

**Report to  
Rapport au:**

**Planning Committee / Comité de l'urbanisme  
May 23, 2017 / 23 mai 2017**

**and Council / et au Conseil  
June 14, 2017 / 14 juin 2017**

**Submitted on May 3, 2017  
Soumis le 3 mai 2017**

**Submitted by  
Soumis par:**

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Acting Director / Directrice par intérim,  
Planning Services / Service de la planification  
Planning, Infrastructure and Economic Development Department / Direction  
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**Ward: KANATA SOUTH (23) /  
KANATA-SUD (23)**

**File Number: ACS2017-PIE-PS-0074**

**SUBJECT: Zoning By-law Amendment –85 Denzil Doyle Court**

**OBJET: Modification au Règlement de zonage – 85, cour Denzil-Doyle**

#### **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 85 Denzil Doyle Court to permit a school use, as detailed in Document 3.**
- 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 14 June 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 une modification au *Règlement de zonage 2008-250* pour le 85, cour Denzil-Doyle afin de permettre une école, comme l'explique en détails le document 3.**
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 14 juin 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**

85 Denzil Doyle Court

### **Owner**

Modern Niagara Group Inc. (attn. Kevin Goodhue, Vice President)

### **Applicant**

David Krajaefski, Stantec Consulting

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

The site is located on the west side of Denzil Doyle Court, a cul-de-sac at the north end of the Kanata South Business Park abutting the Trans Canada Trail, as shown in

Document 1. The site is occupied by two two-storey office buildings with warehouse storage, the building nearest the street being 1372 square metres of gross floor area and the building at the rear of the site being 1614 square metres, as shown in Document 2. The site has 82 parking spaces and six spaces for bicycles.

The site is surrounded to the south and west by other properties within the Kanata South Business Park, including a new two storey office and warehouse building immediately to the west and a vacant parcel to the south. To the east are properties that front onto Eagleson Road and which have a mixed use designation and include an auto service use, gas station and smaller retail commercial uses. Immediately north of the subject site is the Trans Canada Trail, beyond which is the Glen Cairn residential community.

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

The current zoning of the site is Business Park Industrial Zone, Subzone 4 (IP4), which permits a mix of office-related and low-impact employment and light industrial uses in a business park setting, and also allows for some complementary service and commercial uses.

The applicant is proposing to add a site specific exception to the IP4 zone to permit a private education centre for 24-36 grade seven and eight students, which would occupy 265 square metres of ground floor space within the existing building located at the rear of the subject site adjacent to the Trans Canada Trail. In accordance with the definitions found in the zoning by-law, this use is considered a school. Staff propose limiting the school use on the property to a maximum of 300 square metres.

## **DISCUSSION**

### **Public consultation**

Notification and public consultation was undertaken in accordance with the Public Notification and Consultation Policy approved by City Council for development applications. Two comments were received from the Bridlewood Community Association, as detailed in Document 4.

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

### **Official Plan designation**

Schedule B, (Urban Policy Plan) of the City's Official Plan designates 85 Denzil Doyle Court as an Enterprise Area. One of the key objectives of this designation is to ensure that sufficient land is reserved primarily for places of business and economic activity. Both Enterprise and Employment areas permit industrial and employment-generating

uses, such as warehousing, storage, office, institutional and research and development uses, as well as a variety of ancillary uses such as child care, recreational uses, and service commercial uses at a smaller scale. The Enterprise designation permits some residential uses, where appropriate, and subject to a Zoning By-law amendment.

Official Plan Amendment 150, adopted at the completion of the comprehensive five-year review in 2013 and currently under appeal, did not change the land use designation or policies that apply to 85 Denzil Doyle Court.

On December 14, 2016, Council adopted the Ottawa Employment Land Review Final Report: 2016 Project Update. From this review, Official Plan Amendment 180 was adopted on January 25, 2017, and to date remains with the Ministry of Municipal Affairs and Housing for provincial review and approval. This amendment would further alter the Official Plan as amended by Official Plan Amendment 150 and has significant implications on policies related to Employment Lands. Although not yet in full force and effect, this Official Plan Amendment represents Council's desired direction with regard to employment land policies, among other land use matters. Therefore, the review of this application has had regard for the policies set out in Official Plan Amendment 180.

Amendment 180 removes the Enterprise Area designation from the Official Plan, and for the subject site, re-designates it to Urban Employment Area and sets forth amended policies and land use permissions within this designation. Of note, the Urban Employment Area policies allow for site specific amendments to the Zoning By-law to permit "low density institutional uses such as community centres, daycares, places of worship only if the use is compatible with existing and potential permitted uses as specified in the Zoning By-law", and only if there remains an ability for the urban employment lands to achieve its target of at least 2000 jobs. The policies further state that compatibility assessment will be guided by Ministry of the Environment and Climate Change D Series Guidelines. This application has been reviewed in accordance with this document.

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

The Ministry of the Environment and Climate Change published Guideline D-6 - Compatibility between Industrial Facilities to prevent or reduce land use compatibility problems as a result of a sensitive land use and industrial land uses encroaching on one another. The aim of the guidelines is to avoid complaints in the future by ensuring that industrial uses and sensitive land uses are properly separated or appropriate mitigation measures are in place to avoid future conflicts. A key cause of complaint is air emissions emanating from an industry, such as noise, vibration, odour and dust. The Guidelines identify three classifications of industrial facilities based on this, with Class 1

being the least noxious. The Kanata South Business Park can be considered, in its entirety, a Class 1 industrial area.

### **Planning rationale**

The Kanata South Business Park is zoned Business Park Industrial, Subzone 4 (IP4) which permits low-impact employment uses as well as some supporting ancillary uses. The subject site is currently occupied in its entirety by a mechanical and electrical contracting company, Modern Niagara, who predominantly use the buildings for office space, with some of the building being used as storage of equipment and materials used for the contracting business. The surrounding Business Park is currently comprised of a wide range of uses which are permitted within the IP4 zone, including office, daycare, warehouse, and research and development. Through site specific exceptions to the IP4 zone, sites in the area are also permitted instructional facilities, fitness and recreation facility, and place of assembly.

The Kanata South Business Park does not permit outdoor storage and does not permit employment uses that are often considered noxious. Immediately north of the site is the edge of the Glen Cairn Community, and to the east is a mixed use area fronting Eagleson Road. Based on the existing mix of uses on site and surrounding the site, the addition of a school use, particularly at a small scale, is considered compatible.

From a policy standpoint, institutional uses are permitted in Enterprise areas in accordance with the City of Ottawa Official Plan 2003, which is currently in full force and effect. The recent amendments to the Employment and Enterprise Areas through Official Plan Amendment 180 provide further detailed direction on when institutional uses are appropriate within the new Urban Employment Area designation. Specifically, lower intensity institutional uses are to be contemplated through site specific zoning where those uses are considered compatible with the existing and permitted uses within that employment area, and where that Urban Employment Area is meeting or exceeding the minimum target of 2000 jobs. An analysis of compatibility, based on the Ministry of the Environment and Climate Change D-6 Guidelines has been carried out and, based on the current and permitted uses in the area, the proposed location of the school use on the subject site and the surrounding residential and commercial context to the north and east, the school use at the proposed size of 300 square metres is deemed to be a compatible use. In addition, City of Ottawa employment statistics indicate that the Kanata South Business Park is currently exceeding the minimum target of 2000 jobs for this area.

Staff are supportive of adding a site specific exception to the IP4 zoning at 85 Denzil Doyle Court to permit a school use at the proposed 300 square metres size.

**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**

Councillor Hubley is supportive of this amendment.

**LEGAL IMPLICATIONS**

There are no legal impediments to approving the recommendations contained in the report.

**RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications association with the recommendation in this report.

**FINANCIAL IMPLICATIONS**

There are no financial implications associated with this report

**ACCESSIBILITY IMPACTS**

The proposed school will occupy space within an existing building on the site and therefore no new development is expected. Any internal changes to the building that require a building permit will be required to be in conformity with Ontario Building Code.

**ENVIRONMENTAL IMPLICATIONS**

The Ontario Ministry of the Environment and Climate Change D-6 Guidelines for Compatibility between Industrial Facilities was used to aid in the evaluation of the appropriateness of adding the school use to the site. Given the low-impact (Class 1) nature of the business park and surrounding uses, no adverse impacts within the employment area are expected as a result of adding the school use to the site.

**TERM OF COUNCIL PRIORITIES**

This project addresses the following Terms of Council Priorities:

GP1 – Governance, Planning and Decision Making

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 Site Plan

Document 3 Details of recommended zoning

Document 4 Consultation Details

Document 5 Overview Data Sheet

## **CONCLUSION**

The request to convert up to 300 square metre of space within the existing building at 85 Denzil Doyle Court to a school has been reviewed and is considered compatible with the existing and permitted uses surrounding the site, and is consistent with the Official Plan and the Council approved Official Plan Amendment 180. Staff recommend approval.

## **DISPOSITION**

Office of the City Clerk and Solicitor, Legislative Services to notify the owner; applicant; Krista O'Brien, Deputy City Treasurer Revenue Branch, Corporate Services (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, Planning Services to prepare the implementing by-law and forward to Legal Services.




Legal Services to forward the implementing by-law to City Council.

Circulation Services Unit, Planning Services to undertake the statutory notification.

**Document 1 – Location Map**

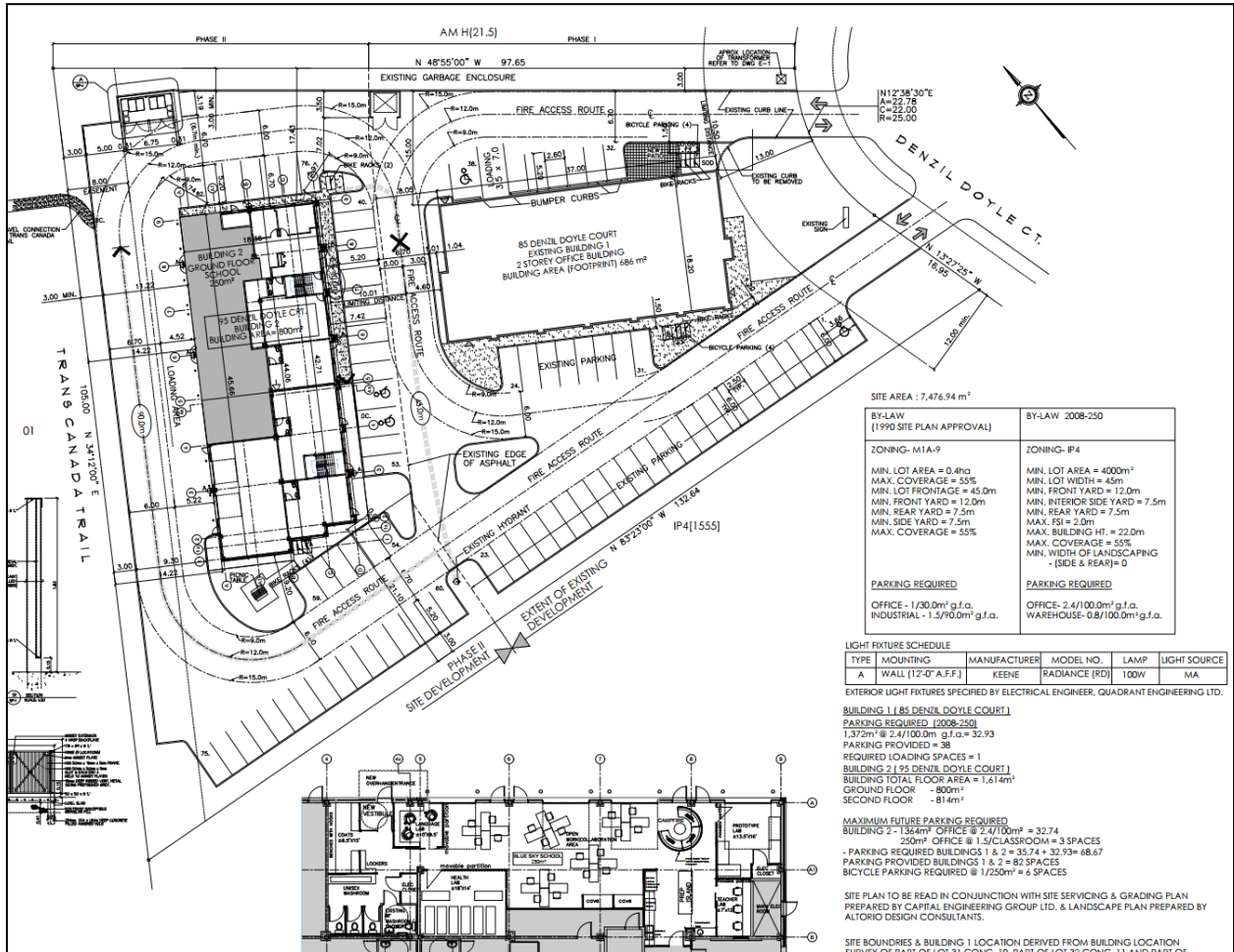
For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa)



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE <b>85 cour Denzil Doyle Court</b>	
D02-02-17-0010	17-0607-X	 Area A to be rezoned from IP4 to IP4[xxxx] Le zonage du secteur A sera modifié de IP4 à IP4[xxxx]	
I:\CO\2017\Zoning\DenzilDoyle_85_95_rezone			
<small>©Parcel data is owned by Teranel Enterprises Inc. and its suppliers                  All rights reserved. May not be produced without permission                  THIS IS NOT A PLAN OF SURVEY                  ©Les données de parcelles appartient à Teranel Enterprises Inc.                  et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit                  sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2017 / 04 / 20			
			



Document 2 – Site Plan



SITE AREA : 7,476.94 m<sup>2</sup>

BY-LAW (1990 SITE PLAN APPROVAL)	BY-LAW 2008-250
ZONING- M1A-9	ZONING- IP4
MIN. LOT AREA = 0.4ha MAX. COVERAGE = 55% MIN. LOT FRONTAGE = 45.0m MIN. FRONT YARD = 12.0m MIN. REAR YARD = 7.5m MIN. SIDE YARD = 7.5m MAX. COVERAGE = 55%	MIN. LOT AREA = 4000m <sup>2</sup> MIN. LOT WIDTH = 45m MIN. FRONT YARD = 12.0m MIN. INTERIOR SIDE YARD = 7.5m MIN. REAR YARD = 7.5m MAX. FS = 2.0m MAX. BUILDING HT. = 22.0m MAX. COVERAGE = 55% MIN. WIDTH OF LANDSCAPING - (SIDE & REAR) = 0
PARKING REQUIRED OFFICE - 1/30.0m <sup>2</sup> g.f.a. INDUSTRIAL - 1/370.0m <sup>2</sup> g.f.a.	PARKING REQUIRED OFFICE - 2/41.00.0m <sup>2</sup> g.f.a. WAREHOUSE - 0.8/100.0m <sup>2</sup> g.f.a.

LIGHT FIXTURE SCHEDULE

TYPE	MOUNTING	MANUFACTURER	MODEL NO.	LAMP	LIGHT SOURCE
A	WALL (12-0" A.F.F.)	KEENE	RADIANCE (RD)	100W	MA

EXTERIOR LIGHT FIXTURES SPECIFIED BY ELECTRICAL ENGINEER, QUADRANT ENGINEERING LTD.

**BUILDING 1 (85 DENZIL DOYLE COURT)**  
 PARKING REQUIRED (2008-250)  
 1,372m<sup>2</sup> @ 2.4/100.0m<sup>2</sup> g.f.a. = 32.93  
 PARKING PROVIDED = 38  
 REQUIRED LOADING SPACES = 1

**BUILDING 2 (95 DENZIL DOYLE COURT)**  
 BUILDING TOTAL FLOOR AREA = 1,614m<sup>2</sup>  
 GROUND FLOOR = 800m<sup>2</sup>  
 SECOND FLOOR = 814m<sup>2</sup>

**MAXIMUM FUTURE PARKING REQUIRED**  
 BUILDING 2 - 136.4m<sup>2</sup> OFFICE @ 2.4/100m<sup>2</sup> = 32.74  
 250m<sup>2</sup> OFFICE @ 1.5/CLASSROOM = 3 SPACES  
 - PARKING REQUIRED BUILDINGS 1 & 2 = 33.74 + 30.93 = 64.67  
 PARKING PROVIDED BUILDINGS 1 & 2 = 82 SPACES  
 BICYCLE PARKING REQUIRED @ 1/250m<sup>2</sup> = 6 SPACES

SITE PLAN TO BE READ IN CONJUNCTION WITH SITE SERVICING & GRADING PLAN  
 PREPARED BY CAPITAL ENGINEERING GROUP LTD. & LANDSCAPE PLAN PREPARED BY  
 ALTORIO DESIGN CONSULTANTS.

SITE BOUNDARIES & BUILDING 1 LOCATION DERIVED FROM BUILDING LOCATION  
 SURVEY OF PARCELS (CP 31) CONVEY TO PART OF LOT 32 CONVEY TO LAND PART OF

### **Document 3 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law 2008-250 for 85 Denzil Doyle Court, as shown in Document 1 are as follows:

1. Rezone the lands shown in Document 1 from IP4 to IP4[XXXX].
2. Amend Section 239, by adding a new exception [XXXX] with provisions similar in effect to the following:
  - a) In Column III add the text, “-school”, and,
  - b) In Column V add the text, “The maximum total cumulative gross floor area for all school uses is 300 square metres.”

## **Document 4 – Consultation Details**

### Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

The Bridlewood Community Association (BCA) commented on the application as summarized below:

#### Comment:

The BCA is supportive for the zoning amendment to permit the current owners to add a school.

#### Response:

Staff acknowledge the BCA's support for the subject application.

#### Comment:

Although the owners anticipate only the need for five designated parking spot, the BCA would encourage that up to 10 spots be reserved for the school. The rationale is in case the student population increases there is sufficient reserved parking available.

#### Response:

According to the requirements of the Zoning By-law, there are 13 surplus parking spaces on-site after calculating the parking required including the area to be occupied by the school.

The proponent has confirmed that the five designated spaces are adequate for the school's needs; however, there are additional spaces available on site without the need to designate them for exclusive use by the school.