

11 ZONING – 2 LASER STREET
ZONAGE – 2, RUE LASER

COMMITTEE RECOMMENDATION

That Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of 2 Laser Street shown on Document 1, by amending Exception [1662] to permit an automobile dealership as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 afin de changer la désignation de zonage du 2, rue Laser, indiqué sur le document 1, en modifiant l'exception [1662] en vue de permettre un concessionnaire automobile, comme il est expliqué en détail dans le document 2.

DOCUMENTATION / DOCUMENTATION

1. Deputy City Manager's report, Planning and Infrastructure, dated 19 June 2012 (ACS2012-PAI-PGM-0160).
Rapport de la Directrice municipale adjointe, Urbanisme et Infrastructure, le 19 juin 2012 (ACS2012-PAI-PGM-0160).

Report to/Rapport au :

Planning Committee
Comité de l'urbanisme

and Council / et au Conseil

June 19, 2012
19 juin 2012

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 Review-Urban Services / Examen des
projets d'aménagement-Services urbains- Planning and Growth
Management/Urbanisme et Gestion de la croissance
(613) 580-2424, 13866 John.Smit@ottawa.ca*

Knoxdale-Merivale (9)

Ref N°: ACS2012-PAI-PGM-0160

SUBJECT: ZONING – 2 LASER STREET

OBJET : ZONAGE – 2, RUE LASER

REPORT RECOMMENDATION

That the Planning Committee recommend Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of 2 Laser Street shown on Document 1, by amending Exception [1662] to permit an automobile dealership as detailed in Document 2.

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 2, rue Laser, indiqué sur le document 1, en modifiant l'exception [1662] en vue de permettre un concessionnaire automobile, comme il est expliqué en détail dans le document 2.

BACKGROUND

The subject property is a through-corner lot having frontages on the north side of Laser Street, the east side of West Hunt Club Road, and the west side of Gurdwara Road. The property is vacant land and is currently used seasonally as a Snow Disposal Facility. The terrain of the property is generally flat having an area of approximately 10800 square metres, and is located in the Rideau Heights Business Park. Surrounding area development consists of a one-storey, multi-tenant industrial building to the north, vacant land and a recreational vehicle sales business to the east, a one-storey, multi-tenant industrial building to the south, and one to five-storey office and industrial buildings on the west side of West Hunt Club Road.

Purpose of the Zoning Amendment

The applicant is requesting that the zoning for 2 Laser Street be amended to add an automobile dealership as an additional permitted use under the existing exception provision applying to the property.

Existing Zoning

The property is zoned General Industrial Exception Zone - IG5 [1662]. This is a site specific zoning with an exception that allows retail, and a snow disposal facility as additional permitted uses. Retail is permitted conditional upon the use having a minimum gross floor area of 140 square metres to a maximum gross floor area of 7500 square metres. The retail use can not include the sale of food or pharmaceutical products.

Proposed Zoning

The proposed zoning amendment, as detailed in Document 2, will modify the existing exception to add an automobile dealership, with accessory repair and servicing operations, as an additional permitted use. The exception will also add site specific performance standards associated with the automobile dealership use. These site specific standards include maximum building setback of 15 metres from the property lines abutting West Hunt Club Road and Laser Street, and a maximum gross floor area of 2000 square metres for an automobile dealership.

DISCUSSION

Provincial Policy Statement

The Provincial Policy Statement provides policy direction on matters of Provincial interest related to land-use planning and development by promoting efficient land use patterns that support development of viable livable communities. Contained within the policy statement is an explicit policy objective to promote opportunities for intensification

of vacant and/or unutilized properties within an urban area. Currently the site is used only on a seasonal basis as a snow disposal facility.

Official Plan

Strategic Directions

In meeting the challenges of managing growth within the city over the next 20 years, the City will identify and direct growth within the urban area where services currently exist and can accommodate growth.

The subject property is designated as Employment in the Urban Policy Plan on Schedule B of the Official Plan. Lands designated as employment shall accommodate the development of a variety of industrial and employment-generating uses. Applicable policies direct that in the zoning of these lands, the sale and servicing of vehicles will be permitted. The proposed zoning amendment is consistent with this direction. In addition, the development of retail uses which serve the general public from passing traffic is also considered appropriate along an arterial road such as West Hunt Club Road. This is reflective with some of the existing zone designations within this area of the business park that permits retail as an additional use including the subject property.

Site Context

This property is located at the northerly end of the Rideau Heights Business Park where Laser Street intersects West Hunt Club Road. This intersection functions as major node leading into the north and south ends of the business park that is divided by West Hunt Club Road, which is a major arterial roadway. Existing development at this intersection consists of the subject vacant site at the north east corner of the intersection, an automobile dealership at the southeast corner, a five-storey office building at the southwest corner, and a development of multiple office and light industrial buildings at the northwest corner. Both the office and automobile dealership development orientate their buildings towards the corner lot property lines of that intersection. The light industrial and office development at the northwest corner of the intersection orientates at least one building along each of that property's street frontages. To maintain this pattern of building development, this proposed site specific zoning amendment sets a maximum building setback from West Hunt Club Road and Laser Street that will establish a building presence at this intersection. This is also consistent with policies for roadways designated as scenic routes, such as West Hunt Club Road at this location. These policies encourage developments to create aesthetically pleasing streetscape environments along roadways having this designation.

Compatibility Existing Zone Designations

Currently the zoning exception for this property allows for retail uses to establish on the property having a minimum gross floor area of 140 square metres and a maximum

gross floor area of 7500 square metres. This provision to permit retail as an additional use is shared by another zoning exception within this area of the business park. Both these zoning exceptions do not permit an automobile dealership. However, within the northeast area of the business park there exists other zone designations that permit automobile dealerships through either the parent zone designation or through an exception zone designation. There is also one additional property within this area of the business park whose parent zone designation allows for an automobile service station. Within the definition of automobile service station, the accessory sale of automobiles is permitted in association with the primary use which is the mechanically servicing and repair of motor vehicles, and the installation of such things as mufflers and providing oil changes. As such, a zoning amendment to allow an automobile dealership at this location would be appropriate.

Employment

The underpinnings for lands designated Employment Area is that development occurs with an expectation that certain employment targets be met, especially for an Employment Area within proximity of a 400 series highway and multi-lane arterial roadways. Areas that are designated as Employment should have the ability to provide for large parcels of lands at affordable prices. Currently the highest and best use allowed by the existing zoning of these lands is retail. Using job density benchmarks established for development occurring in Mixed-Use Centres near transit stations, a 2000 square metre large format retail store will generate one job for every 45 square metres of gross floor area or 44 jobs. The estimated number of jobs the applicant anticipates from their development of an automobile dealership at this location is approximately 40 full-time and 5 part-time jobs. As such, in allowing an automobile dealership at this location, the number of jobs currently anticipated from the development of this site will not be diminished.

Zoning Details

In addition to a maximum building setback, the site specific exception modifies the definition of an automobile dealership to include the servicing and repair of automobiles. Currently these additional operations are not included in the definition of an automobile dealership. In allowing these additional activities, it will allow for the consolidation of wider range of services within one building. The zoning exception also limits the size of the dealership to 2000 square metres, which will provide the opportunity for the development of more traditional employment uses, such as office and light industrial to occur on the remainder of the property as the build-out of the site occurs.

In summary, staff are satisfied that the proposal to amend the zoning exception at 2 Laser Street to allow an automobile dealership is consistent with the policies and objectives of the Official Plan and the zoning amendment is therefore recommended for approval.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

Notice of this application was carried out in accordance with the City's Public Notification and Consultation Policy. The City has not received any comments related to this application.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Keith Egli concurs with the zoning amendment being proposed for 2 Laser Street.

LEGAL IMPLICATIONS

There are no legal implications associated with this request.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications association with the recommendation in this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

ENVIRONMENTAL IMPLICATIONS

There are no environment implications associated with this report.

TECHNOLOGY IMPLICATIONS

There are no technology implications of this report.

TERM OF COUNCIL PRIORITIES

The application is consistent with the Planning and Growth Management priority which encourages the development of underutilized lands designated Employment Areas.

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

DISPOSITION

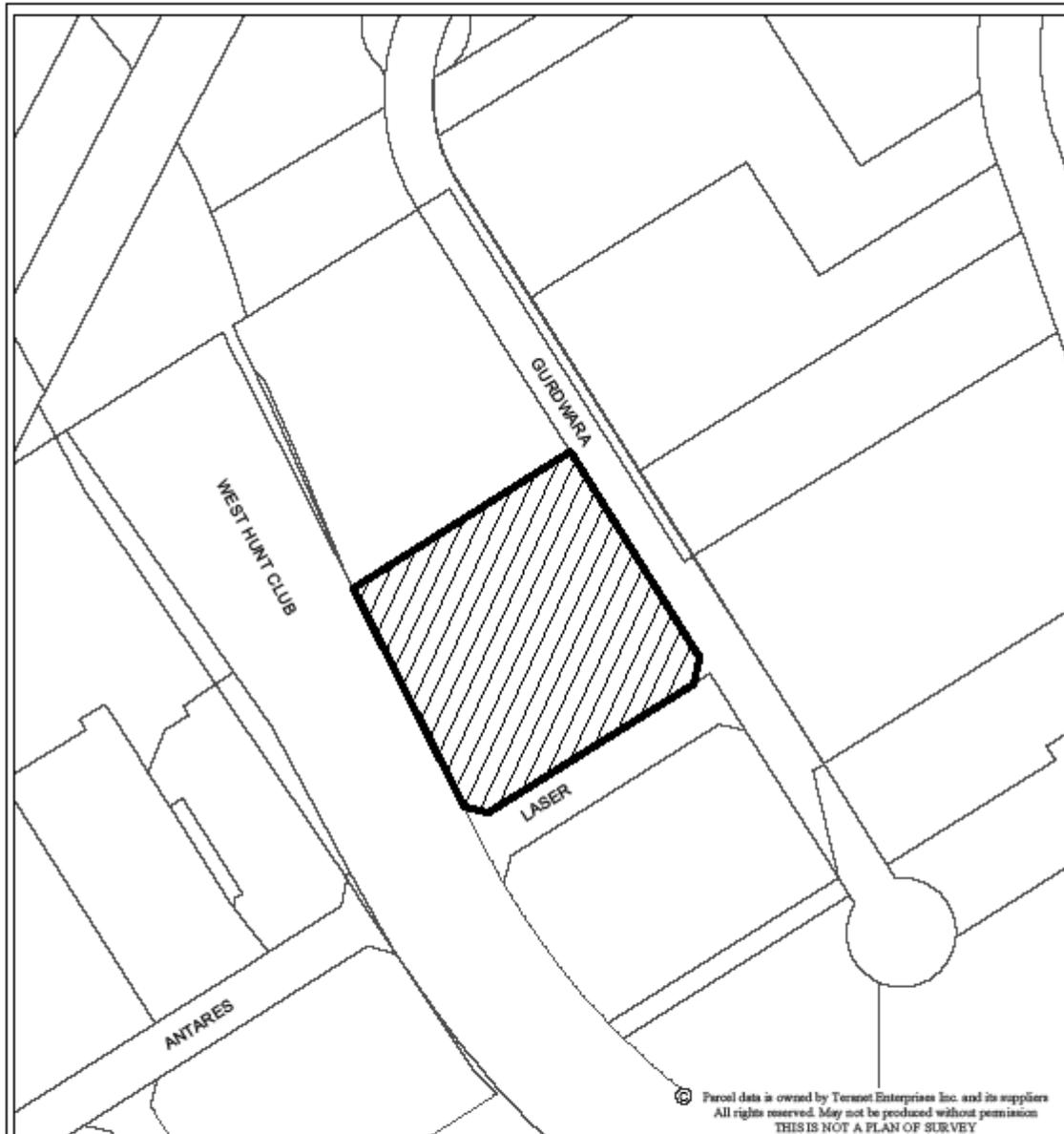
City Clerk and Solicitor Department, Legislative Services to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

Planning and Growth Management 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

LOCATION MAP

DOCUMENT 1



 Produced by Infrastructure Services and Community Sustainability Produit par le Services d'infrastructure et Viabilité des collectivités	 Location Map / Plan de révision Zoning Key Plan / Schéma de zonage 2 Laser Street	Échelle N.T.S. Mètres
D02-02-12-0045 12-0622-X I:\COI\2012\ZONING\LASER_2		
2012 / 05 / 10 REVISION DATE DE RÉVISION	040520664 Denotes Teranet-Polaris Parcel Identification Number	Scale N.T.S. Mètres

DETAILS OF RECOMMENDED ZONING

DOCUMENT 2

That Exception [1662] be amended as follows:

1. By adding “- automobile dealership” to Column III as an additional permitted land use
2. By adding to Column V provisions similar in effect to the following:
 - Maximum gross floor area of an automobile dealership: 2,000 square metres
 - That clause 199(2)(c) does not apply to an automobile service station when contained in the same building as an automobile dealership;
 - The maximum total cumulative gross floor area of an automobile dealership and automobile service station, when contained within the same building, is 2,000 square metres; and
 - The maximum building setback for an automobile dealership is 15 metres from the lot lines abutting West Hunt Club Road and Laser Street.