

Subject: Zoning By-law Amendment – 300 Eagleson Road

File Number: ACS2025-PDB-PSX-0040

Report to Planning and Housing Committee on 7 May 2025

and Council 14 May 2025

**Submitted on April 30, 2025 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

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Ward: Kanata South (23)

Objet : Modification du Règlement de zonage – 300, chemin Eagleson

Dossier : ACS2025-PDB-PSX-0040

Rapport au Comité de la planification et du logement le 7 mai 2025

et au Conseil le 14 mai 2025

**Soumis le 30 avril 2025 par Derrick Moodie, Directeur, Services de la planification,
Direction générale des services de la planification, de l'aménagement et du
bâtiment**

**Personne ressource : Nishant Dave, Urbaniste I, Examen des demandes
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Quartier : Kanata-Sud (23)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 300 Eagleson Road as shown in Document 1, to permit an amusement park use within the existing shopping centre 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 of May 14, 2025, 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) concernant la propriété située au 300, chemin Eagleson, comme le montre le document 1, afin de permettre une utilisation de parc d'attractions dans le centre commercial actuel, comme l'explique 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 greffe 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 14 mai 2025 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

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

300 Eagleson Road

Owner

Hazeldean Mall Regional Inc. (c/o Regional Group)

Applicant

Stefanie Kaminski, Regional Inc.

Description of site and surroundings

The subject property is located at the southwest corner of the intersection of Hazeldean Road and Eagleson Road. The 7.42 hectare site is presently occupied by a two-storey shopping centre containing commercial and community services and known as Hazeldean Mall, as well as a one-storey commercial building at the south end of the site. The site has 134.2 metres of frontage along Hazeldean Road to the north and 297.2 metres of frontage along Eagleson Road to the east. Surrounding land uses include low-rise residential communities to the north, west and south of the site, with commercial uses along Hazeldean Road to the west of the site. To the east of the site is the Greenbelt with access to the National Capital Commission trail system.

Summary of proposed development

The purpose of the requested Zoning By-law Amendment is to permit an amusement park use in the Hazeldean Mall. All activities associated with the amusement park use will remain internal to the shopping centre; the existing footprint of Hazeldean Mall and parking spaces will remain unchanged.

Summary of requested Zoning By-law amendment

The subject property is currently zoned as Arterial Mainstreet, Subzone 2, Urban Exception 224, Height Restriction 30 metres (AM2[224] H(30)). The site will retain the

current zoning of AM2[224] H(30). The text of Urban Exception 224 is proposed to be amended to list “amusement park” as an additional land use permitted on the site.

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.

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

Official Plan designation(s)

The subject property is designated as Mainstreet Corridor on Schedule B5 – Suburban (West) Transect, of the Official Plan. This designation seeks to promote mixed-use development along major suburban streets, fostering vibrant and walkable communities, while also supporting economic growth by attracting businesses, retail, and job opportunities, contributing to the long-term vitality of suburban areas. A wide range of uses are permitted including residential, employment, commercial and institutional land uses.

Planning rationale

The proposed Zoning By-law Amendment would include an ‘amusement park’ in the site-specific exception as an additional use permitted on the subject property. Staff have no concerns with the amusement park use on the subject property. Mainstreet Corridors within the Suburban Transect shall be a focal point of the neighbourhood, providing residential, office employment, commercial services and community infrastructure catering to the neighbourhood as well as regional needs (Section 5.4.4.). An indoor amusement park is an efficient use of the vacant space within the existing shopping centre that positively contributes to that vision and the goals of the 15-minute neighbourhood; a place where individuals can live, work and play as the community continues to grow and evolve (Section 6.2.1.3.).

With respect to potential impacts from the proposed additional use, staff have no concerns. There are a total of four vehicular access points to Hazeldean Mall, with two from Eagleson Road, dispersing the traffic flow that the proposed amusement park use may generate. Furthermore, there are no proposed changes to existing parking on site, which exceeds the current minimum requirement for shopping centres. Staff also have

no concerns regarding noise nuisance, as the proposed amusement park use will be contained within the Hazeldean Mall building envelope (Section 6.2.1.2). Finally, there is no proposed external development or alterations associated with the proposed amusement park.

Provincial Planning Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2024 Provincial Planning Statement.

RURAL IMPLICATIONS

There are no rural implications associated with the report.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Hubley is aware of the application related to this report and is extremely supportive.

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

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the report.

ASSET MANAGEMENT IMPLICATIONS

There are no Asset Management implications associated with the 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.

ECONOMIC IMPLICATIONS

There are direct and indirect economic implications associated with implementing the recommendations in this report. The proposal to permit an amusement park use within

Hazeldean Mall is expected to attract new visitors to the shopping centre, create new full-time permanent jobs, and generate additional employment opportunities in related attractions supporting the operation of the facility. Furthermore, the proposed use will enhance the quality of place for Ottawa residents.

ENVIRONMENTAL IMPLICATIONS

There are no Environmental Implications associated with the report.

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

The statutory 120-day timeline for making a decision on this application under the *Planning Act* will expire on June 22, 2025.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

The Planning, Development and Building Services Department recommends approval of the Zoning By-law Amendment to permit an amusement park use within the existing shopping centre on the subject site. It is an appropriate use on a Mainstreet Corridor and will make use of vacant space within the existing shopping centre. The proposed Zoning By-law amendment is consistent with the Provincial Policy Statement, conforms to the City's Official Plan and represents good planning.

DISPOSITION

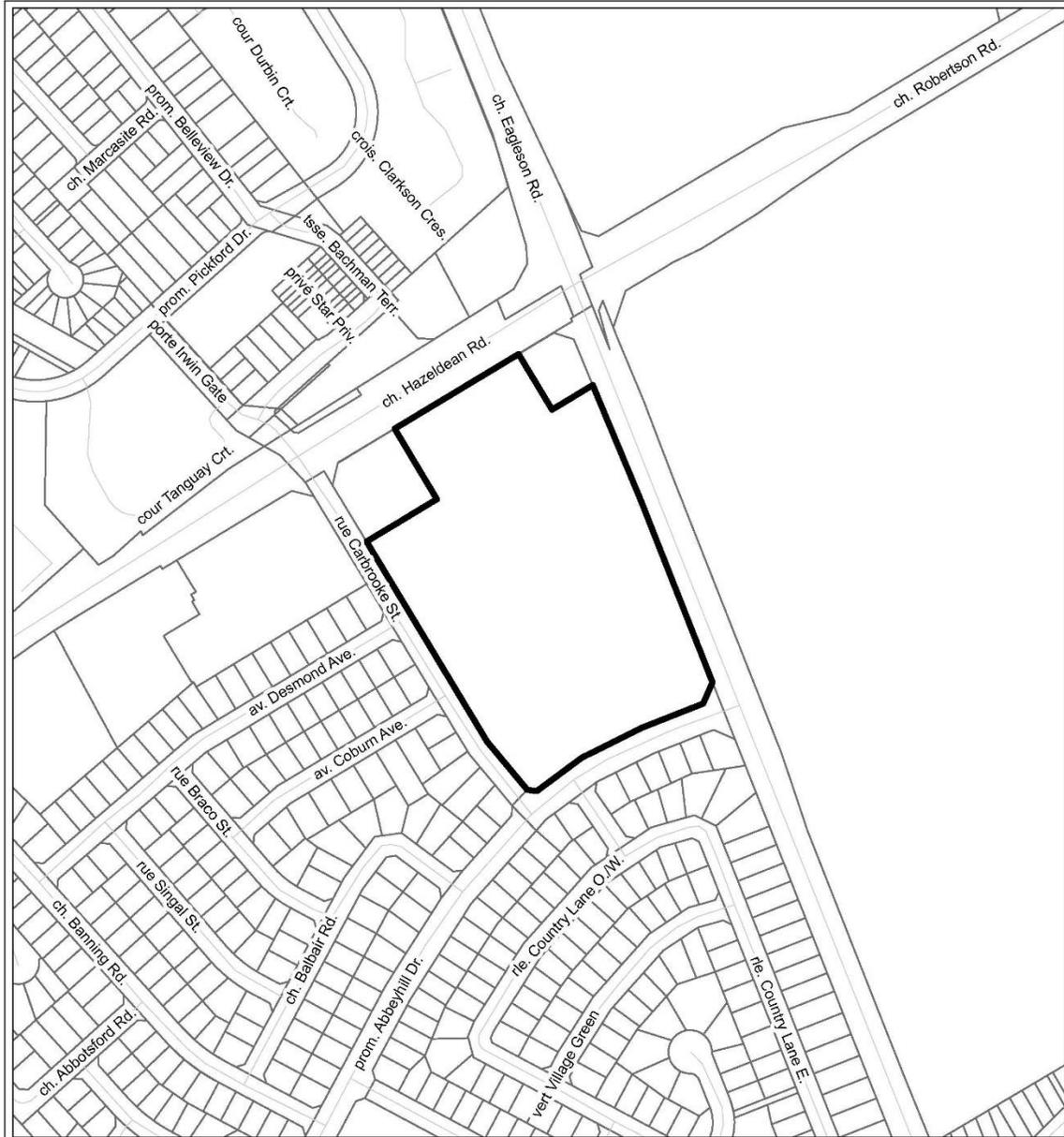
Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

The Planning, Development and Building Services Department will prepare an implementing by-law and forward it 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 – Location Map / Zoning Key Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-25-0019	25-0337-X	 300 chemin Eagleson Road	
I:\CO\2025\ZKP\Egleson_300			
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REVISION / RÉVISION - 2025 / 03 / 27			
			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 300 Eagleson Road:

1. Amend Urban Exception [224] of Section 239 – Urban Exceptions of By-law 2008-250 with provisions similar in effect to the following:
 - a. In Column III, “Exception Provisions – Additional Land Uses Permitted”, add “amusement park limited to an indoor entertainment facility”.
 - b. In Column V, “Exception Provisions – Provisions”, replace the text “an amusement centre is limited to the main shopping centre and is not permitted in the southerly annex building” with the text “an amusement centre and amusement park are limited to the main shopping centre and are not permitted in the southerly annex building”.

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.

Public Comments and Responses

Comment:

One comment was received in support of the application.

Response:

Staff have made note of this comment.

Comment:

One comment was received citing concerns on the impact to the existing tenants in the shopping centre.

Response:

Details of tenant agreements and leases are not a zoning matter.

Comment:

Concerns that the proposed development will contribute to an increase in traffic and congestion.

Response:

As the proposed amusement park is to be located within the existing shopping centre, and as the required amount of parking spaces for the shopping centre exceed the minimum as per the Zoning By-law, it has been determined that the anticipated traffic impact from the proposed land use will not be significant.

Comment:

Concerns that the existing parking space at the Hazeldean Mall is not sufficient to accommodate the proposed development.

Response:

With the addition of this proposed use, the Hazeldean Mall continues to comply with the parking requirements applicable to the site.

Comment:

Concerns that the proposed development will contribute to an increase in noise nuisance.

Response:

The proposal will be contained within the existing Hazeldean Mall building envelope. No concerns regarding noise nuisance have been identified.