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Project No. 14.10213.001.P01

Sean Moore, MCIP, RPP  
Planning & Growth Management Department  
Infrastructure Services & Community Sustainability  
City of Ottawa  
100 Laurier Avenue West, 4<sup>th</sup> Floor  
Ottawa, ON K1P 1J1

Dear Mr. Moore,

**Subject: Planning Rationale  
Proposed Costco Gas Bar  
720 Silver Seven Road, Ottawa**

MMM Group Limited is pleased to submit this Planning Rationale letter, on behalf of our client Costco Wholesale Canada Ltd. This Planning Rationale is in support of the proposal for an accessory gas bar use associated with the existing warehouse membership club, and is a required component of the Zoning By-law Amendment Application. A concurrent Site Plan Control Application has also been submitted.

This planning rationale reflects the planning issues identified at the November 15, 2011 pre-consultation meeting.

A Planning Rationale is provided to:

- Describe the existing site and proposal;
- Provide the planning basis which supports the location of a gas bar use on the Subject Lands in the context of the Provincial Policy Statement, the City of Ottawa Official Plan, and the City of Ottawa Zoning By-law;
- Outlines the justification for the Zoning By-law Amendment Application for the addition of a gas bar use on the Subject Lands; and
- Conclusion.

## **I. EXISTING SITE & GAS BAR PROPOSAL**

The Subject Lands are located in the City of Ottawa at 720 Silver Seven Road, at the southwest corner of the Terry Fox Drive and Highway 417. The Subject Lands contain an existing Costco warehouse membership club on the northwestern portion of the site, which opened in 2005, and associated parking. The Subject Lands are 5.66 hectares (13.99 acres), and the warehouse membership club has a gross floor area of 13,233.6 m<sup>2</sup> (142,455 sq. ft.).

Warehouse membership clubs and superstore operations, including Costco, have expanded to offer members/patrons the convenience of purchasing gasoline at the same location that they shop. Costco has opened gas bar facilities across the United States, and in locations throughout Ontario, including Barrie, Windsor, Newmarket, Ajax, Vaughan and Toronto, and in Brossard, St. Jerome, and Montreal, Quebec. A gas bar at the Costco Nepean warehouse membership club, at 1849 Merivale Road, opened in 2011.

The proposed 4-island, 16 pump gas bar will be located in the north of portion of the Costco Kanata Subject Lands. The gas bar includes a 7.0 m<sup>2</sup> controller enclosure and 1.4 m<sup>2</sup> warming hut enclosure below a canopy. The area is currently occupied by a stormwater management pond.

The gas bar will be accessed from the north from a new Silver Seven Road entrance and an east drive aisle from the existing Costco parking area. Vehicles will queue from the north before entering the fueling area. Vehicles will then exit to the south onto Silver Seven Road from an existing access/egress, or into the existing Costco parking area from the east drive aisle.

## **II. PREFERRED GAS BAR LOCATION**

The preferred location of the proposed gas bar has been selected based on numerous factors. These include that the preferred location:

- Provides direct vehicle access to and from Silver Seven Road;
- Is accessible by fuel trucks from the adjacent Silver Seven Road access (shown on attached Exhibit A) and exit to the north, in proximity to the Silver Seven Road north terminus;
- The gas bar will have minimal impacts on adjacent uses. Highway 417 is located to the north and east, and a Home Depot parking area is located west of the Silver Seven Road terminus where there is little or no traffic;
- The function of the existing stormwater management pond will be replaced and enhanced through quality improvements and flow control, as outlined in Section III;
- Will not reduce the amount of parking, maintaining 663 parking spaces; and

- Avoids other constraints on the Subject Lands, including the existing easement at the south property boundary which prevents the location of a gas bar and underground tanks in the area.

### **III. STORMWATER MANAGEMENT POND REPLACEMENT & STAGING**

The current stormwater management pond provides flow and quantity control for the current warehouse by accepting, detaining and controlling site runoff in the pond's active storage volume. Collected runoff is allowed to settle out of solution due to the relatively large detention time, improving water quality to current provincial standards. The orifice controls in the pond's outlet structure reduce flows from the pond, controlling peak flow rates to a level below the site's allocated capacity in the municipal storm sewer in Silver Seven Road.

Pond functions for the site will be replicated and enhanced with subsurface storage in a detention tank structure to be installed in-line with the storm sewer system. Peak flows will be controlled to allowable rates by a pump system calibrated to the prescribed flow rates. The water quality improvement features of the pond will be replicated with a mechanically based oil/grit separator structure sized to produce at least an equivalent level of treatment. Both flow control and water quality improvement systems will be designed to accommodate the additional impacts from the new gas bar area.

Staging of the construction of the proposed underground stormwater storage tank will first involve decommissioning the existing stormwater management pond and filling the remaining void with engineered lightweight fill and cellular concrete. The underground storage tank would then be constructed and once completed would be put into service in-line with the Costco site's storm sewer system.

During the construction of the underground stormwater storage tank, both the existing stormwater management pond and the proposed underground storage tank will not be accessible. During this short period of time, the existing storm sewer system for the Costco site will be directly connected to the proposed storm sewer outlet for the site. Once construction of the underground storage tank is completed, it will be put into operation, and the tank will be accessible for providing quantity controls. Quality control for storm sewer flows will always be provided by the proposed Stormceptors.

### **IV. CURRENT PLANNING STATUS**

The City of Ottawa Official Plan designates the Subject Lands as 'Employment Area'. Permitted uses within the 'Employment Area' designation consist primarily of office, manufacturing, warehousing, distribution, research and development facilities and utilities. An Automotive Service Station or Gas Bar is permitted as a complementary service commercial use in the 'Employment Area' designation.

The City of Ottawa Zoning By-law 2008-250 zones the Subject Lands 'IL6[305]H(30)' - Light Industrial Zone, Subzone 6, Exception 305 (Height 30 metres). Although a Gas Bar is a permitted use in the general 'IL' – Light Industrial Zone, the provisions of 'Subzone 6' prohibit Gas Bars.

Exception 305 permits additional Automobile Service Station and Retail Store uses. Exception provisions require that an Automobile Service Station must be located with a Retail Store.

Retail Store and Gas Bar most appropriately define the existing and proposed uses on the Subject Lands. The City of Ottawa Zoning By-law No. 2008-250 defines the following in Section 54:

**Gas Bar** - means a place that retails automotive fuel along with small amounts of other automotive-related products such as pre-packaged motor oil or windshield washer anti-freeze, and may include the accessory sale of convenience items or food.

**Automobile Service Station** - means a place that:

- (a) has one or more service bays or facilities for a mechanic to service and repair motor vehicles other than heavy vehicles, which may also retail fuel and other automotive products; or
- (b) has one or more service bays which provide one or more single or specialized service product installation for motor vehicles other than heavy vehicles such as mufflers or oil changes; and
- (c) may include sales of motor vehicles other than heavy vehicles in association with the automobile service station.

**Retail Store** - means a place where consumer goods are displayed for sale or rent, or sold directly to the public for the purchaser's own use, and includes a garden centre and a home sales display court.

**Warehouse** - means a building used for the storage and distribution of goods and equipment including self-storage units and mini-warehouses and may include one accessory dwelling unit for a facility manager.

A Zoning By-law Amendment is required to permit a Gas Bar on the Subject Lands.

## V. CONSISTENT WITH PROVINCIAL POLICY STATEMENT, 2005

The Provincial Policy Statement, 2005 (PPS) emphasizes the need for intensification of existing built areas in order to make efficient use of land and infrastructure resources. In particular, the PPS contains the following policies that relate to and are in support of the proposed gas bar development:

*Section 1.1.1(a): promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*

*Section 1.1.1(c): avoiding development and land use patterns which may cause environmental or public health and safety concerns;*

*Section 1.1.3.2(b): Land use patterns within settlement areas shall be based on ... a range of uses and opportunities for intensification and redevelopment...*

*Section 1.1.3.3: Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.*

*Section 1.6.6.1: Planning authorities shall plan for and protect corridors and rights-of-way for transportation, transit and infrastructure facilities to meet current and projected needs.*

Intensification policies are directed toward built areas within settlement areas in order to protect natural and agricultural resources. The proposed gas bar is consistent with these policies. The facility will intensify the existing retail nature of the site, and does not preclude future intensification of the site as market conditions in the area evolve.

The proposed gas bar is consistent with the intent of the PPS.

## **VI. CONSISTENT WITH THE CITY OF OTTAWA OFFICIAL PLAN**

The City of Ottawa Official Plan designates the Subject Lands 'Employment Area'. The 'Employment Area' designation is found in many areas throughout the City and is reserved primarily as places of business and economic activity, accommodating a range of industrial and office uses. The 'Employment Area' designation permits a range of uses including offices, manufacturing, warehousing, utilities, retail, and service commercial, including service station or gas bars. Complementary uses are appropriate in the Employment Area designation in order to meet the day-to-day needs of employees and residents and reduce their need to travel outside the area (Section 3.6.5).

The following are Official Plan policies for the 'Employment Area' designation (Section 3.6.5). 'Employment Area' policy 2.c) permits complementary service commercial uses, including a gas bar:

- 2.c) *The zoning by-law will ... permit a variety of complementary uses such as ... service commercial (eg. convenience store ... service station or gas bar) occupying small sites on individual pads or in groups as part of a small plaza ... to serve employees of Employment Areas and Enterprise Areas, the general public in the immediate vicinity, and passing traffic.*

'Employment Area' policy 2.g) permits retail uses on the Subject Lands, within the 'Employment Area' designation:

- 2.g) *Notwithstanding policies 2 a), b), c), and d) above or any other provisions of this Plan that prohibit retail uses on lands designated Employment Area, permit retail uses on*

*lands located south of Highway 417, west of Terry Fox Drive, east of the Carp River, and north of Palladium Drive, save and except for property with any frontage on Palladium Drive, and provided that adequate road capacity is available.*

The proposed gas bar is consistent with the general intent of the City of Ottawa Official Plan.

## **VII. AMENDMENT TO CITY OF OTTAWA ZONING BY-LAW NO. 2008-250**

The following Zoning By-law Amendment is required to permit the proposed Costco gas bar. Specifically, relief from zoning is required for the: *Addition of a 'Gas Bar' to the list of permitted uses in Site Specific Exemption 305.*

## **VIII. CONCLUSION**

The following is rationale for the amendment to the zoning by-law as stated:

- The proposed gas bar is consistent with the policies of the Official Plan, as discussed in Section V;
- The proposed gas bar use is complementary to the surrounding uses in the Kanata 'Employment Area', including the Home Depot retail store to the east. The gas bar will provide additional convenient retail services for Costco members;
- The Costco warehouse membership club and proposed gas bar have access Provincial Highway 417 and the Arterial Roads of Terry Fox Drive and Palladium Drive. The gas bar will access Silver Seven Road in proximity to the north terminus at Highway 417, which provides access only to the Costco site; and
- The proposed gas bar represents commercial intensification by adding a desirable accessory use to the Costco Subject Lands. It does not utilize lands that could otherwise be used for more intensive employment uses. The proposed gas bar location, north of the Costco warehouse membership club, integrates with the existing commercial development and does not negatively impact surround land uses.



We look forward to discussing this development proposal with City staff, and expediting approval of this application. Please contact the undersigned at (905) 882-1100 ext. 6843 with any question or comments.

Yours truly,  
**MMM GROUP LIMITED**

A handwritten signature in blue ink that reads "Darryl Bird".

Darryl Bird, M.Pl., MCIP, RPP  
Senior Planner, Associate  
Planning & Environmental Design

Attachments:

**Appendix A: Site Plan**

cc: Mark Marchisano, Costco Wholesale  
Stuart Shamis, Costco Wholesale  
John Paul Andrews, Mulvanny G2 Architecture

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