

**6. Zoning By-law Amendment – 3455 Hawthorne Road**

**Modification du Règlement de zonage – 3455, chemin Hawthorne**

**Committee recommendation**

**That Council approve an amendment to Zoning By-law 2008-250 for 3455 Hawthorne Road to permit a reduced front yard setback, a reduction in the number of vehicle parking spaces, a reduction of the width of the landscape area, a change to the loading space requirements and a reduction in the setback of an outdoor refuse collection area and it's screening requirements as detailed in Document 2.**

**Recommandation du Comité**

**Que le Conseil approuve la modification du Règlement de zonage (no 2008-250) visant le 3455, chemin Hawthorne, afin que soient autorisés un retrait de cour avant réduit, un nombre de places de stationnement pour véhicules réduit, une zone de paysagement de largeur réduite, des exigences modifiées concernant les places de chargement, ainsi qu'un retrait réduit pour la zone extérieure de collecte des déchets et des exigences modifiées quant au triage, comme l'indique le document 2.**

**Documentation/Documentation**

1. Report from the Director, Planning Services, Planning, Infrastructure and Economic Development Department, dated June 22, 2021 (ACS2021-PIE-PS-0082)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 22 juin 2021 (ACS2021-PIE-PS-0082)

2. Extract of draft Minutes, Planning Committee, July 8, 2021

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 8 juillet 2021

**Report to  
Rapport au:**

**Planning Committee  
Comité de l'urbanisme  
8 July 2021 / 8 juillet 2021**

**and Council  
et au Conseil  
21 July 2021 / 21 juillet 2021**

**Submitted on 22 June 2021  
Soumis le 22 juin 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**

**File Number: ACS2021-PIE-PS-0082**

**(10)**

**SUBJECT: Zoning By-law Amendment – 3455 Hawthorne Road**

**OBJET: Modification du Règlement de zonage – 3455, chemin Hawthorne**

## **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3455 Hawthorne Road to permit a reduced front yard setback, a reduction in the number of vehicle parking spaces, a reduction of the width of the landscape area, a change to the loading space**

requirements and a reduction in the setback of an outdoor refuse collection area and its screening requirements 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 July 21, 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 la modification du Règlement de zonage (no 2008-250) visant le 3455, chemin Hawthorne, afin que soient autorisés un retrait de cour avant réduit, un nombre de places de stationnement pour véhicules réduit, une zone de paysagement de largeur réduite, des exigences modifiées concernant les places de chargement, ainsi qu'un retrait réduit pour la zone extérieure de collecte des déchets et des exigences modifiées quant au triage, comme l'indique le document 2; et
2. Que le Comité de l'urbanisme approuve 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 21 juillet 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**

3455 Hawthorne Road

**Owner**

Dymon Storage

**Applicant**

Nick Sutherland, FoTenn

**Architect**

Nicholas Caragianis, TACT Architecture Inc.

**Description of site and surroundings**

The site located on the east side of Hawthorne Road, approximately 70 metres north of the Hawthorne Road and Hunt Club Road intersection. The site has approximately 153.77 metres of frontage along Hawthorne Road, with a total area of 8,132.5 square metres.

The site is currently occupied by a light industrial, outdoor storage use. The area north of the site includes heavy industrial uses, office uses and commercial uses. West of the site, across from Hawthorne Road, are low-rise residential dwellings. South of the site is the Ultramar gas station and agricultural uses south of Hunt Club Road. East of the site are light industrial uses and vacant lands zoned for heavy industrial uses.

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

The current zoning of the site is IL (Light Industrial Zone) which permits the warehouse use which, as defined, includes self-storage. The proposed Zoning By-law amendment is requesting relief from the following provisions:

- A reduced front yard setback of 0.6 metres whereas 7.5 metres is required.
- An increased canopy projection to zero metres from the front lot line whereas 0.6 metres from the front lot line is the maximum allowed projection.
- A reduction in the number of vehicle parking spaces provided to 14 parking spaces whereas 67 spaces are required.
- A reduction in the width of the landscape area abutting a street to zero metres

whereas three metres is required.

- A reduction in the width of an aisle accessing the loading space to 9.9 metres whereas 17 metres is required.
- A reduction in the number of required oversized loading spaces to one oversized and one standard whereas two oversized loading spaces are required.
- A reduced setback for an outdoor refuse collection area to 0.4 metres whereas 3 metres is required.
- The elimination of the required screening for an in-ground refuse container whereas soft landscaping screening is required.

Please note that the initial circulation for this application referred to a reduction of the front yard setback, parking spaces and bicycle parking spaces. Through the review of the accompanying Site Plan application additional exceptions were identified but the building itself has remained the same and at the same locations.

## **DISCUSSION**

### **Public consultation**

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for Development Applications. Notification of the Zoning By-law amendment was sent by mail to residents within 120 metres and a sign was posted on the property.

For this proposal's consultation details, see Document 4 of this report.

### **Official Plan designations**

The subject lands are designated 'Urban Employment Area' per Schedule B of the Official Plan. Lands under the Urban Employment Area designation are intended to be reserved over the long term for places of business and economic activity. Uses that support this function includes offices, manufacturing, warehousing, distribution, research, and development facilities and utilities. The subject lands are located along Hawthorne Road which is designated as an Arterial road per Schedule E of the Official Plan.

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

The Urban Design Guidelines for Drive Through Facilities are applicable to this proposed development. The purpose of these guidelines is to provide urban design guidance in order to assess and achieve appropriate development of drive-through facilities. Various guidelines range from

- Locating buildings close to the street to help define the street edge;
- Making the majority of the pedestrian level façade facing the street highly transparent with clear glass windows and doors that animate public streets and maximize views in and out of the building;
- Landscaping the area in front of blank walls that face public streets and use projections, recesses, arcades, awnings, colour and texture to reduce the visual size of any unglazed walls;
- Providing an unobstructed 2.0 metre wide sidewalk in the public right-of-way, across private access driveways; and
- Providing customer entrance doors that are close to parking areas.

The above noted design recommendations, among others, are being achieved through the review of the concurrent Site Plan application.

### **Planning rationale**

#### **Official Plan**

The Official Plan designates the subject lands as 'Urban Employment Area', which is intended to be reserved over the long term for places of business and economic activity. Uses that support this function includes offices, manufacturing, warehousing, distribution, research, and development facilities and utilities. The proposed self-storage use is consistent with the Employment Area's goals and would be complementary and compatible with the existing context.

#### **Zoning By-law**

The existing zoning on the site is IL (Light Industrial Zone). A site-specific exception is proposed, which would allow reductions to the front yard setback, parking rate for warehouse uses, width of the landscape area abutting a street, width of an aisle

accessing a loading space, number of oversized loading spaces, setback for an outdoor refuse collection area and it's screening and allow a greater projection for a canopy.

The proposed self-storage use is a modern adaptation of an older business model; therefore, it is in conflict with some of the existing zoning performance standards, which were designed with traditional warehouse uses in mind. The requested reduction in parking spaces, loading spaces and loading space aisle width are as a result of this circumstance. It should be noted that staff is of the opinion that these zoning exceptions will not introduce any adverse impacts on the neighbourhood nor will they negatively impact the functionality of the site. The proposed parking reduction is in line with other Dymon sites in the City, which have not had parking issues, the closest location was at 851 Industrial Avenue which reduced its required parking spaces from 148 to five. Other sites with similar reductions are located at 1554 Carling Avenue, 2583 Carling Avenue, 300 Greenbank Road and 280 Didsbury Road. These storage buildings typically only receive one truck per day, therefore a reduction in the number of required oversized loading spaces to 1 oversized and 1 standard instead of 2 oversized loading spaces is deemed reasonable. Also, truck turning movements have been submitted and reviewed, these show that the trucks will be able to effectively access the loading spaces.

A reduction in the front yard setback from 7.5 metres to 0.6 metres is requested in order to accommodate the required road widening for Hawthorne Road and the architectural elements of the building on this wide and shallow property. If no road widening would be required most of the building would have respected the 7.5 metres setback except for an architectural element referred to as a lantern feature that would have encroached within this setback. Taking the road widening into consideration, most of the building will be located at 2.8 metres from the new front lot line while the lantern feature will be at 0.76 metres. Additionally, the canopy of the lantern feature will encroach slightly within the widening. An increased projection to 0 metres from the front lot line is requested whereas the zoning allows projections of canopies up to 0.6 metres from a lot line. This encroachment will require a Permanent Encroachment Agreement which will be a condition of Site Plan approval.

Also, as a result of the required road widening, a reduction in the width of the landscape area abutting a street to 0 metres will allow for an additional three parking spaces and the siting of the building at the proposed location. Adequate landscaping is still being accommodated between the parking spaces/building and the sidewalk which includes a row of trees between the sidewalk and the building and rows of perennials closer to the building.

Lastly, in order to allow for efficient vehicle circulation on a wide and shallow lot, the outdoor refuse collection area is proposed to be located 0.4 metres from the rear and side property lines whereas three metres is required and without any soft landscaping. While an effort was made to examine the possibilities of increasing it's setback to the property lines, it was deemed necessary to keep the refuse collection area in it's proposed location to ensure proper truck movements around the building and to the loading spaces. The waste containers will be semi-buried containers, given the low profile of these waste containers which are partially in the ground in addition to their location abutting a retaining wall and existing fence, the impacts of this waste collection area are minimal even without the setback and landscaping. The adjacent property that abuts the waste container location is an industrial use with an associated parking lot with existing screening and vegetation on that side.

### **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**

There are no risk implications associated with this report.

### **ASSET MANAGEMENT IMPLICATIONS**

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

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.



## **ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with this report.

## **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications associated with this report. A landscape plan is being reviewed within the context of the Site Plan Control application, and tree planting is being reviewed.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

- Economic Growth and Diversification

## **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-20-0139) 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 Proposed Site Plan

Document 4 Consultation Details

## **CONCLUSION**

The Planning, Infrastructure and Economic Development Department supports the proposed Zoning By-law amendment to rezone the lands to Light Industrial Zone Exception XXXX, as per Documents 1 and 2. The application is consistent with the Provincial Policy Statement and the Official Plan policies for Employment Lands. The proposed zoning relief is appropriate for the site and maintains the zone's objectives. The amendment represents good planning and, for the reasons stated above, staff recommends approval of the Zoning By-law amendment.

**DISPOSITION**

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; 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.

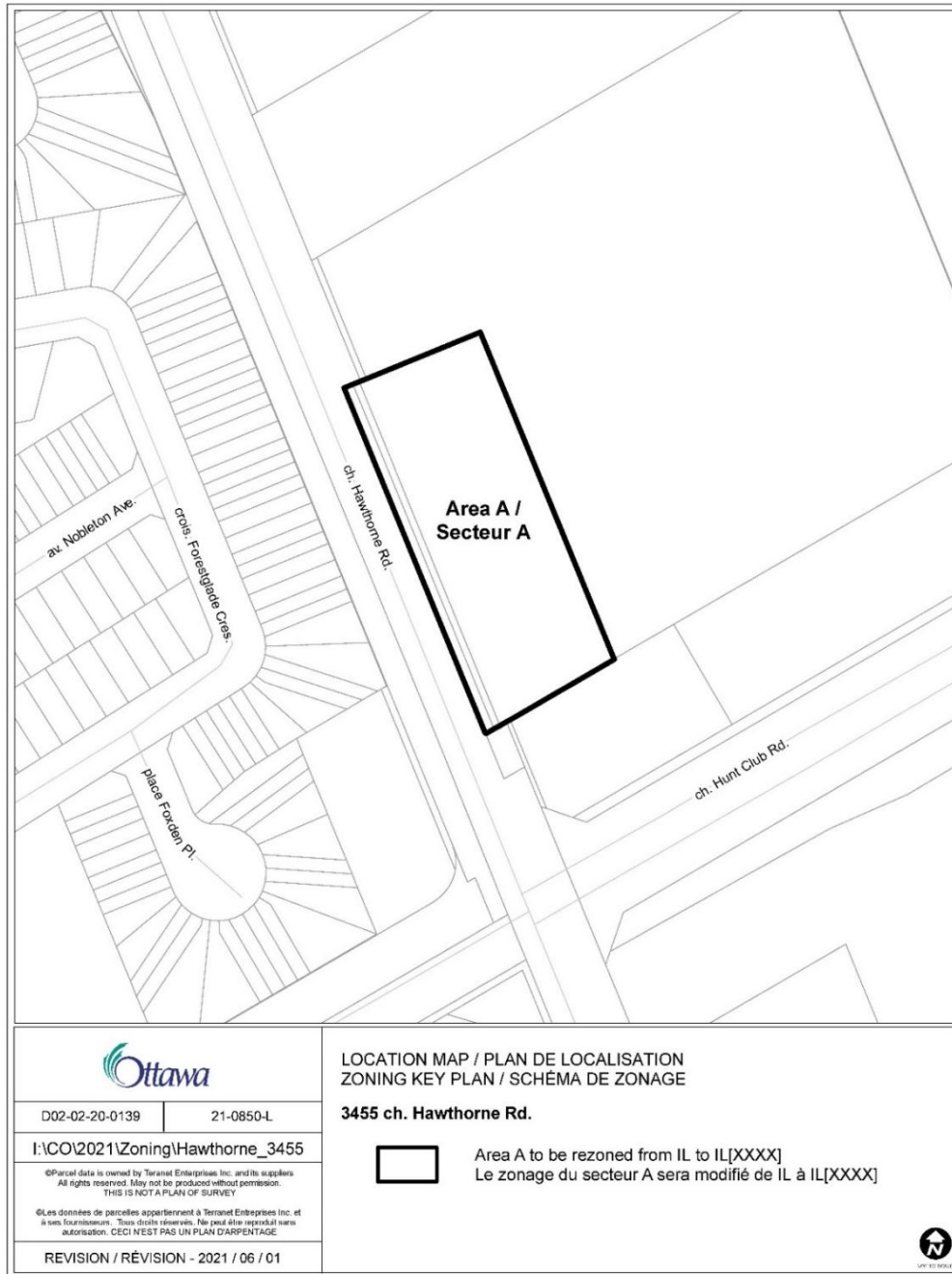
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

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

**Document 1 – Location Map**

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

Location of the property at 3455 Hawthorne Road, being located to the north of the Hunt Club Road intersection.



## Document 2 – Details of Recommended Zoning

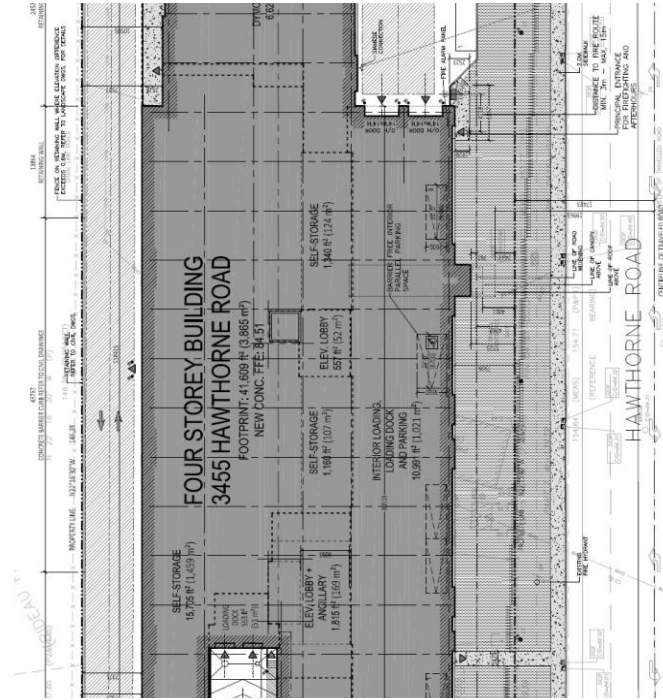
The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 3455 Hawthorne Road:

1. Rezone the lands shown in Document 1 as follows

Area A from IL to IL[XXXX]

2. Add a new exception, IL[XXXX], to Section 239 – Urban Exceptions with provision similar in effect to the following:
  - a. In Column II, add the text “IL[XXXX]”
  - b. In Column V, add the text:
    - i. Minimum front yard setback: 0.6m;
    - ii. Minimum width of landscape area abutting a street: 0m;
    - iii. A canopy is permitted to project to 0m of the front lot line;
    - iv. Minimum parking requirement for a warehouse providing self-storage units: 14 spaces;
    - v. Minimum width of aisle accessing oversized loading space at an angle of 60° to 90°: 9.9m;
    - vi. Minimum number of vehicle loading spaces required for a warehouse use: 1 oversized and 1 standard;
    - vii. Minimum distance of an outdoor refuse collection area from an interior or rear lot line: 0.4m;
    - viii. No screening requirement for in-ground refuse containers.

Document 3 – Proposed Site Plan



## **Document 4 – 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. Comments were received from three residents as a result of the notification process.

Furthermore, the Hunt Club Park Community Association invited the Councillor, the applicant and the City's planning staff to their monthly meeting on January 26, 2021 to discuss the proposal.

### Public Comments and Responses

#### Comment:

Concerns that the four stories is too high and will block the daylight for townhomes across from Hawthorne Rd since all the windows are at the front and back.

#### Response:

The proposed height of the building is 17.9 metres whereas the Zoning By-law permits up to 18 metres. This application is not requesting an increase in the maximum permitted height.

#### Comment:

The sidewalk along the frontage of this development appears to be a substandard width. The sidewalk should be re-constructed to standard width along the frontage as part of this development.

#### Response:

The Site Plan application includes a new concrete sidewalk to City standards.