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300 Eagleson Road Ottawa, Ontario

Planning Rationale & Public Consultation Strategy

Prepared for: Hazeldean Mall Regional Inc.

Engineering excellence.

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**300 EAGLESON ROAD
OTTAWA, ONTARIO**

**PLANNING RATIONALE AND PUBLIC CONSULTATION STRATEGY
IN SUPPORT OF AN APPLICATION FOR
ZONING BY-LAW AMENDMENT**

Prepared For:

Hazeldean Mall Regional Inc.



Prepared By:



Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario
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February 28, 2025

Novatech File: 125005
Ref: R-2025-005

February 28, 2025

City of Ottawa
Planning, Development, and Building Services Department
110 Laurier Avenue West, 4th Floor
Ottawa, Ontario
K1P 1J1

Attention: Nishant Dave – Planner I

**Reference: 300 Eagleson Road
Planning Rationale and Public Consultation Strategy in Support of an
Application for Zoning By-law Amendment
Our File No.: 125005**

Novatech has been retained by Hazeldean Mall Regional Inc. (c/o Regional Group) to prepare this Planning Rationale and Public Consultation Strategy in support of an application for *Zoning By-law Amendment* for their property municipally known as 300 Eagleson Road in Ward 23 – Kanata South, Ottawa, Ontario. The herein will be referred to as the 'Subject Site'.

Regional Group is proposing to rezone the Subject Site to add an 'amusement park' as a permitted land use to the *City of Ottawa Zoning By-law 2008-250 Urban Exception 224*. No changes are proposed to the existing shopping centre development known as the 'Hazeldean Mall' as part of this proposed *Zoning By-law Amendment* application. The existing footprint of the Hazeldean Mall will remain unchanged with no net increases or decreases in the total gross floor area.

The addition of the amusement park land use will enable a new tenant to occupy an existing vacant commercial space within the shopping centre in the northeast corner of the ground floor. All activities associated with the amusement park will occur internally to the shopping centre and is not anticipated to occupy any existing outdoor areas including vehicular parking spaces.

The Planning Rationale and Public Consultation Strategy will demonstrate how the proposed development is consistent with the *Provincial Planning Statement (2024)*, conforms to the *City of Ottawa Official Plan (2022)*, and complies with the provisions of *Zoning By-law 2008-250*.

NOVATECH



Robert Tran, M.Pl.
Project Planner, Planning & Development

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EXECUTIVE SUMMARY

Novatech has been retained by Hazeldean Mall Regional Inc. (c/o Regional Group) to prepare this Planning Rationale and Public Consultation Strategy in support of an application for *Zoning By-law Amendment* for their property municipally known as 300 Eagleson Road in Ward 23 – Kanata South, Ottawa, Ontario. The herein will be referred to as the ‘Subject Site’.

The Subject Site is an irregular shaped parcel of land situated in the community of Kanata South with frontages along Hazeldean Road, Eagleson Road, Abbeyhill Drive, and Carbrooke Street. The Subject Site is developed with a shopping centre known as the ‘Hazeldean Mall’ which was constructed in the late 1970’s. The Subject Site contains two (2) buildings that form part of the overall Hazeldean Mall development with a total gross floor area of approximately 29,000 square metres and associated surface parking areas. The Subject Site has a total area of 7.52 hectares.

Regional Group is proposing to rezone the Subject Site to add an ‘amusement park’ as a permitted land use to the *City of Ottawa Zoning By-law 2008-250 Urban Exception 224*. No changes are proposed to the existing shopping centre development as part of this proposed *Zoning By-law Amendment* application. The existing footprint of the Hazeldean Mall will remain unchanged with no net increases or decreases in the total gross floor area.

The addition of the amusement park land use will enable a new tenant to occupy an existing vacant commercial space within the shopping centre in the northeast corner of the ground floor. All activities associated with the amusement park will occur internal to the shopping centre and is not anticipated to occupy any existing outdoor areas including vehicular parking spaces.

The *Zoning By-law Amendment* application is consistent with the *Provincial Planning Statement (2024)* as it will contribute to a mix of land uses for the existing development and surrounding community. The suggested amendment to add an amusement park as a permitted land use will not impact any natural features or areas, water quality or quantity, current mineral mining operations, and petroleum resource operations.

The Subject Site is designated as *Corridor – Mainstreet* and *Neighbourhood* with an *Evolving Neighbourhood Overlay* as per the *City of Ottawa Official Plan Schedule B5 – Suburban (West) Transect*. The suggested amendment to add an amusement park as a permitted land use is compatible with the existing land uses of the Hazeldean Mall development. The amusement park will contribute to a greater mix of land uses for the existing development and surrounding community.

The Subject Site is currently zoned as *Arterial Mainstreet, Subzone 2, Urban Exception 224, Height 30 – AM2[224] H(30)*. It is suggested to rezone the Subject Site to add an amusement park as a permitted land use to the site-specific *City of Ottawa Zoning By-law 2008-250 Urban Exception 224*. The addition of the amusement park land use will enable a new tenant to occupy an existing vacant commercial space within the shopping centre on the ground floor. No changes are proposed to the *Arterial Mainstreet, Subzone 2* zoning provisions. No changes are proposed to the existing shopping centre development as part of this proposed *Zoning By-law Amendment* application.

1.0 INTRODUCTION

Novatech has been retained by Hazeldean Mall Regional Inc. (c/o Regional Group) to prepare this Planning Rationale and Public Consultation Strategy in support of an application for *Zoning By-law Amendment* for their property municipally known as 300 Eagleson Road in Ward 23 – Kanata South, Ottawa, Ontario. The herein will be referred to as the ‘Subject Site’.

Regional Group is proposing to rezone the Subject Site to add an ‘amusement park’ as a permitted land use to the *City of Ottawa Zoning By-law 2008-250 Urban Exception 224*. No changes are proposed to the existing shopping centre development known as the ‘Hazeldean Mall’ as part of this proposed *Zoning By-law Amendment* application. The existing footprint of the Hazeldean Mall will remain unchanged with no net increases or decreases in the total gross floor area.

The addition of the amusement park land use will enable a new tenant to occupy an existing vacant commercial space within the shopping centre in the northeast corner of the ground floor. All activities associated with the amusement park will occur internal to the shopping centre and is not anticipated to occupy any existing outdoor areas including vehicular parking spaces.

The Planning Rationale and Public Consultation Strategy will demonstrate how the proposed development is consistent with the *Provincial Planning Statement (2024)*, conforms to the *City of Ottawa Official Plan (2022)*, and complies with the provisions of *Zoning Bylaw 2008-250*.

1.1 Site Location and Description

The Subject Site is an irregular shaped parcel of land situated in the community of Kanata South with frontages along Hazeldean Road, Eagleson Road, Abbeyhill Drive, and Carbrooke Street as shown on **Figure 1**. The Subject Site is developed with a shopping centre known as the Hazeldean Mall which was constructed in the late 1970’s. The shopping centre development was approved under the former Goulbourn Township prior to the formal amalgamation of the City of Ottawa. The Subject Site contains two (2) buildings that form part of the overall Hazeldean Mall development with a total gross floor area of approximately 29,000 square metres and associated surface parking areas. The shopping centre currently consists of various land uses such as a bank, personal service business, recreational and athletic facility, retail food store, retail store, and service and repair shop. The Subject Site has a total area of 7.52 hectares.

The Subject Site is legally described as follows:

PART OF BLOCK F PLAN 773,PARTS 1 TO 4 PLAN 5R1707,PART 2 PLAN 4R17904,S/T AS IN GB11066 PARTIALLY RELEASED BY CT147052 AND CT147050 AND NS42710, S/T CT147051 PARTIALLY RELEASED BY NS42710, S/T N582201, NS24755, KANATA, OTTAWA



Figure 1: Subject Site and surrounding uses.

1.2 Community Context and Connectivity

The following describes the land uses adjacent to the Subject Site as shown in **Figure 1**.

North: Hazeldean Road abuts the Subject Site to the north. Two automobile service stations and a gas bar are situated in the northwest and northeast corners abutting the Subject Site. A car wash, convenience store, and gas bar as well as retail plaza consisting of a personal service business, retail food store are located north of the Subject Site on the other side of Hazeldean Road as shown in **Figure 2**. Existing residential development is situated further north of the commercial uses along Hazeldean Road.

East: Eagleson Road abuts the Subject to the east. The Old Quarry Trail is located east of the Subject Site on the other side of Eagleson Road as shown in **Figure 3**. These lands are under ownership by the National Capital Commission and form part of the City of Ottawa Greenbelt.

South: Abbeyhill Drive abuts the Subject Site to the south. Existing residential development is situated south of the Subject Site along Abbeyhill Drive as shown in **Figure 4**.

West: Carbrooke Street abuts the Subject Site to the west. Existing residential development is located west of the Subject Site on the other side of Carbrooke Street as shown in **Figure 5**. A retail plaza consisting of a bank, personal service business, retail food store, and retail store are located to the west on the other side of Carbrooke Street.



Figure 2: An existing retail plaza is located north of the Subject Site.



Figure 3: The Old Quarry Trail is situated east of the Subject Site.



Figure 4: Existing residential development is located on Abbeyhill Drive south of the Subject Site.



Figure 5: Existing residential development (left) is located on Carbrooke Street west of the Subject Site (right).

1.3 Planning and Regulatory Context

1.3.1 City of Ottawa Official Plan (2022)

The Subject Site is designated as *Corridor – Mainstreet* and *Neighbourhood* with an *Evolving Neighbourhood Overlay* as per the *City of Ottawa Official Plan Schedule B5 – Suburban (West) Transect* as shown in **Figure 6**.

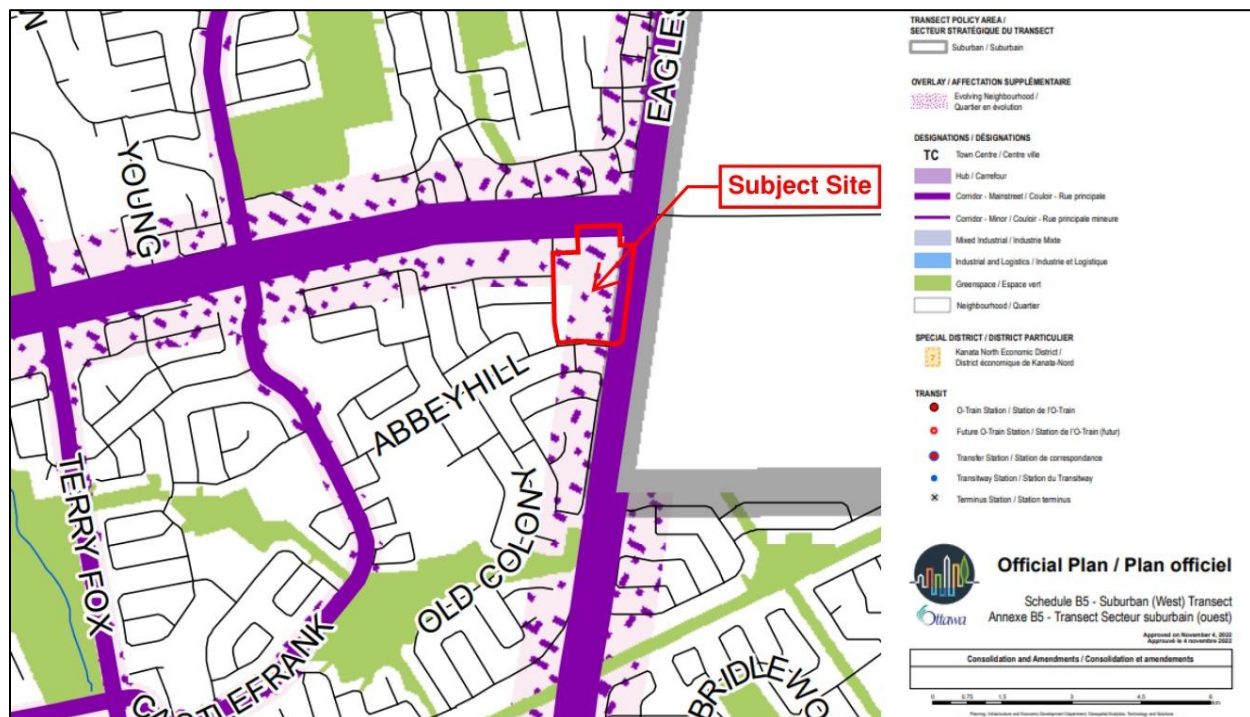


Figure 6: Excerpt from the City of Ottawa Official Plan Schedule B5 – Suburban (West) Transect with the Subject Site added by Novatech.

Hazeldean Road is designated as a *Transit Priority Corridor* as per the *City of Ottawa Official Plan Schedule C2 – Transit Network Ultimate* as shown in **Figure 7**.

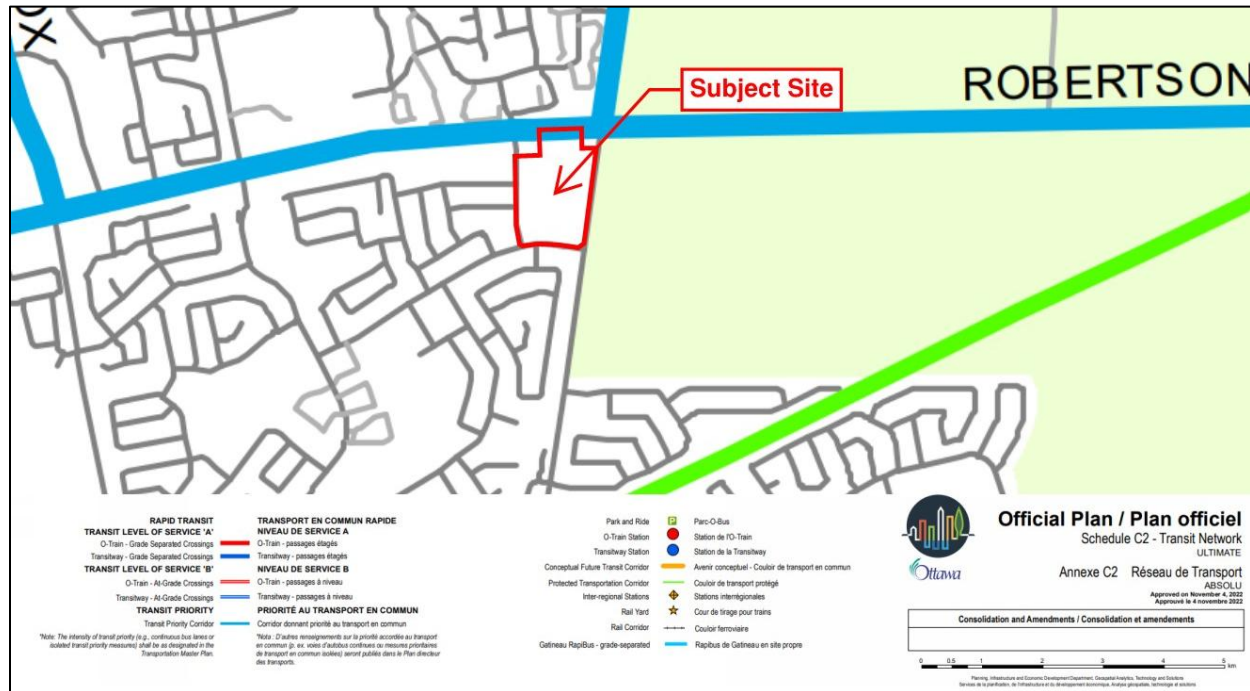


Figure 7: Excerpt from the City of Ottawa Official Plan Schedule C2 – Transit Network Ultimate with the Subject Site added by Novatech.

Carbrooke Street and Abbeyhill Drive are both designated as *Major Pathways* as per the *City of Ottawa Official Plan Schedule C3 – Active Transportation Network Urban – Major Pathways* as shown in **Figure 8**. Sidewalks and pathways are located along all four frontages abutting the Subject Site to provide for pedestrian connectivity throughout the community.

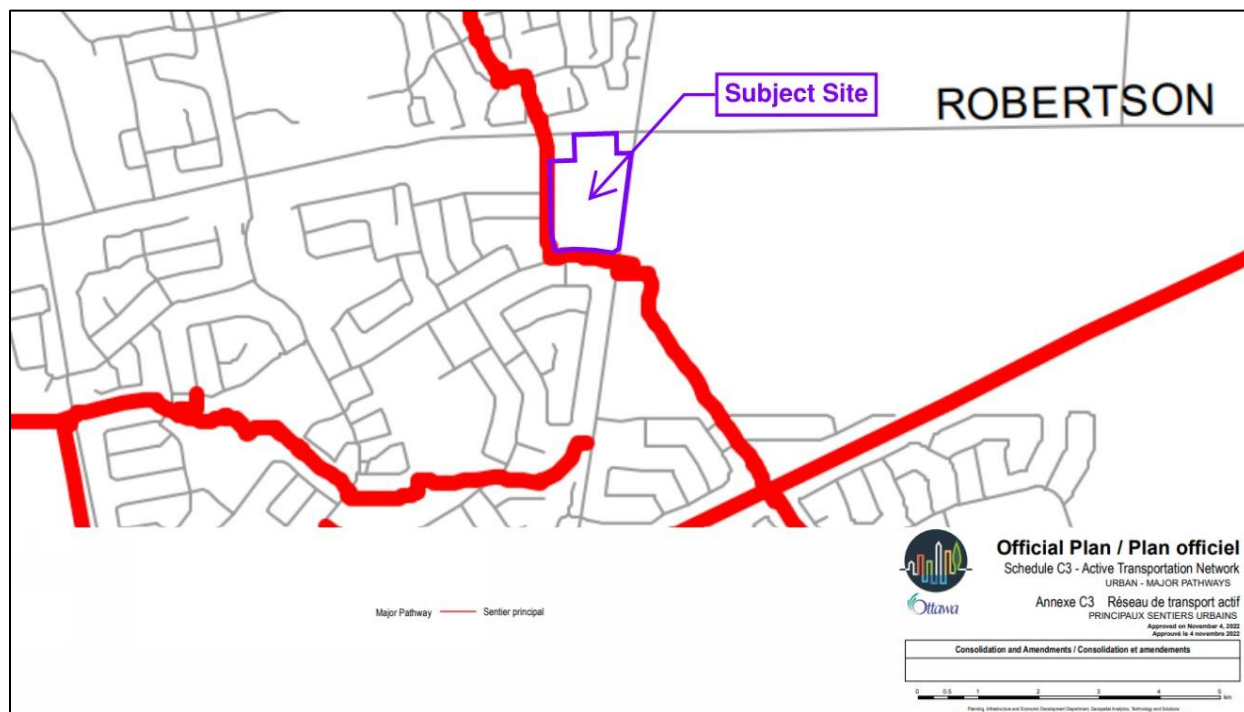


Figure 8: Excerpt from the City of Ottawa Official Plan Schedule C3 – Active Transportation Network Urban – Major Pathways with the Subject Site added by Novatech.

Eagleson Road and Hazeldean Road are both designated as *Arterial – Existing* roadways whereas Abbeyhill Drive is designated as a *Collector – Existing* roadway as per the *City of Ottawa Official Plan Schedule C4 – Urban Road Network* as shown in **Figure 9**.



Figure 9: Excerpt from the City of Ottawa Official Plan Schedule C4 – Urban Road Network with the Subject Site added by Novatech.

Hazeldean Road is designated as a *Corridor – Mainstreet* within Design Priority Area as per the *City of Ottawa Official Plan Schedule C7-A – Design Priority Areas – Urban* as shown in **Figure 10**.

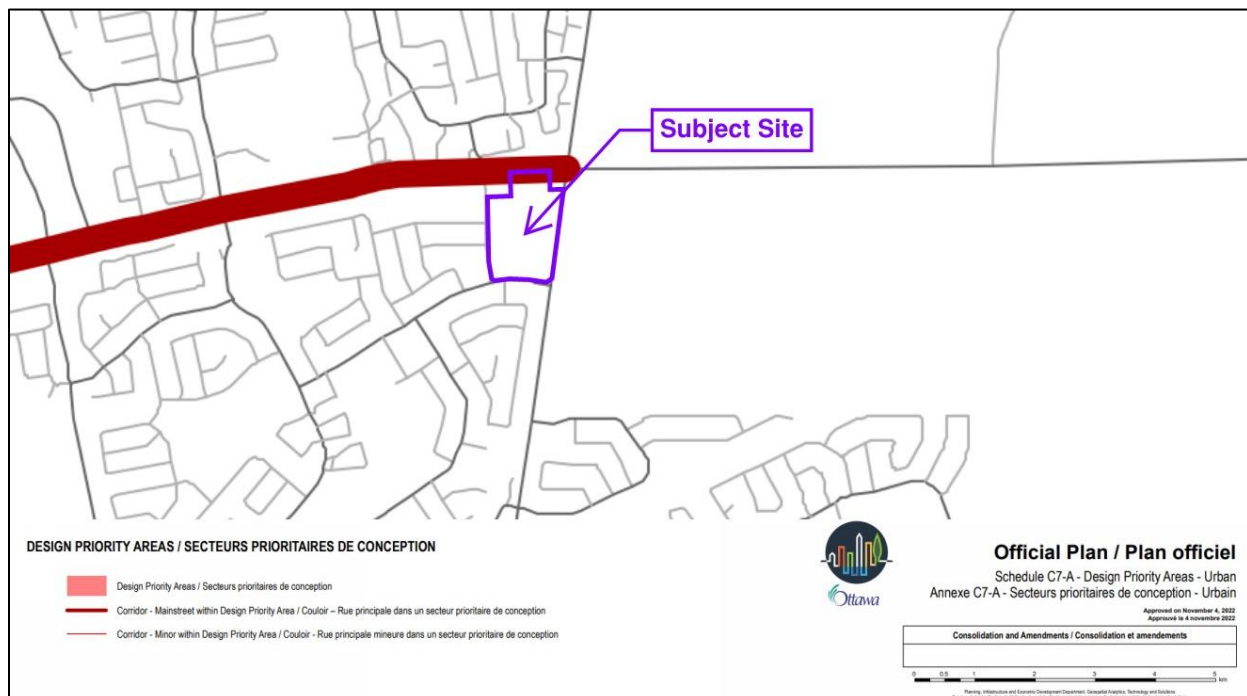


Figure 10: Excerpt from the City of Ottawa Official Plan Schedule C7-A – Design Priority Areas – Urban with the Subject Site added by Novatech.

1.3.2 City of Ottawa Zoning By-law 2008-250

The Subject Site is currently zoned as *Arterial Mainstreet, Subzone 2, Urban Exception 224, Height 30 – AM2[224] H(30)* as shown in **Figure 11**. The purpose of the *Arterial Mainstreet – AM* is to:

1. *accommodate a broad range of uses including retail, service commercial, offices, residential and institutional uses in mixed-use buildings or side by side in separate buildings in areas designated Arterial Mainstreet in the Official Plan; and*
 2. *impose development standards that will promote intensification while ensuring that they are compatible with the surrounding uses.*
- **A Zoning By-law Amendment application is required to add an amusement park as a permitted land use to the Subject Site's site-specific zoning provisions.**
 - **The Arterial Mainstreet, Subzone 2 zoning provisions prohibit amusement parks as a permitted land use.**

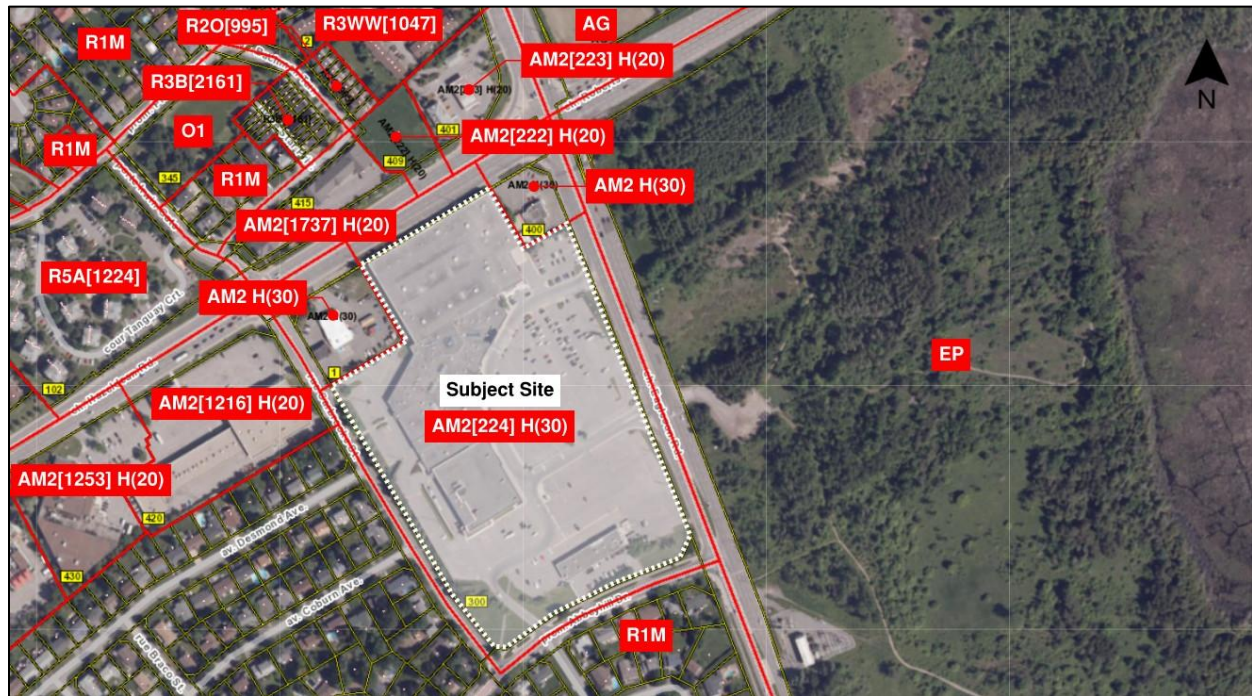


Figure 11: Excerpt of the Subject Site's zoning from GeoOttawa.

2.0 DEVELOPMENT PROPOSAL

2.1 Description of Development Proposal

As previously discussed, Regional Group is proposing to rezone the Subject Site to add an amusement park as a permitted land use to the *City of Ottawa Zoning By-law 2008-250 Urban Exception 224*. No changes are proposed to the existing shopping centre development known as the Hazeldean Mall as part of this proposed *Zoning By-law Amendment* application as shown in **Figure 12**. A full size of the Site Plan is provided in **Appendix A**. The existing footprint of the Hazeldean Mall will remain unchanged with no net increases or decreases in the total gross floor area.

The addition of the amusement park land use will enable a new tenant to occupy an existing vacant commercial space within the shopping centre in the northeast corner of the ground floor as shown in **Figure 13**. All activities associated with the amusement park will occur internal to the shopping centre and is not anticipated to occupy any existing outdoor areas including vehicular parking spaces.

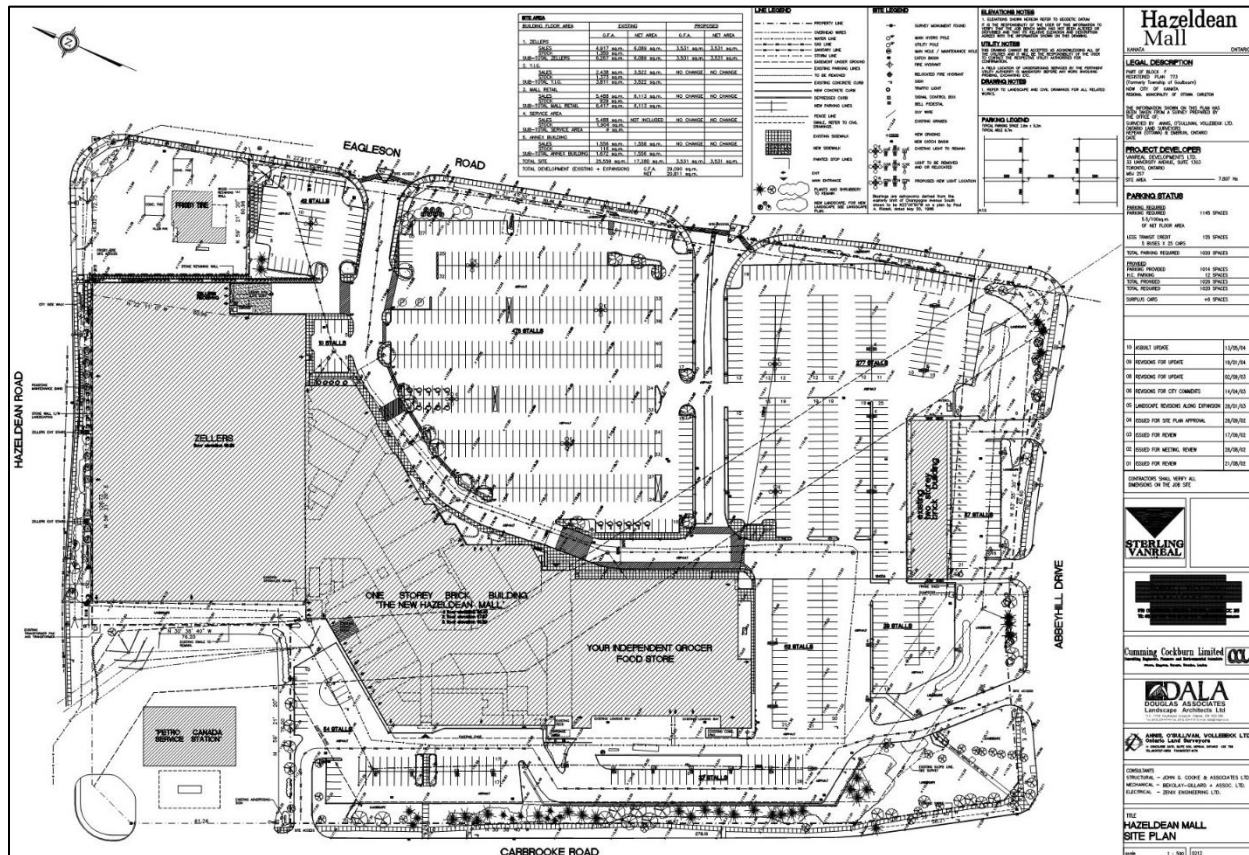


Figure 12: Excerpt from Site Plan prepared Robert J. Woodman Architect Inc., Drawing SP.01 REV 10 dated May 13, 2004.

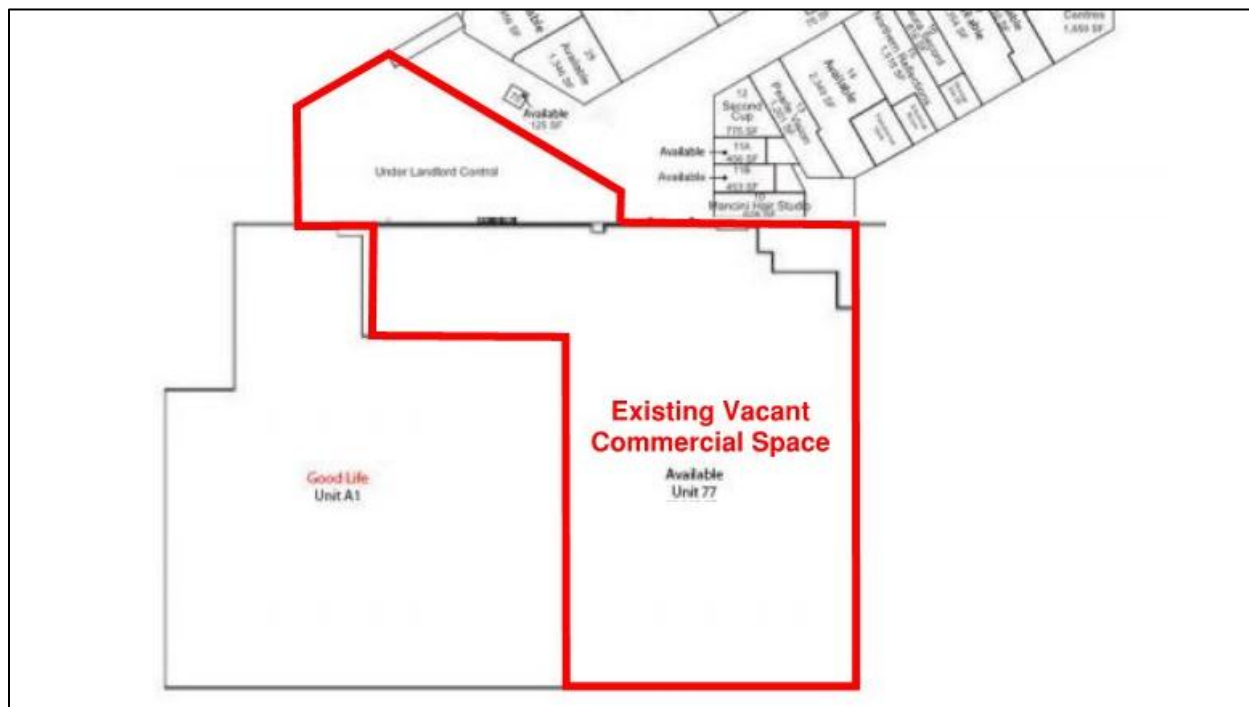


Figure 13: Excerpt of the Hazeldean Mall floor plan with the markup added by Novatech.

2.2 Details of Suggested Amendment(s)

It is suggested to rezone the Subject Site to add an amusement park as a permitted land use to the site-specific *City of Ottawa Zoning By-law 2008-250 Urban Exception 224* as shown in **Table 1**. The addition of the amusement park land use will enable a new tenant to occupy an existing vacant commercial space within the shopping centre in the northeast corner of the ground floor. No changes are proposed to the *Arterial Mainstreet, Subzone 2* zoning provisions.

Table 1: Excerpt of Urban Exception 224 from the City of Ottawa Zoning By-law 2008-250 with the suggested amendment shown in red.

I Exception Number	II Applicable Zones	III Exception Provisions – Additional Land Uses Permitted	IV Exception Provisions – Land Uses Prohibited	V Exception Provisions – Provisions
224 (By-law 2019-41) (By-law 2008-404)	AM2[224] H(20)	<ul style="list-style-type: none"> • amusement centre in accordance with Column V (Provisions) • amusement park • cinema • recreational and athletic facility • commercial use 	<ul style="list-style-type: none"> • automobile service station • automobile dealership • car wash • automobile rental establishment • gas bar 	<ul style="list-style-type: none"> • the maximum gross leasable floor area is 23,801 m² • the minimum number of on-site parking spaces to be provided is 1149, which may be reduced by 25 parking spaces for each bus loading area provided • an amusement centre is limited to the main shopping centre and is not permitted in the southerly annex building • a permitted use in the annex building requiring loading facilities other than normal ground-level doors for the receiving, shipping, loading or unloading of goods, wares, merchandise or materials is not permitted in the area nearest the southerly limit of the lands, and access to loading spaces for both lower and upper levels must be from parking area approaches internal to

				<p>the site and not from Abbeyhill Drive</p> <ul style="list-style-type: none"> • a restaurant use, personal brewing facility and a drive-through facility is not permitted in the lower level of the annex building located nearest the southerly limit of the lands • an outdoor commercial patio is not permitted on the south side of the annex building
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2.3 Previous Consultations, Applications and Approvals

As previously noted, the Subject Site is developed with a shopping centre known as the Hazeldean Mall which was constructed in the late 1970's. The shopping centre development was approved under the former Goulbourn Township prior to the formal amalgamation of the City of Ottawa.

- A pre-consultation meeting was held with City of Ottawa staff on January 20, 2025 to discuss the proposed *Zoning By-law Amendment* application to add an amusement park as a permitted land use. The Pre-Consultation Meeting Feedback, Applicant's Study and Plan Identification List (SPIL), as well as other documents were provided by City staff on January 24, 2025 following the meeting. The SPIL identified that a Plan of Survey, Planning Rationale, Public Consultation Strategy, Site Plan, and Zoning Confirmation Report be submitted in support of the *Zoning By-law Amendment* application.
- A *City of Ottawa Zoning By-law 2008-250* Omnibus Amendments Q1 2019 report was approved by the City of Ottawa's Joint Planning Committee on February 14, 2019 and Agricultural and Rural Affairs Committee on February 22, 2019. It was subsequently adopted by City Council on February 27, 2019 and enacted as *By-law 2019-41*.
- A *Zoning By-law Amendment (City File No.: D02-02-06-0090)* application was approved by the City of Ottawa's Planning and Environment Committee on October 1, 2008. It was then subsequently adopted by City Council on October 22, 2008 and enacted as *By-law 2008-404*. The purpose of the application was to amend *Zoning By-law 2008-250* and the former *City of Kanata Zoning By-law* to allow for additional permitted uses, amend the current zoning limitations for the annex building, and amend the current definition of "clinic".

3.0 PLANNING POLICY JUSTIFICATION

3.1 Provincial Planning Statement

The *Provincial Planning Statement [PPS] (2024)* came into effect on October 20, 2024 and replaces the previous *Provincial Policy Statement (2020)* that came into effect on May 1, 2020. The *PPS* provides policy direction on matters of provincial interest related to land use planning and development. It sets the policy foundation for regulating development and land use province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians. The decisions that affect all planning matters “*shall be consistent with*” relevant policy statements under the authority of *Section 3* of the *Planning Act*. The following is an overall review of the applicable *PPS 2024* policies.

Chapter 2: Building Homes, Sustaining Strong and Competitive Communities

2.3 Settlement Areas and Settlement Area Boundary Expansions

2.3.1 General Policies for Settlement Areas

- 1) *Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.*
 - 2) *Land use patterns within settlement areas should be based on densities and a mix of land uses which:*
 - a) *efficiently use land and resources;*
 - b) *optimize existing and planned infrastructure and public service facilities;*
 - c) *support active transportation;*
 - d) *are transit-supportive, as appropriate; and*
 - e) *are freight-supportive.*
 - 3) *Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.*
 - 4) *Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.*
 - 5) *Planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions. Large and fast-growing municipalities are encouraged to plan for a target of 50 residents and jobs per gross hectare in designated growth areas.*
 - 6) *Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.*
- **The Subject Site is located within the City of Ottawa’s existing settlement area. No expansion to the existing settlement area is proposed as part of this *Zoning By-law Amendment* application.**

- The suggested amendment to add an amusement park as a permitted land use will contribute to a mix of land uses for the existing development and surrounding community.

2.8 Employment

2.8.1 Supporting a Modern Economy

- 1) *Planning authorities shall promote economic development and competitiveness by:*
 - a) *providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
 - b) *providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
 - c) *identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*
 - d) *encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and*
 - e) *addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.*
- The suggested amendment to add an amusement park as a permitted land use will broaden employment opportunities for the existing development and surrounding community.

Chapter 3: Infrastructure and Facilities

3.1 General Policies for Infrastructure and Public Service Facilities

- 1) *Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they:*
 - a) *are financially viable over their life cycle, which may be demonstrated through asset management planning;*
 - b) *leverage the capacity of development proponents, where appropriate; and*
 - c) *are available to meet current and projected needs.*
- The suggested amendment to add an amusement park as a permitted land use will not result in any changes to the existing municipal infrastructure servicing the Subject Site.

3.2 Transportation Systems

- 1) *Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero- and low- emission vehicles.*

- The suggested amendment to add an amusement park as a permitted land use will not result in any changes to the existing transportation systems for the Subject Site.
- A Transportation Impact Assessment Screening Form was prepared for the *Zoning By-law Amendment* application and confirmed that a Transportation Impact Assessment was not required.

3.6 Sewage, Water, and Stormwater

- 1) *Planning for sewage and water services shall:*
 - a) *accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services;*
 - b) *ensure that these services are provided in a manner that:*
 1. *can be sustained by the water resources upon which such services rely;*
 2. *is feasible and financially viable over their life cycle;*
 3. *protects human health and safety, and the natural environment, including the quality and quantity of water; and*
 4. *aligns with comprehensive municipal planning for these services, where applicable.*
 - c) *promote water and energy conservation and efficiency;*
 - d) *integrate servicing and land use considerations at all stages of the planning process;*
 - e) *consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of municipal water services and municipal sewage services to support efficient use of these services to meet current and projected needs for increased housing supply; and*
 - f) *be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.6.4 and 3.6.5.*
 - 2) *Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.*
- The suggested amendment to add an amusement park as a permitted land use will not result in any changes to the existing sewage, water, and stormwater servicing the Subject Site.

Chapter 4: Wise Use and Management of Resources

4.1 Natural Heritage

- 1) *Natural features and areas shall be protected for the long term.*
- 2) *The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*
- 3) *Natural heritage systems shall be identified in Ecoregions 6E & 7E 1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.*

- 4) Development and site alteration shall not be permitted in:
 - a) significant wetlands in Ecoregions 5E, 6E and 7E1; and
 - b) significant coastal wetlands
 - 5) Development and site alteration shall not be permitted in:
 - a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;
 - b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;
 - c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;
 - d) significant wildlife habitat;
 - e) significant areas of natural and scientific interest; and
 - f) coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 4.1.4.b), unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.
- **The suggested amendment to add an amusement park as a permitted land use will not impact any natural features or areas including the lands to the east of the Subject Site designated as Greenspace and Significant Wetlands as per the City of Ottawa Official Plan (2022) Schedule B4 – Greenbelt Transect.**

4.2 Water

- 1) Planning authorities shall protect, improve or restore the quality and quantity of water by:
 - a) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;
 - b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;
 - c) identifying water resource systems;
 - d) maintaining linkages and functions of water resource systems;
 - e) implementing necessary restrictions on development and site alteration to:
 1. protect all municipal drinking water supplies and designated vulnerable areas; and
 2. protect, improve or restore vulnerable surface and ground water, and their hydrologic functions;
 - f) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality; and
 - g) ensuring consideration of environmental lake capacity, where applicable.
- **The suggested amendment to add an amusement park as a permitted land use will not impact water quality or quantity, watersheds, or water resource systems.**

4.4 Minerals and Petroleum

4.4.1 General Policies for Minerals and Petroleum

- 1) Minerals and petroleum resources shall be protected for long-term use.

- The suggested amendment to add an amusement park as a permitted land use will not impact any current mineral mining operations or petroleum resource operations.

4.5 Mineral Aggregate Resources

4.5.1 General Policies for Mineral Aggregate Resources

- 1) *Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified.*
- The suggested amendment to add an amusement park as a permitted land use will not impact any properties identified with a **Bedrock Resource Area Overlay** or **Sand and Gravel Resource Area Overlay** as per the **City of Ottawa's Official Plan Schedule B9 – Rural Transect**.

4.6 Cultural Heritage and Archaeology

- 1) *Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*
 - 2) *Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.*
 - 3) *Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.*
 - 4) *Planning authorities are encouraged to develop and implement:*
 - a) *archaeological management plans for conserving archaeological resources; and*
 - b) *proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.*
- The suggested amendment to add an amusement park as a permitted land use will not impact any existing protected heritage properties as none are identified on or abutting the Subject Site.
 - The Subject Site is developed with an existing shopping centre and is not identified as containing archaeological potential as per the City of Ottawa's GeoOttawa "Archaeological Potential" mapping overlay.

Chapter 5: Protecting Public Health and Safety

5.1 General Policies for Natural and Human-Made Hazards

- 1) *Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.*
- The suggested amendment to add an amusement park as a permitted land use will not result in any natural or human-made hazards.

The Zoning By-law Amendment application is consistent with the policies of the *Provincial Planning Statement (2024)*.

3.2 City of Ottawa Official Plan (2022)

The Subject Site is designated as *Corridor – Mainstreet* and *Neighbourhood* with an *Evolving Neighbourhood Overlay* as per the *City of Ottawa Official Plan Schedule B5 – Suburban (West) Transect*.

3.2.1 Strategic Directions & Cross Cutting Issues

Section 2 of the *Official Plan* provides the *Strategic Directions* for the City of Ottawa to become the most liveable mid-sized city in North America over the next century. These include five *Big Policy Moves* and six *Cross-Cutting Issues*.

The five *Big Policy Moves* provide broad policy directions and are the foundation of the *Official Plan*. The *Big Policy Moves* are:

- 1) *Achieve, by the end of the planning period, more growth but intensification than by greenfield development.*
 - 2) *By 2046, the majority of trips in the city will be made by sustainable transportation.*
 - 3) *Improve our sophistication in urban and community design and put this knowledge to the service of good urbanism at all scales, from the largest to the very small.*
 - 4) *Embed environmental, climate and health resiliency and energy into the framework of our planning policies.*
 - 5) *Embed economic development into the framework of our planning policies.*
- **The Subject Site is situated within the City of Ottawa's urban boundary that is accessible by active and sustainable modes of transportation with public transit stops located on the Subject Site.**
 - **The addition of the amusement park land use will enable a new tenant to occupy an existing vacant commercial space within the shopping centre in the northeast corner of the ground floor. All activities associated with the amusement park will occur internal to the shopping centre and is not anticipated to occupy any existing outdoor areas including vehicular parking spaces.**

These *Big Policy Moves* inform the six themes, or *Cross-Cutting Issues*, that are embedded throughout the policies and sections of the *Official Plan* and are essential to the achievement of a liveable city, but are implemented through the policies in multiple sections of the *Official Plan*. The *Cross-Cutting Issues* are:

- *Intensification and Diversifying Housing Options*
- *Economic Development*
- *Energy and Climate Change*
- *Healthy and Inclusive Communities*
- *Gender and Racial Equity*
- *Culture*

Policy 2.2.1 – Intensification and Diversifying Housing Options

- **The suggested amendment to add an amusement park as a permitted land use does not include residential development or diversified housing options.**

Policy 2.2.2 – Economic Development

- **The suggested amendment to add an amusement park as a permitted land use will broaden employment opportunities for the existing development and surrounding community.**

Policy 2.2.3 – Energy and Climate Change

- **The Subject Site is situated within the City of Ottawa’s urban boundary and is already accessible by active and sustainable modes of transportation with public transit stops located on the Subject Site.**
- **No changes are proposed to the existing Hazeldean Mall as the existing footprint of the development will remain unchanged with no net increases or decreases in the total gross floor area.**

Policy 2.2.4 – Healthy and Inclusive Communities

- **The Hazeldean Mall allows residents from the neighbourhood and surrounding communities to walk to meet their daily or weekly needs.**
- **The suggested amendment to add an amusement park as a permitted land use will further broaden the range of land uses for the existing development.**

Policy 2.2.5 – Gender and Racial Equality

- **The Subject Site is accessible by active and sustainable modes of transportation with public transit stops located on the Subject Site. This ensures that equitable access is provided for all regardless of socio-economic status.**

Policy 2.2.6 – Culture

- **The Hazeldean Mall serves as a key destination for residents throughout the neighbourhood and surrounding communities and contributes to the overall identity of Kanata South.**
- **No cultural spaces are identified on the Subject Site or abutting properties as per the City of Ottawa’s GeoOttawa “Cultural Spaces” mapping overlay.**

3.2.2 Growth Management Framework

Section 3 of the Official Plan provides the Growth Management Framework for the City of Ottawa on the premise on the ability to provide sufficient development opportunities and an appropriate range of choices, locating and designing growth so as to increase sustainable transportation mode shares and existing infrastructure efficiently, while reducing greenhouse gas emissions.

Policy 3.1 – Designate Sufficient Land for Growth

2) *The urban area and villages shall be the focus of growth and development.*

- **The Subject Site is situated within the City of Ottawa’s urban boundary with no proposals to expand the existing urban boundary as part of this *Zoning By-law Amendment* application.**

Policy 3.2 – Support Intensification

1) *The target amount of dwelling growth in the urban area that is to occur through intensification is 51 per cent and represents the proportion of new residential dwelling units, excluding institutional and collective units such as senior’s and student residences, based upon building permit issuance within the built-up portion of the urban area...*

- **The suggested amendment to add an amusement park as a permitted land use will not result in any new residential dwelling units being built.**

Policy 3.3 – Design new neighbourhoods to be 15-minute neighbourhoods

- **The Subject Site is situated in the existing community of Kanata South with no changes to the existing development.**
- **The Hazeldean Mall contributes to principles of a 15-minute neighbourhood that allows residents from the neighbourhood and surrounding communities to walk to meet their daily or weekly needs.**

Policy 3.5 – Meet employment needs

1) *Employment uses that can mix with residential uses are permitted within Hubs and Corridors. Generally, employers with the highest densities are preferred to locate in proximity to rapid transit stations. These uses tend to be office-based or regional scale retail-focused facilities.*

- **The suggested amendment to add an amusement park as a permitted land use will broaden employment opportunities for the existing development and surrounding community.**

3.2.3 City-wide Policies

Section 4 of the *Official Plan* sets out the city-wide policies to be considered where all new development is proposed.

*Subsection 4.1 Mobility**Policy 4.1.1 – Provide mobility options to safely and equitably navigate the city*

1) *In the Urban area and Villages, people who walk, cycle and use transit shall, by default, be given priority for safety and movement. The resolution of overlapping priorities in the Urban area and Villages, as well as the establishment of priorities in the Rural area, will*

be informed by Multi-Modal Level of Service targets outlined in the Transportation Master Plan (TMP) and Multi-Modal Level of Service Guidelines.

- **The Subject Site is situated within the City of Ottawa's urban boundary and is already accessible by active and sustainable modes of transportation with public transit stops located on the Subject Site.**

Policy 4.1.2 – Promote healthy 15-minute neighbourhoods

- 1) *In general, this Plan equates a walking time of:*
 - a) *5 minutes to be equivalent to a radius of 300 metres, or 400 metres on the pedestrian network;*
 - b) *10 minutes to be equivalent to a radius of 600 metres, or 800 metres on the pedestrian network; and*
 - c) *15 minutes to be equivalent to a radius of 900 metres or 1,200 metres on the pedestrian network.*
 - 2) *Provide safe and convenient pedestrian routes and facilities in Hubs and Corridors and, within the following distances from transit:*
 - a) *600 metre radius or 800 metres walking distance, whichever is greatest, to existing or planned rapid transit stations; and*
 - b) *300 metre radius or 400 metres walking distance, whichever is greatest, to existing or planned frequent street transit stops and street transit stops along a Transit Priority network.*
- **The Hazeldean Mall allows residents from the neighbourhood and surrounding communities to walk to meet their daily or weekly needs.**
 - **The Subject Site has frontages along four public streets with sidewalks and pathways located along all four frontages abutting the Subject Site to provide for pedestrian connectivity throughout the community. Hazeldean Road is designated as a *Transit Priority Corridor*.**

Policy 4.4 – Parks and Recreation Facilities

- 1) *The City shall provide parks through the following three mechanisms:*
 - a) *As a condition of development, the City shall acquire land for parks or cash-in-lieu as directed by the Planning Act and the City's Parkland Dedication By-law or any successor By-law; or*
 - b) *The City may choose to lease or secure parks by agreement from other public agencies such as the National Capital Commission; or*
 - c) *The City may choose to buy land for parks with cash-in-lieu of parkland or through capital expenditures.*
- **No changes are proposed to the existing Hazeldean Mall as the existing footprint of the development will remain unchanged with no net increases or decreases in the total gross floor area.**

Subsection 4.6 Urban Design

Policy 4.6.1 – Promote design excellence in Design Priority Areas

- 1) *Design Priority Areas (DPAs) define the image of Ottawa as the capital of Canada, as a city of vibrant neighbourhoods and as a hub of economic activity. Many DPAs are centres of pedestrian activity, and certain areas will expect significant change and growth in accordance with this Plan. Design Priority Areas are identified in order to promote design excellence through the development review process, and with respect to capital projects in the public realm. They are identified on Schedule C7A and C7B, and include selected areas described in the tiers of priority outlined in Table 5, DPA Tiers of Priority and the following policies apply:*
 - a) *DPAs may be identified or modified by City Council through the designation of new Special Districts, the creation of new or updates to existing City plans or policies.*
 - b) *The City may adopt an Urban Design Framework that will guide the level of urban design review undertaken by City staff and the Urban Design Review Panel (UDRP). This may include criteria for the review of projects by the UDRP, such as different thresholds, or exemptions for review based on the 98 framework outlined in Table 5. This framework, along with the Public Realm Master Plan, may determine distinct DPAs for the public realm and for development review, once these documents are adopted.*
 - c) *Development review within the Kanata North Economic District will be guided by applicable policies of the Plan, including the Special Economic District policies contained in Section 6.6.3.2, and use of the UDRP will be optional*
- **Hazeldean Road is designated as a Corridor – Mainstreet within Design Priority Area however, no changes are proposed to the existing Hazeldean Mall as the existing footprint of the development will remain unchanged.**

Subsection 4.7 Drinking Water, Wastewater, and Stormwater Infrastructure

- 2) *The City will require that infrastructure is durable, adaptive and resilient to the current climate and future climate, including extreme weather events.*
- **The suggested amendment to add an amusement park as a permitted land use will not result in any changes to the existing sewage, water, and stormwater servicing the Subject Site.**

3.2.4 Transect Policy Area

The *Suburban Transect* comprises neighbourhoods within the urban boundary located outside the *Greenbelt*. The objectives of the *Suburban Transect* as per *Section 5.4* of the *Official Plan* include an evolution towards 15-minute neighbourhoods, enhancing mobility options and street connectivity, and provide direction for new development.

Policy 5.4.1 – Recognize a suburban pattern of built form and site design while supporting an evolution towards 15-minute neighbourhoods:

- 1) *The Suburban Transect's established pattern of built form and site design, in the existing built-up areas, is suburban, as described in Table 6, reflective of the conventional model described in Table 8.*

- **The suggested amendment to add an amusement park as a permitted land use will not result in any changes to the built form and site design of the existing Hazeldean Mall with no net increases or decreases in the total gross floor area.**

3.2.5 Overlay Policy Area

There are several categories of *Overlays* that are meant to complement the underlying designations and provide additional policy direction to allow for certain types of activities and guidance on built form in evolving areas not included in the designation sections as per *Section 5.6* of the *Official Plan*.

Policy 5.6.1 – Evolving Neighbourhood Overlay

- 1) *The Evolving Neighborhood Overlay will apply to areas that are in a location or at stage of evolution that create the opportunity to achieve an urban form in terms of use, density, built form and site design. These areas are proximate to the boundaries of Hubs and Corridors as shown in the B-series of schedules of this Plan. The Evolving Neighborhood Overlay will be applied generally to the properties that have a lot line along a Minor Corridor; lands 150 meters from the boundary of a Hub or Mainstreet designation; and to lands within a 400-metre radius of a rapid transit station. The Overlay is intended to provide opportunities that allow the City to reach the goals of its Growth Management Framework for intensification through the Zoning By-law, by providing:*
 - a) *Guidance for a gradual change in character based on proximity to Hubs and Corridors;*
 - c) *Direction to built form and site design that support an evolution towards more urban built form patterns and applicable transportation mode share goals;*
 - 2) *Where an Evolving Neighborhood Overlay is applied:*
 - a) *The Zoning By-law shall provide development standards for the built form and buildable envelope consistent with the planned characteristics of the overlay area, which may differ from the existing characteristics of the area to which the overlay applies;*
- **The suggested amendment to add an amusement park as a permitted land use will not result in any changes to the built form and site design of the existing Hazeldean Mall with no net increases or decreases in the total gross floor area.**

3.2.6 Designation

The *Corridor* designation applies to bands of land located along specified streets whose planned function combines a higher density of development, a greater degree of mixed uses and a higher level of street transit service than abutting *Neighbourhoods*, but lower density than nearby *Hubs* per *Section 6.2* of the *Official Plan*. There are two sub-designations including *Mainstreet Corridors* and *Minor Corridors*.

Policy 6.2.1 – Define the Corridors and set the stage for their function and change over the life of this Plan

- 1) *Corridors are shown as linear features in the B-series of schedules. The Corridor designation applies to any lot abutting the Corridor, subject to:*

- a) *Generally, a maximum depth of:*
 - i. *In the case of Mainstreet Corridors, a maximum depth of 220 metres from the centreline of the street identified as a Mainstreet Corridor;*
 - ii. *In the case of Minor Corridors, a maximum depth of 120 metres from the centreline of the street identified as a Minor Corridor;*
 - iii. *Where part of a lot lies beyond the maximum depths specified in Policies i) and ii), that part of the lot is excluded from the Corridor designation;*
 - iv. *Despite Policy iii) above, where that part of the lot excluded from the Corridor designation is less than 20 metres in depth, the Corridor designation may extend to the entire lot;*
- **Egleson Road and Hazeldean Road are both designated as *Mainstreet Corridors* as per the *City of Ottawa Official Plan Schedule B5 – Suburban (West) Transect*. The portion of the Subject Site beyond the maximum 220 metres from the centrelines of these roadways is designated as *Neighbourhood* adjacent to Carbrooke Street.**

Policy 6.2.2 – Recognize Mainstreet Corridors as having a different context and setting out policies to foster their development.

- 1) *In the Mainstreet Corridor designation, this Plan shall permit a mix of uses including offices. These uses are permitted throughout the building, however the Zoning By-law may require active commercial or service uses on the ground floor, which include those that support cultural development in order to maintain, extend, or create a continuous stretch of active frontages along a Mainstreet.*
- **The suggested amendment to add an amusement park as a permitted land use will broaden the range of land uses for the existing Hazeldean Mall development.**
- **The amusement park will enable a new tenant to occupy an existing vacant commercial space within the shopping centre in the northeast corner of the ground floor. All activities associated with the amusement park will occur internally to the shopping centre and is not anticipated to occupy any existing outdoor areas including vehicular parking spaces.**

The *Official Plan* notes that neighbourhoods are contiguous urban areas that make up the heart of communities. The intent of the *Official Plan* is to allow *Neighbourhoods* to permit a mix of building forms and densities. It is acknowledged that not all *Neighbourhoods* are at the same stage of development, maturity, and evolution. The intent of the *Official Plan* is to reinforce those *Neighbourhoods* that contain all elements and presently function as 15-minute neighbourhoods, guide those that have missing elements to gain them, and enable conditions for future 15-minute neighbourhoods.

- 1) *Neighbourhoods are designated on the B-series of schedules.*
- **The portion of the Subject Site beyond the maximum 220 metres from the centrelines of these roadways is designated as *Neighbourhood* adjacent to Carbrooke Street.**
- 4) *The Zoning By-law and approvals under the Planning Act shall allow a range of residential and non-residential built forms within the Neighbourhood designation, including:*

- d) *To provide for a range of local services and promote the emergence or strengthening of 15-minute neighbourhoods, the Zoning By-law may permit compatible and complementary small-scale non-residential uses and services (including retail, service, cultural, leisure and entertainment uses) that primarily serve residents within walking distance and that:*
 - i. *Are compatible with, and do not reasonably pose a risk of nuisance to, nearby residential uses;*
 - ii. *Are contained within building forms and site design compatible with low-rise, predominantly residential neighbours;*
 - iii. *Are appropriately integrated with the neighbourhood street network, pedestrian network and public realm;*
- **The suggested amendment to add an amusement park as a permitted land use is compatible with the existing land uses of the Hazeldean Mall development.**
- **The amusement park will enable a new tenant to occupy an existing vacant commercial space within the shopping centre in the northeast corner of the ground floor. All activities associated with the amusement park will occur internally to the shopping centre and is not anticipated to occupy any existing outdoor areas including vehicular parking spaces.**

3.2.7 Protection of Health and Safety

Environmental conditions whether occurring naturally or not can result in hazards to human life or health and damage or loss to property value. The environmental conditions or constraints to development may include natural hazards such as flood plains and unstable soils to hazards resulting from human activity such as contaminated sites, mine hazards, and land affected by noise. In accordance with *Section 10* of the *Official Plan*, development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to health or safety or of property damage and shall not create new or aggravate existing hazards.

Policy 10.1 – Prevent Injury, loss of life and property damage

Policy 10.1.1 – Natural Hazards: Flooding Hazards and Erosion Hazards

- 1) *Development and site alteration shall not be permitted in the 1 in 100 year flood plain or in an erosion hazard area.*
- **The Subject Site is not situated within any flood plains or unstable slopes as per the *City of Ottawa Official Plan Schedule C15 – Environmental Constraints*.**

Policy 10.1.4 – Natural Hazards: Unstable soils or bedrock

- 1) *Development shall generally be directed to areas outside of unstable soils or bedrock as defined as a Hazardous Site in the Provincial Policy Statement.*
- **The Subject Site is not situated within unstable slopes or contain any organic soils as per the *City of Ottawa Official Plan Schedule C15 – Environmental Constraints*.**

The *Zoning By-law Amendment* application conforms with the policies of the *City of Ottawa Official Plan (2022)*.

4.0 PUBLIC CONSULTATION STRATEGY

The public consultation strategy will involve a variety of methods as follows:

- A public meeting will be held when the application goes to the City of Ottawa's Planning and Housing Committee.
- Signage posting on the Subject Site which provides members of the public with details of the proposed development and means of contacting the file lead to provide comments and/or questions.
- Digital copies of all required supporting studies and plans will be made available for public viewing through the City of Ottawa's Development Applications webpage (<https://devapps.ottawa.ca/en/>).
- As part of the pre-consultation meeting with City of Ottawa, staff from the National Capital Commission were invited to solicit feedback given the lands to the east of the Subject Site are under ownership by the federal government.

5.0 CONCLUSION

It is our assessment that the suggested zoning amendment is consistent with the *Provincial Planning Statement (2024)*, conforms to the *City of Ottawa Official Plan (2022)*, and complies with the provisions of *Zoning By-law 2008-250*. This Planning Rationale and Public Consultation Strategy supports the suggested zoning amendment.

The suggested zoning amendment is an appropriate and desirable addition to the Kanata South community and represents good planning.

Yours truly,

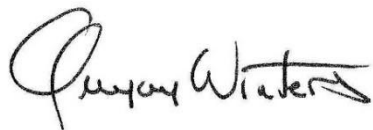
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Appendix A
Site Plan Drawing SP.01, REV 10
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Dated May 13, 2004

