

**Report to  
Rapport au:**

**Planning Committee / Comité de l'urbanisme  
July 11, 2017 / 11 juillet 2017**

**and Council / et au Conseil  
August 23, 2017 / 23 août 2017**

**Submitted on June 28, 2017  
Soumis le 28 juin 2017**

**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:**

**Michael Boughton, Planner III / Urbaniste III, Development Review East / Examen  
des demandes d'aménagement est**

**(613) 580-2424, 27588, Michael.Boughton@ottawa.ca**

**Ward: INNES (2)**

**File Number: ACS2017-PIE-PS-0082**

**SUBJECT: Official Plan Amendment – 3490 Innes Road**

**OBJET: Modification au Plan officiel – 3490, chemin Innes**

## **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council:**
  - a. approve an amendment to the Official Plan by designating 3490 Innes Road as General Urban Area and Arterial Mainstreet as detailed in Document 2, and**

- b. **repeal a portion of the General Urban Area and Arterial Mainstreet designations in Schedule E12 of Official Plan Amendment 180 adopted pursuant to By-law 2017-19, as they apply to 3490 Innes Road and as shown in Schedule 1 of the proposed Official Plan Amendment 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 23 August 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 :**
- a. **d’approuver une modification au Plan officiel consistant à désigner le 3490, chemin Innes, secteur urbain général et artère principale, comme le précise le document 2;**
  - b. **d’abroger une partie des désignations secteur urbain général et artère principale à l’annexe E12 de la modification au Plan officiel n° 180, adoptée conformément au Règlement municipal 2017-19, pour ce qui concerne le 3490, chemin Innes, comme l’indique l’annexe 1 de la modification proposée au Plan officiel 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 23 août 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**

### **Site Location**

3490 Innes Road

### **Owner**

Innes Road Development Corporation

### **Applicant**

WND Associates Limited

### **Description of Site and Surroundings**

The site is located south-east of Pagé Road and Innes Road within the Orléans Community, as shown on Document 1. The site is approximately 31 hectares with frontage of approximately 142 metres along Innes Road.

The current on-site uses are commercial, including the Innes Road Golfland, a school bus depot, and a small restaurant with the balance of the lands being used for agriculture. North of the site is Innes Road with existing commercial/office and residential uses. East of the site is the former BMR/Builders' Warehouse site. South of the site is a stormwater management facility, hydro corridor and the future Brian Coburn Boulevard. Directly west is the Chapel Hill South residential neighborhood.

### **Summary of Requested Official Plan Amendment**

The proposed Official Plan amendment amends the designation of 3490 Innes Road from "Employment Area" to "General Urban Area" and "Arterial Mainstreet" consistent with the changes made by Official Plan Amendment (OPA) 180.

OPA 150 implemented changes to the Official Plan resulting from the Comprehensive Official Plan Review undertaken in 2013. OPA 150 was adopted by Council on December 11, 2013 and approved by the Ministry of Municipal Affairs on April 30, 2014. A number of appeals to the adoption of OPA 150 were received including an appeal specific to this site and others objecting to the entire amendment.

After considering the motions to repeal OPA 150, the Ontario Municipal Board (OMB) issued an interim decision on February 23, 2016 directing the City to complete a review of employment lands. The OMB also ordered that the Planning Horizon for OPA 150 be

adjusted from 2031 to 2036 to ensure consistency with the Provincial Policy Statement, 2014 (PPS).

On September 28, 2016, Council approved the Ottawa Employment Land Review final report. The report, being a comprehensive review of the City's Employment Lands, concluded that there is a surplus of land designated Employment Area in excess of that which would be needed to 2036. Specifically, the report recommended that the South Orléans Industrial Park, of which the site is a part, be considered as a candidate area for conversion from "Employment Area" to "General Urban Area".

The recommendations of the Employment Lands Review formed the basis of OPA 180, which was adopted by By-law 2017-19 on January 25, 2017 and has been forwarded to the Ministry of Municipal Affairs and Housing for provincial approval. Should it be approved, the site will be re-designated as "General Urban Area" and "Arterial Mainstreet".

This amendment proposes to advance this change of designation to avoid the anticipated delays due to the appeal of OPA 180. Portions of the "General Urban Area" and "Arterial Mainstreet" designations in Schedule E12 of OPA 180, as they apply to the site, are also being repealed by this report.

## **DISCUSSION**

The department supports the proposed amendment to Schedule B of the Official Plan to change the designation of the site from "Employment Area" to "General Urban Area" and "Arterial Mainstreet", as described in Document 2.

As per the Employment Lands Review, the site has been identified as surplus to the City's needs. It presents an opportunity for development and intensification within the existing urban boundary to accommodate housing needs to 2036. This guided Council's decision to approve OPA 180.

The staff recommendation, to repeal a portion of the "General Urban Area" and "Arterial Mainstreet" designations in Schedule E12 of OPA 180, as they apply to the site and as shown in Schedule 1 of the proposed Official Plan Amendment in Document 2, is advisable in order to avoid any future conflict between the attached Official Plan Amendment and any changes to policy that may arise from the OMB determination of appeals to OPA 180.

**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.

**CONSULTATION**

Notification and public consultation was undertaken in accordance with the Public Notification and Consultation Policy approved by City Council for Development Applications.

No comments were received opposing the proposal. Several comments were received from members of the public relating to the concurrent review of the companion draft plan of subdivision application for the effected lands, and not to the Official Plan Amendment application. These comments are being addressed through the subdivision review process.

**COMMENTS BY THE WARD COUNCILLOR**

Councillor Mitic is aware of the Official Plan Amendment Application for 3490 Innes Road and has no comments at this time.

**LEGAL IMPLICATIONS**

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

**RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

**FINANCIAL IMPLICATIONS**

There are no direct financial implications.

**ACCESSIBILITY IMPACTS**

Design considerations with respect to accessibility are generally considered through the Site Plan Control review process and are not a key consideration related to an Official Plan amendment.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

HC3 – Create new and affordable housing options.

ES1 – Support an environmentally sustainable Ottawa.

## **APPLICATION PROCESS TIMELINE STATUS**

This application was processed by the "On Time Decision Date" established for the processing of Official Plan amendment applications.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Official Plan Amendment

## **DISPOSITION**

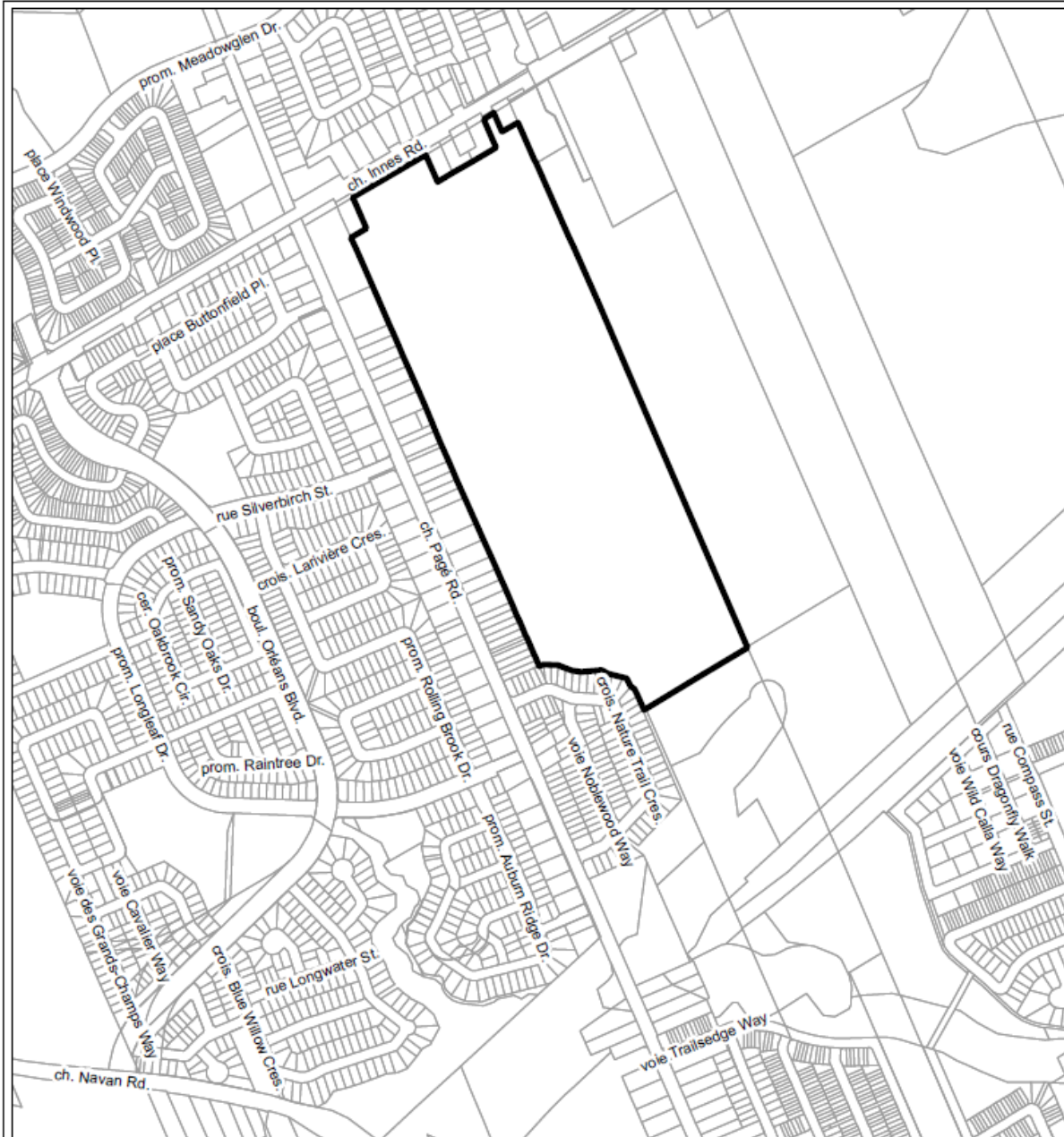
Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision




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



		LOCATION MAP / PLAN DE LOCALISATION OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL	
DD1-01-17-0005	17-0552-X	 <b>3490 chemin Innes Road</b>	
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REVISION / RÉVISION - 2017 / 04 / 07		 <small>NOT TO SCALE</small>	

**Document 2 – Official Plan Amendment**

Official Plan Amendment XX to the  
Official Plan for the  
City of Ottawa



**INDEX**

**THE STATEMENT OF COMPONENTS**

**PART A – THE PREAMBLE**

Purpose

Location

Basis

**PART B – THE AMENDMENT**

Introduction

Details of the Amendment

Implementation and Interpretation

**THE STATEMENT OF COMPONENTS**

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. XX to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment XX to the Official Plan for the City of Ottawa.

## **PART A – THE PREAMBLE**

### **1. Purpose**

The purpose of this Official Plan Amendment is to implement Council's policy direction specific to the site while the more comprehensive matters encompassed by OPAs 150 and 180 are dealt with by the province and the OMB. Specifically, the amendment will re-designate the effected lands from “Employment Area” to “General Urban Area” and “Arterial Mainstreet”.

### **Location**

The site is located at 3490 Innes Road.

### **Basis**

#### Background

OPA 150 implemented changes to the Official Plan resulting from the Comprehensive Official Plan Review undertaken in 2013. OPA 150 was adopted by Council on December 11, 2013 and approved by the Ministry of Municipal Affairs on April 30, 2014. OPA 150 was appealed and is before the OMB.

The OMB issued an interim decision on February 23, 2016 directing the City to complete a review of employment lands. The OMB also ordered that the Planning Horizon for OPA 150 be adjusted from 2031 to 2036 to ensure consistency with the PPS.

On September 28, 2016, Council approved the Ottawa Employment Land Review final report. The report concluded that there is a surplus of land considered Employment Area in excess of what would be needed to 2036. Specifically, the report recommended that the South Orléans Industrial Park, of which the site is a part, be designated as a candidate area for conversion from “Employment Area” to “General Urban Area”.

The recommendations of the Employment Lands Review formed the basis of OPA 180 which was adopted in January 2017 and referred to the Minister for approval after which it must also go to the OMB. The amendment that is the subject of this report proposes to re-designate the land, as “General Urban Area” and “Arterial Mainstreet”, in a manner consistent with the changes proposed by OPA 180. This amendment will advance the designation change proposed by Council and allow the proponents’ proposed draft plan of subdivision currently under review by the Department to proceed to approval ahead of the pending decision regarding OPA 180.

## Rationale

The Employment Lands Review identified these lands as surplus to the City's Employment Land needs. The re-designation of the land to "General Urban Area" and "Arterial Mainstreet" presents an opportunity for development and intensification within the existing urban boundary and to accommodate housing needs to 2036.

This site specific amendment will remove these lands from further consideration as part of OPA 180, allowing the companion draft plan of subdivision to proceed to approval.

## **PART B – THE AMENDMENT**

### **1. Introduction**

All of this part of this document entitled Details of the Amendment consisting of the following text and Schedule 1 constitutes Amendment No. XX to the Official Plan.

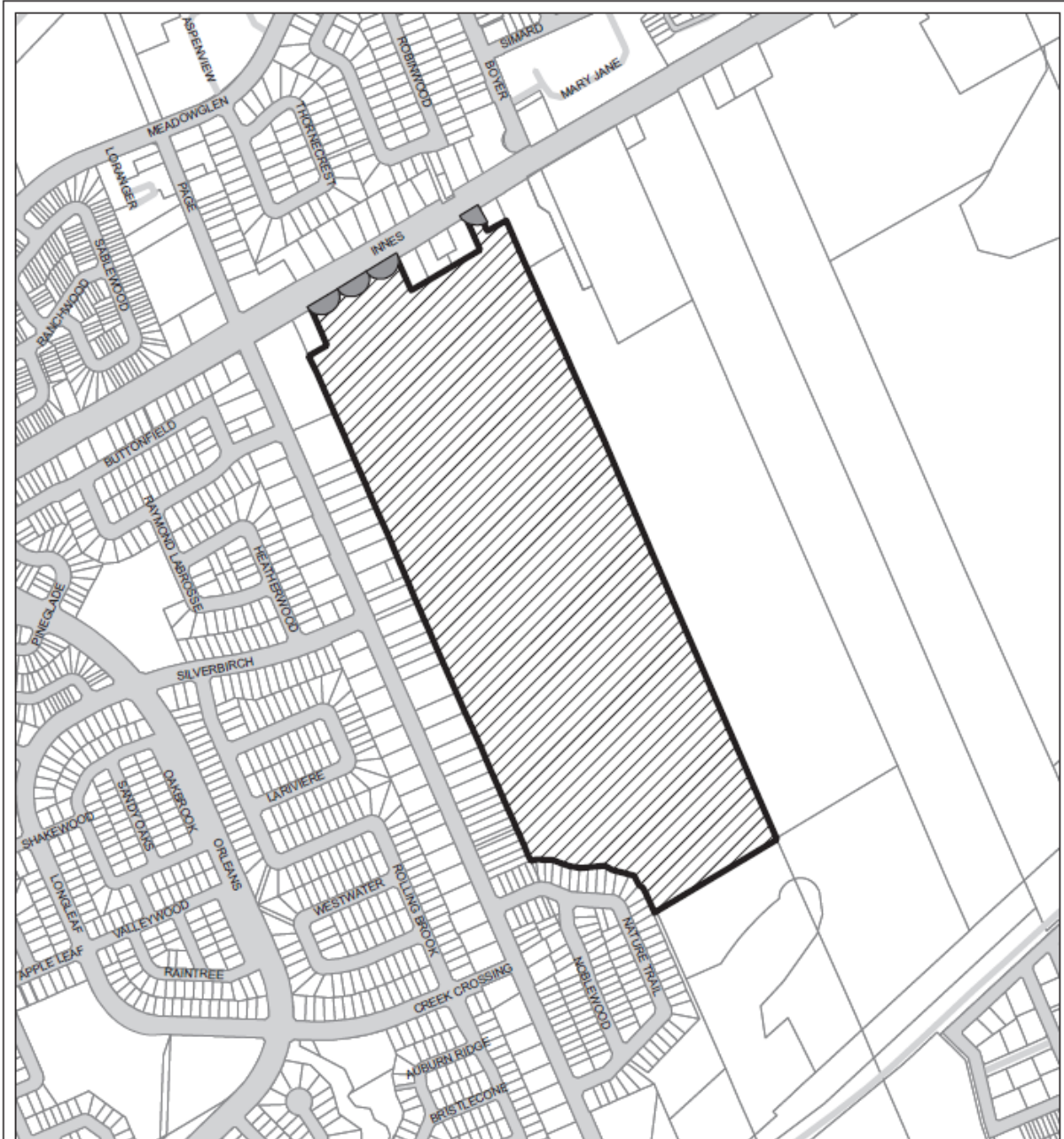
### **2. Details of the Amendment**

The City of Ottawa Official Plan is hereby amended as follows by:

- i) Re-designating the lands on Volume 1 Schedule B as shown in heavy outline and shading on Schedule 1 to this amendment from “Employment Area” to “General Urban Area” and “Arterial Mainstreet”.

### **3. Implementation and Interpretation**

Implementation and Interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.



Prepared by: Planning, Infrastructure and Economic Development Department  
 OI and Data Management  
 Préparé par: Services de la planification de l'infrastructure et du développement économique  
 OI et Gestion des données

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Scale - N.T.S. / Echelle N.A.E.

**SCHEDULE 1 to AMENDMENT NO.**  
 to the OFFICIAL PLAN  
 for the CITY OF OTTAWA  
**Amending Schedule B**  
 Urban Policy Plan

**ANNEXE 1 de L' AMENDEMENT No.**  
 au PLAN OFFICIEL  
 de la VILLE D'OTTAWA  
**Modifiant l' Annexe B**  
 Plan des politiques en milieu urbain

LAND TO BE DESIGNATED "ARTERIAL MAINSTREET"  
 TERRAINS DONT LA DÉSIGNATION « ARTÈRE PRINCIPALE »

LANDS REDESIGNATED FROM "EMPLOYMENT AREA" TO "GENERAL URBAN AREA"  
 TERRES DONT LA DÉSIGNATION EST PASSÉE DE « SECTEUR D'EMPLOI » À « ZONE URBAINE GÉNÉRALE »