

4. Zoning By-Law Amendment – Part of 3025 Albion Road North

Modification du Règlement de zonage – une partie du 3025, chemin Albion nord

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for part of 3025 Albion Road North to permit a place of worship, school and community centre as well as a medical clinic, warehouse and office, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement municipal sur le zonage (2008-250) relativement à une partie du 3025, chemin Albion Nord, afin de permettre un lieu de culte, une école et un centre communautaire, de même qu'une clinique médicale, un entrepôt et un bureau, comme le précise le document 2.

FOR THE INFORMATION OF COUNCIL

The committee also approved the following Direction to staff:

That staff be directed to continue to work with Councillor R. Brockington on appropriate and community-endorsed traffic calming initiatives at or in the vicinity of the Albion Road North / Kitchener Avenue intersection and potentially other locations within the immediate River ward neighbourhood.

POUR LA GOUVERNE DU CONSEIL

Le comité a également approuvé la directive au personnel suivante :

Que l'on demande au personnel de continuer de collaborer avec le conseiller R. Brockington à l'élaboration de mesures de modération de la circulation appropriées et appuyées par la population pour l'intersection du chemin Albion Nord et de l'avenue Kitchener ou le secteur situé à proximité de celle-ci, et peut-être aussi pour d'autres endroits dans le voisinage immédiat du quartier Rivière.

DOCUMENTATIONS/DOCUMENTATIONS

1. Director's Report, Planning Services, Planning, Infrastructure and Economic Development department, dated October 29, 2018 (ACS2018-PIE-PS-0122)

Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'Infrastructure et du développement économique, daté le 29 octobre 2018 (ACS2018-PIE-PS-0122)

2. Extract of draft Minutes, Planning Committee, November 20, 2018

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 20 novembre 2018

3. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of December 12, 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 November 28, 2018".

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 12 décembre 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 28 novembre 2018 ».

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
20 November 2018 / 20 novembre 2018**

**and Council
et au Conseil
28 November 2018 / 28 novembre 2018**

**Submitted on 29 October 2018
Soumis le 29 octobre 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: GLOUCESTER-SOUTHGATE

File Number: ACS2018-PIE-PS-0122

(10)

SUBJECT: Zoning By-law Amendment – Part of 3025 Albion Road North

**OBJET: Modification du Règlement de zonage – Une partie du 3025, chemin
Albion**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to
Zoning By-law 2008-250 for part of 3025 Albion Road North to permit a**

place of worship, school and community centre as well as a medical clinic, warehouse and office, 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 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 28 November 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 une modification au Règlement municipal sur le zonage (2008-250) relativement à une partie du 3025, chemin Albion Nord, afin de permettre un lieu de culte, une école et un centre communautaire, de même qu'une clinique médicale, un entrepôt et un bureau, comme le précise 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 28 novembre 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

In 2016, applications for zone amendment and site plan were submitted for this proposal at 3095 Albion Road North. This site is located in an area designated Urban Employment Area in the Official Plan and zoned IL (Light Industrial) and IH (Heavy Industrial) in the Zoning By-law. Through the review process, a number of major concerns were identified:

- Integrity of the Urban Employment Area with the introduction of a sensitive land use.
- Public safety in terms of the potential for adjacent industrial sites to store chemicals which may be hazardous to human health as well as air quality, health and safety on the proposed uses.
- Concerns with noise and vibration from the current and future expansion of the Walkley Yard facility.

Given these concerns, the applicant pursued the current site at 3025 Albion Road North. Unlike 3095 Albion Road North, this site is designated General Urban Area of the Official Plan and is also not immediately adjacent to a railway corridor and industrial uses. The proposal at 3025 Albion Road North provides a transition between the mainly residential development to the north and west and the industrial uses to the south.

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

3025 Albion Road North

Owner

Hydro Ottawa

Applicant

Greg Mignon, Novatech

Description of site and surroundings

The site is located on the east side of Albion Road North, south of Heatherington Road and east of Kitchener Avenue. The rectangular lot is approximately 3.57 hectares in area with 115.50 metres of frontage along Albion Road North. The existing three-storey building is used as an office and storage/warehouse and has a paved parking area for approximately 405 vehicles. Hydro Ottawa has retained the eastern portion of the original site.

There are a mix of land uses in the immediate area. South of the site is a landscaped Hydro One corridor containing transmission lines that continue along the south side of various residential neighbourhoods located to the east and west of the site. To the west and north of the site are medium- and high-density residential developments that consist primarily of townhouses, apartments and a City-owned park. To the east of the site are lands owned by Hydro Ottawa that are used for a hydro substation with indoor and outdoor storage of materials and equipment. Light industrial uses and the rail corridor are located at the south end of Albion Road North.

Summary of requested Zoning By-law amendment proposal

The site is currently zoned Light Industrial (IL). The applicant has requested a zone amendment to Minor Institutional Subzone A (I1A) to permit a place of worship, school, community centre as well as add a medical facility, office and warehouse as additional permitted uses.

DISCUSSION

Public consultation

Public consultation for this application was conducted in accordance with the procedure for Zoning By-law amendment applications. Owners within 120 metres of the subject site were notified through a direct mailing and a sign was posted on site. As a result of this notification, four members of the public provided comments.

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

Official Plan designation

According to Schedule B of the Official Plan, the property is designated General Urban Area. This designation permits a wide variety of residential uses in combination with conveniently located employment, retail, cultural and institutional uses.

Immediately to the south are lands designated Urban Employment Area.

Planning rationale

The establishment of a place of worship, elementary school (kindergarten to grade 8), and community centre will provide a transition between the residential uses to the north and the employment uses to the south. The proposed uses are typical and compatible with a residential neighbourhood. Given the size and configuration of the existing

building, the applicant has indicated that excess space could be used for office, warehouse and medical facility uses. These uses are permitted in the current IL zone and can be accommodated within the existing structure. Extensive interior changes will occur to accommodate the proposed uses while cosmetic changes are proposed to the existing brick and concrete façade.

A chain-link fence exists along the north side of the property and provides a separation from the residential use. Fencing to match the existing fence will be installed along the eastern property line to provide separation from the continued Hydro Ottawa operations.

With the existing 405 parking spaces, there is sufficient parking on the site for the proposed uses. A total of 393 spaces are required for the proposed and existing uses. Off-site parking located on the Hydro One lands immediately abutting the property to the south and accessed by the site are not included in the parking provision for the site. Transit service is located approximately 500 metres from the site at Albion Road North and Walkley Road.

The amendment includes a number of zone provisions to bring the existing building into conformance with the proposed institutional zone rather than creating a non-conforming condition. These include:

- Increasing the maximum lot coverage from 35 to 37 per cent.
- Decreasing the minimum landscaped area for a parking lot from 15 to 10 per cent.
- Decreasing the minimum required width of a landscaped buffer from three to zero metres.

A number of issues were identified during the review of the application, which have resulted in the request for a Site Plan Control application to be subsequently submitted should the Zoning By-law amendment be approved. The Site Plan Control application will address the following:

- Requirement for the Owner to provide a sidewalk abutting the frontage of the site
- Requirement for a Record of Site Condition.
- Provision of potential traffic-calming in the vicinity, at the cost of the owner.
- Provision of a potential play area and any noise mitigation.

A Phase 1 and Phase 2 Environmental Site Assessment were prepared for the site and a Record of Site Condition will be required prior to the change in use as the proposed uses are considered sensitive under Ontario Regulation 153/04.

A higher amount of traffic is not anticipated to be generated by the change in use, although fewer heavy trucks currently associated with the Hydro Ottawa facility can be expected. The existing transportation network can accommodate the traffic. However, through the Site Plan Control process, potential traffic-calming in the vicinity will be investigated.

The Servicing Report examined the existing municipal services on the site and determined that they are sufficient to accommodate the change in use.

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 Deans provided the following comment:

"I am aware of the zoning application for 3025 Albion Road. I look forward to addressing outstanding concerns, including those related to traffic, through the upcoming Site Plan process."

Councillor Brockington provided the following comments:

"I am aware of the Zoning By-law Amendment application to amend the existing Light Industrial Zone at 3025 Albion Road North to permit a place of worship, school, and community centre.

The Ahlul-Bayt Centre of Ottawa (ABCO) previously approached the City's Planning Department with a proposal to build a new mosque, community centre, and school on a vacant property located at 3095 Albion Road North, south of the newly proposed location. Councillor Deans and I hosted a public meeting on May 3, 2016. The application has been on hold for over two years as the applicant and their consultants

worked with City planning staff on resolving outstanding issues with the previous application file that was mostly associated with the close proximity of the vacant land to the rail tracks and the property as a school use. After many months of attempting to find a resolution, a new property slightly north, occupied by Hydro Ottawa at 3025 Albion Road North became available for purchase. The ABCO quickly turned their focus on a development plan for the Hydro Ottawa property. The proposal still shares the same vision as the previous plan and will include a prayer hall, a full time elementary school, and a community centre. The main difference in the new proposal is that the existing 200,000 square foot Hydro Ottawa building will be retained with a facelift on the front of the building and a significant renovation and retrofit to the interior of the building to meet the ABCO's needs. Another major concern addressed by the new location is the availability of approximately 380+ parking spaces on the Hydro Ottawa lands. A lack of parking was a major concern with the previous development plan.

I hosted a second public meeting on November 8, 2018. Generally speaking the community welcomes the addition of the multi-use centre in the community, however the major concern identified two years ago and again on November 8, was the serious issue of cut through traffic, its impact within the residential community and the increase of traffic pressures once the multi-use centre is fully open.

To their credit, leaders from the Ahlul-Bayt Centre of Ottawa (ABCO) will support the community with efforts to further calm cut through traffic, in addition to seasonal initiatives already pursued over the last 3 years. The creation of a one-way at Kitchener/Albion, a hard closure at or near the vicinity of the same intersection and/or other initiatives must be pursued. I remain committed to working with all parties to address these matters.”

LEGAL IMPLICATIONS

There are no legal impediments with respect to implementing the recommendation contained within this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no direct 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.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

GP1 - Governance, Planning and Decision-making

ES1 – Support and environmentally sustainable Ottawa

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 time required to address technical issues.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

The Planning, Infrastructure and Economic Development Department supports the proposed amendment to a site-specific Minor Institutional Zone in order to permit a place of worship, school and community centre as well as an office, warehouse and

medical clinic. The proposal provides for a transition area between the residential land uses to the north and the industrial/commercial uses to the south. A further Site Plan Control application will address specific development details such as the provision of a sidewalk and potential traffic-calming.

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.

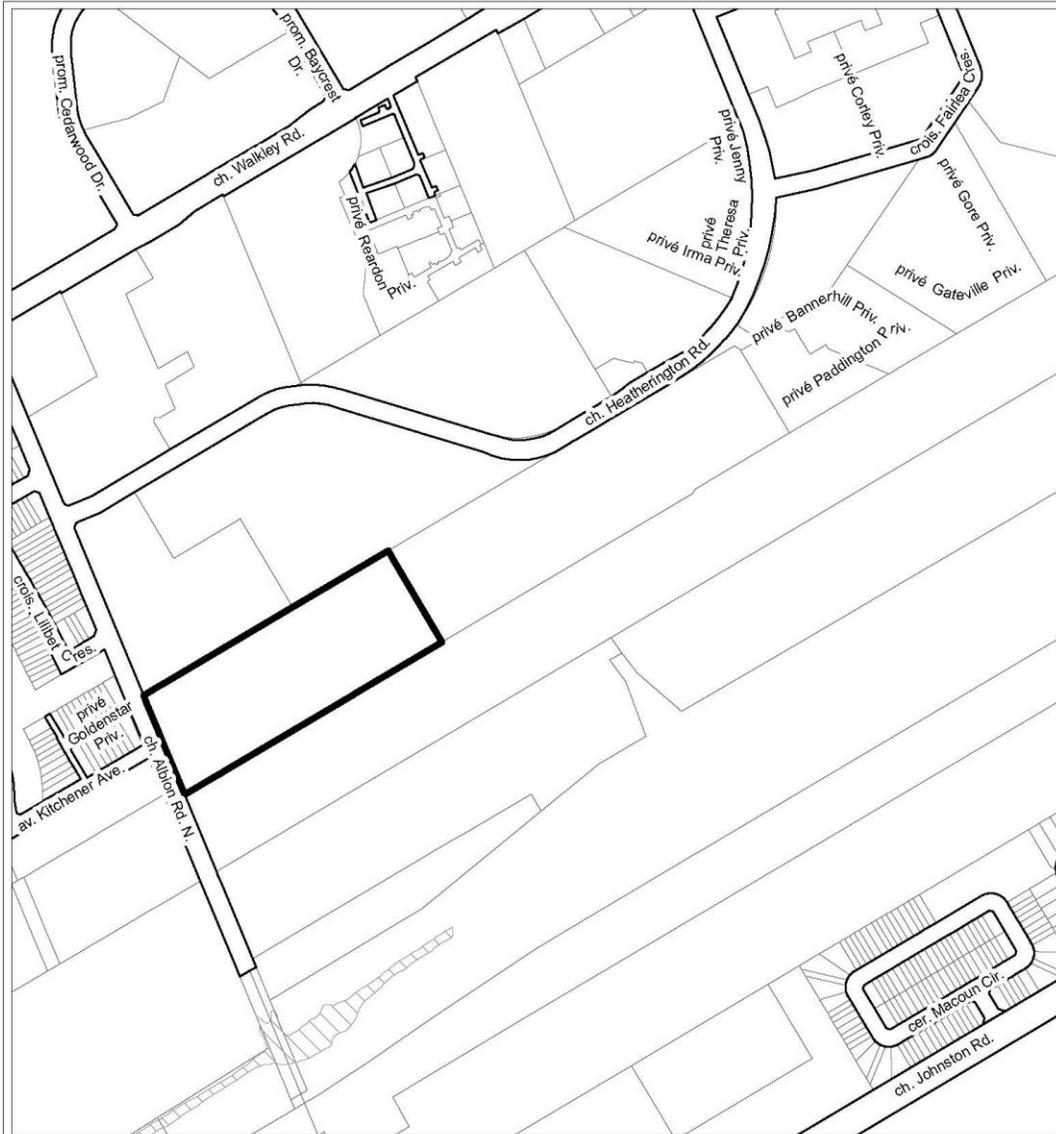
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

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

** Note: The French title of this report contained an error, which has been corrected pursuant to the City Clerk and Solicitor's Delegated Authority to correct clerical, spelling, or minor errors of an administrative nature as set out in section 35 of Schedule "C" to the Delegation of Authority By-Law (By-law no. 2016- 369). It appears as underlined text in the applicable section of this report, to demarcate the change.*

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa



| | | | |
|---|-----------|--|--|
|  | | LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE | |
| D02-02-16-0014 | 18-0750-D | Part of / Partie de 3025 ch. Albion Road N. | |
| I:\CO\2018\Zoning\Albion_3025 | |  Area A to be rezoned from IL to I1A[XXXX] Le zonage du secteur A sera modifié de IL à I1A[XXXX] | |
| <small> ©Parcel data is owned by Teranet 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 appartiennent à Teranet Entreprises 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 - 2018 / 10 / 05 | |  | |

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for part of 3025 Albion Road North:

1. Rezone the subject land, shown as Area A on Document 1 from IL to I1A[XXXX]
2. Add a new exception, [XXXX], with provisions similar in intent to the following:
 - a. Adding the following text to Column III:

“warehouse, office, medical clinic”
 - b. Adding the following text to Column V:

“- Maximum lot coverage: 37%
- Minimum landscaped area for a parking lot: 10%
- Minimum required width of landscaped buffer: 0m”

Document 3 – 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.

As a result of the public notification, four written responses were received.

Summary of Public Comments and Staff Responses

| Public Comment | Staff Response |
|--|--|
| Concern with respect to proximity of the site to train tracks and hydro towers. | <ul style="list-style-type: none">• Train tracks are located south of the site. As the north and south portions of Albion Road are not linked, students and other users will not be crossing the train tracks to access the site. It is expected the students will be supervised while at school.• The vast majority of scientific research to date does not support a link between electromagnetic fields and human cancers. |
| Concern with effect of traffic, particularly on Kitchener Avenue. Will Heatherington Road be resurfaced to accommodate traffic? | <ul style="list-style-type: none">• A higher amount of traffic is not anticipated to be generated by the change in use and is able to be accommodated by the existing transportation network.• Through the Site Plan Control process, potential traffic calming in the vicinity will be investigated.• Heatherington Road is targeted to |

| | |
|---|---|
| | be resurfaced within two years. |
| Will the community centre offer other amenities such as a pool/gymnasium? | <ul style="list-style-type: none">• Located on the third floor portion of the building, at this time, the community centre will be used for programming by the place of worship, religious education, youth groups, Scouts and a heritage language program. |

At the time this report was completed a community information meeting was tentatively scheduled for November 8, 2018. An update of any additional community comments or concerns can be provided at Planning Committee.