposed development is located in the north western portion of the site and is approximately 0.58 hectares in size. The property is bounded by Innes Road and residential subdivisions to the north. The adjacent lands to the east, south and west are mostly undeveloped. The areas to the east and south are zoned Light Industrial and the area to the west is zoned Development Reserve. Brian Couburn Boulevard is located further to the south.

Summary of requested Zoning By-law amendment proposal

The site is currently zoned Light Industrial subzone 2 with a permitted building height of 14 metres (IL2 H(14)). This was consistent with the former building supply and lumber yard use that existed previously. The applicant is intending to rezone the northwest portion of the site to permit a stand-alone car wash business to operate.

The site where the car wash facility is proposed will share an access to Innes Road over the neighbouring property to the east where there is an existing signal, which is in line with Boyer Road to the north.

DISCUSSION

Public consultation

The application to rezone the property was circulated as per the City's notification and consultation policy. Staff did not receive any comments of concern. No public meeting was held in the community.

Official Plan designation(s)

The subject lands are designated Arterial Mainstreet in the City of Ottawa Official Plan Schedule B (Urban Policy Plan). Arterial Mainstreets are characterized as more automobile-oriented than the Traditional Mainstreets. It is expected over time that these corridors will redevelop with higher density with improved walking and cycling infrastructure.

The policies permit a broad range of uses which may be mixed in individual buildings or occur side by side in separate buildings. The proposed use is consistent with the Arterial Mainstreets policies, which permits automobile-orientated uses and drive-through facilities.

Other applicable policies and guidelines

There are no Community Design Plan (CDP) or Secondary Plan approved or proposed for the subject site. There is a study being conducted on the lands to the south of the site for the East Urban Community - CDP, which will provide direction for developing the area south of the subject property.

Staff will apply the guidelines from the Urban Design Guidelines along Arterial Mainstreets when reviewing the Site Plan Control application, which is running concurrently with this zoning amendment.

Urban Design Review Panel

The property is within a Design Priority Area. However, the scale of the development under this Zoning By-law amendment does not trigger the Urban Design Review Panel (UDRP) process.

Planning Rational

This site is within an area that was re-designated from Employment Area to General Urban Area and Arterial Mainstreet through Official Plan Amendment 180. Prior to this re-designation the Employment Area policies would not have supported a zoning amendment to permit a car wash on this site. However, with the adoption of Official Plan Amendment 180, the Arterial Mainstreet policies apply. These policies permit a wide range of commercial activities, which services the general public including automobile orientated uses such as standalone car wash businesses. This amendment is consistent with Arterial Mainstreet policies.

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

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

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implication associated with this report.

ASSET MANAGEMENT IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The proposed Zoning By-law amendment will have no impact on accessibility. The review for the Site Plan will address any accessibility issues.

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 Conceptual Site Plan

Document 4 Proposed Elevations

CONCLUSION

The department is recommending approval of the Zoning By-law amendment as it conforms to the policies of the Official Plan.

DISPOSITION

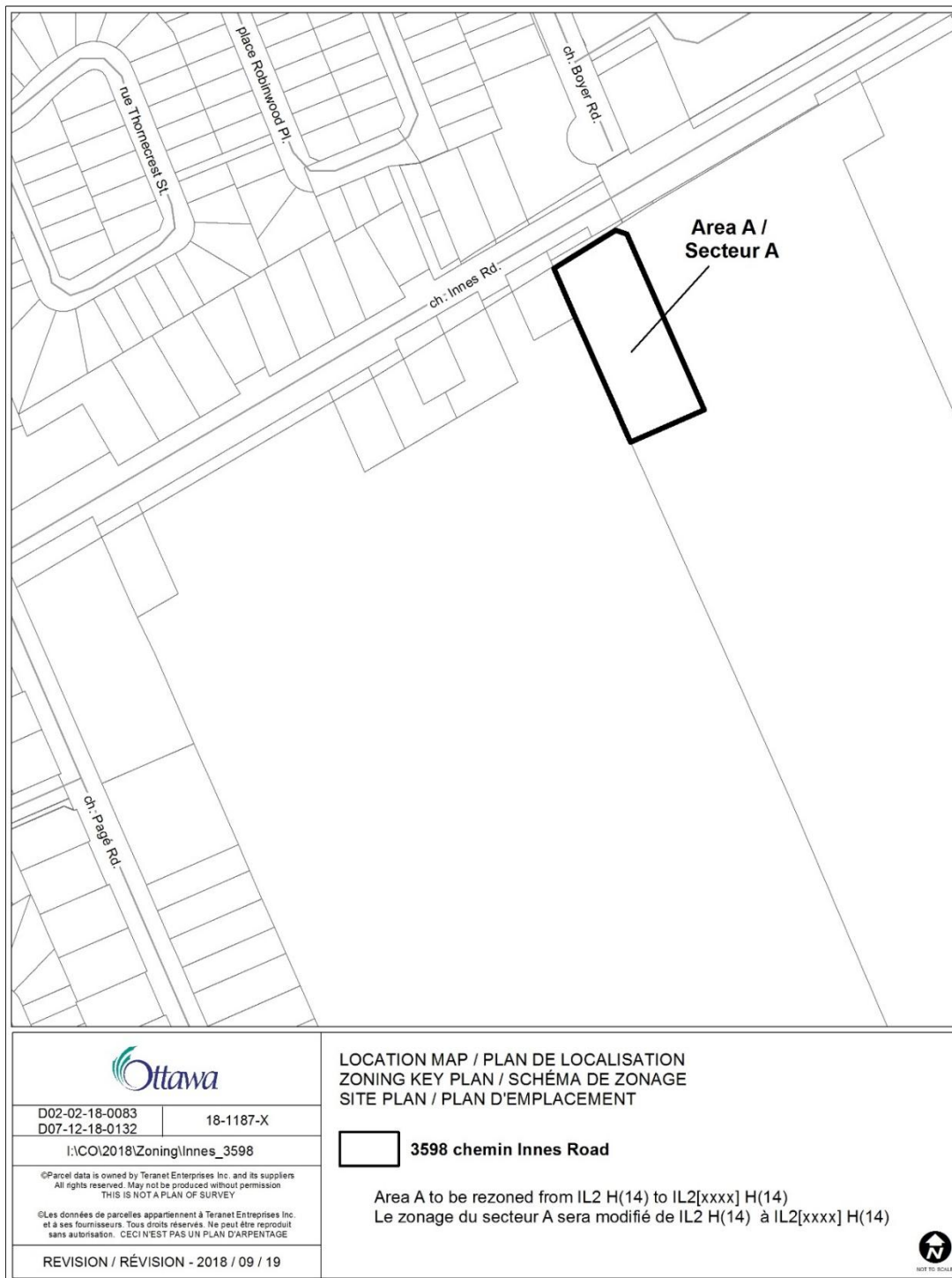
Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, 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

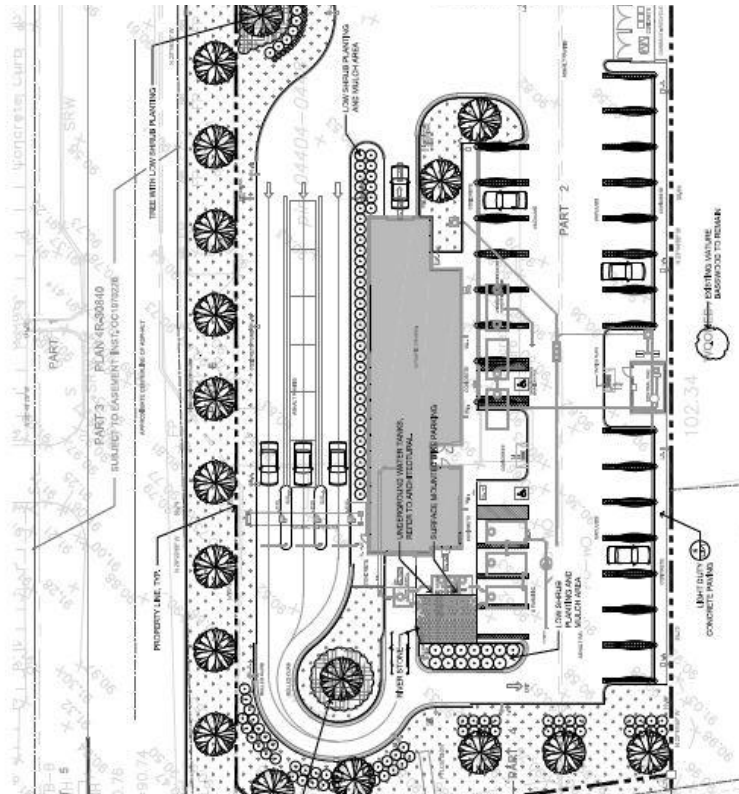


Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 3598 Innes Road:

1. Rezone the lands as shown in Document 1 as follows:
 - a. Area A from IL2 H(14) to IL2 H(14) [xxxx]
2. Create a new Exception, [xxxx], with provisions similar in intent to the following:
 - i. In column III, add the following text:
 - car wash

Document 3 – Conceptual Site Plan



Document 4 – Proposed Elevations

