

Subject: Zoning By-law Amendment – 8605 Campeau Drive

File Number: ACS2023-PRE-PS-0024

Report to Planning and Housing Committee on 27 February 2023

and Council 8 March 2023

**Submitted on February 14, 2023 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

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Ward: Kanata North (4)

Objet : Modification du Règlement de zonage – 8605, promenade Campeau

Dossier : ACS2023-PRE-PS-0024

Rapport au Comité de l'urbanisme et du logement

le 27 février 2023

et au Conseil le 8 mars 2023

**Soumis le 14 février 2023 par Derrick Moodie, Directeur, Services de la
planification, Direction générale de la planification, des biens immobiliers et du
développement économique**

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REPORT RECOMMENDATIONS

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 8605 Campeau Drive, as shown in Document 1, by adding a new exception to permit a car wash as an ancillary use to a gas bar, as detailed in Document 2.**
2. That Planning and Housing 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 March 8, 2023,” 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 la planification et du logement recommande au Conseil d’approuver une modification du Règlement de zonage (no 2008-250) visant le 8605, promenade Campeau, comme il est indiqué dans le document 1, afin d’ajouter une nouvelle exception qui permettrait un lave-auto en tant qu’utilisation auxiliaire d’un poste d’essence, comme il est exposé en détail le document 2.**
2. Que le Comité de la planification et du logement donne son approbation afin 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 8 février 2023 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

EXECUTIVE SUMMARY

Staff Recommendation

Planning staff recommend approval of the Zoning By-law Amendment for 8605 Campeau Drive to permit a car wash as an ancillary use to a gas bar.

The applicant has requested to modify the current zoning to include a car wash as an ancillary use to a gas bar in the current zoning, MC[2598] H(18) – Mixed-Use Centre, Exception 2598, Height Limit of 18 metres.

The proposal conforms to applicable Official Plan policies for the Neighbourhood designation. Staff are satisfied that the requested Zoning By-law amendment for the development of a car wash, in conjunction with a gas bar and drive-through restaurant, is consistent with the Official Plan and represents sound planning. The proposal would permit a use compatible with other permitted uses in the zone and would be suitable for the location given the context and character of the surrounding area.

Applicable Policy

The following policies support this application:

Policies within the Suburban Transect (5.4) designation identify uses are characterized by separation of land uses, stand-alone buildings, generous setbacks and low-rise building forms. The intent of this designation recognizes a suburban pattern of built form and site design while providing direction for new development.

With respect to the Neighbourhood (6.3) designation, a mix of building forms and densities are encouraged in communities. Policies in this designation guide the development of non-residential uses by requiring them to be compatible and complementary to surrounding uses.

Policies in Section 6.3.1 support a range of residential and non-residential building forms.

Policies in Section 6.3.3 allow for small-scale non-residential uses such as service, retail, cultural, leisure and/or entertainment uses in areas that currently have these functions and uses present.

The proposal represents appropriate development for an underutilized lot and provides a built form and use that conforms to the Official Plan policies noted above.

Public Consultation/Input

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy. No public comments were submitted.

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

8605 Campeau Drive

Owner

Kanata West Centre Inc.

Applicant

Jonah Bonn (Holzman Consultants Inc.)

Architect

K Paul Architect Inc.

Description of site and surroundings

The subject site is an irregular-shaped parcel of vacant land, bounded by Campeau Drive to the north, Palladium Drive to the west and the Tanger Outlets mall to the east and south. The property is approximately 9,064 m² (2.24 acres), with approximately 215 m of frontage on Campeau Drive and 60 m on Palladium Drive.

North of the site on the north side of Campeau Drive, is the Wingate by Wyndham Kanata West, a 4-storey 122-room hotel. To the east and south is the Tanger Outlet mall, a 31,676 m² unenclosed shopping centre with 86 retail units and associated surface parking. Further south of the site is Highway 417, Canadian Tire Centre and Palladium Auto Park. West of the site is a retail development known as Kanata West Centre with retail units such as Structube, Cabela's, Princess Auto and McDonald's.

Summary of requested Zoning By-law amendment proposal

The site is currently zoned MC[2598] H(18) – Mixed-Use Centre, Exception 2598, Height Limit of 18 metres. The general intent of the Mixed-Use Centre zone is to

accommodate a combination of transit-supportive uses such as offices, hotels, large institutional buildings, community recreation and leisure centres, retail uses, service uses such as restaurants and personal service businesses. The exception permits a gas bar and automobile service station, and allows for architectural towers as projections.

The purpose of this Zoning By-law amendment application is to permit the development of a car wash as an as an ancillary use to a gas bar. The proposed development also includes a drive-through restaurant. The car wash is a complementary use to the gas bar and drive-through restaurant, as well as to surrounding land uses.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications.

No public submissions were made regarding the proposal.

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

Official Plan designation(s)

The site is located within the Suburban (West) Transect, designated as Neighbourhood, as shown on Schedule B5 of the City's Official Plan. The site is also within the Kanata West Area Specific Policy area, shown as Area 2 on Annex 5 Urban and Rural Areas Subject to Area-Specific Policies.

Area Specific Policy 2 for Kanata West, found in Volume 2C of the Official Plan identifies requirements for landowners in the Kanata West policy area (Kanata West Landowners Group), environmental requirements, building heights and land area identified for employment and park use. There are no policies addressing the subject proposal.

Section 5.4 – Suburban Transect

This section identifies that neighbourhoods within this designation were originally planned as satellite cities and were to feature a complete range of residential, commercial and employment opportunities, typically anchored by a Town Centre and linked by transit to the Downtown Core.

The subject property is not within a Corridor, Hub or Town Centre designation. Non-residential development within the suburban transect will be regulated and defined by the Zoning By-law.

Section 5.4.4, Policy 1(i) and (j) state new development will have screened parking lots where surface parking is proposed, with visual impacts on the public realm mitigated by setbacks, landscaping and the building location on site. The proposal includes generous landscaping and setbacks which meet the minimum setbacks of the Zoning By-law. The development provides a site design that efficiently fits three uses (car wash, gas bar and drive-through restaurant) on an underutilized site.

Section 6.3 – Neighbourhoods

The intent of the Neighbourhood designation is to promote a mix of building forms and densities; neighbourhoods are planned for ongoing gradual, integrated, sustainable and context-sensitive development.

Section 6.3.3, Policy 4 states:

4) Non-residential uses that are not explicitly mentioned as permitted in Subsection 6.3.1, Policy 4) shall be considered where the proposal meets all of the following criteria:

- a) The proposed use is compatible with and complements surrounding uses;*
- b) The property has frontage on a major street;*
- c) The main buildings are situated to occupy the majority of site's major street frontage;*
- d) The visual impact of outdoor storage or parking on adjacent uses and from the street is minimized through appropriate site design methods in accordance with transect and overlay policies; ...*

Other applicable policies and guidelines

Urban Design Guidelines for Drive-Through Facilities

The above noted design guidelines are applicable to the site due to the proposed drive-through restaurant but are not applicable to a car wash. The objectives of the guidelines are to enhance public streets and contribute to a high-quality public space, protect and enhance the character and quality of the districts and neighbourhoods where drive-through facilities are located and, to minimize impacts on adjacent land uses that could be caused by on-site activities.

The development is subject to a concurrent Site Plan application, which will be reviewed to ensure the guidelines are met.

Urban Design Guidelines for Gas Stations

The above noted design guidelines are applicable to the site due to the proposed gas bar (or gas station). The objective of these guidelines is to promote compatible gas station development that improves the existing context; protects and enhances the character and quality of the neighbourhood where it is located; enhances the public streets and contributes to a high-quality public space; creates safe and controlled traffic circulation for vehicles and pedestrians; and lastly, minimizes impacts on adjacent land uses.

Through review of the on-going Site Plan application, Staff will ensure the proposal meets the intent of the design guidelines.

Planning rationale

The proposed development of a car wash, gas bar, and drive-through facility is in keeping with the intent of the policies of the Official Plan. The policies are supportive of small-scale non-residential uses that meet the intent of the policies identified in Section 5.4 Suburban Transect and Section 6.3 Neighbourhoods. The proposal maintains the policy directions as the car wash is a compatible use with surrounding uses and is located on two arterial streets. Additionally, the development's main buildings engage with the site's street frontage through pedestrian connections and landscaping, the visual impact of parking and storage is minimized, and goods for sale and display are not placed in the municipal right of way.

Staff are satisfied that given the site's irregular configuration, the buildings are situated to contribute in a satisfactory way to the public realm and the abutting streets. This is accomplished through new pedestrian connections to Campeau Drive and Palladium Drive, an outdoor patio space fronting Campeau Drive and landscaping consisting of large deciduous and coniferous trees, shrubs and perennials of moderate to high salt tolerance for longevity.

Adequacy of Transportation Network and Site Design

The Transportation Impact Assessment, prepared by NexTrans Consulting Engineers, was submitted to the City for review, and evaluated the existing context, the proposed car wash, gas bar and drive-through restaurant and the impacts the proposal would have on the existing transportation networks. The report found that the intersection capacity and access are expected to continue to operate with acceptable levels of service. Additional signage such as stop signs, accessible parking signage, and do not

enter signage will aid in site functionality and maneuverability. The site provides several pedestrian connections to Tanger Outlet surface parking and to the adjacent pedestrian networks.

Adequacy of Public Services

A Functional Servicing Report was prepared by and demonstrates water, wastewater and stormwater management services are adequate for the added use. A new water service will be provided, connecting to an existing pipe from Tanger Outlets. Sanitary sewage will be conveyed to an existing sewer on Campeau Drive and storm drainage will be discharged to an existing stormwater pond (Pond 6 East).

New Exception

Additionally, staff recommend adding a new urban exception in order to permit a car wash as an ancillary use to a gas bar on the lands subject to this application but not on lands that are currently zoned Urban Exception 2598 and are not subject to this application.

Provincial Policy Statement

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

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR(S)

The Councillor is aware of the application related to this report.

ADVISORY COMMITTEE(S) COMMENTS

This section contains any comments or recommendations made by one or more Advisory Committees relating to this report.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The new buildings will be required to meet the accessibility criteria contained within the Ontario Building Code. The Accessibility for *Ontarians with Disabilities Act* requirements for site design will also apply and will be reviewed through the Site Plan Control application.

ENVIRONMENTAL IMPLICATIONS

A Landscape Plan completed by a Landscape Architect will be reviewed as part of the Site Plan application.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-22-0087) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Location Map and Zoning Key Plan

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Conceptual Site Plan

CONCLUSION

The Planning, Real Estate and Economic Development Department recommend approval of the proposed Zoning By-law amendment to include a car wash as an ancillary use to a gas bar. The application is consistent with the Provincial Policy Statement and is in conformity with the Official Plan. The car wash use allows for further diversity of non-residential uses in an appropriate location.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Krista O'Brien, Program Manager, Tax Billing & 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.

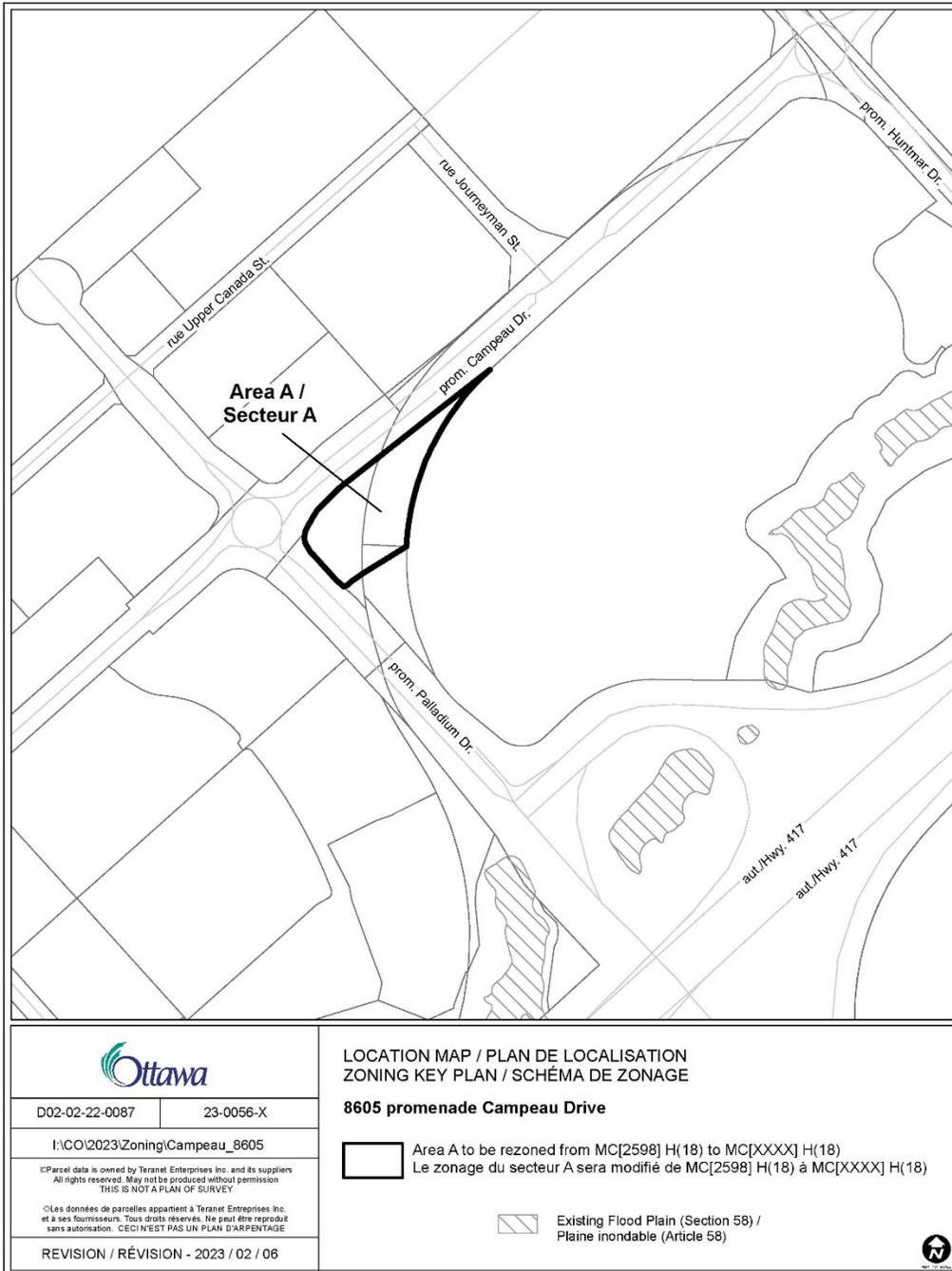
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Location Map and Zoning Key Map

For an interactive Zoning map of Ottawa visit geoOttawa

The map shows the property to be rezoned, which is located on the north-east corner of Campeau Drive and Palladium Drive.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 8605 Campeau Drive:

- 1) Rezoning the lands shown as Area in Document 1 from MC[2598] H(18) to MC[XXXX] H(18).
- 2) Amend Section 239 – Urban Exceptions by adding a new Exception [XXXX] with provisions similar in effect to the following:
 - a) In Column I, Exception Number, add the text, “[XXXX]”
 - b) In Column II, Applicable Zones, add the text, “MC[XXXX] H(18)”
 - c) In Column III, Exception Provisions – Additional Land Uses Permitted, add the text:
 - gas bar
 - automobile service centre
 - car wash, ancillary to a gas bar
 - d) In Column V, Exception Provisions – Provisions, add the text:
 - An architectural feature that does not contain any leasable floor area may project above the height limit to a maximum of 23m.

Document 3 – Consultation Details

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.

No public comments were submitted from members of the public.

