

**Report to
Rapport au:**

**Planning Committee / Comité de l'urbanisme
April 12, 2016 / 12 avril 2016**

**and Council / et au Conseil
April 27, 2016 / 27 avril 2016**

**Submitted on March 17, 2016
Soumis le 17 mars 2016**

**Submitted by
Soumis par:**

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**Ward: KANATA SOUTH (23) /
KANATA-SUD (23)**

File Number: ACS2016-PAI-PGM-0057

SUBJECT: Zoning By-law Amendment – 190 Michael Cowpland Drive

**OBJET: Modification au Règlement de zonage – 190, promenade Michael
Cowpland**

REPORT RECOMMENDATION

That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 190 Michael Cowpland Drive to add a recreational and athletic facility as well as instructional facility as additional permitted uses, as shown in Document 1 and 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 le 190, promenade Michael Cowpland, en vue d'ajouter une installation récréative et sportive ainsi qu'un établissement d'instruction comme utilisations supplémentaires autorisées, comme l'illustre le document 1 et l'expose en détail le document 2.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

190 Michael Cowpland Drive

Owner

190 Michael Cowpland Drive Inc.

Applicant

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Description of site and surroundings

The site is 190 Michael Cowpland Drive in Kanata South Business Park. The site is west of Eagleson Road and south of Hazeldean Road. The property is vacant with the exception of an antenna tower on the southeast corner. The site has a four-metre easement on the east side of the property to provide maintenance access for the antenna tower. The site is approximately 4,238 square metres with 60 metres of frontage. This site also abuts a hydro corridor and the surrounding properties are

occupied by existing office and business park buildings. Residential uses are present directly south of the hydro corridor.

Document 1 identifies the lands subject to the proposed Zoning By-law amendment.

Summary of requested Zoning By-law amendment proposal

The applicant has applied to add two additional land uses to those currently permitted and to have a set minimum on the number of parking spaces required to be provided for these two uses. The effect of the proposed amendment would be to permit a gymnastics facility and other dance related programming.

DISCUSSION

Public consultation

Notification and consultation was carried out in accordance with the *Planning Act* and the City's Public Notification and Consultation Policy for Development Applications.

No public comments were received.

Official Plan designation

In 2013, Council adopted Official Plan Amendment (OPA) 150. The new policies of OPA 150 have been taken into consideration as the intended direction of City Council.

The lands are designated Enterprise Area. This designation identifies areas where commercial, office and industry are the primary land uses. The intent is to accommodate mixed-use, office type uses and low impact, light industrial uses in a business park setting. The Enterprise Area also serves a number of other functions including complementary non-industrial uses in order to meet the daily needs of employees and clients, and to reduce their need to travel outside the area. A variety of complementary uses (e.g. recreational uses) are permitted to meet day-to-day needs of employees and residents of the area.

The new policies of OPA 150 will not affect the permission for the proposed Zoning By-law amendment as it conforms with the relevant policies of the Official Plan.

Planning rationale

Land Use

The Business Park Industrial zone remains suitable for the site and staff recommend the addition of an exception to permit the additional uses and set the minimum number of spaces for the proposed additional land uses. The surrounding properties are occupied by existing office and business park buildings. Complementary uses such as these additional uses currently exist within proximity to the site, within Kanata South Business Park. An adjacent zone to the east, GM[1198] S265, contains a Goodlife Fitness centre. Several properties further west on Michael Cowpland Drive and on Terence Matthews Crescent have exceptions to the Business Park Industrial (IP4) zone to permit a range of uses from place of worship, community centre, school, recreational and athletic facility, instructional facility, catering establishment and medical centre. Therefore, a recreational and athletic facility use plus instructional facility use are appropriate in this industrial park. The site is physically buffered from sensitive residential land uses, which are approximately 80 metres away; however, it remains in close proximity in order to reduce travel time outside of the area for employees and residents alike.

This site is under a sales and purchase agreement by Kanata Rhythmic and Gymnastics Facility. The principal use and programming is to be for the gymnastics club. A recent amendment to the definition of the recreational and athletic facility within the Zoning By-law has been completed to include these activities that provide instruction in relation to an athletic pastime. There is a possibility instruction related to dancing may also occur on site. Therefore, an instructional facility is also recommended to be permitted.

Parking Requirements

Parking requirements are set out in Section 101 of the Zoning By-law. The concept plan, as shown in Document 2, illustrates 25 parking spaces on-site.

The primary use of this facility is for the instruction and training of gymnasts ranging from five to 20 years old. Classes to be held by this facility will be three hours or more per session. The current design proposes 25 parking spaces (including one accessible parking space) which the applicant considers sufficient to facilitate their operations and appears to be in line with the rates as set out for a recreational and athletic facility. The rate for instructional facility is recommended to be reduced to match the 25 space request so as to avoid an issue of non-conformance should the programming

requirements of the use change with time. Staff are of the opinion that a minimum of 25 parking spaces can be supported for both uses at this location.

For the proposed uses of Instructional facility and recreational and athletic facility, a minimum of 25 parking spaces will be required (unless fewer spaces are required by Section 101). If there is a change of use to another permitted use, the applicable rate in Section 101 shall also apply.

The proposed Zoning By-law amendment is appropriate because the additional uses conform to the relevant policies of the Official Plan as well as the general intent of the parent IP – Business Park Industrial zone. These policies permit complementary uses intended to meet the daily needs of employees and clients within employment lands and remains compatible with adjacent commercial, office and light industrial uses.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

RURAL IMPLICATIONS

There are no rural implications with this application.

COMMENTS BY THE WARD COUNCILLOR

Councillor Hubley is aware and supportive of this application.

LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendation outlined in this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications associated with this report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

ACCESSIBILITY IMPACTS

There are no accessibility issues associated with this Zoning By-law amendment.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

EP2 – Economic Prosperity – Support growth of local economy.

APPLICATION PROCESS TIMELINE STATUS

The application was processed by the On Time Decision Date established for the processing of Zoning By-law amendments.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Concept Plan

Document 3 Details of Recommended Zoning

Document 4 Overview Data Sheet

CONCLUSION

Planning and Growth Management Department supports the proposed Zoning By-law amendment as it is consistent with the objectives of the Official Plan and represents good planning.

DISPOSITION

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

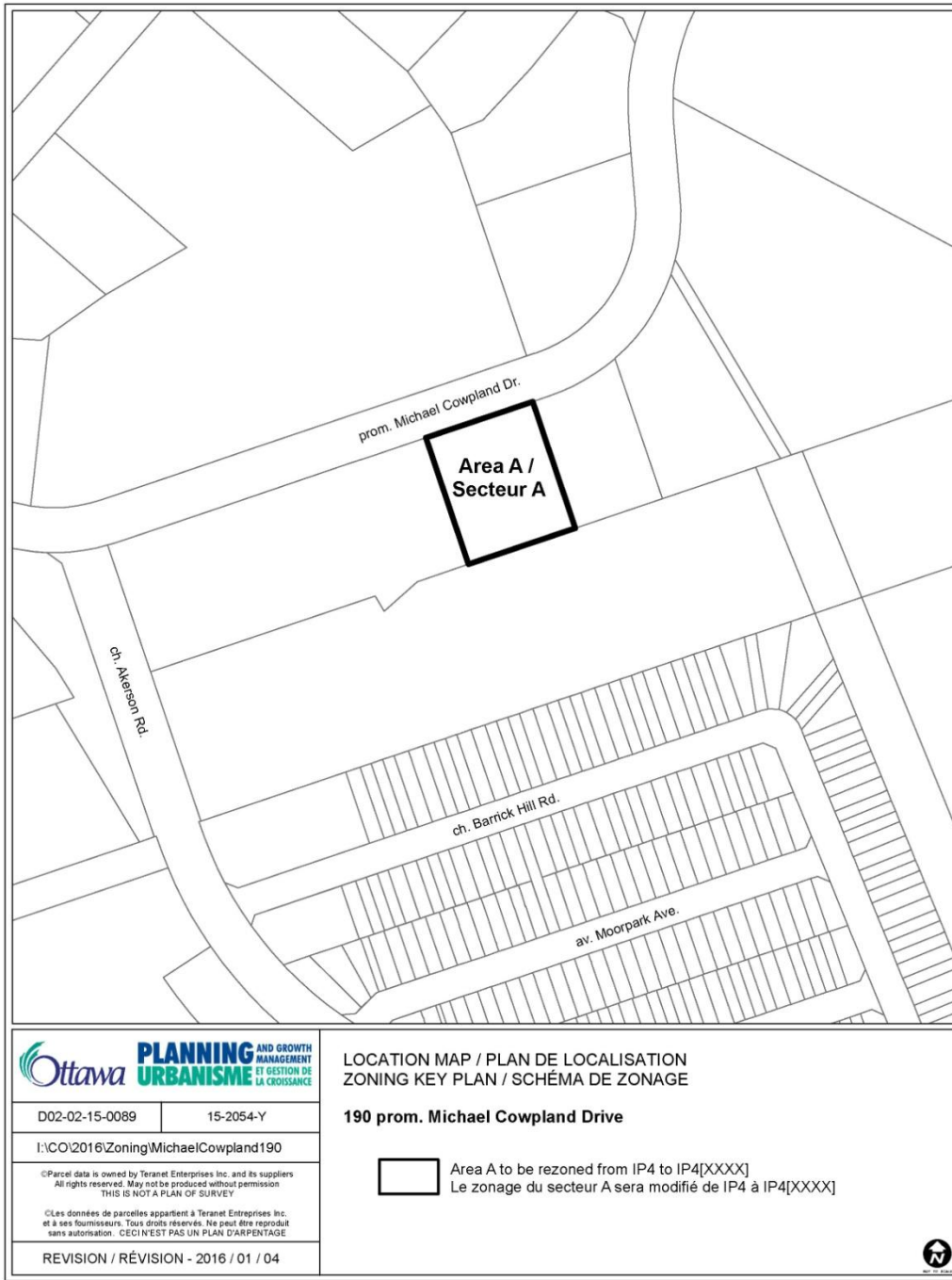
Planning and Growth Management Department to prepare the implementing by-law, forward to Legal Services and undertake the statutory notification.

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

Document 1 – Location Map

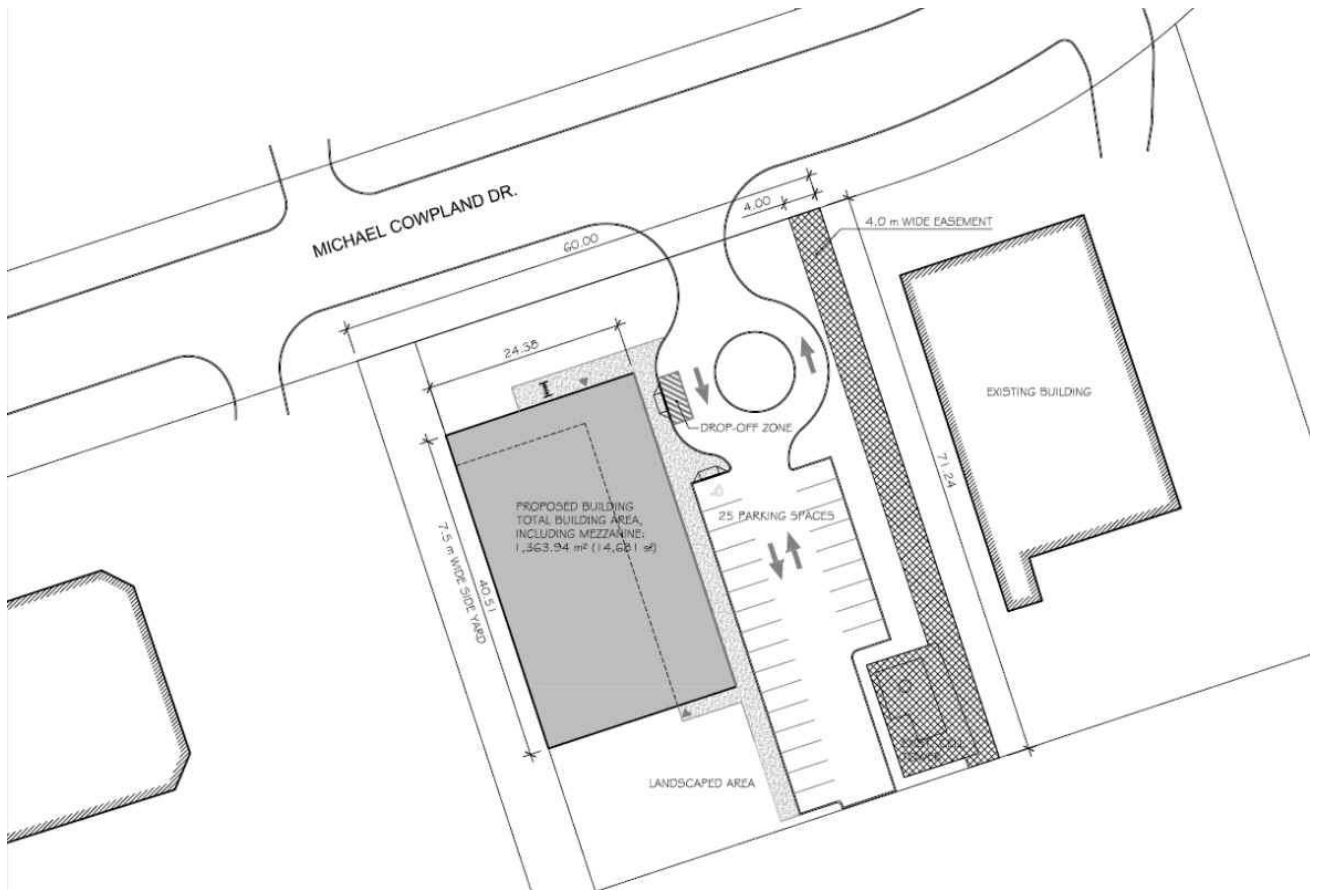
For an interactive Zoning map of Ottawa visit geoOttawa.

The subject site is situated south of Hazeldean Road and west of Eagleson Road in Kanata South Business Park. More specifically, the subject site is on Michael Cowpland Drive, abuts the hydro corridor, and is south of Terence Matthews Crescent.



Document 2 – Concept Plan

This concept plan shows a proposed building and a corresponding 25 parking spaces.



Document 3 – Details of Recommended Zoning

Proposed changes to the City of Ottawa Zoning By-law No. 2008-250 for 190 Michael Cowpland Drive:

1. Rezone the lands shown in Document 1 from IP4 to IP4[XXXX].
2. Add a new exception, IP4[XXXX] to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - In Column III, for Additional Land Uses Permitted, add
 - Recreational and Athletic Facility
 - Instructional Facility
 - In Column V, for Provisions, add

The minimum number of parking spaces required for a recreational and athletic facility, instructional facility, or for both uses when both are located on the lot, is the lesser of:

- i) 25 parking spaces; or
- ii) the requirements of Section 101.