

Subject: Zoning By-law Amendment – 484 Hazeldean Road

File Number: ACS2025-PDB-PSX-0053

Report to Planning and Housing Committee on 3 September 2025

and Council 10 September 2025

**Submitted on August 28, 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 – 484, chemin Hazeldean

Dossier : ACS2025-PDB-PSX-0053

Rapport au Comité de la planification et du logement

le 3 septembre 2025

et au Conseil le 10 septembre 2025

**Soumis le 28 août 2025 par Derrick Moodie, Directeur, Services de la planification,
Direction générale des services de la planification, de l'aménagement et du
bâtiment**

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Quartier : Kanata-Sud (23)

REPORT RECOMMENDATIONS

That Planning and Housing Committee:

1. Recommend Council approve an amendment to Zoning By-law 2008-250 for 484 Hazeldean Road, as shown in Document 1, to permit “amusement centre” and “bar” as additional land uses in the shopping centre, as detailed in Document 2.
2. 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 September 10, 2025,” subject to submissions received between the publication of this report and the time of Council’s decision.

RECOMMANDATIONS DU RAPPORT

Que le Comité de la planification et du logement :

1. Recommande au Conseil d’approuver une modification du Règlement de zonage 2008-250 visant le 484, chemin Hazeldean, un bien-fonds illustré dans le document 1, afin de permettre des utilisations de « salle de jeux » et de « bar » en tant qu’utilisations supplémentaires dans le centre commercial existant, comme l’expose en détail le document 2.
2. Approuve l’ajout, en tant que « brève explication », de la section du présent rapport consacrée aux détails de la consultation au 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 10 septembre 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

484 Hazeldean Road

Owner

Mike Kang

Applicant

Mark Ouseley, Fotenn Planning + Design

Architect

Not applicable

Description of site and surroundings

The site is located at the southwest corner of Hazeldean Road and Castlefrank Road. It is a rectangular parcel with an area of 20,233.66 square metres. The site has frontage along two streets – approximately 177.3 metres along Hazeldean Road and 112.9 metres along Castlefrank Road. The site is occupied by several single storey commercial buildings and a gas bar located on the northeast end of the site, which are considered as a ‘shopping centre’ for the purposes of zoning. Adjacent uses are predominantly low-rise residential neighbourhoods comprised of detached and semi-detached dwellings to the north, west, and south. Directly to the east of the site, along Castlefrank Road, there is a single storey commercial shopping plaza with additional commercial uses further east along Hazeldean Road.

Summary of proposed development

The proposal does not involve any changes to the existing built form of the site. All proposed uses are to be contained within the existing buildings.

Summary of requested Zoning By-law amendment

The site is currently zoned AM2[1737] H(20) (Arterial Mainstreet, Subzone 2, Exception 1737, Maximum Height Limit of 20.0 metres). Urban Exception 1737 permits recreational and athletic facility, cinema, and theatre as additional permitted land uses.

The Zoning By-law Amendment seeks to rezone the site to AM2[xxxx] H(20). The proposed site-specific zoning exception addresses the following:

- Permit the uses of “amusement centre” and “bar” as additional land uses on the site.
- Limit the bar use to a maximum gross floor area of 1,115 square metres.
- Carry forward additional permitted land uses and maximum height limit from Exception 1737 into the new urban exception.

A reduction to the minimum parking requirements for the amusement centre use was initially requested for the site. However, it was determined through the review of the application that the requested reduction to the minimum parking requirements was based on an incorrect parking calculation. The subject site is considered a “shopping centre” in the Zoning By-law and, therefore, is subject to a parking rate of 3.6 parking spaces per 100.0 square metres of gross leasable floor area. Based on the existing gross leasable area of the shopping centre occupancies (7648.5 square metres), the total number of parking spaces required is 275; this is the existing number of parking spaces on the site, and, therefore, no relief is required.

DISCUSSION

Public consultation

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

A total of 14 comments were received during the application review process. The comments were mainly concerned with parking, noise and the purpose of the application.

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

Official Plan designation(s)

Pursuant to Schedule A and B5 of the Official Plan, the subject site is within the Suburban (West) Transect and is designated Mainstreet Corridor. Corridors are intended to contribute to the creation of 15-minute neighbourhoods by being diverse concentrations of employment, commercial, community and transportation services that are accessible to adjacent Neighbourhood designations on a daily and weekly basis (Policy 3 of Section 3.2). A mix of uses are permitted in the Mainstreet Corridor Designation (Policy 1 of Section 6.2.2). Further direction is given that the non-residential uses that integrate with a dense, mixed-use urban environment, are generally permitted in the Corridor designation (Policy 3 of Section 6.2.1).

Heritage

The subject site contains an historic stone structure, the Grierson Residence, which is protected under Part IV of the *Ontario Heritage Act* through By-law 157-91. Heritage staff have confirmed that there are no concerns with permitting the additional uses as there are no physical changes proposed to the existing buildings.

Urban Design Review Panel

The property is within a Design Priority Area, but the Zoning By-law Amendment application was not subject to the Urban Design Review Panel (UDRP) process.

Planning Rationale

Staff are satisfied that the proposed amusement centre and bar uses are appropriate uses for the subject site. The proposed uses will contribute to the diversity of commercial offerings along the Mainstreet Corridor and shall be contained completely within the existing buildings on the site to limit impacts to nearby residential (Policy 3 of Section 3.2, Policy 3 of Section 6.2.1, Policy 1 of Section 6.2.2).

There were concerns that the proposed uses may result in negative impacts to nearby residential areas resulting from noise, and the Official Plan directs that development along Corridors shall be prohibited from including functions or uses causing or likely to cause nuisance due to noise (Policy 2(d) of the Section 6.2.1). Staff are satisfied that the amusement centre use being limited to being completely within a building by way of the associated zoning definition, which specifies that an “amusement centre means an indoor entertainment facility”, addresses these concerns. Staff are further satisfied that the outdoor commercial patios provisions in Section 85 of the Zoning By-law adequately address noise concerns related to the bar use. Per Subsection 85(3) of the Zoning By-law, where an outdoor commercial patio is within 30.0 metres of a residential zone, it is not permitted to be served by an amplified system, directly or indirectly, for music or entertainment purposes; and if not physically separated by a building, it must be screened from that zone by a structure, screen or wall that is at least 2.0 metres in height.

Staff have no concerns with carrying forward the provisions of the current zoning, including the maximum height limit of 20.0 metres and the additional permitted land uses (athletic and recreational facility, cinema, and theatre) as they are currently permitted as-of-right, and align with the Official Plan direction for Mainstreet Corridors (Policy 2(c) of Section 5.4.1, Policy 3 of Section 5.4.3, Policy 1 of Section 6.2.2). It is necessary to create a new site-specific zoning exception as other sites in the city are

also subject to Exception 1737, and it is not the intention to add additional land use permissions to those sites through this application.

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

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

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendation.

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 uses will be required to meet the accessibility requirements contained within the Ontario Building Code, where interior fit-up permits are sought in the future.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Has a diversified and prosperous economy

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for making a decision on this application under the *Planning Act* expired on July 22, 2025. With the applicant's concurrence, the application

was put on hold following the formal review pending revisions to the requested zoning relief and supporting documentation by the applicant.

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 amusement centre and bar as additional land uses on the site. The proposed uses will expand the commercial uses that can be established in the existing plaza to ensure its continued economic vitality and contribution to a 15-minute neighbourhood with surrounding areas. 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.

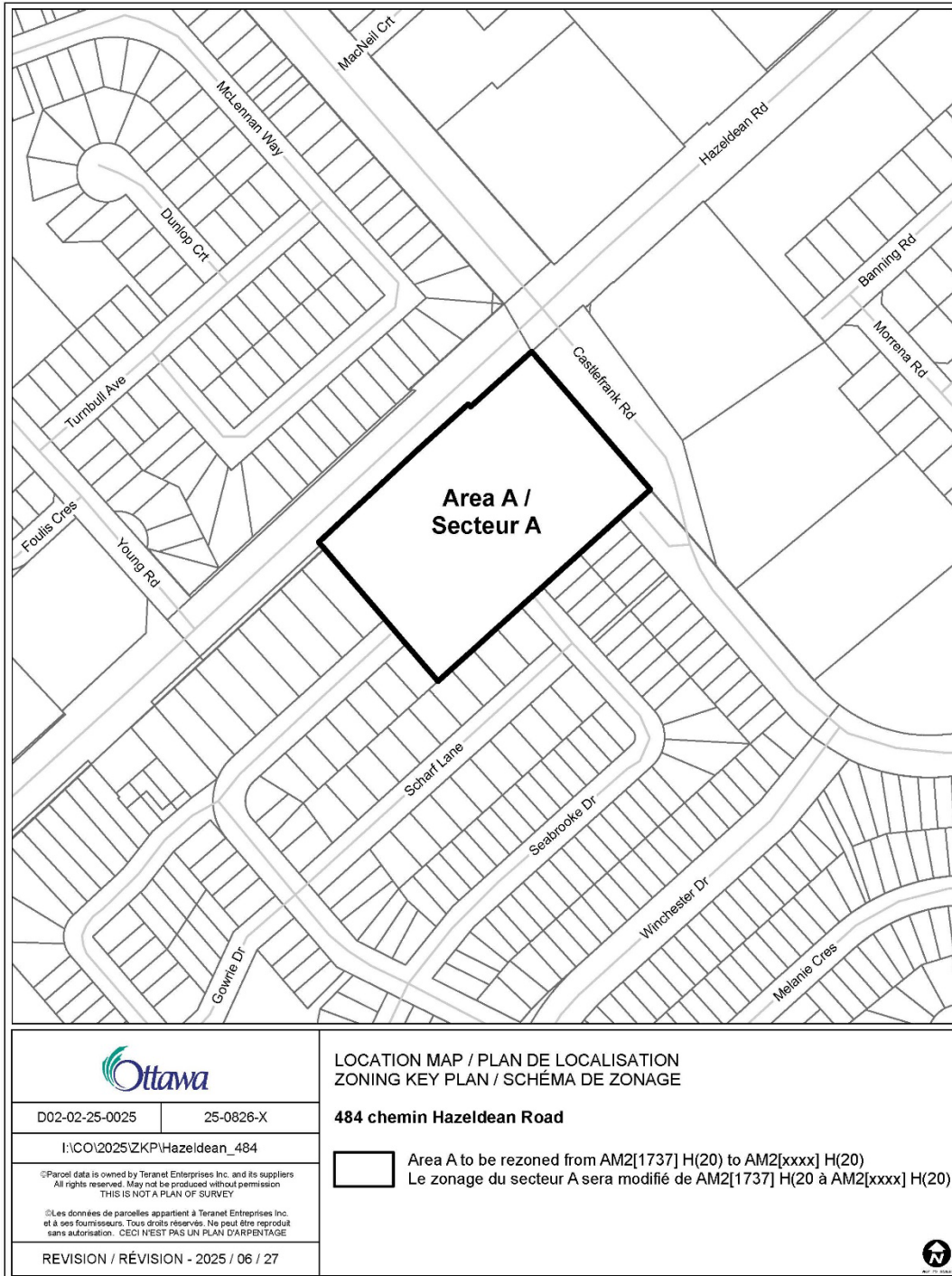
The Planning, Development and Building Services Department will prepare an implementing by-law and forward it to Legal Services.

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

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



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 484 Hazeldean Road:

1. Rezone the lands as shown in Document 1.
2. Add a new exception xxxx to Section 239 – Urban Exceptions 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 “AM2[xxxx] H(20)”
 - c. In Column III, Additional Permitted Uses, add the text:
 - i. “amusement centre
 - ii. bar
 - iii. recreational and athletic facility
 - iv. cinema
 - v. theatre”
 - d. In Column V, Provisions, add the text:
 - i. “Bar use is permitted subject to having a maximum gross floor area of 1,115 square metres.”

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

Below is a summary of the comments received through the development application review process.

1. Purpose of Application

- a. Confusion around the proposal and what is being proposed, why are certain provisions being carried forward/permitted through the rezoning when they are already permitted through Exception 1737.
- b. What lands will the Zoning By-law Amendment affect? Is the application for the whole mall, or just #484, or the former Goodlife fitness?
- c. Why can the applicant request to permit for 275 parking spaces if 765 spaces are required?

Response:

As detailed in the report, the applicant is seeking to add “amusement centre” and “bar” to the list of permitted uses for the site. This would have the effect of allowing either of these uses to be established on the site. The Zoning By-law Amendment applies to the entire property, as shown in Document 1.

The applicant is no longer seeking to reduce the minimum parking requirements for the site. However, it is noted that all property owners have the right to apply for a Zoning By-law Amendment on their property.

2. Parking

- a. Concerns that the amusement centre will worsen the existing parking situation on the site.

- b. Concerns that the additional parking requirements resulting from the amusement centre use will result in overflow parking onto nearby residential streets.
- c. The zoning would require 765 spaces, and the property can only provide 275 at full capacity – where will these patrons park?
- d. Will proposed uses result in the loss of parking spaces to accommodate associated outdoor activities? Concerns this will contribute to parking issues on the site.
- e. Concerns that the transportation demand management measures indicated in the report that include the existing public transit service, and as designated Hazeldean Road as a Transit Priority corridor, may not be enough to meet the reduction in the number of parking spaces.
- f. Concerns with design of the existing parking lot. The parking lot is poorly designed, over-used on a daily basis, and effectively only has one entrance/exit for the entire lot which is dangerous to traffic and pedestrians.
- g. Request for a study to be done on the existing parking lot before an Amusement Centre use is permitted to determine traffic volume as well as the design and use of the entrance/exits.
- h. Concerns with the lack of loading spaces on the site. There are no loading docks for this strip mall so all product deliveries for tenants take place in the front of the building where the customer parking is located.

Response:

The applicant is no longer seeking to reduce the minimum parking requirements for the site. It was determined through the review of the application that the requested reduction to the minimum parking requirements was based on an incorrect parking calculation. The subject site is considered a “shopping centre” in the Zoning By-law and, therefore, is subject to a parking rate of 3.6 parking spaces per 100.0 square metres of gross leasable floor area. Based on the existing gross leasable area of the shopping centre occupancies (7648.5 square metres), the total number of parking spaces required is 275; this is the existing number of parking spaces on the site, and therefore no relief is required.

The parking lot design will be reviewed in the future if development is proposed on the site. The current proposal does not include any changes to the existing buildings or site design.

3. Land Use

- a. Concerns with the proposed bar use. Potentially problematic use to be introduced into the neighbourhood.
- b. Concerns that this may not be the right area for a bar as other bars in the surrounding area have closed.
- c. Concerns that there is not a clear definition for amusement centre available.
- d. Request to restrict the following additional land uses through the Zoning By-law Amendment: adult entertainment – strip club, casino, betting shop, lender of last resort, pawn shop, massage parlour.

Response:

Staff are satisfied that “bar” is an appropriate use for the site, as Mainstreet Corridors are intended to accommodate a mix of residential and non-residential uses that integrate well into a mixed-use environment. Staff have reviewed the appropriateness of the “bar” use based on the applicable policy framework. Market conditions are outside the scope of the review; it is the property owner’s responsibility to assess the economic viability of businesses they are running.

The zoning definition for “Amusement Centre” can be found in Section 54 of the Zoning By-law. The definition is the following: “Amusement centre means an indoor entertainment facility providing for amusement, diversion or pastime, including a video game or pinball arcade; bingo hall; bowling alley; billiard hall or pool hall.”

The following uses are already prohibited on the site: adult entertainment parlour, casino.

It is assumed that “lender of last resort” is intended to refer to payday loan establishments. Pawn shops are considered a “retail store”. Massage therapy is considered a “personal service business”. These uses are all currently permitted through the AM2 subzone.

4. Noise

- a. Concerns about the proposed uses resulting in increased noise travelling onto abutting residential properties.
- b. Will there be outside activities associated with the proposed uses? Concerns that this would contribute to additional noise.

Response:

All uses are subject to the City Noise By-law (By-law No. 2017-255). Further, the amusement centre use is limited to being located completely within a building, and an outdoor commercial patio associated with a bar use would be subject to applicable zoning provisions addressing proximity to residential zones.

5. Maximum Building Height

- a. Concerns with the maximum height limit of 20.0 metres.

Response:

The maximum height limit of 20.0 metres is the current as-of-right permission for the site. It is being carried forward into the new site-specific zoning exception.

6. Changes to the Site

- a. Generally supportive that the building footprints will not change.
- b. There are currently no paths that directly connect the site location to the adjacent neighborhood. This must not change.
- c. Concerns that the existing building footprints will be increased.

Response:

The proposal does not include any changes to the existing buildings or site design.

7. Other

- a. Concerns that the owner is advertising the space for amusement centre and bar uses before they are permitted uses.

Response:

These concerns have been conveyed to the applicant and owner.