

Report to/Rapport au :

**Planning Committee
Comité de l'urbanisme**

and Council / et au Conseil

**May 13, 2013
13 mai 2013**

**Submitted by/Soumis par : Nancy Schepers, Deputy City Manager/Directrice
municipale adjointe, Planning and Infrastructure/Urbanisme et Infrastructure**

Contact Person / Personne ressource: *John Smit, Manager/Gestionnaire, Development
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Alta Vista (18)

Ref N°: ACS2013-PAI-PGM-0099

SUBJECT: ZONING - 2495 LANCASTER ROAD

OBJET : ZONAGE – 2495, CHEMIN LANCASTER

REPORT RECOMMENDATION

That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 2495 Lancaster Road from IL – Light Industrial to IL – Light Industrial, Exception [xxxx], Schedule xxx as detailed in Document 2 and shown in Documents 1 and 3.

RECOMMANDATION DU RAPPORT

Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 afin de changer la désignation de zonage du 2495, chemin Lancaster de IL – Zone d'industrie légère à IL – Zone d'industrie légère, dotée d'une exception [xxxx] et assortie d'une annexe xxx, comme il est expliqué en détail dans le document 2 et indiqué dans les documents 1 et 3.

BACKGROUND

2495 Lancaster Road is a commercial property owned by the Richcraft Group of Companies. It is located in the Ottawa Industrial Park east of St. Laurent Boulevard and south of Old Innes Road and the Canadian Science and Technology Museum.

The site is surrounded by light industrial uses to the south, east and west. There are heavy industrial uses directly to the north separated by a rail corridor. The site is occupied by a building of approximately 12,350 square metres in size representing 59 per cent lot coverage. The balance of the site is used for parking, loading spaces and driving aisles with minimal landscaping. The site was developed in 1974 and has a non-complying right to the development standards of that time. In general, the surrounding community is typical of an industrial park setting and typifies the campus setting envisioned by the IL zone.

Existing Zoning

The property is dual zoned: IL – Light Industrial and IL – Light Industrial, Exception [273]. The Light Industrial use permits a warehouse. Exception [273], which only applies to the northwest portion of the property, pertains to provisions relating to the Canadian Science and Technology Museum. This portion of the property does not form part of this report. Section 203(5) of Zoning By-law 2008-250 prohibits outdoor storage in the IL zone.

Purpose of the Application

The owner of 2495 Lancaster Road has a prospective tenant who wishes to use part of the property as a warehouse. The tenant's business involves the installation of construction piping. Some of these pipes are too large for indoor storage and require outdoor storage on-site. The owner of the site has submitted a rezoning application to permit the outdoor storage of these pipes at 2495 Lancaster Road.

DISCUSSION

Official Plan

The site is designated Employment Area in the Official Plan. This designation permits a wide range of employment generating land uses. Notwithstanding the provisions of the IL zone, the Employment Area designation is partially designed to accommodate those uses that require land to be set aside for outdoor storage or for vehicle sales and servicing.

Existing Zoning

The intent of IL zone is to provide a range of low-impact light industrial and office uses in a campus-like industrial park setting. Landscaping is required when IL uses abut a street and landscaping or an opaque screen is required when IL uses abut an institutional or residential zone. In addition to the balance of the zone's performance

standards, these provisions are designed to ensure that any negative impact from IL uses on adjacent zones is minimized and that a campus setting is maintained.

Proposed Zoning

The applicant has applied to permit outdoor storage in order to permit the storage of construction piping, which exceeds 5 metres in length. The identified use in the Zoning By-law for land used for outdoor storage is a Storage Yard. This is a broadly defined land use that includes the storage of building material and automobile parts. This proposal is for the outdoor storage of construction piping as an extension of a business being conducted inside the associated warehouse, as opposed to a separate land use in and of itself. It would be considered an Accessory Use under the provisions of the Zoning By-law. Rather than creating new loading spaces associated with the pipe storage, the applicant intends to utilize forklift trucks to transport the pipes from storage racks to trucks parked in existing loading spaces.

The surrounding community is comprised of other light and heavy industrial uses. No new loading spaces will be created. No existing landscaping or parking spaces will be lost, and there are no residential land uses immediately abutting the site. It is recommended that the request to add outdoor storage at this site be approved, subject to the following:

- 1) Outdoor storage is limited to the storage of construction piping of over 5 metres in length only;
- 2) The outdoor storage of construction piping is permitted as an accessory use only;
- 3) Outdoor storage will only be permitted in accordance with the locations shown in Schedule xxx;
- 4) A 1.8 metre privacy screen is to be provided in accordance with the provisions of Schedule xxx;
- 5) No new loading spaces will be created in association with the outdoor storage use;
- 6) Despite the provisions of Table 113, row (b), the minimum aisle width for an oversized loading space is 9 metres;
- 7) No parking space is required in association with the outdoor storage use.

Subsection 100(a) and (b) of the Zoning By-law prohibits the blocking of any parking, loading space and driving aisle by the outdoor storage use. The proposed zoning will permit the applicant to accommodate their tenant's needs, at the same time limiting the impact of the change on the functioning of the existing site. Any visual impact from Lancaster Road and the abutting property will be mitigated by the location restrictions outlined in Schedule xxx, and reinforced by the installation of a privacy screen between 2485 Lancaster Road and this site, as shown in Schedule xxx.

RURAL IMPLICATIONS

There are no rural implications in relation to this report.

CONSULTATION

Notice of this application was carried out in accordance with the City's Public Notification and Consultation Policy. The details of the consultation can be seen in Document 4.

COMMENTS BY THE WARD COUNCILLOR

Councillor Hume is aware of the application.

LEGAL IMPLICATIONS

There are no legal impediments associated with the recommendation in this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts in relation to this report.

ENVIRONMENTAL IMPLICATIONS

There are no environmental impacts in relation to this report.

TECHNOLOGY IMPLICATIONS

Technical Information approved this report without comment.

TERM OF COUNCIL PRIORITIES

This report meets Council's priority for Economic Prosperity by encouraging an employer to locate within lands designated Employment Area in the Official Plan.

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

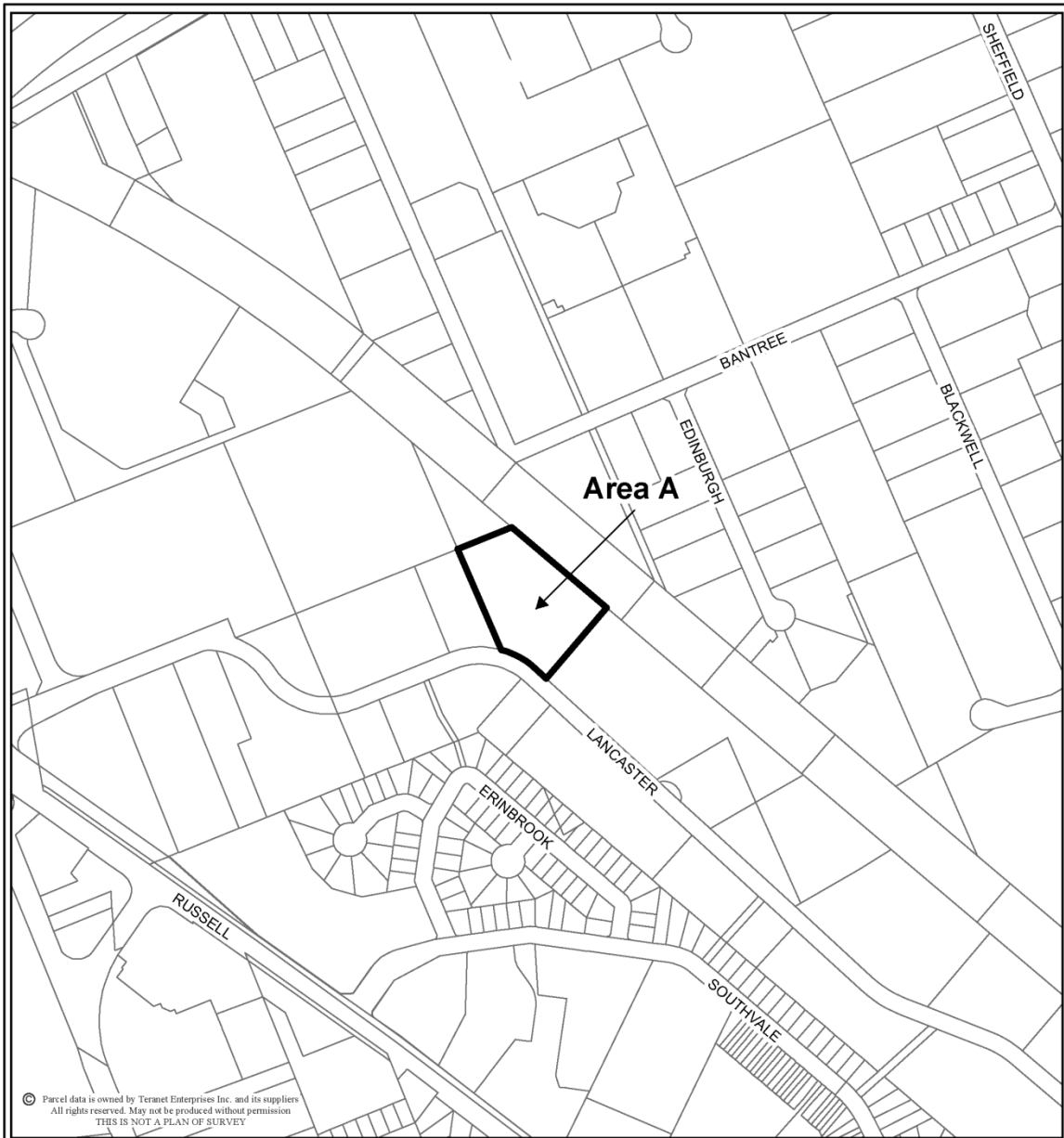
- Document 1 Location Map
- Document 2 Details of Recommended Zoning
- Document 3 Zoning By-law Schedule
- Document 4 Consultation Details

DISPOSITION


City Clerk and Solicitor Department, Legislative Services, to notify the owner, applicant and OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, of Council's decision.

Planning and Growth Management Department to prepare the implementing by-law, forward to Legal Services and undertake the statutory notification.

Legal Services to forward the implementing by-law to City Council.



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I:\CO\2013\ZONING\LANCASTER_2495_REZONE

2013 / 04 / 30

REVISION DATE DE RÉVISION

 **Location Map / Plan de révision
 Zoning Key Plan / Schéma de zonage
 2495 chemin Lancaster Road**

Area A to be rezoned from IL to IL[xxxx] Sxxx

0421620018 Denotes Teranet-Polaris Parcel Identification Number

Échelle
 N.T.S.
 Mètres



Scale
 N.T.S.
 Metres

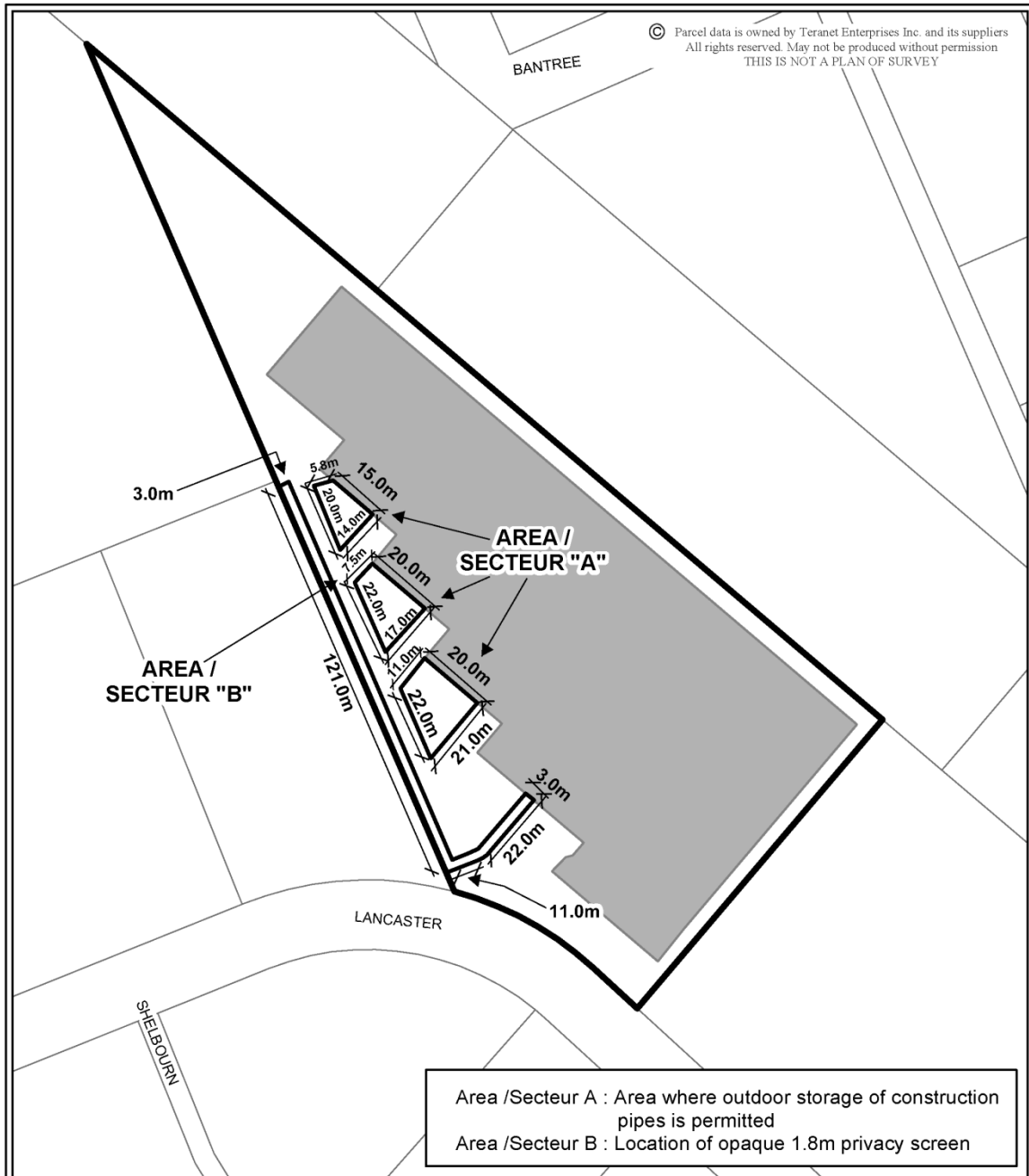
DETAILS OF RECOMMENDED ZONING



DOCUMENT 2

Proposed Changes to the Comprehensive Zoning By-law

1. Subject Property, as shown on Document X, is rezoned from IL to IL[xxxx] Sxxx
2. Section 239 – Urban Exceptions, will be amended by the creation of a new Exception [xxxx], with provisions similar to the following:

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
xxxx	IL[xxxx]Sxxx	Outdoor storage		<p>-Outdoor storage is limited to the storage of construction piping of over 5 metres only;</p> <p>-Outdoor storage of construction piping is permitted as an accessory use only;</p> <p>-Outdoor storage will only be permitted in accordance with the locations shown in Schedule xxx;</p> <p>-A 1.8 metre privacy screen is to be provided in accordance with the provisions of Schedule xxx;</p> <p>-No new loading spaces will be created in association with the outdoor storage use;</p> <p>Despite the provisions of Table 113, row (b), the minimum aisle width for an oversized loading space is 9 metres;</p> <p>-No parking space is required in association with the outdoor storage use.</p>



 <p>ACS2013-PAI-PGM-0099 13-0705-X</p> <p>I:\CO\2013\ZONING\Lancaster_2495_schedule</p> <p>Produced by Planning and Infrastructure Portfolio Produit par le Portefeuille urbanisme et infrastructure</p>	<p>This is Schedule _____ to Zoning By-law No. 2008-250 Annexe _____ au Règlement de zonage n° 2008-250</p> <p>This is Attachment _____ to By-law Number _____, passed _____, 2013 Pièce jointe n° _____ du Règlement municipal n° _____, adopté le _____ 2013</p>	<p>Échelle N.T.S. Mètres</p>  <p>Scale N.T.S. Metres</p>
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CONSULTATION DETAILS

DOCUMENT 4

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. Three comments from the public were received during the public consultation process. A summary of the comments and responses, can be seen below.

PUBLIC COMMENTS

- 1) The Outdoor Storage use will have a negative impact on the aesthetic quality of the business park.
- 2) What is the maximum height of the storage racks? What is the maximum length of the pipes allowed? How strict is the By-law? Will it allow only pipes or will other things be allowed to be stored as well? Is there any assurance that materials stored outside will not have the potential to contaminate air, soil, ground or surface water as this could result in environmental damage, human health concerns and possibly jeopardize the property value of neighbouring real estate?
- 3) I am concerned that the site will become a noisy location if central issues are not properly addressed relating to the loading and unloading of the metal pipes. Noise impacts were a problem at this location with a previous tenant.

These comments were addressed as follows:

- 1) 2495 Lancaster Road is an irregularly shaped lot with a large warehouse building that was designed to fit onto that lot. All of the existing loading spaces are in the interior side yard, facing the property at 2485 Lancaster Road. There is a chain link fence and a narrow landscaped strip separating the two properties. The existing front yard at 2485 Lancaster Road consists of parking and the existing loading spaces and interior side yard are partially visible from Lancaster Road. In order to address concerns about the aesthetics impact, this report recommends that the Zoning By-law require a 1.8 metre privacy screen along the property line separating 2485 Lancaster Road and 2495 Lancaster Road. This screen will partially be extended across the front of the subject property so as to limit views of the proposed outdoor storage areas from Lancaster Road.
- 2) The racks and pipes will only be permitted outside in accordance with the dimensions specified in the draft Zoning By-law amendment and in the draft Schedule xxx. The applicant advises that the racks containing the construction piping could be as tall as 3 metres when placed next to the existing building, and no more than 1.8 metres elsewhere on the site. There are no undue adverse impacts anticipated with storing construction piping outside.
- 3) This site is already used as a warehouse and contains eight loading bays. There is frequent truck traffic to and from the site. The noise impacts, related to the use of forklift trucks to move the pipes from the racks to the truck beds, is not expected to outweigh the existing truck-related noise. There are no restrictions on the number of trucks that can visit the site, as long as any related noise impacts are in accordance with the City's Noise By-law.