

**Report to  
Rapport au:**

**Planning Committee  
Comité de l'urbanisme  
14 February 2019 / 14 février 2019**

**and Council  
et au Conseil  
27 February 2019 / 27 février 2019**

**Submitted on 29 January 2019  
Soumis le 29 janvier 2019**

**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:**

**Stream Shen, Planner II / Urbaniste II, Development Review West / Examen des  
demandes d'aménagement ouest  
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**Ward: KANATA SOUTH (23) /  
KANATA-SUD (23)**

**File Number: ACS2019-PIE-PS-0007**

**SUBJECT: Zoning By-law Amendment – 301 Palladium Drive**

**OBJET: Modification au Règlement de zonage – 301, promenade Palladium**

#### **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 301 Palladium Drive to permit a restaurant building, as detailed in Document 3.**
- 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 of February 27, 2019," 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 relativement au 301, promenade Palladium, afin de permettre un bâtiment abritant un restaurant, comme l'expose en détail le Document 3.
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 27 février 2019, 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

301 Palladium Drive

### Owner

301 Palladium Ltd.

### Applicant

Michael Wright, Wright Consulting Services

## **Description of site and surroundings**

The site is approximately 4,950 square metres and is currently vacant. It is located south of Palladium Drive between Silver Seven Road and Terry Fox Drive within the Terry Fox Business Park. Several office buildings, as well as a hotel to the northeast surrounds the property.

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

The property is currently zoned Light Industrial Zone Subzone Five, Exception 306, Maximum Height 30 metres (IL5 [306] H(30)) and Light Industrial Zone Subzone Five, Maximum Height 22 metres (IL5 H(22)). The current zoning permits a variety of low impact light industrial uses and office uses.

The requested Zoning By-law amendment seeks to permit a stand-alone restaurant with a maximum gross floor area of 750 square metres and a reduced front yard setback from 12 metres to 6.8 metres. A restaurant use is permitted within the existing zoning, but must be located within a building that contains one of the currently permitted uses and limited to 300 square metres in gross floor area.

## **DISCUSSION**

### **Public consultation**

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. No public comments were received for this application.

### **Official Plan designation**

The property is designated Urban Employment Area under Schedule B of the City's Office Plan. Under Section 3.6.5 of the Official Plan, Urban Employment Area designation permits a wide array of employment generating uses such as offices, manufacturing, warehousing and distribution. Complementary uses, such as service commercial, are also permitted to meet the day-to-day needs of employees and reduce their need to travel outside the area. These ancillary uses should be incidental to the primary employment-generating uses and limited to 750 square metres of gross floor area per single occupancy.

### **Planning rationale**

The proposed Zoning By-law amendment to permit a stand-alone restaurant use conforms to the policy direction found in Section 3.6.5 of the Official Plan. The proposed

maximum gross floor area of 750 square metres is consistent with the maximum size limit for a service commercial use within the Urban Employment Area designation. Furthermore, the subject property is a small and irregular shaped parcel in comparison to other lands found within the Terry Fox Business Park. The amendment to allow for a restaurant use on this site will provide a complementary-type service to the employees of the employment area and will not detract from the overall characteristics of the business park and its primary function as an employment generator.

In addition to the restaurant use, the applicant is seeking a reduction in the minimum front yard setback on Palladium Drive from 12 metres to 6.8 metres. The reduction is required for the construction of an elevated patio built on top of the building's underground stormwater storage area. The main building wall with the restaurant use will have a setback of 11.9 metres from the property line. Between the patio and the sidewalk, a row of street trees further buffers the proposed building. In reviewing the policies within Section 2.5.1 and 4.11 of the Official Plan, the proposed reduction is compatible with the surrounding developments and the patio will contribute to a positive pedestrian experience on Palladium Drive.

### **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 associated with this report.

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

Councillor Hubley is supportive of this application.

### **LEGAL IMPLICATIONS**

There are no legal impediments to approving the recommendations contained in the report.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications with the recommendations of this report.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications associated with the recommendations of this report.

**FINANCIAL IMPLICATIONS**

There are no direct financial implications.

**ACCESSIBILITY IMPACTS**

The new building will be required to meet the accessibility criteria contained within the Ontario Building Code.

**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 additional time needed for the concurrent Site Plan Control application review.

**SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Zoning Key Plan

Document 3 Details of Recommended Zoning

**CONCLUSION**

The Planning, Infrastructure and Economic Development Department recommends approval for the Zoning By-law amendment to permit a stand-alone restaurant and its associated performance standards. The proposed Zoning By-law amendment is consistent with the Provincial Policy Statement, conforms to the policy direction within the City's Official Plan and represents good planning.

**DISPOSITION**

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; 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.

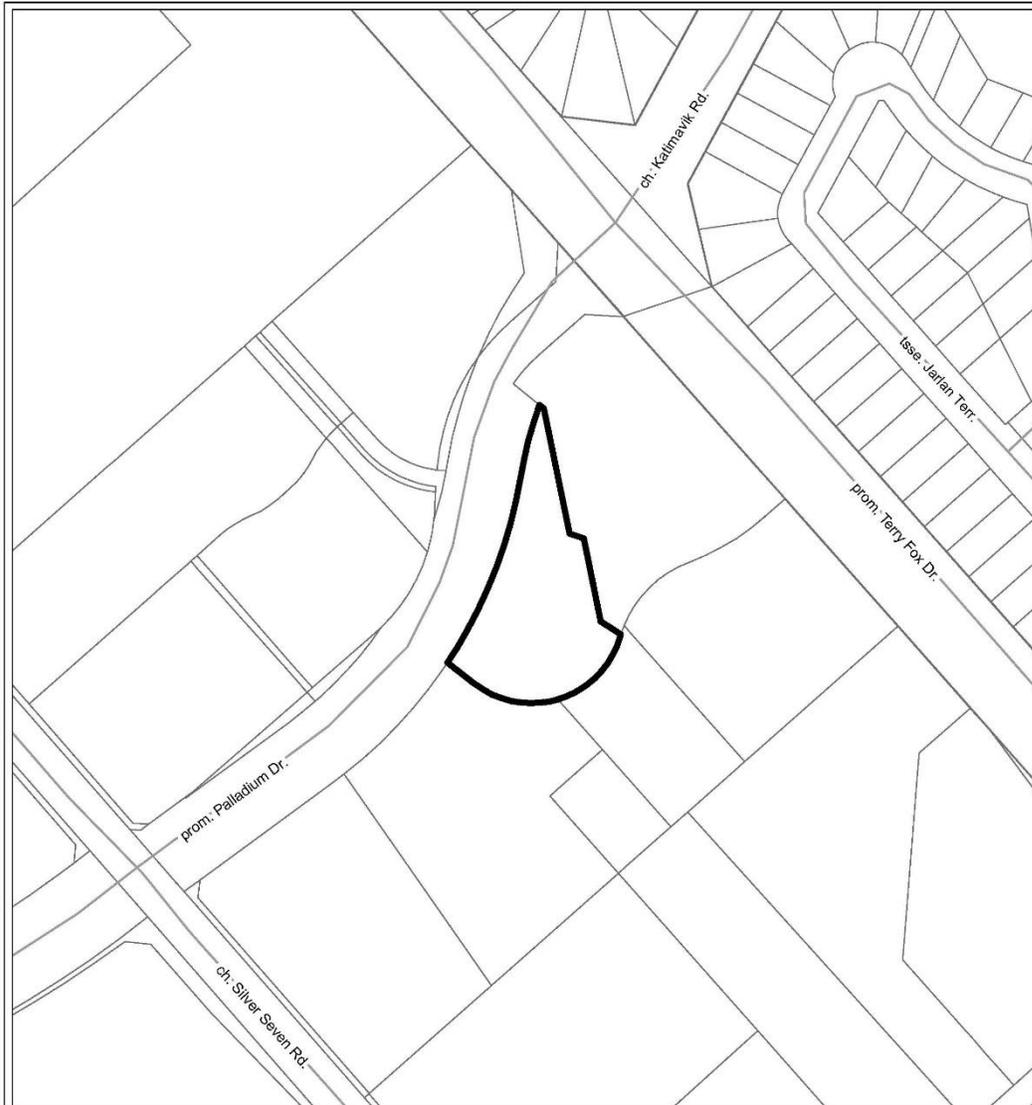
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

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).

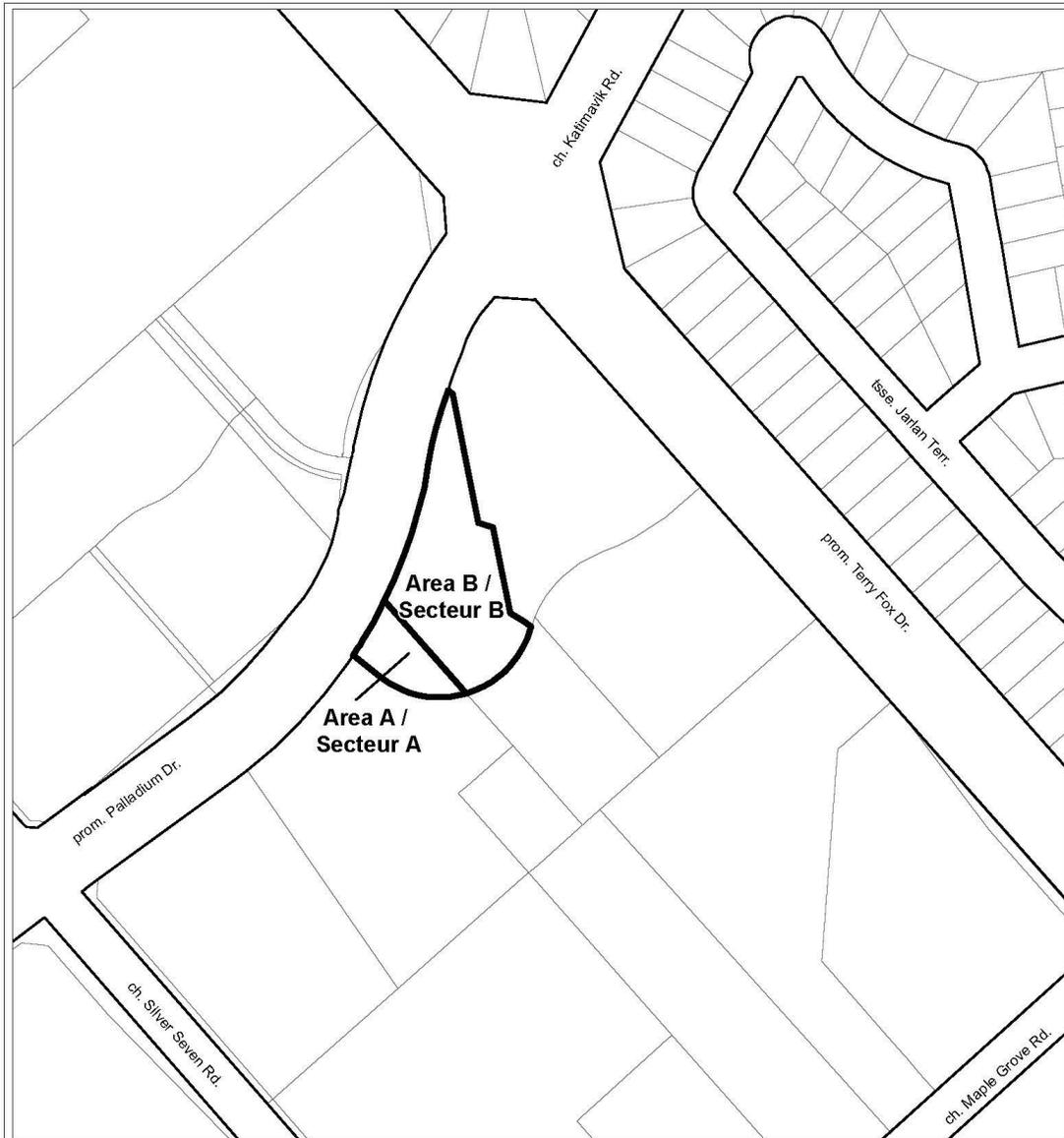
This is a map showing the location of 301 Palladium Drive. It is located on the south side of Palladium Drive between Silver Seven Road and Terry Fox Drive.



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-15-0070	18-2045-X	 <b>301 prom. Palladium Drive</b>	
I:\CO\2018\Zoning\Palladium_301			
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## Document 2 – Zoning Key Plan

This is a zoning key plan showing the proposed “Area A” and “Area B” on 301 Palladium Drive subject to the rezoning application.



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-15-0070	18-2030-D	<b>301 prom. Palladium Drive</b>	
I:\CO\2018\Zoning\Palladium_301		Area A to be rezoned from IL5[306] H(30) to IL5[xxxx]H(30) Le zonage du secteur A sera modifié de IL5[306] H(30) à IL5[xxxx]H(30)	
<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>		Area B to be rezoned from IL5 H(22) to IL5[xxxx]H(22) Le zonage du secteur B sera modifié de IL5 H(22) à IL5[xxxx]H(22)	
<small>©Les données de parcelles appartient 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>			
REVISION / RÉVISION - 2018 / 12 / 11			

### Document 3 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 301 Palladium Drive:

1. Rezone the lands shown in Document 2 as follows:
  - a. In Area A, from IL5 [306] H(30) to IL5 [xxxx] H(30).
  - b. In Area B, from IL5 H(22) to IL5 [xxxx] H(22).
2. Add a new exception [xxxx] to Section 239, Urban Exceptions, with provisions similar in effect to the following:
  - a. In Column II, add the text:
    - IL5 [xxxx] H(30)
    - IL5 [xxxx] H(22)
  - b. In Column V, add the text:
    - Despite Section 204(5)(b), a restaurant may be in a stand-alone building
    - Maximum gross floor area for a restaurant, full service: 750 m<sup>2</sup>
    - Minimum front yard setback: 6.8 m