

2. ZONING - 905 TAYLOR CREEK DRIVE

ZONAGE - 905, PROMENADE TAYLOR CREEK

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 to amend the zoning of 905 Taylor Creek Drive to permit a funeral home, including a crematorium, a visitation centre and a place of worship, and to remove Automobile Service Station, Convenience Store, Car Wash and Gas Bar as permitted uses as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant à modifier le zonage du 905, promenade Taylor Creek, pour permettre la construction d'un salon funéraire incluant un crematorium, un salon de visite et un lieu de culte, et pour supprimer l'usage d'une station-service, d'un dépanneur, d'un lave-auto et d'un poste d'essence au nombre des utilisations permises, comme l'explique en détail le document 2.

DOCUMENTATION / DOCUMENTATION

1. Deputy City Manager's report, Planning and Infrastructure, dated 4 October 2012 (ACS2012-PAI-PGM-0231).
Rapport de la Directrice municipale adjointe, Urbanisme et Infrastructure, le 4 octobre 2012 (ACS2012-PAI-PGM-0231).

Report to/Rapport au :

**Planning Committee
Comité de l'urbanisme**

and Council / et au Conseil

**October 4, 2012
4 octobre 2012**

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

Contact Person / Personne ressource: *Felice Petti Manager/Gestionnaire, Development Review-Suburban Services/Examen des projets d'aménagement-Services suburbains, Planning and Growth Management/Urbanisme et Gestion de la croissance* (613) 580-2424, 22226 *Felice.Petti@ottawa.ca*

Orléans (1)

Ref N°: ACS2012-PAI-PGM-0231

SUBJECT: ZONING - 905 TAYLOR CREEK DRIVE

OBJET : ZONAGE - 905, PROMENADE TAYLOR CREEK

REPORT RECOMMENDATION

That the Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to amend the zoning of 905 Taylor Creek Drive to permit a funeral home, including a crematorium, a visitation centre and a place of worship, and to remove Automobile Service Station, Convenience Store, Car Wash and Gas Bar as permitted uses 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 visant à modifier le zonage du 905, promenade Taylor Creek, pour permettre la construction d'un salon funéraire incluant un crematorium, un salon de visite et un lieu de culte, et pour supprimer l'usage d'une station-service, d'un dépanneur, d'un lave-auto et d'un poste d'essence au nombre des utilisations permises, comme l'explique en détail le document 2.

BACKGROUND

The subject site, 905 Taylor Creek Drive, is located at the north-west corner of the intersection at Trim Road and Taylor Creek Drive within the Taylor Creek Business Park. The site is situated approximately 300 metres south of Highway 174.

The subject site is currently vacant and undeveloped with an approximate area of 0.99 hectares. It has frontage on both Trim Road and Taylor Creek Drive. Trim Road is classified as an arterial road, while Taylor Creek Drive is classified as a collector road. There is landscaping, including street trees and street lights, along the Taylor Creek Drive right-of-way. Light standards line the Trim Road frontage, and an overhead power line connection pole is situated at the south-east corner of the site.

Surrounding land uses include light industrial, mixed institutional, commercial, and service uses, comprising of office buildings, warehouses, the Orleans Bowling Centre, and Starr Gymnastics within the Taylor Creek Business Park to the west. The OC Transpo Park and Ride Station is located on the east side of Trim Road north of Dairy Drive, and by vacant future development lands on the south side of Dairy Drive.

DISCUSSION

The purpose of this application is to rezone the property to accommodate a proposed 1,790 square-metre one-storey funeral home comprising of a chapel, a contemplative garden, visitation rooms, a reception area, staff offices, preparation rooms, a showroom, and a crematorium. The applicant is also proposing 142 parking spaces and two loading areas.

The site is currently zoned IL[1273] H(21) – Light Industrial, Urban Exception 1273, Maximum Height of 21 metres. The applicant is proposing an amendment to add a funeral home and an accessory crematorium as permitted uses.

The existing zone currently permits an Automobile Service Station, a Convenience Store, a Car Wash and a Gas Bar. These uses will be removed from the list of permitted uses through this amendment. Removing these uses will properly reflect restrictive covenants which have been placed on title of the subject property.

RURAL IMPLICATIONS

There are no rural implications with this application.

CONSULTATION

This application was subject to public consultation. A circulation of the application was done 120 metres surrounding the subject property and signs were installed on the site informing the travelling public of this proposal. A summary of the comments received is provided in Document 3.

COMMENTS BY THE WARD COUNCILLOR

Councillor Monette is aware of the report.

LEGAL IMPLICATIONS

Should the zoning be appealed to the Ontario Municipal Board, it is anticipated that a two day hearing would result. If the zoning is refused by Council, reasons must be provided. In the instance of a refusal an external planning consultant would need to be retained by the City at an estimated cost of \$20,000.

RISK MANAGEMENT IMPLICATIONS

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

FINANCIAL IMPLICATIONS

If the recommendation is adopted and appealed, staff resources will be used to defend Council's position. In the event that the recommendation is not carried and an appeal is brought, an outside planner would need to be retained at an estimated cost of \$20,000. Funds are not available within existing resources, and the expense would impact Planning and Growth Management's operating status.

ACCESSIBILITY IMPACTS

There are no accessibility impacts with this application.

ENVIRONMENTAL IMPLICATIONS

An Air Quality Study was produced in accordance with the Ministry of Environment guidelines and submitted by the applicant in support of the proposed crematorium. This document assessed the air quality impacts from the crematorium on surrounding properties, including businesses, day-care facilities, a gymnasium and residential housing in proximity to the proposed use. The results of the study indicate favourable air quality conditions and minimal impacts from operation of the crematorium on existing

neighbouring sensitive land uses so that no mitigation of emissions is required. The crematorium facility will operate under Ministry of the Environment regulations concerning emissions and will require a Ministry of the Environment approval to operate.

TECHNOLOGY IMPLICATIONS

There are no technology implications associated with this report.

TERM OF COUNCIL PRIORITIES

The Term of Council priorities are met by integrating this facility on the edge of the industrial park away from residential uses while still serving the surrounding neighbouring communities. The building will provide architectural design and detailed landscaping which will enhance the entrance into the Taylor Creek Business Park

APPLICATION PROCESS TIMELINE STATUS

The application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments because an air quality assessment needed to be submitted for review prior to permitting a crematorium on this site.

SUPPORTING DOCUMENTATION

- Document 1 Location Map
- Document 2 Details of Recommended Zoning
- Document 3 Consultation Details

DISPOSITION

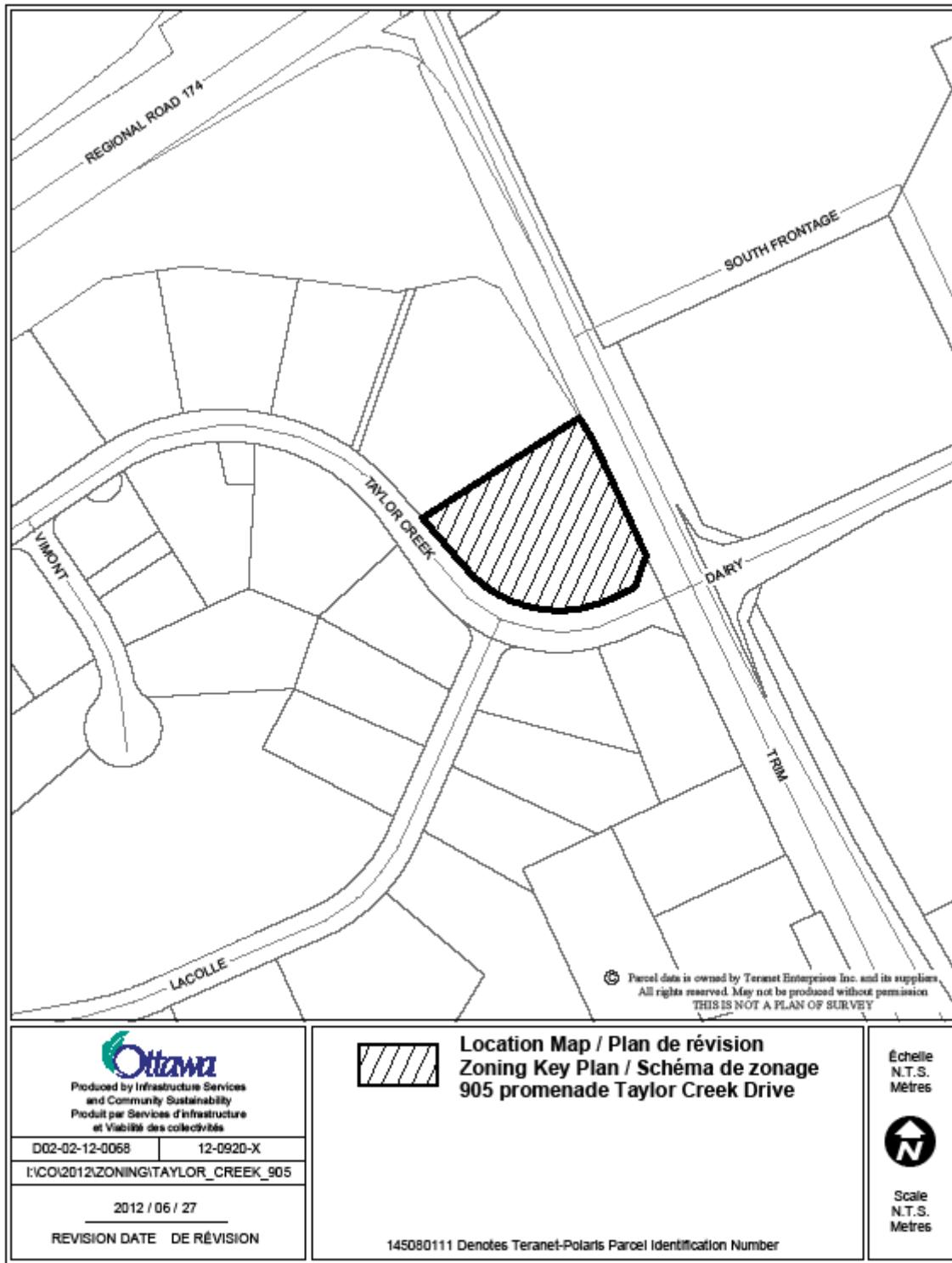
City Clerk and Solicitor Department, Legislative Services to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

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



DETAILS OF RECOMMENDED ZONING

DOCUMENT 2

Exception 1273 of Section 239 - Urban Exceptions of By-law 2008-250 is amended as follows:

1. Add the following uses to column III - Additional Land Uses Permitted
 - Funeral Home
 - Visitation Centre
 - Place of Worship
2. Add the following uses to column IV - Land Uses Prohibited
 - Automobile Service Station
 - Car Wash
 - Convenience Store
 - Gas Bar
3. Add the following provision to column V
 - visitation centre and place of worship are only permitted in association with a funeral home

CONSULTATION DETAILS

DOCUMENT 3

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.

PUBLIC COMMENTS

Staff received standard comments from the technical circulation of this application. One of the neighbouring businesses was in support of this proposal while one disagreed with permitting the proposed uses.

One objection was received from a residential property owner in the Spring Ridge neighbourhood east of Trim Road and south of Watters Road who expressed concern with having this use on Trim Road which is a busy arterial and concern with air safety. In response it was explained that an entrance on Trim Road would only be permitted as a right in right out access. The all directional access will only be along Taylor Creek Drive inside the industrial park. The resident was informed that an Air Quality Study was received to address concerns regarding air emissions and that the results of the study indicated favourable air quality conditions and minimal impacts from the operation of the crematorium. Staff explained that as a result of the study no mitigation of emissions is required and that approvals from the Ministry of the Environment will be required as part of the site plan approval process.