

**9. OFFICIAL PLAN AND ZONING AMENDMENTS – 30 Highbury Park Drive**  
**MODIFICATIONS AU PLAN OFFICIEL ET AU RÈGLEMENT DE ZONAGE – 30, PROMENADE Highbury Park**

**COMMITTEE RECOMMENDATIONS**

That Council approve:

1. an amendment to the Official Plan, Volume 2a, South Nepean Urban Area Secondary Plan, South Nepean Areas 1, 2 and 3, by incorporating site specific policies for 30 Highbury Park Drive relating to the permission of retail uses, as detailed in Document 2; and
2. an amendment to the Zoning By-law 2008-250 for 30 Highbury Park Drive, rezoning the property to a Local Commercial zone in order to permit a three building commercial/retail development, as detailed in Document 3.

**RECOMMANDATIONS DU COMITÉ**

Que le Conseil approuve :

1. une modification au Plan officiel, volume 2a, Plan secondaire du secteur urbain de Nepean-Sud, secteurs 1, 2 et 3 de Nepean-Sud, en intégrant des politiques propres à l'emplacement situé au 30, promenade Highbury Park et liées à l'autorisation d'utilisations de vente au détail, comme l'expose en détail le document 2; et
2. une modification au Règlement de zonage 2008-250 visant le 30, promenade Highbury Park, en attribuant à ce bien-fonds la désignation de Zone de commerces locaux afin de permettre l'aménagement de trois bâtiments commerciaux et de vente au

détail, comme l'expose en détail le document 3.

DOCUMENTATION / DOCUMENTATION

1. Acting Director's report, Planning Services, Planning, Infrastructure and Economic Development Department dated 8 March 2017 (ACS2017-PIE-PS-0034)

Rapport de la Directrice par intérim, Services de la planification, Service de planification, d'Infrastructure et de Développement économique daté le 8 mars 2017 (ACS2017-PIE-PS-0034)

2. Extract of draft Minutes, Planning Committee, 28 March 2017.

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 28 mars 2017

3. Summary of Written and Oral Submissions, to be issued separately with the Council agenda for its meeting of 26 April 2017, as part of the Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements'

Résumé des observations écrites et orales, à distribuer séparément avec l'ordre du jour de la réunion du 26 avril 2017 du Conseil, comme faisant partie du Résumé des observations orales et écrites du public sur les questions assujetties aux « exigences d'explication » aux termes de la Loi 73.

**Report to  
Rapport au:**

**Planning Committee / Comité de l'urbanisme  
March 28, 2017 / 28 mars 2017**

**and Council / et au Conseil  
April 12, 2017 / 12 avril 2017**

**Submitted on March 8, 2017  
Soumis le 8 mars 2017**

**Submitted by  
Soumis par:**

**Lee Ann Snedden**

**Acting Director / Directrice par intérim**

**Planning Services / Service de la planification**

**Planning, Infrastructure and Economic Development Department / Services de la  
planification, de l'infrastructure et du développement économique**

**Contact Person / Personne ressource:**

**Jean-Charles Renaud, Planner / Urbaniste, Development Review South / Examen  
des demandes d'aménagement sud**

**(613) 580-2424, 27629, Jean-Charles.Renaud@ottawa.ca**

**Ward: BARRHAVEN (3)**

**File Number: ACS2017-PIE-PS-0034**

**SUBJECT: Official Plan and Zoning Amendments – 30 Highbury Park Drive**

**OBJET: Modifications au Plan officiel et au Règlement de zonage – 30,  
promenade Highbury Park**

**REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council:**

- a. **Approve an amendment to the Official Plan, Volume 2a, South Nepean Urban Area Secondary Plan, South Nepean Areas 1, 2 and 3, by incorporating site specific policies for 30 Highbury Park Drive relating to the permission of retail uses, as detailed in Document 2; and**
  - b. **Approve an amendment to the Zoning By-law 2008-250 for 30 Highbury Park Drive, rezoning the property to a Local Commercial zone in order to permit a three building commercial/retail development, as detailed in Document 3.**
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 City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of 12 April 2017," 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 ce qui suit au Conseil :**
  - a. **Approuver une modification au Plan officiel, volume 2a, Plan secondaire du secteur urbain de Nepean-Sud, secteurs 1, 2 et 3 de Nepean-Sud, en intégrant des politiques propres à l'emplacement situé au 30, promenade Highbury Park et liées à l'autorisation d'utilisations de vente au détail, comme l'expose en détail le document 2;**
  - b. **Approuver une modification au Règlement de zonage 2008-250 visant le 30, promenade Highbury Park, en attribuant à ce bien-fonds la désignation de Zone de commerces locaux afin de permettre l'aménagement de trois bâtiments commerciaux et de vente au détail, comme l'expose en détail le document 3.**
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 de l'avocat général 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 du projet de loi 73 », à la réunion du Conseil municipal prévue le 12 avril 2017 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.**

## **EXECUTIVE SUMMARY**

### Assumption and Analysis

The site is located along Greenbank Road in Barrhaven, north of the South Nepean Town Centre, is subject to the General Urban designation in the Official Plan, and is subject to the South Nepean Town Centre Secondary Plan for Areas 1, 2 and 3.

The proposal seeks to facilitate the construction of a three building commercial plaza along with associated surface parking and a drive through facility. The Official Plan Amendment is to allow retail uses on the site. The Zoning By-law amendment is to rezone the property from Development Reserve (DR) to Local Commercial (LC)[xxxx], with the exception allowing for one of the occupancies to have an area of 1,500 square metres, for the total area of all occupancies combined to be 4,600 square metres, for a portion of the parking lot to have a reduced landscaped buffer of 2 metres and for the maximum parking rate to be increased to 5.4 spaces per 100 metres of gross leasable floor area (GLFA) to a maximum of 188 spaces.

Policies in place currently support smaller scale commercial activities in proximity to existing residential areas as an effort to support sustainable communities.

### Public Consultation/Input

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by Council for Official Plan and Zoning By-law amendments. One comment was received from the public, which was to express displeasure with the loss of trees on the property.

## **RÉSUMÉ**

### Hypothèse et analyse

L'emplacement, qui longe le chemin Greenbank à Barrhaven, au nord du centre-ville de Nepean-Sud, fait l'objet d'une désignation de Secteur urbain général dans le Plan officiel et relève du Plan secondaire du centre-ville de Nepean-Sud en ce qui concerne les secteurs 1, 2 et 3.

La proposition vise à permettre la construction d'un centre commercial constitué de trois bâtiments, d'un parc de stationnement associé et d'une installation de service au volant. La modification au Plan officiel a pour objet de permettre la présence d'utilisations de vente au détail sur cet emplacement. La modification au Règlement de zonage vise à faire passer le zonage de la propriété de Zone d'aménagement futur (DR) à Zone de commerces locaux (LC)[xxxx], assortie d'une exception permettant à l'une des occupations de présenter une superficie de 1 500 mètres carrés, la superficie totale de toutes les occupations combinées étant de 4 600 mètres carrés, de réduire à 2 mètres la largeur de la zone tampon paysagée du parc de stationnement et d'augmenter le taux de stationnement maximum à 5,4 places par 100 mètres de superficie brute de location, jusqu'à concurrence de 188 places.

Les politiques actuellement en vigueur permettent des activités commerciales de plus petite échelle à proximité des zones résidentielles existantes, dans le but de favoriser la création de collectivités durables.

### Consultation publique et commentaires

Un avis public a été donné à cet égard et une consultation publique a eu lieu conformément à la politique concernant les avis et les consultations publics approuvée par le Conseil municipal pour les modifications au Plan officiel et au Règlement de zonage. Un commentaire a été émis par un membre du public, qui souhaitait exprimer son mécontentement relativement à l'abattage d'arbres sur la propriété.

## BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

Learn more about [link to Development Application process – Official Plan Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

### Site location

30 Highbury Park Drive

### Owner

Huntington Construction and Development

### Applicant

Fotenn Consultants (Matthew McElligott)

### Architect

Barry J. Hobin & Associates Architects Inc.

### Description of site and surroundings

The site is located at the southeast corner of Greenbank Road and the future extension of Highbury Park Drive within the northern part of the Barrhaven Community. The site is approximately 1.49 hectares in size with approximately 150 metres of frontage on Highbury Park Drive and approximately 115 metres of frontage on Greenbank Road. The site is currently vacant, consisting of mainly trees. The transitway is located immediately to the east with existing residential development beyond it, a fire station is located to the south, existing residential developments are located to the west and vacant lands designated for DR and for Institutional uses are located to the north of the property.

### Summary of requested Official Plan and Zoning By-law amendment proposal

The Official Plan amendment seeks to amend the South Nepean Urban Area Secondary Plan, South Nepean Areas 1, 2 and 3 by amending policies related to the permission of retail uses.

The requested Official Plan Amendment will accomplish the following:

- Provide a specific policy for 30 Highbury Park Drive to allow retail uses on the site.

The current zoning on the property is DR Zone, which recognizes lands intended for future urban development. The applicant is requesting an amendment to the zoning in order to allow the construction of a three building commercial/retail development.

The requested Zoning By-law amendment includes the following:

- Allow the ground floor occupancy of the rear building to have a maximum GLFA of 1,500 square metres.
- Allow the total area occupied by all the separate occupancies combined to have a maximum GFA of 4,600 square metres.
- Allow the maximum number of parking spaces for a shopping centre to be 188.
- Allow a portion of the parking lot to have a reduced landscaped buffer of 2 metres.

## **DISCUSSION**

### **Public consultation**

Notification and public consultation was undertaken in accordance with the Public Notification and Consultation Policy approved by Council for Development Applications. Four individuals/groups commented on the proposal as a result of the notification process. Most comments were either positive or neutral towards the proposal; however the issue of tree loss was also raised. Please refer to Document 5 for details of consultation, including comments received and staff's responses.

For this proposal's consultation details, see Document 5 of this report.

### **Official Plan designation**

According to Schedule B of the Official Plan, the property is designated as General Urban. Greenbank Road is an Arterial Road on Schedule E.



### **Other applicable policies and guidelines**

The South Nepean Urban Area Secondary Plan, South Nepean Areas 1, 2 and 3, in Volume 2a is applicable. Within this plan, Schedule A currently designates 30 Highbury Park Drive as Mixed Use. Applying to lands along Greenbank Road, west of the rapid-transit network, this designation allows for a mix of uses, including commercial uses, but only permits existing and/or zoned retail uses.

Also applicable to the development are the Urban Design Guidelines for Development along Arterial Mainstreets. These guidelines strive to achieve an appropriate level of design quality while establishing strong street edges and pedestrian-friendly environments.

The Urban Design Guidelines for Drive-Through Facilities are also applicable to this development. These guidelines promote compatibility of these facilities with their surroundings, while maintaining appropriate levels of functionality.

### **Urban Design Review Panel**

The Official Plan Amendment and Zoning By-law Amendment were not subject to the Urban Design Review Panel (UDRP) process.

### **Planning rationale**

#### Provincial Policy Statement

The *Planning Act* requires that all city planning decisions be consistent with the Provincial Policy Statement (PPS), 2014; a document that provides further policies on matters of Provincial interest related to land use development.

The recommended Official Plan and Zoning By-law amendments are considered consistent with the matters of Provincial interest as outlined in the *Planning Act* and is in keeping with the PPS, 2014 by promoting development within a settlement area, adjacent to an existing built-up residential area, thereby contributing to a mix of uses and the efficient use of lands.

#### Official Plan

This application has been reviewed under the consolidated Official Plan (2003) with regard for the Council approved amendments contained within Official Plan Amendment 150 (OPA 150). Amendments introduced by OPA 150 do not impact the proposed

Official Plan and Zoning By-law amendments, especially given the more specific policy direction of the South Nepean Secondary Plan.

Strategic Direction:

The Official Plan provides strategic direction for growth and development within the City by directing it to areas where it can be accommodated with a mix of housing, shopping, recreation and employment, in locations that encourage walking and cycling. This approach also supports liveable, sustainable communities.

The proposal is for a three building commercial/retail complex in close proximity to an existing built-up residential area. The proposal is consistent with the strategic direction as contained under the Official Plan.

General Urban

The General Urban Area designation (Section 3.6.1) permits the development of a full range and choice of housing types as well as conveniently located employment, retail, service, cultural, leisure entertainment and institutional uses. This designation is not meant to imply that all uses are permitted everywhere, but rather strives to facilitate the development of complete and sustainable communities. The Official Plan leaves it to the Zoning By-law to regulate the location, scale and type of land use in accordance with these provisions.

The designation further encourages locally-oriented convenience and service uses that complement adjacent residential land uses, of a size and scale consistent with the needs of the nearby residential areas.

The proposed development, located in proximity to a residential area, includes a rezoning to a LC zone, which limits the scale and types of uses for the site. The proposal is consistent with the General Urban Area designation.

Urban Design and Compatibility:

The Official Plan provides direction for Urban Design and Compatibility through Sections 2.5.1 and 4.11. Compatibility is described not as being the same as or similar to existing buildings in the vicinity, but rather as being able to coexist with existing development without causing adverse impact on surrounding properties. The Urban Design policies strive to require high quality urban design throughout the City.

The Official Plan encourages development which “fits well” within its physical context and “works well” with the existing and planned function. Developments are also encouraged to orient the principal façade and entrance of buildings to the street as well as to incorporate windows that are visible from public spaces. Two of the three proposed buildings feature clear glazing and are located in proximity to the street with entrances to individual occupancies and properly define the Greenbank Road street edge, as well as a portion of the Highbury Park Drive street edge. Furthermore, the proposed development would introduce new locally-oriented uses and would therefore enhance the established residential area.

The majority of the key design and compatibility items will be addressed through Site Plan Control, such as building design. The proposed Official Plan and Zoning By-law amendment do not preclude the ability for urban design and compatibility improvements.

Staff are satisfied that the requested Official Plan and Zoning By-law amendments for the proposed three building commercial development are consistent with the Official Plan and OPA 150. The site's location in proximity to nearby residential area as well as the buildings siting are consistent with the policies regarding good urban design and compatibility.

### Secondary Plan

As per the South Nepean Secondary Plan for Areas 1, 2 and 3, 30 Highbury Park Drive is currently designated as Mixed Use, which permits non-residential uses such as restaurants, service commercial, institutional, professional and medical offices and entertainment uses. The designation also permits retail uses, but only if the property is currently zoned to allow them.

An amendment to the Secondary Plan is being requested in order to permit retail uses on the subject site.

The main intent of the Secondary Plan policy is to facilitate residential communities with land uses on the periphery that cater to the daily, weekly and monthly needs of the residents. The Nepean Town Centre, a major shopping destination, is centered around Strandherd Drive and Greenbank Road and includes land uses that draw from the local area as well as the wider city. Locations outside of the Town Centre that front onto arterial roadways and flank the community (such as the subject site) are appropriate for the neighbourhood serving uses in keeping with the plan policies.

One of the main design principles of the plan is that neighbourhood and convenience commercial services are encouraged in compatible locations in residential areas. These uses are encouraged within reasonable walking distances (approximately 400 metres from residential development). The proposed development is located within 100 metres of existing residential neighbourhoods to the east and to the west.

The Secondary Plan includes urban design standards which are used to guide developers to better implement the plan's overall design concept. The design standards most important to this development strive to create a character that is desirable and at a human scale. The plan promotes appropriate proportions, setbacks and build-to-lines, which are reflected in the proposal through one-storey buildings framing the street edge. Sidewalks and street trees are also identified in the plan's design standards, which are implemented by the proposal by including sidewalks along Highbury Park Drive and pedestrian connections to the interior of the site as well as landscaping throughout the site and along the street edge.

Paired with a rezoning of the lands to a LC Zone, the development demonstrates consistency with the Secondary Plan policies, while also ensuring that it does not negatively impact the nearby Town Centre Retail District, which generally houses larger retailers with broader attraction.

#### Urban Design Guidelines for Drive-Through Facilities

The proposal includes a standalone restaurant use with an associated drive-through facility. The Urban Design Guidelines for Drive-Through Facilities strive to enhance public streets and contribute to a high quality public space, to create a safe and comfortable pedestrian environment on site and to minimize impacts on adjacent land uses.

The proposal includes buildings which are located close to the street edge (Guideline 2) and the site's topography, along with ample landscaping, will screen the queuing area from the public realm and enhance the streetscape (Guideline 3). The restaurant building includes transparent glazing that animates the street and will maximize the views in and out of the building (Guideline 7). The vehicle stacking lanes are located away from sensitive land uses (residential) and landscaping is used to help buffer any potential impacts (Guideline 20). The start point of the stacking lane is located away from the public street (Guideline 21) and, through discussion with staff, changes were brought to the site plan in order to implement an escape lane (Guideline 23).

The Urban Design Guidelines for Drive-Through Facilities are being referred to during the site plan control process.

#### Zoning By-law

The applicant is proposing to rezone the site from DR zone to LC Zone. The purpose of the LC zone is to allow a variety of small, locally-oriented convenience and service uses as well as residential uses in the General Urban Areas of the Official Plan. The zone also seeks to restrict the non-residential uses to ensure that the size and scale of development are consistent with that of the surrounding residential area. The requested LC zone is appropriate for the site location and proposed uses.

The parent LC zone allows various commercial, retail, service and institutional uses, along with some residential uses. Zone provisions limit the size of each individual occupancy to 900 square metres in GLFA, and limits the total area occupied by all the separate occupancies combined to 3,000 square metres.

The requested Zoning By-law amendment will specify that the total area occupied by all separate occupancies combined shall not exceed 4,600 square metres of GLFA and that occupancies located on the ground floor of the rear building (identified Block C on Document 4) shall be allowed to occupy 1,500 square metres of GLFA.

The applicant has expressed a desire for added flexibility as it relates to the occupancies of the rear building. Although the proposed site plan currently shows four separate occupancies in the rear building measuring at most 462 square metres, the increase in permissible single occupancy GLFA is meant to ensure long-term viability of the LC site. Furthermore, while the total proposed GLFA is of 3,530 square metres, the applicant wishes to have the option of building a full second floor of the medical building, which would bring the total GLFA to 4,600 square metres. Minimum parking rates would still be met should that GLFA be achieved.

The GLFA area limitations imposed by the zone play a significant role when implemented in the redevelopment of land or land consolidations within mature neighbourhoods located within the inner-urban areas. Larger occupancies such as the ones that are being proposed are more befitting of a suburban context, and would therefore be considered as compatible with the area. Although an increase in GLFA is requested, the LC plaza would not interfere with the nearby Town Centre, which contains larger footprint retailers exceeding 12,000 square metres in size. A 1,500 square metre occupancy is comparable to that of a local food store or perhaps a drug store, which are both considered LC uses.

As currently proposed, the site plan includes hammerheads wherever drive-aisles dead-end. While Section 110 of the Zoning By-law requires that parking lots have a landscaped buffer of 3 metres when abutting a street, one of the hammerheads located along Highbury Park Drive is located at 2 metres from the property line. Staff is not concerned with this minor relief.

Furthermore, the requested Zoning By-law amendment would seek relief from the maximum parking rate provisions of the Zoning By-law for shopping centres located within 600 metres of a Rapid Transit Station. For commercial plazas located within a 600 metre distance measured in a straight line from the centre of the rapid transit station platform to the subject site's closest property line, a parking rate of four spaces per 100 square metres is applicable to shopping centre uses. The requested relief is to increase the maximum parking space rate to 5.4 spaces per 100 square metres to a maximum of 188 spaces.

While the site is located within 600 metres of a Rapid Transit Station "as the crow flies", the Transit Oriented Development (TOD) Guidelines identifies TODs as being within 600 metre walking distances from a Rapid Transit Station. Given that a pedestrian would have to walk more than 600 metres from the station to the entrance to the site, the proposal was not identified as being subject to the TOD Guidelines. Given that most of the walk from the station would be along a vast arterial road, staff is of the opinion that many visits to the site will be via automobile, and that an increase in maximum parking space rates is appropriate.

### **RURAL IMPLICATIONS**

There is no rural implication associated with this report.

### **COMMENTS BY THE WARD COUNCILLOR**

Councillor Harder provided the following comment:

"I have met with the applicant on this file and am satisfied the uses they are looking at will be complimentary to the Barrhaven Community."

### **ADVISORY COMMITTEES COMMENTS**

The Ottawa Accessibility Advisory Committee was circulated and offered the following comments/questions:

- Reduce the door thresholds from 20 millimetres to 10 millimetres.

- The applicant confirmed that the door thresholds would be fully accessible at all entrances required to be accessible by code.
- Will the entrances be power actuated?
  - The applicant confirmed that all entrances required to be accessible will be powered.
- Increase the number of disabled parking spaces in order to serve all of the various uses on site as well as the second floor medical space.
  - The applicant has added additional disabled parking spaces in front of the medical building, in addition to two disabled parking spaces per building.

## **LEGAL IMPLICATIONS**

There are no legal impediments to approving the recommendations contained in the report.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

## **FINANCIAL IMPLICATIONS**

There are no financial implications associated with this report.

## **ACCESSIBILITY IMPACTS**

The Official Plan Amendment and Zoning By-law Amendment proposal relates to new buildings that would have been and will be constructed in accordance with the Ontario Building Code; there are no accessibility impacts.

Accessibility standards are being consulted in the approval process of the Site Plan Control.

## **ENVIRONMENTAL IMPLICATIONS**

Supported by a tree conservation report, a tree cutting permit was obtained in order to cut the majority of the trees located on the property at 30 Highbury Park Drive. Some tree retention was achieved, however the majority of the post-development tree cover on the site will result from the planting of larger-caliper trees through the Site Plan Control process.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

EP2 – Support growth of local economy

C2 – Enable the achievement of [enterprises'] short and long term success

## **APPLICATION PROCESS TIMELINE STATUS**

The application was not processed by the On Time Decision Date established for the processing of Official Plan and Zoning By-law amendments due to the need for multiple reviews of the proposal as well as timing issues.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Proposed Official Plan Amendment

Document 3 Proposed Zoning By-law Amendment

Document 4 Proposed Site Plan

Document 5 Consultation Details

Document 6 Overview Data Sheet (*previously distributed and held on file*)

## **CONCLUSION**

The Planning, Infrastructure and Economic Development Department supports the application and proposed Official Plan and Zoning By-law amendments. The proposed development meets the strategic direction of supporting liveable and sustainable communities as contained within the PPS and Official Plan. The proposed land uses and built form are consistent with the Official Plan policies for the General Urban Area as well as urban design and compatibility. The requested amendment to the Secondary Plan Policy will contribute to the overall goals and objectives of the Secondary Plan. The proposed site plan demonstrates a commitment to respond to various guidelines as contained within the City's Urban Design Guidelines for Drive-Through Facilities. The proposed zoning relief is appropriate for this site and maintains the zone's objectives.

The amendments represent good planning and, for the reasons stated above, staff recommends approval of the Official Plan and Zoning By-law amendments.



**DISPOSITION**

Office of the City Clerk and Solicitor, Legislative Services to notify the owner; applicant; Krista O'Brien, Deputy City Treasurer Revenue Branch, Corporate Services (Mail Code: 26-76) of City Council's decision.

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

Legal Services to forward the implementing by-law to City Council.



Circulation Services Unit, Planning Services to undertake the statutory notification.

**Document 1 – Location Map**

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa)

The property is located to the south east of the Greenbank Road and Highbury Park Drive intersection, north of the South Nepean Town Centre.



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-16-0025	17-0189-X	<b>30 promenade Highbury Park Drive</b>	
I:\CO\2017\Zoning\HighburyPark_30		<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; width: 20px; height: 10px; margin-right: 5px;"></div> <div> <p>Area A to be rezoned from DR to LC[xxxx]            Le zonage du secteur A sera modifié de DR à LC[xxxx]</p> </div> </div>	
<small>©Parcel 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 appartient 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>			
REVISION / RÉVISION - 2017 / 02 / 10		 <small>NOT TO SCALE</small>	

**Document 2 – Proposed Official Plan Amendment**

**Official Plan Amendment XX to the  
Official Plan for the  
City of Ottawa**

**INDEX**

**THE STATEMENT OF COMPONENTS**

**PART A – THE PREAMBLE**

Purpose

Location

Basis

**PART B – THE AMENDMENT**

Introduction

Details of the Amendment

Implementation and Interpretation

## **THE STATEMENT OF COMPONENTS**

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. XXX to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment XXX to the Official Plan for the City of Ottawa.

## **PART A – THE PREAMBLE**

### **1. Purpose**

The purpose of the proposed Official Plan Amendment is to add site-specific policies allowing retail uses on the site. The Amendment will help facilitate the development of a three building commercial/retail development.

### **2. Location**

The 1.5 hectare property is located to the east of Greenbank Road, at the Highbury Park Drive intersection, and is known as 30 Highbury Park Drive.

### **3. Basis**

Approval of the requested amendments is recommended as the site is located in proximity to built up residential areas and the proposed development meets the strategic direction for supporting liveable and sustainable communities as contained within the Provincial Policy Statement and Official Plan. The proposed land uses and built form are consistent with the Official Plan policies for the General Urban Area as well as urban design and compatibility. The requested amendment to the Secondary Plan Policy will contribute to the overall goals and objectives of the Secondary Plan. The proposed site plan demonstrates a commitment to respond to various guidelines as contained within the Urban Design Guidelines for Drive-Through Facilities. The proposed zoning relief is appropriate for this site and maintains the zone's objectives

## **PART B – THE AMENDMENT**

### **1. Introduction**

All of this part of this document entitled Part B – The Amendment consisting of the following text constitutes Amendment No. XX to the Official Plan for the City of Ottawa.

### **2. Details of the amendment**

The Secondary Plan for the South Nepean Areas 1, 2 and 3 is hereby amended by adding the following new paragraph to Section 2.3.3 Special Policies:

“3. For lands described as 30 Highbury Park Drive, retail uses are permitted.”

### **3. Implementation and Interpretation**

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.

### Document 3 – Proposed Zoning By-law Amendment

The proposed change to the City of Ottawa Zoning By-law 2008-250 for address of the site:

1. Rezone the lands from DR to LC[xxxx],
2. Amend Section 239, Urban Exceptions, by adding a new exception, xxxx, with provisions similar in intent to the following:
  - a. In Column II, add the text “LC[xxxx]”
  - b. In Column V, Provisions, text:
    - i. The maximum total area occupied by all the separate occupancies combined is a gross leasable floor area of 4,600 square metres.
    - ii. The maximum gross leasable area for only one of the occupancies located on the ground floor of a building is 1,500 square metres and it must be a minimum of 75 metres from the lot line abutting Greenbank Road.
    - iii. Section 103 does not apply for Shopping Centre uses. The maximum parking rate for a Shopping Centre is 5.4 spaces per 100 square metres of gross leasable floor area, to a maximum of 188 parking spaces.
    - iv. A minimum 2 metre landscaped buffer is permitted to be located along Highbury Park Drive.





## **Document 5 – 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:

The loss of trees is disappointing.

#### Response:

The application was accompanied by a tree conservation report as well as an environmental impact statement in order to assess the quality of the tree cover as well as to identify which trees should and could be preserved.