

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
28 May 2020 / 28 mai 2020**

**and Council
et au Conseil
10 June 2020 / 10 juin 2020**

**Submitted on 12 May 2020
Soumis le 12 mai 2020**

**Submitted by
Soumis par:
Douglas James,
Acting Director / Directeur par intérim
Planning Services / Services de la planification
Planning, Infrastructure and Economic Development Department / Direction
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**Ward: KANATA NORTH (4) / KANATA File Number: ACS2020-PIE-PS-0047
NORD (4)**

SUBJECT: Zoning By-law Amendment – 1380 Upper Canada Street

OBJET: Modification au *Règlement de zonage* – 1380, rue Upper Canada

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1380 Upper Canada Street to permit a retail store, limited to a pharmacy, 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 Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* ‘Explanation Requirements’ at the City Council Meeting of June 10, 2020 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 du *Règlement de zonage 2008-250* visant le 1380, rue Upper Canada afin d’y permettre l’aménagement d’un commerce de détail, limité à une pharmacie, comme le précise 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 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 de la *Loi sur l’aménagement du territoire*, à la réunion du Conseil municipal prévue le 10 juin 2020», 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

1380 Upper Canada Street

Owner

2635939 Ontario Inc.

Applicant

Paul Robinson, P.H. Robinson Consulting

Description of site and surroundings

The site is located at the northeast corner of Palladium Drive and Upper Canada Street in the Kanata West Business Park subdivision. The property is approximately 0.49 hectares in size with 70 metres of frontage on Palladium Drive and 61 metres of frontage on Upper Canada Street. The site is currently vacant. Surrounding land uses include an orthodontic clinic located immediately to the north and vacant lands to the east and west. Commercial uses including a hotel, Carpenter's Union headquarters and Tanger Outlets are located to the south.

Summary of requested Zoning By-law amendment proposal

The property is currently zoned Business Park Industrial Zone, Subzone 13 (IP13), which permits a wide range of commercial and industrial uses including medical facility, office, recreational facility, hotel, automobile dealership and light industrial uses.

The requested Zoning By-law amendment would create a site-specific exception for the property, permitting a pharmacy in addition to the uses currently permitted in the IP13 zone. The proponent has submitted concurrent Zoning By-law amendment and Site Plan Control applications for The Panorama Wellness Centre, a medical facility incorporating doctors' offices, diagnostic imaging centre and pharmacy. Although a medical facility is permitted in the IP13 Zone, a pharmacy, which is classified as retail store in the Zoning By-law, is not currently permitted.

DISCUSSION**Public consultation**

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by City Council for Zoning By-law amendments. No public comments were received.

For this proposal's consultation details, see Document 3 of this report.

Official Plan designation

The property is designated Urban Employment Area on Schedule B of the City's Official Plan. Under Section 3.6.5 of the Official Plan, the Urban Employment Area designation permits a wide range of employment-generating uses such as offices, manufacturing, warehousing, and distribution. Complementary uses, such as service commercial,

recreational, fitness and childcare, are also permitted to meet the day-to-day needs of employees and reduce their need to travel outside the area. Zoning provisions in Urban Employment Areas may permit a variety of these ancillary uses, such as service commercial businesses consisting of small occupancies that are incidental to the primary employment-generating uses.

Other applicable policies and guidelines

Kanata West Concept Plan

The Kanata West Concept Plan, approved by City Council in 2003, designated the area in the vicinity of Palladium Drive and Upper Canada Street as Prestige Business Park. The Prestige Business Park was intended to be developed with campus-style high technology uses such as offices, research and development parks. Design guidelines within the area would encourage low profile building form and extensive landscaping. Accessory uses such as personal service, restaurants and display and sales areas would also be permitted. The proposed rezoning is consistent with the intent of the Prestige Business Park designation of the Community Design Plan.

Urban Design Review Panel

The property is not within a Design Priority Area and is therefore not subject to the Urban Design Review Panel process.

Planning rationale

The proposed Zoning By-law amendment to create a site-specific exception allowing a pharmacy as a component of the medical facility is consistent with the policies of the Urban Employment Area, and therefore the amendment meets the policies set out in the Official Plan.

A pharmacy falls within the definition of retail store, where goods are sold directly to the public for the purchaser's own use. This is a complementary commercial use that is appropriate for the property.

The Urban Employment Area designation permits a variety of ancillary uses, such as convenience store, coffee shop, restaurant, bank or dry-cleaning outlet that are incidental to the primary employment-generating uses and are intended to serve the local employees in the area.

The proposed pharmacy would be a primary rather than ancillary use but serves the same function. It is a complementary use to the medical facility and allows patients to conveniently fill the prescriptions after a doctor's visit. The pharmacy would also be open extended hours beyond those of the medical facility to serve the general public,

nearby residents and local employees. The proposed site-specific exception permitting the retail store limits the use to a pharmacy.

Adding retail store, limited to a pharmacy, as a permitted use will provide a complementary service to the patients of the medical building and employees of the business park without detracting from the overall characteristics of the business park and its primary function as an employment generator.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement of 2014 and 2020.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Sudds is aware of this report and is supportive of the recommendation

LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendations of this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

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 proposal does not have any impacts on accessibility.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Thriving Communities
- Economic Growth and Diversification

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-20-0022) 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

Document 3 Proposed Elevation and Site Plan

CONCLUSION

The Planning, Infrastructure and Economic Development department supports the proposed Zoning By-law amendment to permit a retail store, limited to a pharmacy, for the property. The proposal is consistent with the Official Plan policies for the General Urban Area and the use is appropriate for the site. The amendment represents good planning and for these reasons, staff recommends approval of the Zoning By-law amendment.

DISPOSITION

Legislative Services, Office of the City Clerk to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services Department (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.

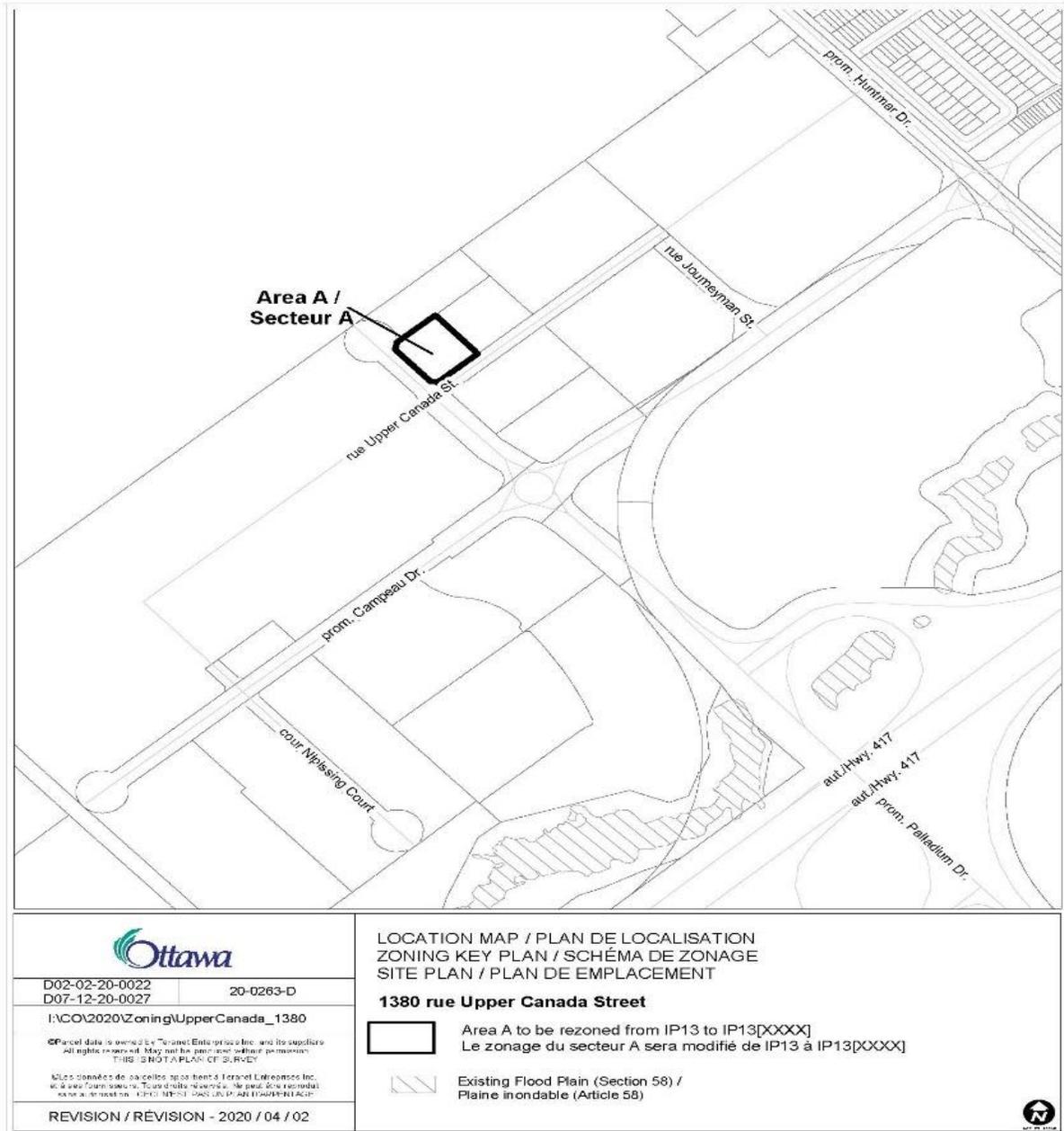
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa.

The map shows the property to be rezoned. The property is located at the northeast corner of Palladium Drive and Upper Canada Street.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1380 Upper Canada Street:

1. Rezone the property shown as Area A in Document 1 from IP13 to IP13[xxxx].
2. In Column II of Section 239 – Urban Exceptions, add the text “IP13[xxxx].
3. In Column III of Section 239 – Urban Exceptions, add the text “Retail Store, limited to a pharmacy.”

Document 3 – Proposed Elevation and Site Plan (View from Palladium Drive)

