

Subject: Zoning By-law Amendment 3095 Palladium Drive

File Number: ACS2024-PDB-PS-0073

Report to Planning and Housing Committee on 19 June 2024

and Council 26 June 2024

**Submitted on June 10, 2024 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

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Ward: Kanata North (4)

**Objet : Modification du Règlement de zonage pour le 3095, promenade
Palladium**

Dossier : ACS2024-PDB-PS-0073

Rapport au Comité de la planification et du logement

le 19 juin 2024

et au Conseil le 26 juin 2024

**Soumis le 10 juin 2024 par Derrick Moodie, Directeur, Services de la planification,
Direction générale des services de la planification, de l'aménagement et du
bâtiment**

**Personne ressource : Kieran Watson, Urbaniste II, Examen des demandes
d'aménagement ouest**

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Quartier : Kanata-Nord (4)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3095 Palladium Drive, as shown in Document 1, to permit a car wash on a portion of the site as detailed in Document 2 and Document 3.
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 of June 26, 2024 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 municipal d’approuver une modification du *Règlement de zonage* (n° 2008-250) pour le 3095, promenade Palladium, comme l’indique la pièce 1 afin d’autoriser l’aménagement d’un lave-auto sur une partie du site selon les modalités précisées dans la pièce 2 et dans la pièce 3.
2. Que le Comité de la planification et du logement approuve l’intégration de la section Détails de la consultation du rapport dans la « brève explication » du Résumé des mémoires déposés par écrit et de vive voix, à rédiger par le Bureau du greffe municipal et à soumettre au Conseil municipal dans le rapport intitulé « Résumé des mémoires déposés par écrit et de vive voix par le public sur les questions assujetties aux "explications obligatoires" de la *Loi sur l’aménagement du territoire* à la réunion tenue par le Conseil municipal le 26 juin 2024 », sous réserve des mémoires qui seront déposés entre la publication de ce rapport et la date à laquelle le Conseil municipal rendra sa décision.

EXECUTIVE SUMMARY

Staff Recommendation

Planning staff recommend approval of the Zoning By-law Amendment for 3095 Palladium Drive to include car wash as a permitted use on a portion of the site.

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 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) identify uses are to be characterized by separation of land uses, stand-alone buildings, generous setbacks and low-rise building forms. The intent of this transect 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. Three public comments were submitted.

RÉSUMÉ

Recommandation du personnel

Le personnel des Services de planification recommande d'approuver la modification du *Règlement de zonage* pour le 3095, promenade Palladium, pour inclure les lave-autos comme aménagements autorisés sur une partie du site.

La proposition respecte les politiques applicables du Plan officiel pour la désignation de quartier. Le personnel est convaincu que la modification que l'on demande d'apporter au Règlement de zonage pour l'aménagement d'un lave-auto cadre avec le Plan officiel et représente une saine planification de l'aménagement. La proposition permettrait d'autoriser un aménagement compatible avec d'autres aménagements autorisés dans la zone et serait adaptée au lieu compte tenu du contexte et du caractère des environs.

Politiques applicables

Les politiques suivantes justifient cette demande.

- Les politiques du transect du secteur de banlieue (5.4) définissent des aménagements caractérisés par la séparation des aménagements, par des bâtiments autonomes, par de généreuses marges de reculement et par des bâtiments de faible hauteur. L'intention de cette désignation reconnaît le modèle de banlieue de la forme bâtie et de la conception des sites, tout en définissant l'orientation des nouveaux travaux d'aménagement.
- S'agissant de la désignation de quartier (6.3), on encourage, dans les collectivités, différentes formes et densités de bâtiment. Les politiques de cette désignation guident l'évolution des aménagements non résidentiels en obligeant à les harmoniser avec les aménagements environnants pour qu'ils soient complémentaires.
- Les politiques de la sous-section 6.3.1 justifient un ensemble de formes bâties résidentielles et non résidentielles.
- Les politiques de la sous-section 6.3.3 permettent de réaliser des aménagements non résidentiels à petite échelle comme des établissements de services, de détail, culturels, de loisirs ou de divertissements dans les zones dans lesquelles ces fonctions et aménagements existent déjà.
- La proposition représente un projet d'aménagement approprié pour un lot sous-utilisé et prévoit une forme bâtie et une vocation qui sont conformes aux politiques du Plan officiel évoquées ci-dessus.

Consultation et commentaires du public

L'avis public a été diffusé et la consultation publique s'est déroulée conformément à la Politique sur les avis publics et la consultation. Le public n'a pas déposé de commentaires.

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

3095 Palladium Drive

Owner

3095 Palladium GP Inc.

Applicant

Tim Eisner (JFSA)

Architect

McRobie Architects

Description of site and surroundings

The site is located at the southwest corner of the intersection of Campeau Drive and Palladium Drive.

The site is currently vacant and undeveloped land. To the north there is an office building and a hotel; to the east is the Tanger Outlet mall (a large-scale retail development); to the west is undeveloped land; and to the south is large format commercial retail.

Summary of proposed development

The purpose of this Zoning By-law Amendment application is to permit the development of a car wash on the southern portion of the site. This Zoning By-law Amendment application was submitted with an associated Site Plan Control application (D07-12-23-0092), to develop the site with additional commercial uses. In total, this site proposes six commercial buildings ranging from 3600 square feet to 9100 square feet

and a shared parking lot with 118 surface parking spaces on the northern portion of the site, and one commercial car wash with three vehicular queuing lanes on the southern portion of the site.

Summary of requested Zoning By-law Amendment

The site is currently zoned General Mixed Use, Urban Exception 2167 (GM[2167]). The GM zone allows for many commercial uses including, but not limited to, office, retail, restaurant, and daycare, but does not include car wash as a permitted use. Urban Exception 2167 is specific to the site and prohibits residential uses.

The purpose of this Zoning By-law Amendment is to add a car wash as an additional permitted use on a portion of the site.

DISCUSSION

Public consultation

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

Three public comments were received.

For this proposal's consultation details, see Document 4 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) states new development will have screened parking lots where surface parking is proposed, and visual impacts to the public realm will be 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 and minimize the visual impact of the three vehicular queuing lanes. The development provides a site design that efficiently fits multiple uses (car wash, commercial/service, and possible 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 that “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.”

Planning rationale

The proposed development of a car wash facility is keeping within 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 has frontage on an arterial street. Additionally, the overall development’s main buildings engage with the site’s street frontage through pedestrian connections and landscaping, and the visual impact of parking and queuing is minimized through extensive landscaping.

Staff are satisfied that given the site's surrounding context the car wash, together with the proposed overall site development, can contribute in a satisfactory way to the public realm. This is accomplished through new pedestrian connections to Campeau Drive and Palladium Drive, outdoor patio spaces with frontage on Palladium Drive, as well as landscaping consisting of large deciduous and coniferous trees, shrubs and perennials of moderate to high salt tolerance for longevity.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with 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

N/A

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 associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The proposed development will be required to meet the accessibility requirements contained within the Ontario Building Code.

ENVIRONMENTAL IMPLICATIONS

A Landscape Plan, prepared by a Landscape Architect, will be reviewed as part of the required Site Plan Control application.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- A city with a diversified and prosperous economy

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-23-0058) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to discussions surrounding landscaping and visual impacts associated with the car wash use.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Zoning Schedule

Document 4 Consultation Details

Document 5 Conceptual Site Plan

CONCLUSION

The Planning, Development and Building Services Department recommend approval of the proposed Zoning By-law amendment to include a car wash as a permitted use. 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 and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

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

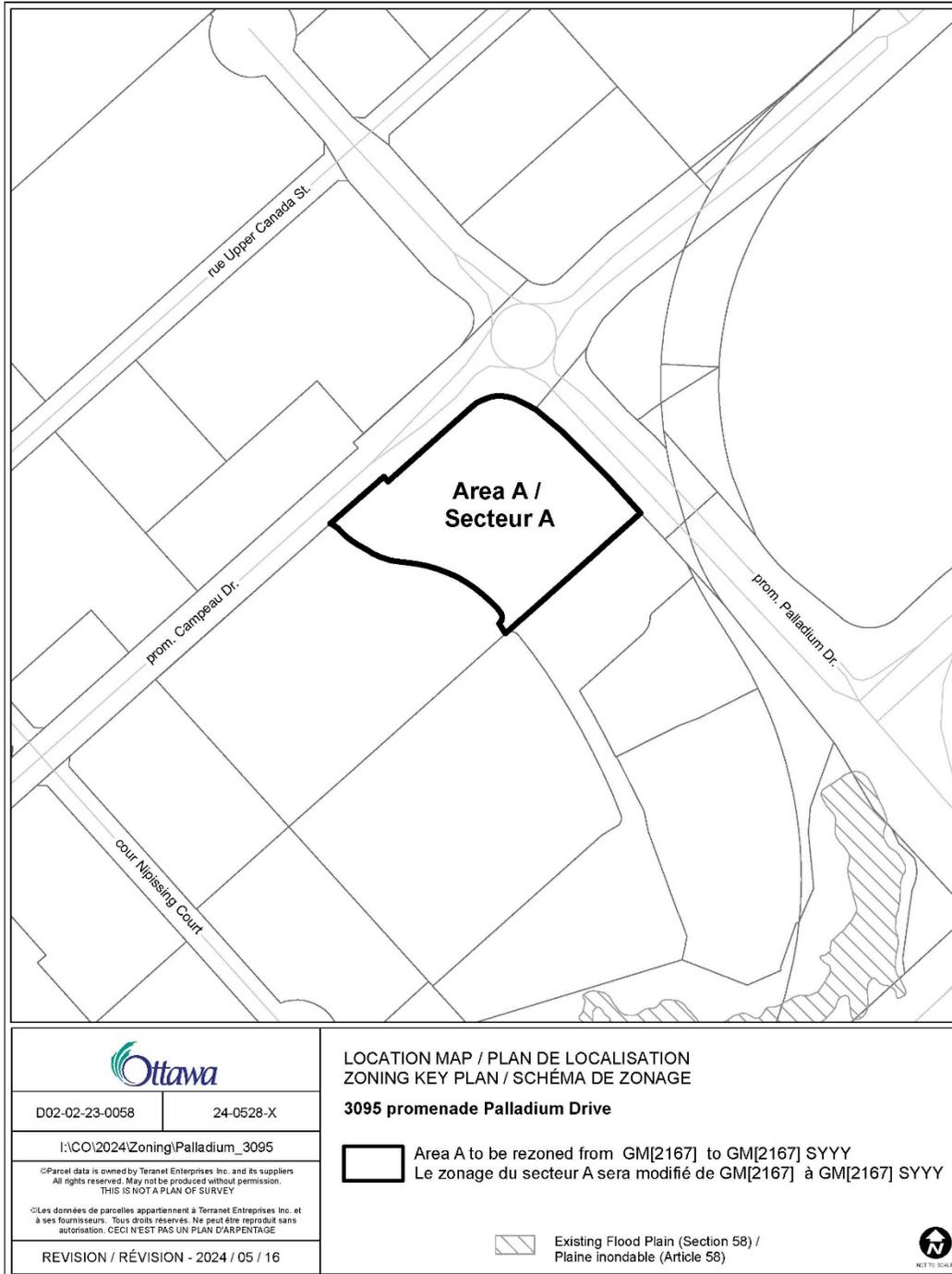
Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Zoning Key Map

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoottawa.com)

The site is located at the southwest corner of the intersection of Campeau Drive and Palladium Drive.

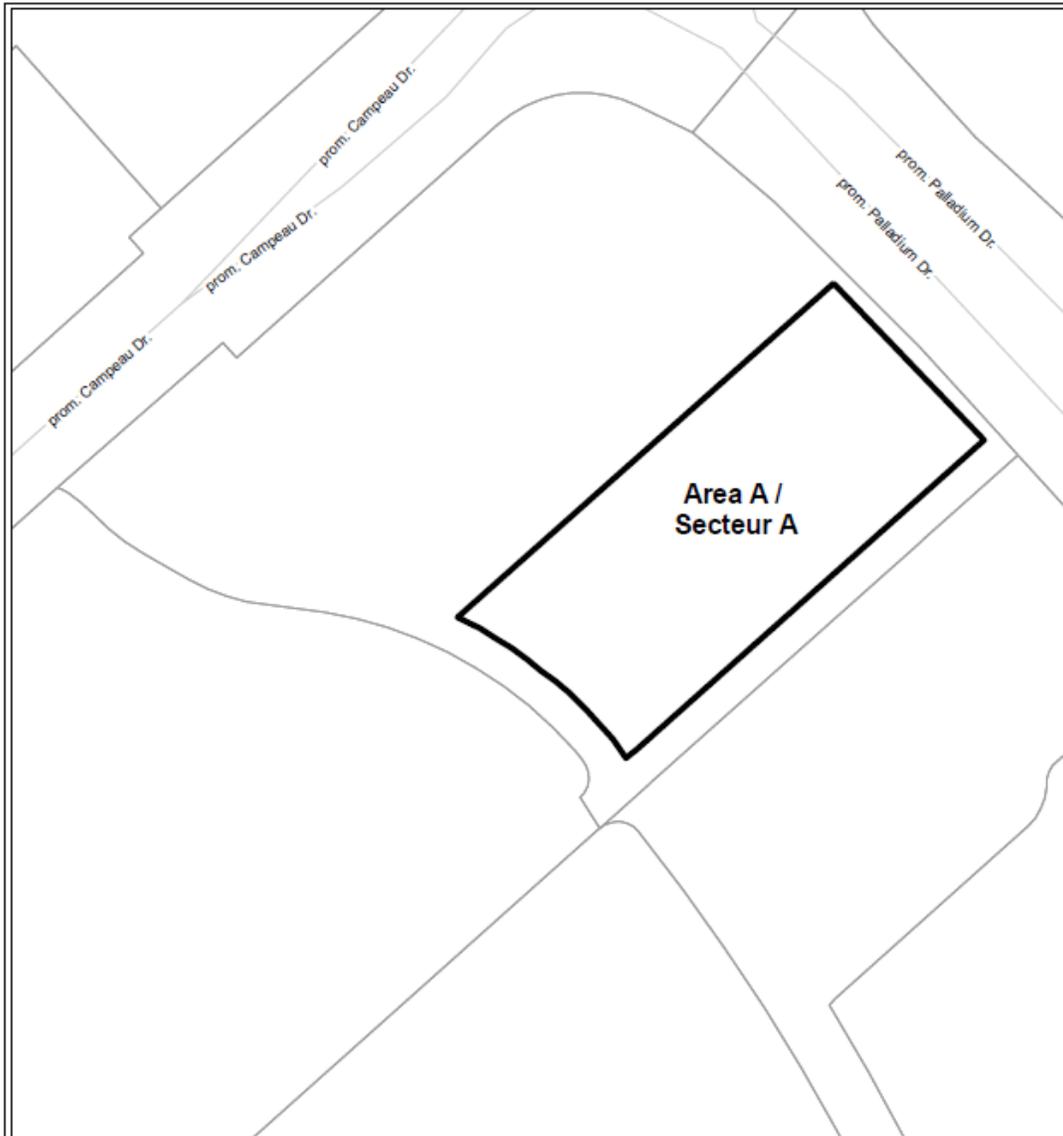


Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 3095 Palladium Drive:

1. Rezone the lands as shown in Document 1.
2. Amend Part 17, Schedules, by adding a new Schedule YYY as shown in Document 3.
3. Amend Section 239 – Urban Exceptions by amending Exception 2167 with provisions similar in effect to the following:
 - a. In Column II, Applicable Zones, add the text, “GM[2167] SYYY”
 - b. In Column III, Exception Provisions – Additional Land Uses Permitted, add the text:
 - i. car wash
 - c. In Column V, Exception Provisions – Provisions, add text:
 - i. A car wash use is only permitted within Area A of Schedule YYY

Document 3 – Zoning Schedule



	
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<small>©Perical 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. ©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>	
<p>This is Schedule ____ to Zoning By-law No. 2008-250 Annexe ____ au Règlement de zonage n° 2008-250</p> <p>This is Attachment __ to By-law Number _____, passed _____, 2024 Pièce jointe n° __ du Règlement municipal n° _____, adopté le ____ 2024</p>	
	

Document 4 – 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. Three public comments were received.

Public Comments and Responses

Comment:

Concerns with sufficient trees and landscaping

Staff Response

The trees on site that are presently in poor condition will be replaced. Additional tree plantings and landscaping shall be provided throughout the site. This shall include a variety of trees, as per the associated landscape plan.

Comment:

Concerns with three queuing lanes.

Staff Response:

Three queuing lanes have been provided in order to prevent traffic queuing into the right-of-way. The additional lane(s) will help manage traffic flows during peak hours. Vegetative screening has been provided on Cabela's Way to reduce visual impacts.

Comment:

Concerns with providing sufficient parking for the development

Staff Response:

The parking provided conforms with the minimum requirement of the City of Ottawa Zoning By-law, Section 101 (Parking provisions)

