

6. ZONING BY-LAW AMENDMENT – 1000 MCGARRY TERRACE
MODIFICATION DU RÈGLEMENT DE ZONAGE – 1000, TERRASSE
MCGARRY

COMMITTEE RECOMMENDATIONS, AS AMENDED

That Council:

1. consider this report at its meeting on July 11, 2018, pursuant to Sub-Section 35. (5) of Procedure By-law 2016-377;
2. approve an amendment to Zoning By-law 2008-250 for 1000 McGarry Terrace to permit a warehouse use and to modify several performance standards, as detailed in Document 2, as amended by the following:
 - That the following changes be made to Document 2 - Details of Recommended Zoning:

That the text, “reduce vehicular parking ratio for retail to 2.7 spaces/100 m²” be replaced with the text “The required parking for all other uses within a building containing a warehouse limited to a self-storage facility is 24”;
3. approve that there be no further notice pursuant to Subsection 34 (17) of the *Planning Act*.

RECOMMANDATIONS DU COMITÉ, TELLES QUE MODIFIÉES

Que le Conseil :

1. étudie ce rapport à sa réunion du 11 juillet 2018, conformément au paragraphe 35. (5) du Règlement de procédure 2016-377;
2. approuve la modification du Règlement de zonage 2008-250 en ce

qui concerne le 1000, terrasse McGarry afin de permettre l'aménagement d'un entrepôt et de modifier certaines normes fonctionnelles, comme l'indique le document 2, dans sa version modifiée par ce qui suit :

- Que le document 2 – Détails du zonage recommandé soit modifiée comme suit :

Que le passage « réduire le ratio des places de stationnement destinées aux commerces à 2,7 places/100 m² » soit remplacé par « Le nombre de places de stationnement obligatoire pour tout autre usage dans un bâtiment contenant un entrepôt limité à l'entreposage libre-service est de 24 ».

3. approuve qu'aucun nouvel avis ne soit donné en vertu du paragraphe 34(17) de la Loi sur l'aménagement du territoire.

DOCUMENTATION / DOCUMENTATION

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated June 20, 2018 (ACS2018-PIE-PS-0087)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 20 juin 2018 (ACS2018-PIE-PS-0087)
2. Extract of draft Minutes, Planning Committee, July 11, 2018

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 11 July 2018
3. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of 29 August 2018, 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 11 July 2018".

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 29 août 2018 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 11 juillet 2018 »

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
10 July 2018 / 10 juillet 2018**

**and Council / et au Conseil
July 11, 2018 / 11 juillet 2018**

**Submitted on June 20, 2018
Soumis le 20 juin 2018**

**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: BARRHAVEN (3)

GLOUCESTER-SOUTH NEPEAN (22) /

GLOUCESTER-NEPEAN SUD (22)

File Number: ACS2018-PIE-PS-0087

SUBJECT: Zoning By-law Amendment – 1000 McGarry Terrace

OBJET: Modification du Règlement de zonage – 1000, terrasse McGarry

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to**

Zoning By-law 2008-250 for 1000 McGarry Terrace to permit a warehouse use and to modify several performance standards, as detailed in Document 2.

- 2. That Planning Committee recommend Council consider this report at its meeting on July 11, 2018, pursuant to Sub-Section 35. (5) of Procedure By-law 2016-377.**
- 3. 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 11 July 2018", 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 2008-250 en ce qui concerne le 1000, terrasse McGarry afin de permettre l'aménagement d'un entrepôt et de modifier certaines normes fonctionnelles, comme l'indique le document 2.**
- 2. Que le Comité de l'urbanisme recommande au Conseil d'étudier ce rapport à sa réunion du 11 juillet 2018, conformément au paragraphe 35. (5) du Règlement de procédure 2016-377.**
- 3. 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 11 juillet, 2018 » 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

1000 McGarry Terrace

Owner

Dymon Group of Companies, Bliss Edwards

Applicant

Fotenn Consultants, Miguel Tremblay

Architect

Dymon Group of Companies

Description of site and surroundings

The subject property is located in the Barrhaven Town Centre. McGarry Terrace and the back of the existing Walmart building bound the site to the west. The senior residence, The Court at Barrhaven, is located to the east. Strandherd Drive is to the north and vacant development land, with current proposals for an 18-storey high-rise apartment building and two 16-storey mixed-use buildings, are located to the south.

Summary of requested Zoning By-law amendment proposal

The applicant proposes to construct a five-storey, 23-metre high, self-storage warehouse (Dymon Storage) building with two ground-floor retail units totalling 1100 square metres fronting onto Strandherd Drive and a 500-square metre ground-floor Dymon retail unit fronting onto McGarry Terrace. The Dymon retail space will provide additional services such as mailboxes, shredding and safety deposit box rentals. The other retail tenants are not known at this time. Vehicular access to the parking spaces will be off McGarry Terrace with the exit onto Strandherd Drive.

The current zone of the property is Mixed-Use Centre, Exception [1440], Maximum Height 20 metres (MC [1440] H(20)). This zone permits a wide range of uses including apartment building, community centre, daycare, library, office, medical facility and retail

store. The exception permits an additional use of a funeral home, and the height is capped at 20 metres.

The applicant is proposing to rezone the property to:

1. Add the use warehouse, limited to a self-storage facility.
2. Increase the maximum height from 20 to 23 metres.
3. Reduce vehicular parking to a minimum of five parking spaces for the warehouse, limited to self-storage units.
4. Reduce vehicular parking ratio for retail to 2.7 spaces/100 square metres.
5. Reduce the number of standard loading spaces from two to one.
6. Reduce the requirement for oversized loading requirements from three to zero.
7. Reduce the minimum aisle width for a standard parking lot from 6.7 to 3 metres.
8. Permit parking in the required and provided corner side yards and front yards but not within the first 3 metres of the property line.
9. Reduce the distance of the outdoor refuse area for an earth bin product from an interior property line from three to 0.5 metres.
10. Eliminate the outdoor refuse provision requiring a 2-metre high screen based on an earth bin product being provided.

DISCUSSION

Public consultation

A combined public consultation meeting was held on March 6, 2018 at the Chapman Mills Community Building from 7 to 8:30 p.m. for three applications within this block in Barrhaven. Councillor Qaqish and his assistant were in attendance along with the consultants and owners of the three properties as well as the City file leads and engineer for the three projects. A total of four members of the public attended. No comment sheets were submitted by the attending residents and no comments were submitted from the public in general. No concerns were identified.

Official Plan designation

According to Schedule B of the Official Plan (OP), the property is designated as Mixed-Use Centre. Mixed-Use Centres are areas of strategic importance due to their locations close to rapid transit and major roads and act as focal points of activity, both within their respective communities and within the larger municipal structure. These areas are to ultimately develop into complete communities and should contain development that is both locally and regionally oriented. Mixed-Use Centres are to be accessible by transit, walking, cycling and automobiles and provide for a broad variety of uses.

Other applicable policies and guidelines

South Nepean Town Centre Secondary Plan (Area 7)

The subject site is located within the South Nepean Town Centre Secondary Plan, Area 7, which identifies this area as Mid-Rise, Mixed-Use. The purpose of this area is to permit uses such as apartment, live-work units, retail, office, service commercial uses and institutional uses. Height is set at a minimum of four storeys and maximum of six storeys in order to function as a transition between the high-rise, mixed-use buildings to the south and the low rise, low-density residential properties to the north.

South Nepean Town Centre Community Design Plan

The site is located within the South Nepean Town Centre, Community Design Plan (CDP). The goals of this CDP is to create compact urban form with a high quality urban design and with a mix of land uses. The Town Centre is also to provide an appropriate transition between the higher density uses within the Town Centre and the lower density uses in the surrounding communities.

Urban Design Review Panel

The property is within a Design Priority Area and the Zoning By-law amendment and Site Plan Control applications were subject to the Urban Design Review Panel (UDRP) process. The applicant presented their proposal to the UDRP at a formal review meeting on December 7, 2017. This meeting was open to the public.

The panel's recommendations from the formal review of the Zoning By-law amendment application and/or Site Plan Control application are as follows:

General Comments

- The Panel is appreciative of the presentation; including the discussion of Dymon Storage business strategy, target market and location criteria. The Panel understands that Dymon Storage is looking to locate in urban areas, typically on car oriented commercial streets. In part, the location criteria ensures car accessibility to new residential condominium developments in major urban centres.
- The Panel is having some difficulty with Dymon Storage's development model presented by the applicant. Legitimate land use planning and urban design questions are raised in reaction to this proposal, and the Dymon development model more generally. Going forward, the Panel suggests that the City of Ottawa establish a series of guidelines that specifically address storage facilities.

Architectural Expression

- The Panel recognizes the oddity of the appearance of this storage facility, and others like it throughout the city. The buildings and signage do not read as commercial, nor office, and it is the Panel's recommendation that the applicant work to reconsider the general architectural expression of this building, and future projects – perhaps finding inspiration from more traditional 19th Century warehouse architecture.
- Given the expressed desire to locate Dymon Storage facilities in the urban area, the Panel strongly suggests a design approach that includes wrapping the storage facility use by lining the building with retail or office space, so that it does not have the appearance of an industrial box.
- The Panel suggests that the proposed ground level retail be revised to include high floor-to-ceiling ratios.
- It is the opinion of the Panel that animating the façades with windows along front loaded corridors is important and provides an opportunity to create corner features on the main façade, greatly improving the impact of the building on the streetscape.
- The Panel applauds the applicant on the improved use of materials compared to previous proposals, as well as the addition of the cornice, and the installation of solar panels. Consider using Prodema as an exterior cladding material.

Landscape and Access

- The Panel recommends relocating the parking lot to the Strandherd Drive side of the lot, extending the building all the way to McGarry Terrace, while establishing a single loaded corridor along Strandherd Drive.
- Add street plantings to compliment the other properties along Strandherd Drive. The Panel encourages the applicant to return to the Panel with a detailed landscape plan.
- Given the taller buildings proposed along McGarry Terrace, the Panel suggests adding green roof features that hide the mechanical systems since the roof becomes a fifth façade from the nearby higher buildings.
- When designing the parking access and parking lot, consider the ability to adapt to future advancements with respect to self-driving cars.

The panel was successful in aiding in the implementation of the following:

- The building has been shifted closer to McGarry Terrace to improve the future pedestrian realm while also creating single-loaded parking along the McGarry Terrace and Strandherd Road frontages.
- The floor-to-ceiling height of the ground floor retail units has been increased.
- The remaining significant comments from the UDRP relate primarily to the architectural expression and will be fine-tuned during the on-going site plan review.

Planning rationale

The proposed new use, along with the various zoning provisions, align with policies, guidelines and public input.

The additional use of a warehouse, specifically the Dymon self-storage model, will help to create a complete community as they provide services to the commercial establishments in the area for storage of goods and files and also provide services to the existing and future residents in the area who may have the desire to store their belongings at the facility.

The increase in height from 20 to 23 metres is considered reasonable as it creates a transition from the low-rise development on the north side of Strandherd Drive to the

proposed high-rise buildings to the south. It also allows for a higher floor-to-ceiling height on the ground floor as per the recommendation from the UDRP.

The reduction in the number of parking spaces, width of the drive aisles and number of standard and oversized loading spaces have been shown to be functional for the specifics of how the Dymon facility operates.

The location of parking in the required and provided front and corner side and extension of the corner side yards is acceptable based on the preferred orientation of the building and the new front and corner side yard setbacks being established in this re-zoning application and as shown in the draft plans. The parking will still be located abutting the building and will not be permitted within the 3-metre required landscaping along both streets.

The reduction in setback and lack of screening for the refuse collection area is acceptable since the refuse container will be an earth-bin, which is set down into the ground, is completely encased and does not create the same unsightly visual impact as a traditional garbage enclosure.

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 COUNCILLORS

Councillor Qaqish and Councillor Harder are aware of this application.

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.

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

The proposal must meet all AODA requirements prior to obtaining a building permit.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Healthy and Caring Communities
- Governance, Planning and Decision-Making

APPLICATION PROCESS TIMELINE STATUS

The application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to revisions required to the building layout.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Draft Site Plan

CONCLUSION

The Planning, Infrastructure and Economic Development Department supports the approval of this application as it complies with all necessary policies in the PPS, OP and Secondary Plan. The proposal will offer a use that will likely be sought-after by the residents of the current and future condominium owners as well as other nearby

residential and commercial uses. The general design of the site will provide appropriate vehicular access and parking to the retail and storage components of the site while also ensuring that the site is well landscaped and provides a suitable pedestrian environment. The finer design points of the site and building will be determined at the site plan stage.

DISPOSITION

Staff are recommending this report be considered at the July 11, 2018 Council meeting to prevent delays in approval caused by the eight-week delay before the next scheduled Council meeting on August 29, 2018.

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.

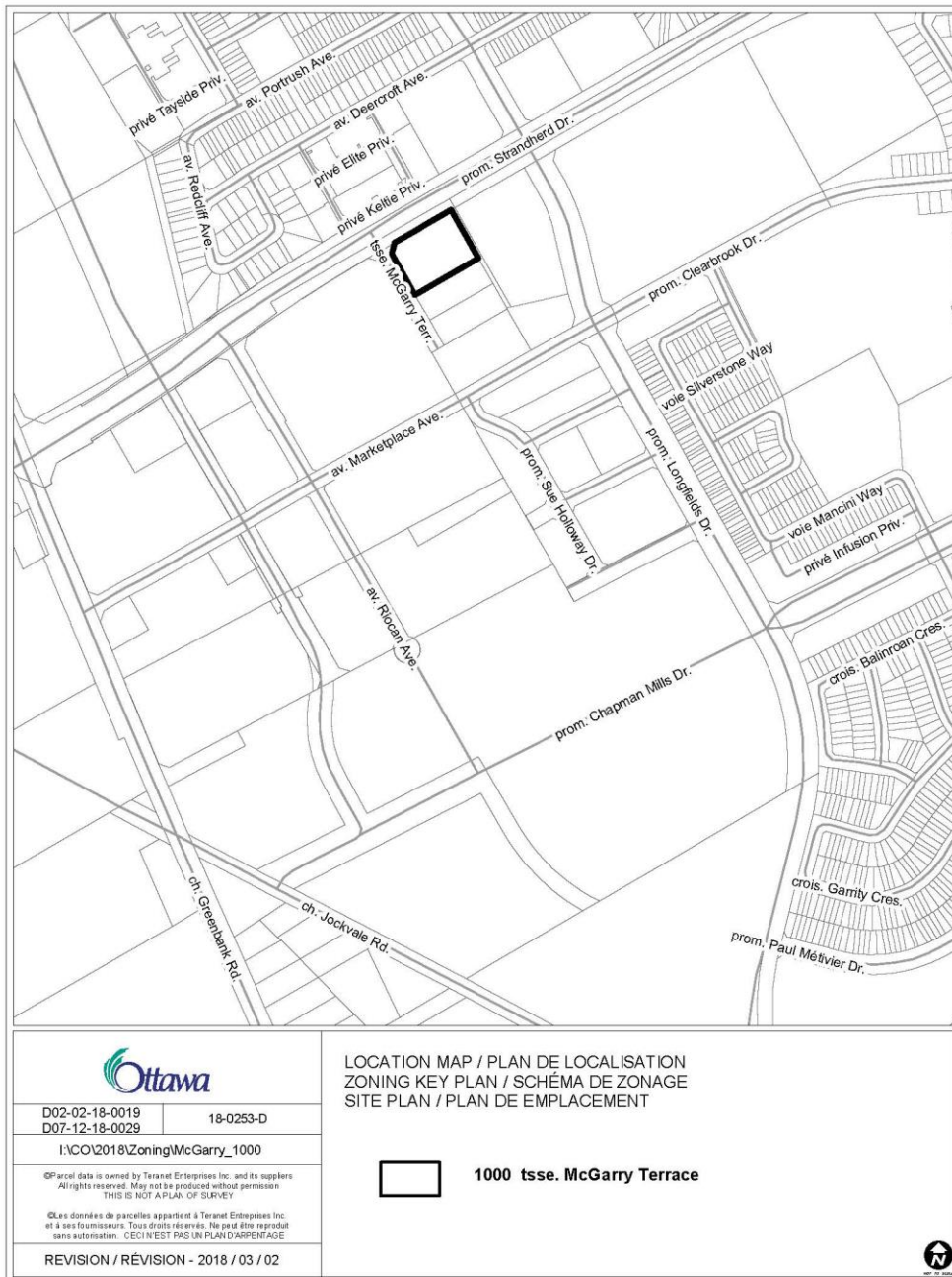
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa

This map shows the location of 1000 McGarry Terrace at the corner of Strandherd Drive.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for address of the site:

Rezone the lands shown on document 1 from MC [1440] H(20) to MC [1440] H(23)

Amend exception [1440] with provisions similar in effect to the following:

1. Under Column III (Additional Land Use Permitted) add “Warehouse, limited to a self-storage facility”
2. Under Column V (Provisions) add the following:
 - maximum permitted height 23 m
 - minimum parking requirement for a warehouse, providing self-storage units: 5 spaces
 - ~~Reduce vehicular parking ratio for retail to 2.7 spaces/100 m²~~ **The required parking for all other uses within a building containing a warehouse limited to a self-storage facility is 24** (amended per motion PLC 67/4).
 - minimum of one (1) loading space
 - zero (0) oversized loading spaces required for a Warehouse, limited to a self-storage facility.
 - minimum drive-aisle, parking lot: 3 m
 - maximum of thirty-three (33) vehicular parking spaces permitted within the provided front and corner side yards, but not closer than 3 metres to the lot lines
 - permit ‘earth-bin style’ waste and recycling containers 0.5 metres from any lot line
 - permit ‘earth-bin style’ waste and recycling containers which may be unenclosed.
 - maximum FSI for a warehouse use: 2.0
 - maximum corner side yard setback off of Strandherd Drive: 18 m
 - maximum front yard setback off of McGarry Terrace: 15 m

Document 3 – Draft Site Plan – this plan shows a draft plan of the proposal.

