

**3. ZONING BY-LAW AMENDMENT – 3015, 3055, 3075 AND 3095 PALLADIUM DRIVE**

**MODIFICATION AU RÈGLEMENT DE ZONAGE – 3015, 3055, 3075 ET 3095, PROMENADE PALLADIUM**

**COMMITTEE RECOMMENDATION**

**That Council approve an amendment to Zoning By-law 2008-250 for 3015, 3055, 3075 and 3095 Palladium Drive to remove restrictions on retail uses, as detailed in Document 2.**

**RECOMMANDATION DU COMITÉ**

**Que le Conseil approuve une modification au Règlement de zonage 2008-250 pour les 3015, 3055, 3075 et 3095, promenade Palladium afin de retirer les restrictions concernant les utilisations de détail, comme il est expliqué dans le document 2.**

**DOCUMENTATION/DOCUMENTATION**

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated February 27, 2018 (ACS2018-PIE-PS-0036)

Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté 27 février 2018 (ACS2018-PIE-PS-0036)

2. Extract of draft Minutes, Planning Committee, 27 March 2018

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 27 mars 2018

3. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of 25 April 2018, in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill

73 'Explanation Requirements' at the City Council meeting of 11 April 2018".

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 25 avril 2018 du Conseil, dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes du projet de loi 73 , à la réunion du Conseil municipal prévue le 11 avril 2018».

**Report to  
Rapport au:**

**Planning Committee  
Comité de l'urbanisme  
27 March 2018 / 27 mars 2018**

**and Council  
et au Conseil  
11 April 2018 / 11 avril 2018**

**Submitted on 27 February 2018  
Soumis le 27 février 2018**

**Submitted by  
Soumis par:**

**Lee Ann Snedden,  
Director / Directrice**

**Planning Services / Services de la planification**

**Planning, Infrastructure and Economic Development Department / Direction  
générale de la planification, de l'infrastructure et du développement économique**

**Contact Person / Personne ressource:**

**Laurel McCreight, Planner II / Urbaniste II, Development Review West / Examen  
des demandes d'aménagement ouest**

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**Ward: KANATA NORTH (4) / KANATA  
NORD (4)**

**File Number: ACS2018-PIE-PS-0036**

**SUBJECT: Zoning By-law Amendment – 3015, 3055, 3075 and 3095 Palladium  
Drive**

**OBJET: Modification au Règlement de zonage – 3015, 3055, 3075 et 3095,  
promenade Palladium**

## REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3015, 3055, 3075 and 3095 Palladium Drive to remove restrictions on retail uses, as detailed in Document 2.
2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting 11 April 2018," subject to submissions received between the publication of this report and the time of Council's decision.

## RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 pour les 3015, 3055, 3075 et 3095, promenade Palladium afin de retirer les restrictions concernant les utilisations de détail, comme il est expliqué dans le document 2.
2. Que le Comité de l'urbanisme donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et de l'avocat général et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes du projet de loi 73 », à la réunion du Conseil municipal prévue le 11 avril 2018, à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

## 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

3015, 3055, 3075 and 3095 Palladium Drive

### Owner

West Ottawa Land Holdings

### Applicant

Paul Black, Fotenn Consultants Inc.

### Description of site and surroundings

The properties are municipally known as 3015, 3055, 3075 and 3095 Palladium Drive. Currently, the Kanata West Retail Centre is under construction as a community retail centre with a variety of large, medium, and small-format retail buildings and restaurant uses planned. The lands are approximately 140,949 square metres in size and have been divided by the applicant into two areas: Area A and Area B.

Area A is approximately 23,183 square metres in size and Area B is approximately 117,766 square metres. The lands have frontage on the Campeau Drive Extension, Palladium Drive and Nippissing Court. The Campeau Drive Extension, together with Nippissing Court and the Area B lands, were registered through Phase 1 of the subdivision on Plan 4M-1566.

To the north of the lands is Campeau Drive. On the north side of Campeau Drive are lands currently designated for business park development. To the immediate east of the lands lies the Kanata West Retail Centre. To the south of the lands lies a stormwater management pond block. Further to the south is the Feedmill Creek Corridor, which has been reserved through the Plan of Subdivision. Directly west of the lands is Nippissing Court and other lands, which will be developed as part of the Kanata West Business

Park. Directly to the east is the RioCan-Tanger Outlet Centre and the future Minto Arcadia commercial development.

### **Summary of requested Zoning By-law amendment proposal**

The lands are currently zoned IP13 (Business Park Industrial, Subzone 13) and IP13[2167] (Business Park Industrial, Subzone 13, Exception 2167). The purpose of the IP zone is to accommodate a mix of office, office-type and low-impact industrial uses in a business park setting. Subzone 13 provides for additional permitted uses. Exception 2167 was established in 2014 as an exception for the size of the retail development in comparison to gross floor area of office space. The exception permits a range of additional retail and commercial uses on the lands and limits floor area for retail development.

The applicant is proposing to rezone Area A and Area B from IP13 to IP13[2167], with revised provisions of exception 2167 for Area B. The revised provisions sought by the applicant include:

- The removal of the provision limiting the amount of retail gross floor area as it compares to the gross floor area for office use;
- A revision to the required front yard setback along Palladium Drive to 1.5 metres; and
- Revisions to the required rear and corner side yard setbacks along Campeau Drive and Nippissing Court, respectively, to 0 metres.

### **Brief history of proposal**

The properties have been subject to a Plan of Subdivision (File No. D07-16-14-0003), Official Plan amendment (OPA) (File No. D01-01-14-0001) and Zoning By-law amendment (File No. D02-02-14-0018). Phase 1 of the Plan of Subdivision was registered on June 7, 2016 for a 27-lot prestige business park.

The Zoning By-law amendment application was tabled at the August 21, 2014 Planning Committee meeting and passed via two separate by-laws by Council on September 24, 2014 and October 8, 2014 (By-laws 2014-368 and 2014-398).

By-law 2014-398 had the effect of zoning the site from Development Reserve (DR) to several Business Park Industrial zones (IP13):

- IP13[2166]-h (Business Park Industrial Zone, Subzone 13, Exception 2166, Holding zone);
- IP13[2167] (Business Park Industrial Zone, Subzone 13, Exception 2167); and
- IP13 (Business Park Industrial Zone, Subzone 13).

For the purpose of the current application, the portion of the site zoned IP13[2167] accommodates a range of retail uses as a means of complimenting the adjacent Tanger Outlet Centre.

The purpose of Official Plan Amendment 142 was to add a site-specific exception policy to the Employment and Enterprise Area designation north of Highway 417 at the Huntmar Drive interchange. The amendment aided the development of a limited retail district within the larger business park.

Official Plan Amendment 180 came into effect on November 8, 2017, redesignating the lands as General Urban thereby removing the restrictions on retail for the property. The site-specific exception regarding “retail development is permitted on a maximum of 10.6 net hectare of land but the amount of retail shall not exceed the amount of office by more than 8,000 square metres at any time” was removed from the Official Plan as part of OPA 180.

## **DISCUSSION**

### **Public consultation**

Public consultation of the application was carried out in accordance with the City's Public Notification and Consultation Policy. No comments were received from the public regarding this application.

### **Official Plan designation**

The property is designated General Urban Area on Schedule B of the City's Official Plan. The General Urban Area designation permits all types and densities of housing, as well as employment, retail uses, service, industrial, cultural, leisure, greenspace,

entertainment and institutional uses. Throughout the General Urban Area, the City will encourage the provision of a variety of small, locally-oriented convenience and service uses that complement adjacent residential land uses and that are compatible with surrounding land uses.

### **Other applicable policies and guidelines**

The properties are also subject to the Kanata West Concept Plan (KWCP), which designates the sites as Prestige Business Park. The intent of this designation is to encourage traditional campus-style development for Ottawa's high technology sector. The KWCP recommends uses such as personal and community-serving uses such as banks, convenience stores and personal service businesses. The addition of retail uses complement the adjacent High Profile Employment, Entertainment and Leisure Hub of Kanata West.

### **Planning rationale**

Rezoning the properties from IP13[2167] to GM[2167] is consistent with the policies of the General Urban Area, and as such the amendment meets the policies set out in the Official Plan. The General Urban Area permits a broad range of uses including commercial and retail development. The restriction on retail development was removed when OPA 180 redesignated the site to General Urban. Rezoning to permit retail uses is compatible and complementary to surrounding land uses as well as conveniently located with respect to concentrations of residential development.

Although the applicant requested to maintain the IP zone, rezoning the properties to a General Mixed Use zone (GM) is more appropriate, as the IP zone is related to Business Park Industrial uses, which accommodate a mix of office, office-type and low-impact industrial uses in a business park setting. The properties are not going to function as a business park and the applicant is requesting to add commercial uses without restrictions. Given that the Official Plan designation is General Urban and permits commercial uses on the site, the GM zone is more suitable to permit such uses.

The request to amend the front (along Palladium Drive), corner side (along Campeau Drive) and rear yard (along Nippissing Court) setbacks is consistent in developing a retail centre whereby buildings are located closer to the street to enhance the pedestrian experience. Landscaping will still be required to provide a buffer between the



sidewalk and building. This type of design is consistent with neighbouring developments and will help achieve an enhanced public realm.

### **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 report.

### **COMMENTS BY THE WARD COUNCILLOR**

Councillor Wilkinson provided the following comments:

“I am not happy about opening this area up to any type and size of retail space as there is a lot in the area already, including vacancies. However, I understand the difficulty in getting the level of employment originally envisaged for this site and the need for the owner to complete a development that is only partially finished at this time, so I will accept what the Planning Committee determines is best for this location.”

### **LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the recommendations contained within this report.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications with this report.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications with this report.

### **FINANCIAL IMPLICATIONS**

There are no financial implications associated with this report.

## **ACCESSIBILITY IMPACTS**

Accessibility impacts with this development are considered during the Site Plan Control process.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

EP2 – Support growth of local economy.

## **APPLICATION PROCESS TIMELINE STATUS**

The application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the need to reach an agreeable amendment that would be supported by staff and the applicant.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Details of Recommended Zoning

## **CONCLUSION**

The Planning, Infrastructure and Economic Development department supports the proposed Zoning By-law amendment. Rezoning the lands to remove the restriction on retail development is consistent with the Official Plan and its General Urban designation, which permits a variety of retail and commercial uses. Reducing the front, corner and rear yard setbacks on various streets in the development will help enhance the public realm by locating buildings closer to the street.

## **DISPOSITION**

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

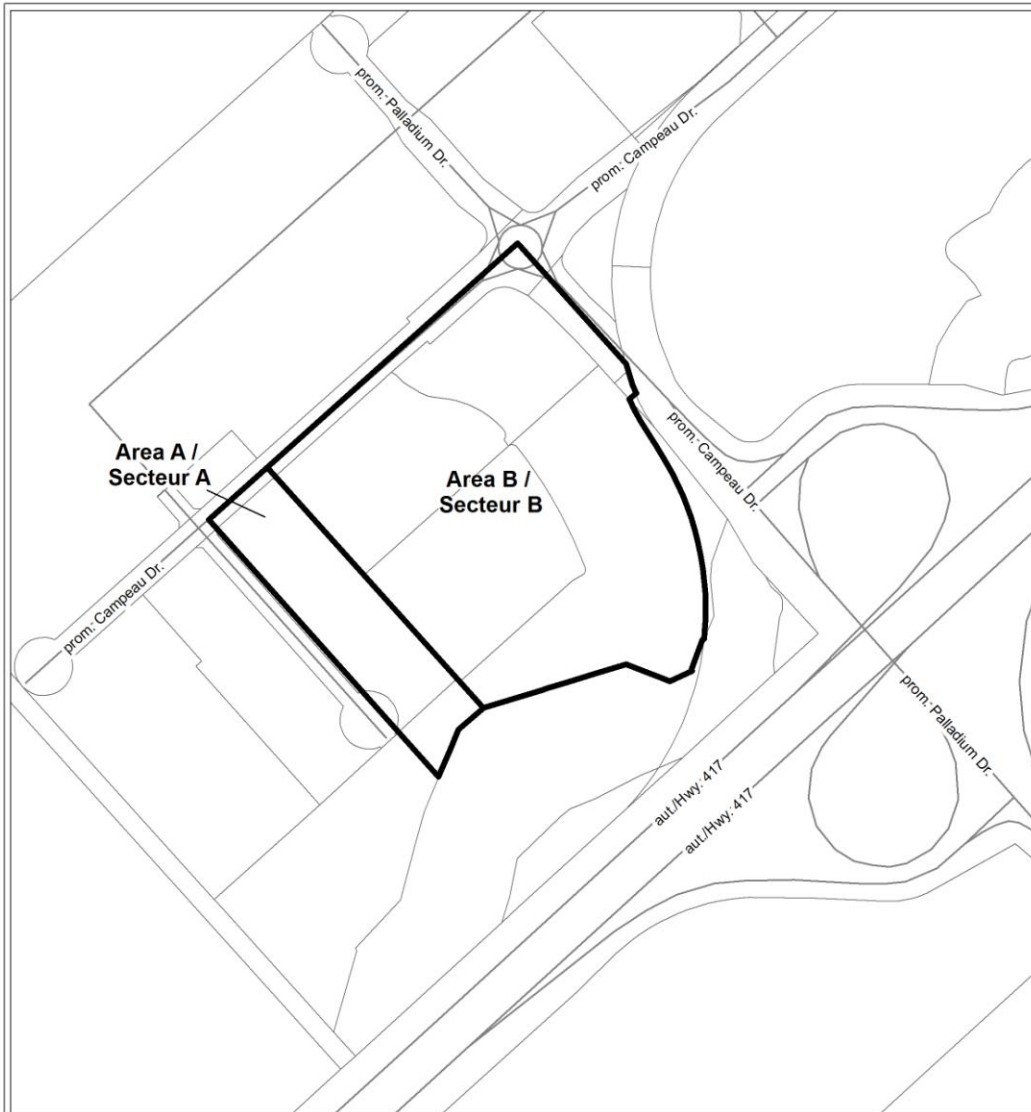
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.





Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa)



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL		 <small>NOT TO SCALE</small>
D02-02-17-0064	17-1028-X, 18-0169-A			
D01-01-17-0014				
I:\CO\2017\Zoning\Palladium_3015		<b>3015, 3055, 3075, 3095 promenade Palladium Drive</b>		
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small>		<div style="display: flex; align-items: flex-start;"> <div style="margin-right: 10px;">  </div> <div> <p>Area A to be rezoned from IP13 to GM[2167]            Le zonage du secteur A sera modifié de IP13 à GM[2167]</p> </div> </div>		
<small>©Les données de parcelles appartiennent à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>		<div style="display: flex; align-items: flex-start;"> <div style="margin-right: 10px;">  </div> <div> <p>Area B to be rezoned from IP13[2167] to GM[2167]            Le zonage du secteur B sera modifié de IP13[2167] à GM[2167]</p> </div> </div>		
REVISION / RÉVISION - 2018 / 02 / 13				

## **Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law 2008-250 for 3015, 3055, 3075 and 3095 Palladium Drive.

1. Rezone the lands as shown in Document 1.
2. Amend Section 239, by amending Urban Exception 2167 with provisions similar in effect to the following:
  - a. In Column IV, add provisions similar in effect to the following:
    - i. All residential uses, including dwelling units in a mixed-use building.
  - b. In Column V, add provisions similar in effect to the following:
    - ii. Minimum required front yard setback along Palladium Drive is 1.5 m;
    - iii. Minimum required corner side yard setback along Campeau Drive is 0 m;  
and
    - iv. Minimum required rear yard setback along Nippissing Court is 0 m.
  - c. In Column V, delete provisions:
    - v. Sections 205(2)(b), (c) and (d) do not apply; and
    - vi. The amount of retail development on lands zoned IP13[2167] must not exceed the gross floor area of office in the IP13 and IP13[2166] zones by more than 8,000 m<sup>2</sup> at any time.