

3. Zoning By-law Amendment – 380 Hunt Club Road

Modification du règlement de zonage – 380, chemin Hunt Club

Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 380 Hunt Club Road to permit a medical facility and pharmacy, as detailed in Document 2.

Recommandation du Comité

Que le Conseil approuve une modification du Règlement de zonage 2008-250 visant le 380, chemin Hunt Club, afin de permettre la présence d'une clinique et d'une pharmacie, comme l'expose en détail le document 2.

Documentation/Documentation

1. Report from the Acting Director, Planning Services, Planning, Infrastructure and Economic Development Department, dated October 25, 2021 (ACS2021-PIE-PS-0128)

Rapport de la Directrice par intérim, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 25 octobre 2021 (ACS2021-PIE-PS-0128)

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

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

**Planning Committee
Report 52A
November 24, 2021**

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**Comité de l'urbanisme
Rapport 52A
Le 24 novembre 2021**

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
8 November 2021 / 8 novembre 2021**

**and Council
et au Conseil
24 November 2021 / 24 novembre 2021**

**Submitted on 25 October 2021
Soumis le 25 octobre 2021**

**Submitted by
Soumis par:
Lily Xu,**

**Acting Director / Directrice par intérim
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:
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Ward: RIVER (16) / RIVIÈRE (16)

File Number: ACS2021-PIE-PS-0128

SUBJECT: Zoning By-law Amendment – 380 Hunt Club Road

OBJET: Modification du règlement de zonage – 380, chemin Hunt Club

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 380 Hunt Club Road to permit a medical facility and pharmacy, 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 24, 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 du Règlement de zonage 2008-250 visant le 380, chemin Hunt Club, afin de permettre la présence d'une clinique et d'une pharmacie, 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 24 novembre 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

380 Hunt Club Road

Owner

Skyline Commercial Management

Applicant

Andrew Eberhard

Description of site and surroundings

The site is located on the south side of Hunt Club Road along the west side of Billy Bishop Private. To the west of the site are restaurants and a three-storey hotel, and to the east is a two-storey office building. South of the site is the Ottawa International Airport; the lands of the subject building are owned by the airport and leased to the current user.

The property is currently occupied by a two-storey office building. No changes to the building or parking area are intended as part of this application.

Summary of requested Zoning By-law amendment proposal

The site is currently zoned Air Transportation Facility, Subzone A (T1A), which permits the site for its current use as an office. The proposed zoning amendment would add the uses of medical facility and retail store (limited to a pharmacy) as permitted uses through an exception.

DISCUSSION

Public consultation

This application was subject to the City's Public Notification and Consultation Policy. A notice was provided to all property owners within 120 metres of the property, and a sign was posted on the site facing Hunt Club Road. No comments were received by the public or from neighbouring property owners.

For this proposal's consultation details, see Document 3 of this report.

Official Plan designations

Schedule B and Schedule M of the Official Plan identifies these lands as part of the Ottawa Macdonald-Cartier International Airport Policy Plan. Hunt Club Road is identified as an arterial road and transit priority corridor (isolated measures).

Other applicable policies and guidelines

The Airport Operating Influence Zone (AOIZ) and the Airport Vicinity Development Zone (AVDZ) are defined areas based on the 2013 Noise Exposure Forecast (NEF) and the 2023 Noise Exposure Projection (NEP). This site is within the Airport Operating Influence Zone, as outlined on Schedule 6 of the City of Ottawa Zoning By-law.

Planning rationale

The property is home to an existing 4,700-square metre office building housing professional offices, with other commercial and retail uses in the area. The property currently has 235 surface parking spaces, and no changes to the parking lot are anticipated. Additionally, the site is located on an arterial road that is also designated as a transit priority corridor.

The zoning amendment would allow for the development of a 465 square metre medical office and 93 square metre ancillary pharmacy. The application was circulated to the Ottawa Macdonald-Cartier International Airport and their support for the application has been provided.

Section 3.10.1 of the Official Plan (OP) states that lands designated as Ottawa Macdonald-Cartier International Airport on schedules 'B' and 'M' is primarily intended for a civilian or military airport with a broad range of aviation related uses and may also allow uses permitted in employment areas, as well as hotels and related commercial uses.

The proposed medical offices and ancillary pharmacy are compatible with adjacent land-uses and are considered consistent with the OP designation and existing uses within proximity of the site.

Provincial Policy Statement

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

RURAL IMPLICATIONS

No rural implications are anticipated.

COMMENTS BY THE WARD COUNCILLOR

Councillor Brockington is aware of the application and is supportive.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with implementing the report recommendation.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The Zoning By-law amendment proposal relates to new uses within a constructed office building. Alterations to the building related to the new uses will be constructed in accordance with the Ontario Building Code; there are no accessibility impacts.

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: D02-02-21-0074) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Location Map and Zoning Key

Document 2 Proposed Zoning By-law Amendment

Document 3 Public Consultation Details

CONCLUSION

The Planning, Infrastructure and Economic Development Department recommends approval of the application to rezone the lands from T1A to T1A[xxxx] to allow for a medical facility and retail use as permitted uses. The application is consistent with the Provincial Policy Statement and the City's Official Plan.

DISPOSITION

Committee and Council 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, Program Manager, Tax Billing and Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

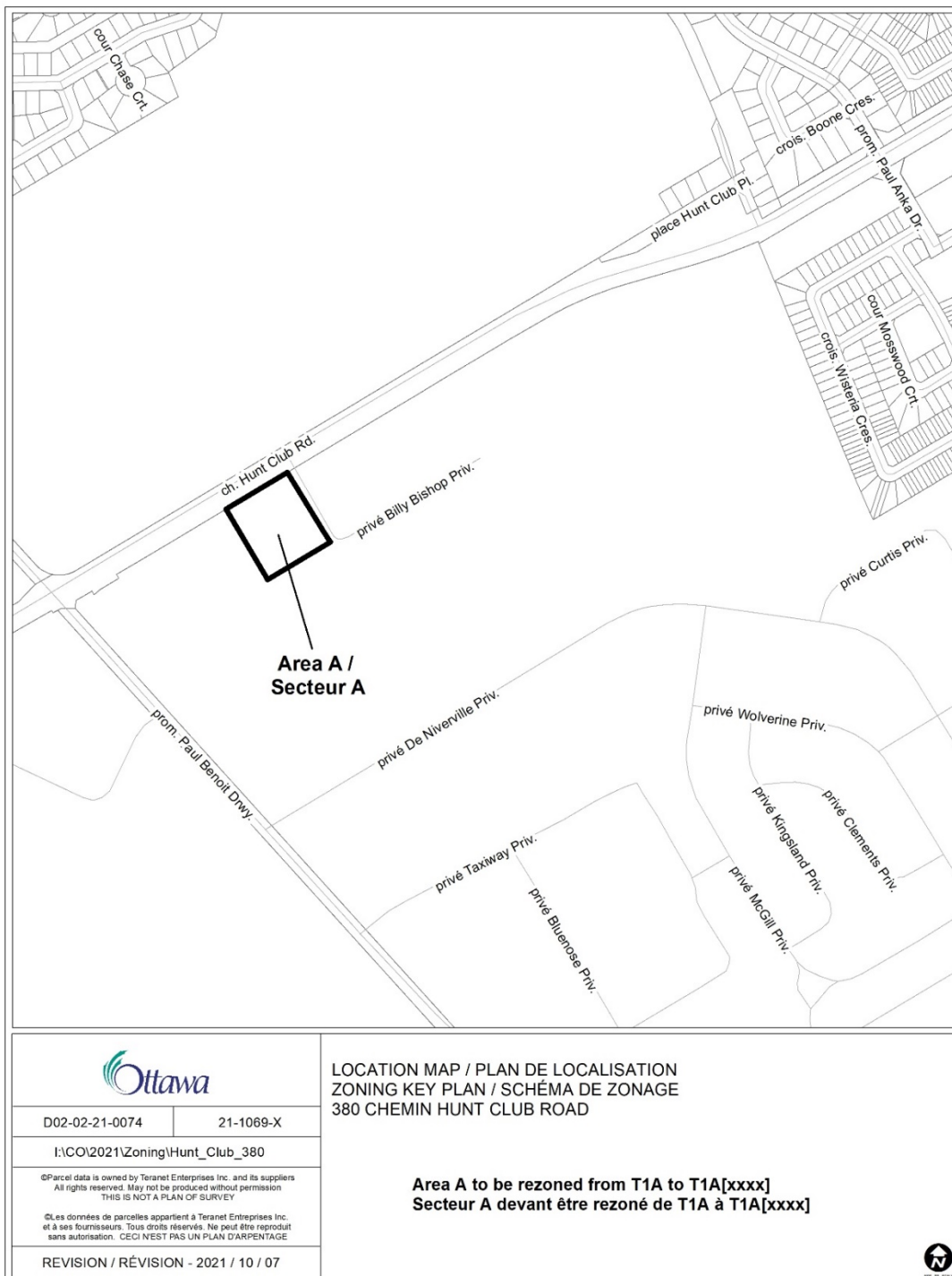
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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 and Zoning Key

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



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 380 Hunt Club:

1. Rezone the lands as shown in Document 1
2. Add a new exception, [xxxx] to Section 239 – Urban Exceptions with provision similar in effect to the following:

In Column II, add the text “T1A[xxxx]”

In Column III, add the text:

- Medical Facility
- Retail Store limited to a pharmacy

Document 3 – Consultation Details

This application was subject to the City's Public Notification and Consultation Policy. A notice was provided to all property owners within 120 metres of the property, and a sign was posted on the site facing Hunt Club Road. No comments were received by the public or from neighbouring property owners.