

**5. Zoning By-Law Amendment – 1000 Thomas Spratt Place  
Modification du Règlement de zonage – 1000, place Thomas-Spratt**

**COMMITTEE RECOMMENDATION**

**That Council approve an amendment to Zoning By-law 2008-250 for 1000 Thomas Spratt Place to permit a place of worship, as detailed in Document 2.**

**RECOMMANDATION DU COMITÉ**

**Que le Conseil approuve une modification au Règlement de zonage (no 2008-250) relativement au 1000, place Thomas-Spratt, de façon à permettre un lieu de culte, comme le précise le document 2.**

**DOCUMENTATIONS/DOCUMENTATIONS**

1. Director's Report, Planning Services, Planning, Infrastructure and Economic Development department, dated October 18, 2018 (ACS2018-PIE-PS-0091)  
  
Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'Infrastructure et du développement économique daté le 18 octobre 2018 (ACS2018-PIE-PS-0091)
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 18 October 2018  
Soumis le 18 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  
(10)**

**File Number: ACS2018-PIE-PS-0091**

**SUBJECT: Zoning By-law Amendment – 1000 Thomas Spratt Place**

**OBJET: Modification du Règlement de zonage – 1000, place Thomas-Spratt**

## **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1000 Thomas Spratt Place to permit a place of worship, 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 November 28, 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 de zonage (n° 2008-250)* relativement au 1000, place Thomas-Spratt, de façon à permettre un lieu de culte, 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

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 Thomas Spratt Place

**Owner**

Kevin Rolfe

**Applicant**

Nancy Meloshe, Stantec

**Description of site and surroundings**

The site is located in the Ottawa Business Park. Situated at the southeast corner of Thurston Drive and Thomas Spratt Place, the lot is 0.52 hectares in area with 48 metres of frontage along Thomas Spratt Place and 44 metres of frontage along Thurston Drive. The existing office building contains 1,800 square metres of gross floor area over two storeys. There are currently 37 parking spaces accessed from Thomas Spratt Place.

In the immediate vicinity are office, retail and light industrial uses and a railway corridor abuts the property to the south.

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

The current zoning of the site is Light Industrial (IL). This zone permits a wide range of low-impact light industrial uses, office and office-type uses and complementary uses such as recreational, health and fitness and service commercial. The proposed Zoning By-law amendment is to add a place of worship as a permitted use as well as reduce the required on-site parking.

**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 two signs were posted on site. As a result of this notification, two members of the public provided comments. Concerns were expressed with respect to the request to reduce the required parking and the impact it may have on their operations. In response, on-street parking is available in the vicinity of the site and transit service is provided within walking distance. The applicants have also secured parking arrangements from two properties in the vicinity which will provide the required parking during the peak times of operation of the place of worship.

In addition, the Councillor provided notification to owners within the business park in October 2018.

### **Official Plan designation**

According to Schedule B of the Official Plan, the property is designated Urban Employment Area. Section 2.2.3.8 details the comprehensive review, which is applied when a request is made to convert employment lands to other purposes. The review considers whether the lands are suitable for the proposed use and whether there is a need for the use as well as demand for additional municipal servicing.

When considering places of worship on lands designated Urban Employment Area, Section 3.6.5.2.f requires an amendment to the Zoning By-law and consideration is to be made to whether it will be compatible with the existing and potential permitted uses.

### **Planning Rationale**

The existing zoning is Light Industrial. The proposed amendment is to add a place of worship as a permitted use in the zone and reduce the parking requirement. The applicant has indicated that the place of worship will provide services to residents predominately in the east, central and south communities of the city. The place of worship will be located on the first floor and office uses will remain on the upper floor, either for the church use or if deemed excess to their needs, leased to others. Exterior changes to the building are not anticipated.

The establishment of a place of worship at this location will not affect the long-term ability of the remainder of the employment area to achieve the requirements of Policy 3.6.5 1. By not altering the building's exterior, the character of the business park is maintained. The proposed amendment to the zone maintains the IL zone with the addition of a place of worship, allowing the reintroduction of a light industrial use in the future. Policy 3.6.5.2.f and the Ministry of the Environment D Series Guidelines speak to the compatibility of low-density institutional uses with the existing and potential permitted uses. Given the existing office, retail and nature of light industrial uses, emissions of noise, odor, dust or vibration are not expected to impact the proposed use nor is a place of worship expected to impact future uses.

The conversion of the ground floor to a place of worship and the maintenance of offices on the second floor would require a total of 113 parking spaces. Currently, 37 parking spaces are provided on site and there is no opportunity to expand the lot, although there

may be limited opportunity to reconfigure the parking, resulting in a deficiency of 77 required parking spaces. On-street parking is available within the vicinity of the site on both Thomas Spratt Place and Thurston Drive. Existing transit service is also available within walking distance from both Walkley Road and St. Laurent Boulevard. To address this deficiency, parking agreements are in place with two properties in the vicinity. Together, these will provide 77 spaces on Sundays, after 5 p.m. on Saturdays and after 6 p.m. on weekdays. With the on-site 37 parking spaces provided, a total of 114 spaces are provided during the expected peak service times of the place of worship. The reduction in the required on-site parking is proposed to be applicable for only a place of worship with an assembly area of up to 1025 square metres and any future change in use will require compliance with the Zoning By-law or further approval of an amendment.

No changes to the exterior of the building or site are proposed as a result of this application, therefore site plan control approval is not required or requested. The Adequacy of Services Report indicates the existing municipal services have the capacity to service the change in use and therefore there is no anticipated requirement for additional services.

### **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 is aware of this report.

### **LEGAL IMPLICATIONS**

There are no legal impediments in respect of 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 asset management implications.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **ACCESSIBILITY IMPACTS**

Any changes to the existing building will be required to comply with the Ontario Building Code and *Accessibility for Ontarians with Disabilities Act*.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications associated with this report.

### **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

GP1 - 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 the complexity of resolving the parking issue.

### **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Details of Recommended Zoning

### **CONCLUSION**

The Planning, Infrastructure and Economic Development Department recommends approval of the application to permit a place of worship. The provision of parking has been adequately addressed and there are no anticipated impacts on the viability of Urban Employment Area land uses due to the proposed place of worship.

**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

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



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
<b>1000 place Thomas Spratt Place</b>		 Area A to be rezoned from IL to IL[XXXX] Le zonage du secteur A sera modifié de IL à IL[XXXX]	
D02-02-18-0041      18-0602-X		I:\CO\2018\Zoning\Thomas_Spratt_1000	
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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 1000 Thomas Spratt Place:

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

“Place of Worship”
  - b. Adding the following text to Column V:

“The required number of parking spaces for a place of worship not exceeding 1025 m<sup>2</sup> and office(s) located in the same building as a place of worship is 37.”