

2. Zoning By-Law Amendment – 2723 Lancaster Road
Modification du Règlement de zonage – 2723, chemin Lancaster

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 2723 Lancaster Road to permit a place of worship, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve la modification au Règlement de zonage (no 2008-250) relativement au 2723, chemin Lancaster, de façon à permettre l'aménagement d'un lieu de culte, comme le précise le document 2.

DOCUMENTATION/DOCUMENTATION

1. Director's Report, Planning Services, Planning, Infrastructure and Economic Development Department, dated March 6, 2019 (ACS2019-PIE-PS-0029)

Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'Infrastructure et du développement économique, daté le 6 mars 2019 (ACS2019-PIE-PS-0029)

2. Extract of draft Minutes, Planning Committee, March 28, 2019

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 28 mars 2019

3. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of April 24, 2019, 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 April 10, 2019".

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 24 avril 2019 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 10 avril 2019 ».

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
28 March 2019 / 28 mars 2019**

**and Council
et au Conseil
10 April 2019 / 10 avril 2019**

**Submitted on 6 March 2019
Soumis le 6 mars 2019**

**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: ALTA VISTA (18)

File Number: ACS2019-PIE-PS-0029

SUBJECT: Zoning By-law Amendment – 2723 Lancaster Road

OBJET: Modification du Règlement de zonage – 2723, chemin Lancaster

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2723 Lancaster Road 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 April 10, 2019," 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 au *Règlement de zonage (n° 2008-250)* relativement au 2723, chemin Lancaster, de façon à permettre l'aménagement d'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 10 avril 2019 », 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

2723 Lancaster Road

Owner

Lioness Developments Inc.

Applicant

Marcel Denomme

Description of site and surroundings

The subject property is 0.68 hectares in size with a frontage of 84.6 metres, located within an established industrial area. The existing building contains 2,787 square metres of gross floor area over two storeys. The property is on the east side of Lancaster Road, with two-storey office buildings directly to the north and south of the property. Across Lancaster Road to the west are one-storey office space buildings. To the east of the subject property is a rail right-of-way, and beyond that industrial uses. There are currently 133 total parking spaces on site.

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 amendment is to add a place of worship as a permitted use.

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 one sign was posted on site. From the notification, no comments were received in writing, however verbal comments were provided. Concerns were expressed on the amount of parking available to ensure over-flow parking does not spillover onto neighbouring side streets, such as Blackstone Crescent, which is connected to Lancaster Road via a pedestrian pathway. The site provides for more parking than is required for the use.

Official Plan designations

According to Schedule B of the Official Plan, the property is designated Urban Employment Area. Section 2.2.3.8 details the comprehensive review to assess requests to convert employment lands to other uses. The review looks to understand the suitability of the use, and what impacts a zoning amendment may have on surrounding employment lands.

Furthermore, Section 3.6.5.2.f considers the impact of site-specific amendments to the Zoning By-law permitting low-density institutional uses, such as places of worship. These considerations may include the impact that existing uses adjacent to and within the Urban Employment Area may already have on a non-existing use that is permitted within the Zoning By-law.

Planning rationale

The existing zoning for the property is Light Industrial (IL). The proposed Zoning By-law Amendment is to add a place of worship as a permitted use within the IL zone. The existing building on the site is an approximately 2,787 square metre two-storey commercial/industrial building. The building was recently renovated and is currently vacant.

The establishment of a place of worship at this location would not negatively affect the urban employment area to achieve the objectives of policies 3.6.5.1 and 3.6.5.2. The proposed place of worship would utilize 240 square metres of the second floor of the building, which is approximately 8% of the gross floor area of the building. The remainder of the building will be available to be occupied by other permitted uses within the IL zone, such as day care, medical facility, office, and place of assembly. Furthermore, the addition of the place of worship use would not alter the character of the employment area, as there are no changes anticipated to the exterior of the building. Policy 3.6.5.2.f speaks to the compatibility assessment being guided by the Ministry of Environment D Series Guidelines to review the compatibility of low-density institutional uses with existing and potential permitted uses. The area is currently occupied by office and light industrial uses, and as such, emissions of noise, odor, dust or vibration are not expected to affect the proposed use, and alternatively, a place of worship is not expected to impact future uses.

Parking requirements for a place of worship are based on the floor area of the use. Ten parking spaces per 100 square metres of assembly space results in a requirement of 24 parking spaces. The property currently has 133 parking spaces, which exceeds the amount of spaces required for the building based on a mix of occupancy including place of worship and office.

Lancaster Road does not have transit services; however, a pedestrian walkway block does connect Lancaster Road to the intersection of Blackstone Crescent and Southvale Crescent, which is serviced by bus transit. The distance from the site to this bus stop is approximately 300 metres. Lancaster Road includes on street bicycle lanes and bicycle racks are on site.

Site plan control approval is not required or requested as part of this application as there are no changes to the outside of the building or site, and the use does not trigger a site plan control application. The Adequacy of Services Report indicates the existing municipal services have the capacity to service the change in use and, as such, 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 Cloutier is aware of this report.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the recommendations 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 associated with the recommendations of this report.

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:

- HC – Healthy and Caring Communities

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 Details of Recommended Zoning

CONCLUSION

The Planning, Infrastructure and Economic Development Department recommends approval of the application to permit a place of worship. 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.

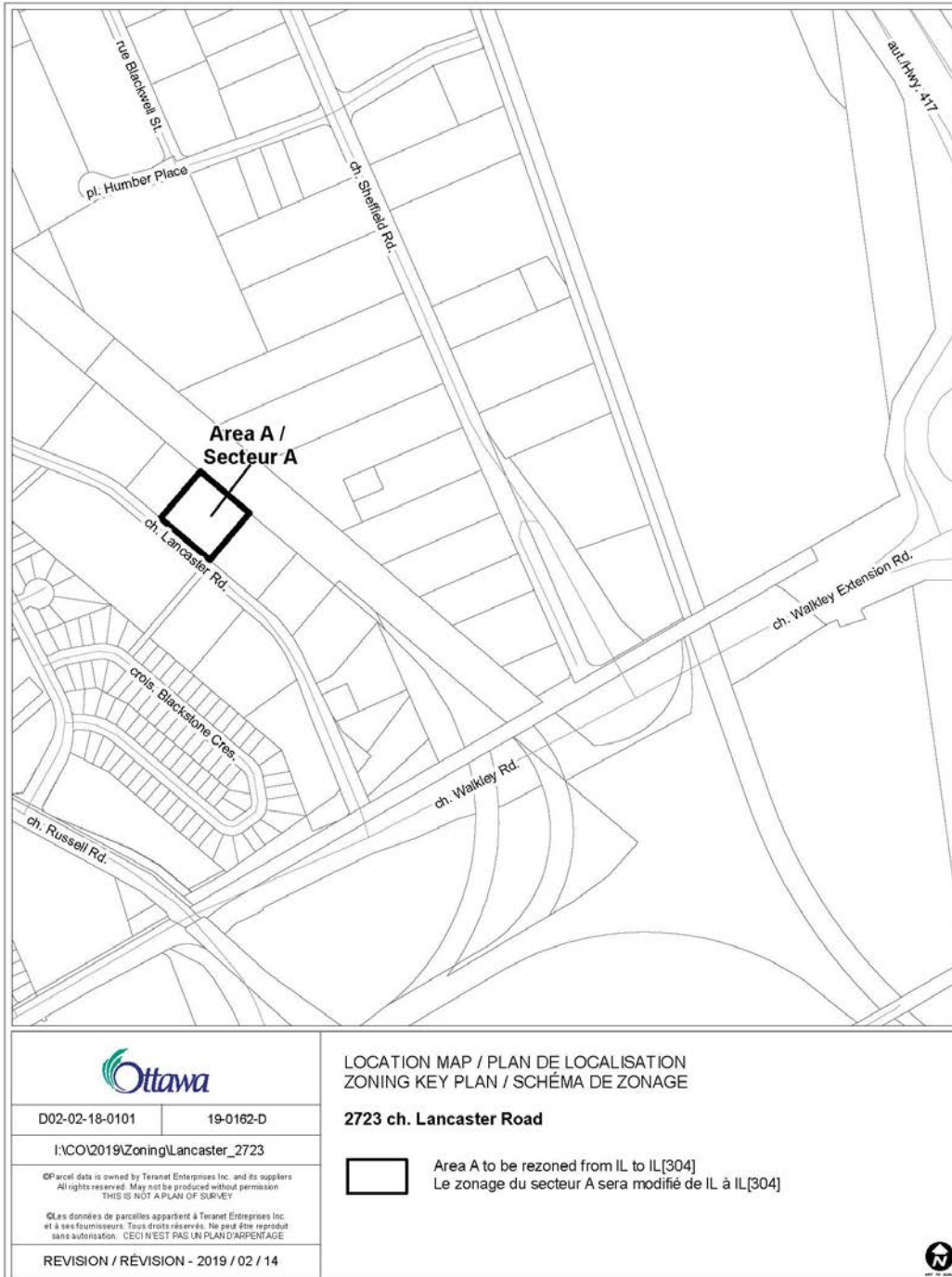
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 2723 Lancaster Road is to rezone the subject land, shown as Area A on Document 1, from IL to IL[304].