



Planning Rationale

Proposed Major Zoning By-law Amendment
for 1000 Thomas Spratt Place

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1.0 INTRODUCTION

This report has been prepared in support of the planning application for 1000 Thomas Spratt Place for a Major Zoning By-law Amendment. The proposed development seeks to amend Zoning By-law 2008-250 to permit a Place of Worship. The proposed use would not adversely affect the permitted uses in the Urban Employment Area or the surrounding community. The proposed additional use to the existing building is fitting for the surrounding area as there are currently eight places of worship in the immediate business park.

1.1 SITE LOCATON

The site is located at 1000 Thomas Spratt Place, near Walkley and Conroy Road in the Ottawa Business Park. This site is north of the Greenbelt and is in a light industrial use complex in the Ottawa Business Park comprising mostly of office type and light industrial uses. The site backs onto an old rail corridor which provides significant green space in the area (**Figure 1**). The Ottawa Business Park contains a variety of uses such as office, sports fields, light industrial uses and institutional uses. Within a 1.5km radius, there are eight places of worship in proximity to the site (**Figure 2**). These uses are riddled throughout the Ottawa Business Park and clearly show the proposed change of uses is appropriate for the area.



Figure 1 – Site Location.

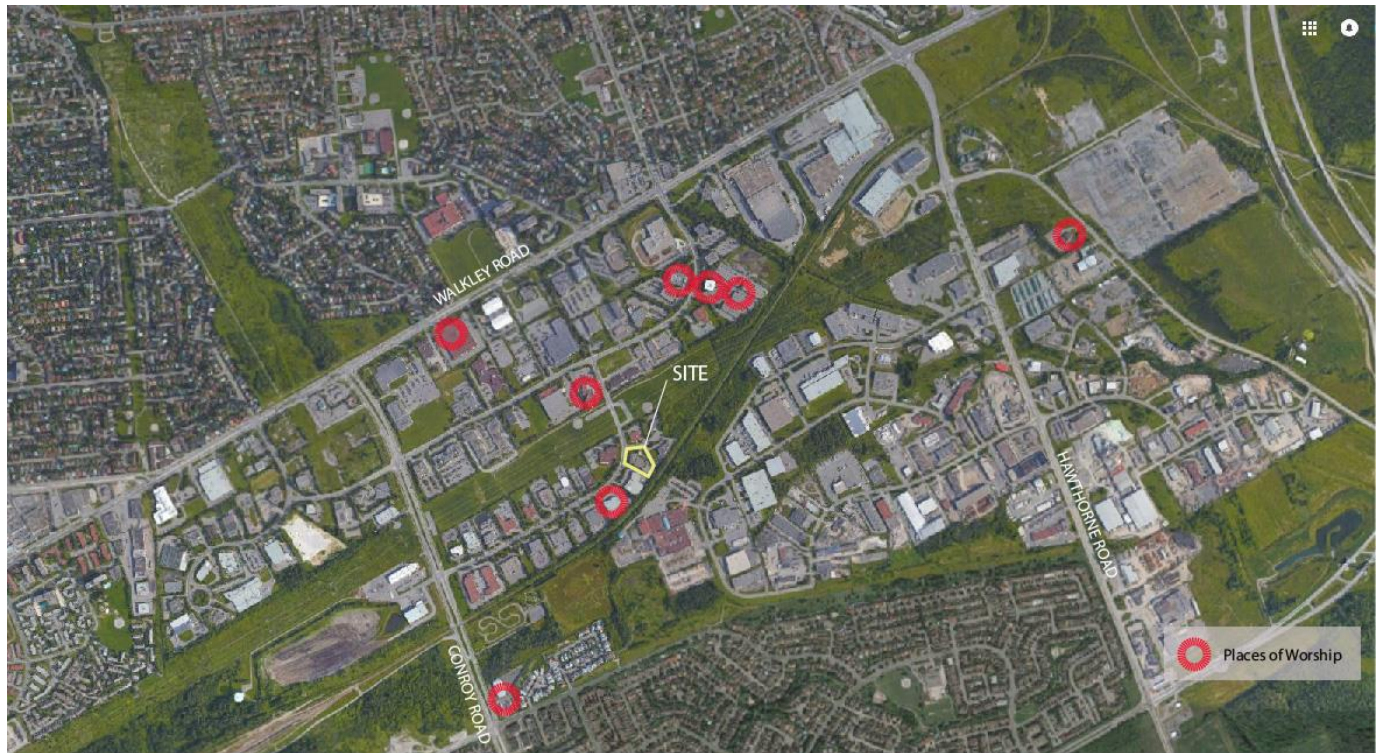


Figure 2 – Places of Worship.

1.2 SITE CONTEXT

The site is located in between two large residential neighbourhoods to the north and south respectively, the Urbandale neighbourhood to the north and the Hunt Club neighbourhood to the south. These residential neighbourhoods frame the Ottawa Business Park and an old rail line that runs parallel to Walkley Road. The various types of uses found in this business park include office headquarters, distribution centres, an adult high school, multiple places of worship, sports fields and medical offices (**Figure 3**). Recreational fields are scattered throughout the area and provide large amounts of green space for the surrounding community.

Vehicular access to the site is via Walkley, Conroy or Hawthorne Road, all of which are arterial roads. These arterial roadways then transition into St. Laurent Boulevard (collector) or Thurston Drive (local). The site will be well serviced by public transit, according to Schedule D Rapid Transit Network of the Official Plan. A bus rapid transit route will be located along Walkley Road, approximately a 5-minute walk.



Figure 3 – Community Amenities.

1.3 DEVELOPMENT PROPOSAL

The subject property is currently occupied by a two storey office building. The development application will include a Place of Worship as a permitted use. It is intended that office use will remain on the 2nd floor of the building. The proposed additional use seeks to serve the surrounding community and, in our opinion, will not result in any negative impacts (**Figure 4**). The proposed application seeks to amend the Zoning By-law to include the Place of Worship but does not seek any variances or modifications to the current parking and landscape environment. There will be no exterior alterations to the building. The Place of Worship anticipates slightly higher pedestrian, vehicle, and operational use during the off-peak travel times of the adjacent light industrial uses.

Introduction

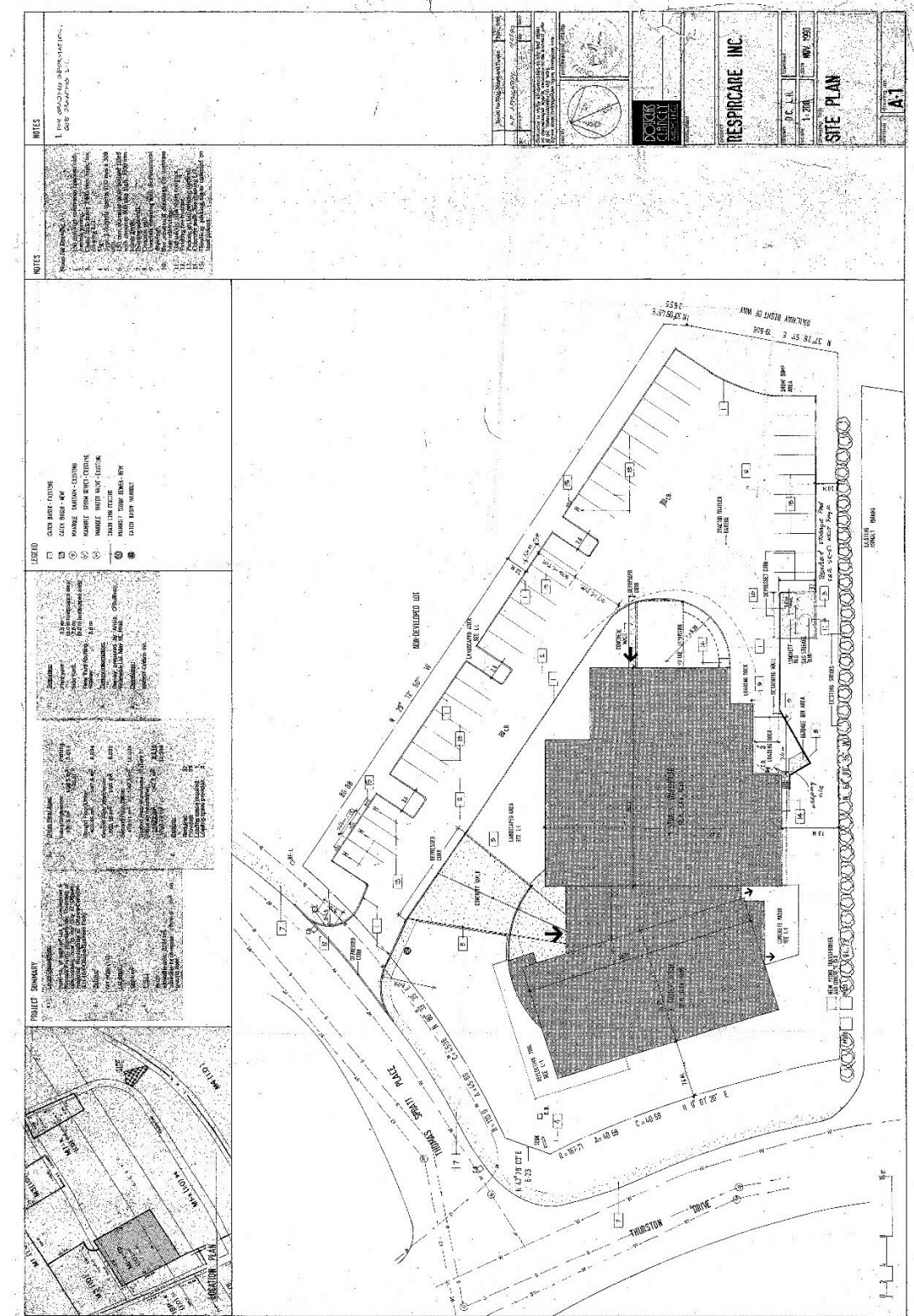


Figure 4 – Existing Site Plan of Subject Site completed by Douglas Clancey Architects in 1990.

2.0 POLICY AND REGULATORY FRAMEWORK

2.1 PROVINCIAL POLICY STATEMENT 2014

The Provincial Policy Statement (PPS) provides policy direction on land use planning and development in Ontario for a time horizon of up to 20 years. A main objective of the PPS is to build strong communities, promote the efficient use of land, existing infrastructure, and existing public facilities. The PPS is a guide for all development by encouraging the inclusion of an appropriate range and mix of housing, land uses and employment opportunities.

The following policies that directly influence planning of lands within Employment Lands are found in sections 1.1, 1.3, 1.6, and 2.2 of the PPS and specifically focus on:

- 1.1.1.b – accommodating an appropriate range and mix of residential, employment, institutional (**places of worship**), recreation, park and open space, and other uses to meet long-term needs;
- 1.1.1.c – avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- 1.1.1.d – avoiding development and land use patterns that would prevent the efficient expansion of *settlement areas* in those areas which are adjacent or close to *settlement areas*;
- 1.1.1.e – promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;
- 1.1.3.4 – appropriate development standards should be promoted which facilitate intensification, redevelopment, and compact form, while avoiding or mitigating risks to public health and safety;
- 1.3.2.2 – planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion;
- 1.6.6.2 – municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible;
- 2.2.1.b – minimizing potential *negative impacts*, including cross-jurisdictional and cross-*watershed* impacts.

In our opinion the proposed use meets the objectives of the PPS. This can be demonstrated elsewhere in the Ottawa Business Park through the conversion of business park uses to places of worship. In our opinion the proposed Place of Worship promotes cost-effective development patterns and standards to minimize land consumption. The use is complementary to a business park use as a place of worship is primarily active during the evenings and weekends.

2.2 CITY OF OTTAWA OFFICIAL PLAN

The site is located on Schedule B – Urban Policy Plan of the City of Ottawa Official Plan as an Urban Employment Area. **Figure 5** is an excerpt of Schedule B that shows the location of the site. Section 2 of the Official Plan directs the growth in the urban area where services exist or can be provided. Section 2.2 encourages intensification where services are already available or can be readily provided through expansion of existing services. The proposed development meets the objectives and intent of Section 2.

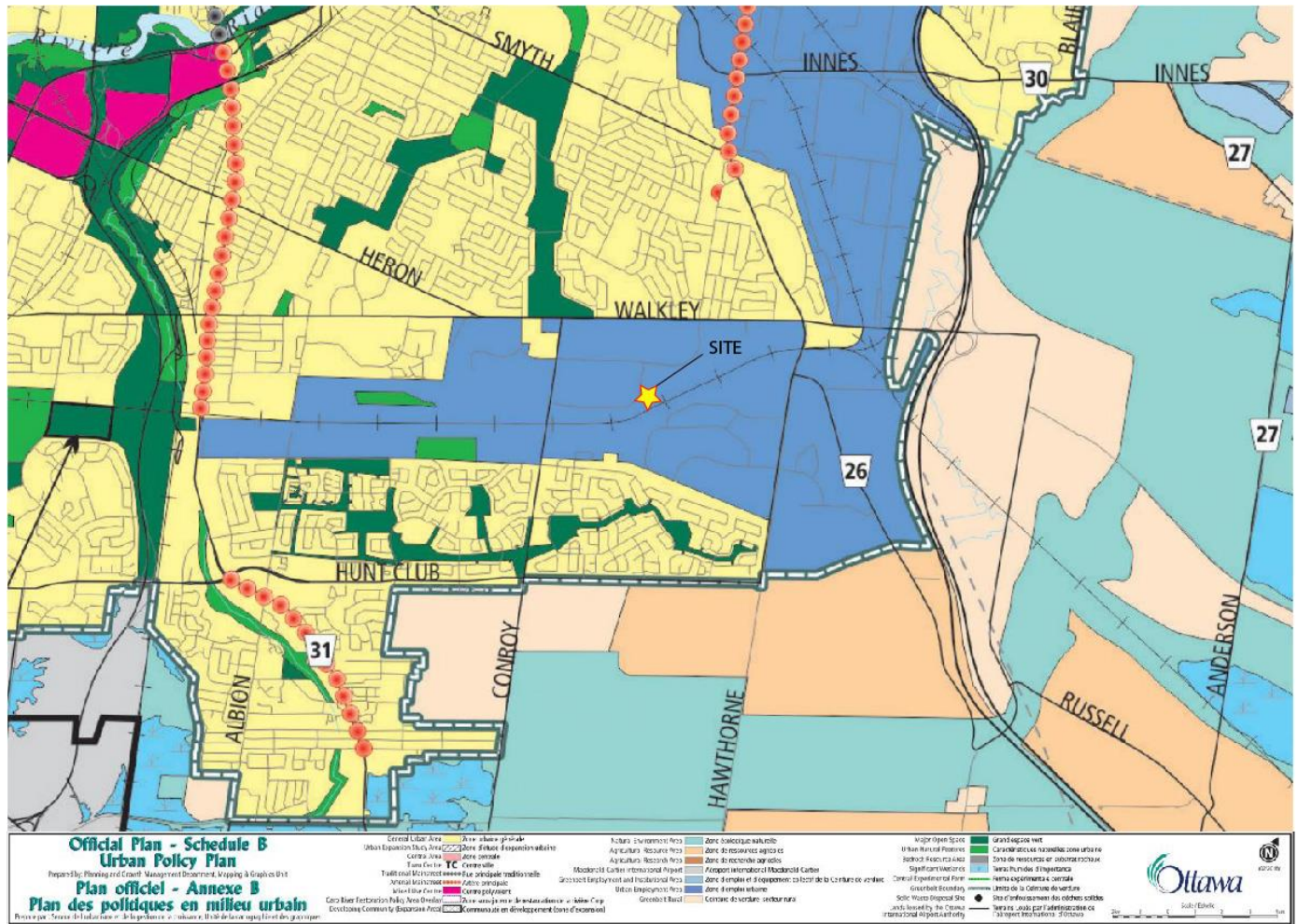


Figure 5 – Schedule B Urban Policy Plan.

Section 3.6.5 – The Official Plan seeks to ensure that over the long term, sufficient areas of land are reserved primarily for places of business and economic activity. Most business activities can integrate well with other land uses and the designation permits “a healthy mix of business, retail, housing, institutional and cultural uses”. The Urban Employment Area designation enables a variety of functions such as prestigious use which includes office or combination of office/clean industrial, that has a signature address and a desire to locate among other similar uses.

Policy 2.f. – Places of worship will be considered in the Urban Employment Area though a site-specific amendment to the Zoning By-law permitting low density institutional uses, only if the proposed use is compatible with existing and potential permitted uses. The Ministry of the Environment D Series Guidelines will guide a compatibility assessment. An analysis of the Ministry of the Environment D Series Guidelines has been made and is reviewed below.

2.2.1 Ministry of the Environment

The Ministry of the Environment (MOE) provides requirements and guidelines on environmental land use planning for industrial land use, sensitive lands, sewage and water services, and private wells. Since the proposed use is located in a Light Industrial Zone in the Urban Employment Area, MOE D Guidelines apply. These guidelines apply to all types of proposed, committed and/or existing industrial land uses which have the potential to produce point source and/or air emissions such as noise, vibration, odour, or dust through normal operations.

The proposed Place of Worship use is classified as a compatible land use because it is a permitted use in the Official Plan but requires an amendment to the Zoning By-law. As such, it is classified as a sensitive land use in the D Guidelines, requiring further analysis to permit the additional change of use. Industrial land uses in the area of the Ottawa Business Park can be classified as Class I, these land uses are a place of business for a small-scale, self-contained plant or building which produces/stores a product which is contained in a package and has a low probability of fugitive emissions. Outputs would be infrequent, and these land uses do not produce or produce one or less of the following fugitive emissions: noise, odour, dust and/or vibration.

It is our opinion that the proposed change of use does not imply new development, and as an example through the Ottawa Business Park, places of worship are common and acceptable. As shown in Figure 2, there are currently eight places of worship in the area.

3.0 ZONING BY-LAW

The application is requesting a major amendment to the City of Ottawa's comprehensive Zoning By-law 2008-250 in order to accommodate the proposed Place of Worship use. The subject property is zoned IL-Light Industrial (Figure 6), and a Place of Worship is not a permitted use. In our opinion, the proposed use will be complementary to the uses found within the Business Park.



Figure 6 – Zoning IL Light Industrial.

<i>Use Type</i>	<i>Zone Provision – Table 203</i>	<i>Required</i>	<i>Proposed</i>	<i>Compliance</i>
<i>Light Industrial</i>	Minimum Lot Width (m)	No minimum	N/A	✓
	Minimum Lot Area (m ²)	2,000	5,224	✓
	Maximum Lot Coverage	65%		
	Maximum Building Height (m)	18		
	Minimum Front and Corner Side Yard Setback (m)	7.5	7.5	✓
	Minimum Rear Yard Setback (m)*	3.5	3.6	✓
	Minimum Interior Side Yard Setback (m)	7.5		
	Minimum Width of Landscaped Area (m)	3	3	✓
	Total Landscaped Area (m ²)			

4.0 OVERVIEW OF TECHNICAL STUDIES

4.1 ESA

The Phase 1 Environmental Site Assessment Report was completed by Paterson Group March 22nd, 2018. An initial Phase 1 study was completed by Paterson Group in June 2007, this report determined that there were no environmental concerns with the respect to the use of neighbouring properties, with the exception of 2799 Swansea Crescent. The property at 2799 Swansea Crescent was identified to have two private fuel outlet tanks stored underground. It was found that these tanks contained gasoline and diesel but due to the spatial distance of approximately 300m, the USTs were not considered an environmental concern to the subject site.

The report completed March 22nd, 2018 is an update to the June 2007 report. A review of recent historical data and a site inspection found no environmental concerns with the subject site or surrounding properties. As a result, a Phase II ESA is not recommended. The report recommended that the buildings HVAC system be inspected by a certified contractor as due to the buildings age, it is possible the HVAC system uses Freon 22 which is scheduled to be phased-out in Canada.

4.2 TRANSPORTATION STUDY

The Transportation Impact Assessment Screening Report was completed by Stantec Consulting Ltd. March 8th, 2018. The screening report found that the subject application does not require a Traffic Impact Assessment due to the nature of the proposed use. This finding can be supported by City staff who concluded the same findings.

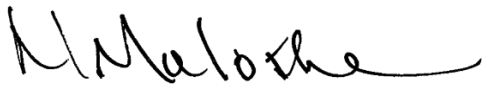
4.3 SERVICE ADEQUACY REPORT

A Service Adequacy Report was prepared by Stantec Consulting Ltd. March 27th, 2018. The report found that the existing watermain and nearby hydrants can provide adequate fire flows within the required residential pressure. The report found that the current infrastructure for the subject application will be adequate for rezoning purposes to permit the addition of a place worship on the subject property.

5.0 CONCLUSION

In conclusion, it is our opinion that the proposed use supports the City's vision for this site and the surrounding business park. The proposed Place of Worship provides an excellent opportunity to integrate community supporting uses that complement the existing business park uses and activities. We do not anticipate negative impacts as a result of the addition of this use. use and support the application.

The proposed Place of Worship is consistent with the Provincial Policy Statement 2014, meets the general intent of the City of Ottawa Official Plan and the general intent of the IL zoning in the City's Zoning Bylaw 2008-250.



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