

MEMORANDUM



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To: Mr. Marcel Denommé
Vice President of Land Development
Lioness Developments Inc.

Date: November 12, 2018

JLR No.: 28440-000.1

From: Timothy F. Chadder, MCIP, RPP

CC: Ms. Christa Jones
Land Development Coordinator
Urbandale

Re: 2723 Lancaster Road
Minor Rezoning Application
Planning Justification Analysis

Lucie Dalrymple, P.Eng.
J.L. Richards & Associates Limited

BACKGROUND

J.L. Richards & Associates Limited (JLR) has been retained by Lioness Developments Inc. to conduct a review of a proposed rezoning of 2723 Lancaster Road, as shown on Figure 1, to permit a place of worship as an additional permitted use.

The site was developed with a two-storey mixed-use commercial/industrial building developed in the late 1980s. The site fronts onto Lancaster Road and the rear is the former railway. The rail is no longer used. The intent is to convert a small percentage of the second floor to a place of worship. All of the existing conditions on the site and within the building will remain the same. The parking, access and internal facilities (i.e., washrooms) will not require alteration to permit the change of use.

The site is within the settlement area of the City of Ottawa and in accordance with the Provincial Policy Statement 2014, these areas are to be the focus of growth, with a full range of opportunities being permitted to develop complete communities.

The site is designated as Urban Employment Area by the City of Ottawa Official Plan, 2003 as amended.

The site is zoned as Industrial Light Zone (IL) in accordance with the provisions of Sections 203 and 204 of By-law 2008-250, as amended. The City has identified this use within various exception zones to the various Industrial Zones within the employment designation and through site-specific use of Institutional zones within the designation for stand-alone places of worship

CONCLUSION

Based upon our analysis of the applicable Planning legislation this use would be appropriate for this site and would represent good land use planning. We would be in a position to support an application for minor rezoning to add the place of worship as an additionally permitted use in the IL Zone.



Figure 1 - Location Plan

JUSTIFICATION

Provincial Policy Statement 2014 (PPS)

The PPS is general in nature when evaluating consistency with the intent for a site-specific use. Section 1.1.3.1 states:

“Settlement Areas shall be the focus of growth and their vitality and regeneration shall be promoted.”

Section 1.1.3.2 a) 2 further states: ‘Land use patterns within settlement areas shall be based on: densities and a mix of land uses which: are appropriate for, and efficiently use, the infrastructure and public service facilities, which are planned or available...’

The use of a part of a building to support a community-based activity within an employment area has been shown to add to the vibrancy of the area by using the infrastructure at times other than those associated with normal office

type of operations. Lancaster Road is an excellent example of how a wide range of uses can operate effectively within the same area such as the Science and Technology Museum, the Ottawa Athletic and Minto Skating Clubs mixed with the retail at Walkley Road and the range of office, warehouse and manufacturing businesses.

City of Ottawa Official Plan, 2003

The subject property is designated as Urban Employment Area, Schedule B, by the 2003 City of Ottawa Official Plan, as amended, as shown on Figure 2.

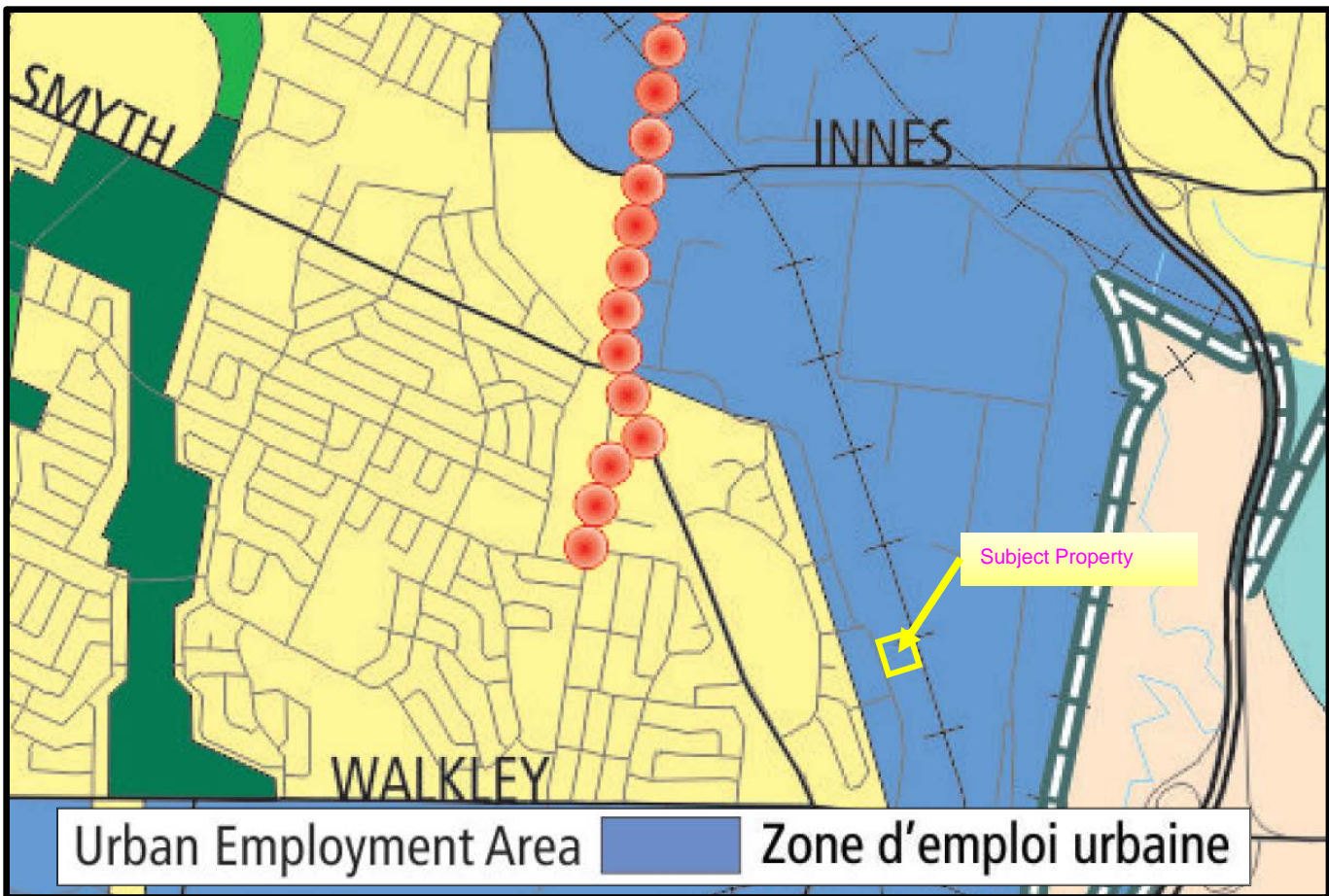


Figure 2 - City of Ottawa, Schedule B to the Official Plan

Lancaster Road is a Collector Road as identified on Schedule E.

There are no existing transit services on this street. Transit access is gained from Southvale Crescent via Blackstone Crescent and the pathway link from there to Lancaster.

Lancaster Road is identified as having a current cycle route.

The Employment areas are recognized as being the area where significant employment will be created for the City of Ottawa. The introduction to these policies recognizes that there will be a need for incidental uses and uses that will complement the business operations. The City has recognized this through a number of site-specific zones within the Employment Designation where a place of worship will be considered as an appropriate use.

Within the Urban Employment policies of the Official Plan Policy Section 3.6.5.1e. and f. specifically state the following:

e. Permit a variety of ancillary uses, such as recreational, health and fitness uses, child care, and service commercial uses (e.g. convenience store, doctor and dentist office, shoe repair shop, coffee shop, restaurant, bank, dry-cleaning outlet, service station or gas bar) consisting of small occupancies on individual pads, within a building containing a permitted use, in groups as part of a small plaza, or on small lots. The purpose of these complementary-type uses is to serve the employees of Urban Employment Areas. Ancillary uses are to be clearly incidental to the primary employment-generating uses listed in subsections a, b and c above, and will not be of a size or nature that draw clientele from a beyond the local area. Ancillary uses consisting of a single occupancy on an individual pad shall be limited to 750 m² of gross floor area. Alternative and area specific limitations may be determined through a municipally-initiated Zoning By-law Amendment that analyses the appropriate size and application of ancillary uses relative to the circumstances and attributes of the different Urban Employment Areas to their surrounding community. The Zoning By-law shall establish an individual occupancy and a cumulative total gross floor area limit for ancillary uses. Amendments to either the individual or cumulative limits above shall assess whether the use with the proposed floor space is ancillary to the subject Urban Employment Area;

f. Consider through a site specific amendment to the Zoning By-law permitting low density institutional uses such as community centres, daycares, places of worship only if the proposed use is compatible with existing and potential permitted uses as specified in the Zoning By-law; and, the ability for the remainder of the Urban Employment Area to achieve the requirements of Policy 1 above or as otherwise provided for in a Secondary Plan.

It is our opinion that the use of a place of worship conforms to the policies of the Official Plan as the use is compatible with the existing development on the site and on the abutting lands.

City of Ottawa Zoning By-law 2008-250, as amended

The subject property is currently zoned as Light Industrial (IL) as shown in Figure 3.

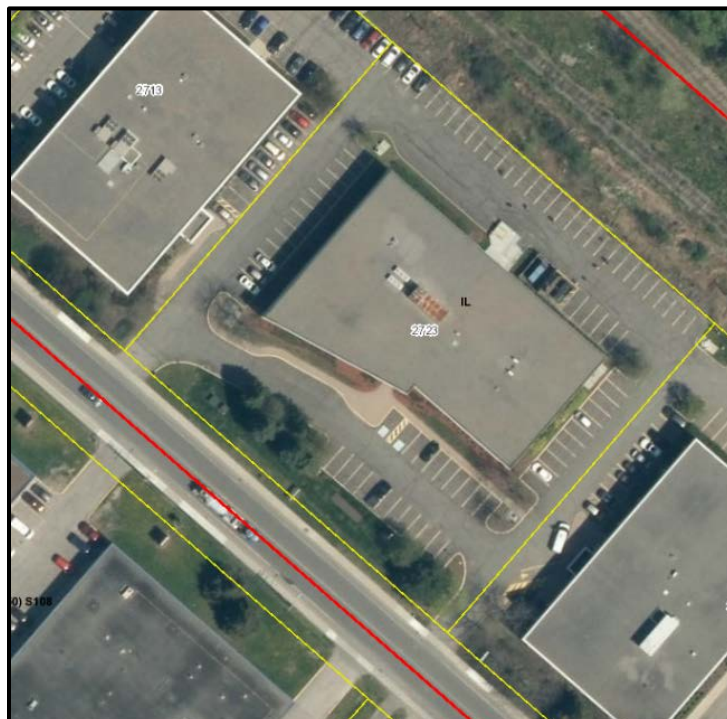


Figure 3 - 2723 Lancaster Road, Geo-Ottawa, showing IL Zoning

The purpose of the IL – Light Industrial Zone as expressed by the City in the introduction to this section of the By-law includes the following notes:

- *is to permit a wide range of low impact light industrial uses, as well as office and office-type uses in a campus-like industrial park setting, and to allow a variety of complementary uses such as recreational, health and fitness uses and service commercial (e.g. convenience store, personal service business, restaurant, automobile service station and gas bar), occupying small sites on individual pads or in groupings as part of a small plaza, to serve the employees of the Employment or General Urban Area, the general public in the immediate vicinity, and passing traffic.*
- *is not intended for uses which are likely to generate noise, fumes, odours, or are hazardous or obnoxious.*

This zone permits an extensive list of uses that would fall into the role of supportive uses including:

- animal care establishment
- amusement centre
- amusement park
- automobile service station
- bank
- bank machine
- bar (By-law 2018-171)
- car wash
- convenience store
- gas bar
- instructional facility
- payday loan establishment (By-law 2017-302)
- personal service business
- recreational and athletic facility
- restaurant

The City has a large number of exceptions to the By-law where a place of worship has been added as a permitted use. These exceptions include example of General Industrial (exception 290, Light Industrial (eight different exceptions including 257, 414, 1386) and Business Park Industrial (exception 2067) zones. None of these zones had established any specific requirements for the development of these sites for this particular use.

Section 101 establishes the parking requirements for both offices and places of worship as shown in the extracts from Table 101. The subject property is found in Area C of Schedule 1A to the By-law (Suburban).

Table 101- Minimum parking space rates R1 to R11 (By-law 2018-206)(By-law 2016-249)		
ROW	Land Use	Area C on Schedule 1A
N66	Place of Worship	10 per 100 m ² of gross floor area of assembly area
N59	Office	2.3 per 100 m ² of gross floor area

The conversion will involve approximately 240 m² of floor area. The current site requires on 86 parking spaces. The site provides 130 spaces; therefore, there is still excess should the conversion be approved.

Table 113A does not require any loading spaces for the use; therefore, the current site conforms to the by-law requirements post-conversion.

We have not identified any further amendments to the By-law that would be necessary to accommodate the proposed use.

SUMMARY

The proposed change in use to allow a place of worship can be accommodated on the site within the current developed property limits without change to the current site.

The proposed use is consistent with the PPS and conforms to the City of Ottawa's Official Plan; therefore, it is our opinion that the proposed minor zoning amendment can be supported as it is good land use planning.

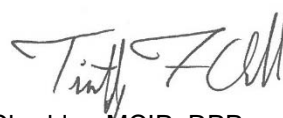
J.L. RICHARDS & ASSOCIATES LIMITED

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TFC:jd