

**Planning Rationale of  
Wright Consulting Services**

**Michael Wright**

**Principal Planner**

Application October 30, 2015

Approved with Delegated Authority Report 2019

**Revised January 2022**

**City of Ottawa File No. D07-12-15-0174 (SitePlan)**

**301 Palladium Drive, Kanata**

Prepared for:

**301 Palladium Ltd.**

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## **Section 1.0 Project Overview**

The proposal is to erect a building on-site which has access via a private road as a common element to all the properties.

The site is 4950.14 square metres in size and is broken down into three components:

- (a) Building area: 852.8 square metres;
- (b) Hard Surface Area including driveways and parking lot: 1956 square metres;
- (c) Landscape area: 2141 square metres.

There will be a commercial building on the site with a maximum height of 4.5 metres. The proposed use is a multi-use facility as described in Section 203(2) (Light Industrial Zone) of Zoning By-law No. 2008-250, The planned uses are to include a Medical Facility, Offices and a Cafe (Restaurant).

NOTE: The Zoning Amendment requested (File No. D02-02-15-0700) was approved in 2019 (Exception 2547 (By-Law 2019-37) and allows for a stand-alone restaurant up to 750 M2 as well as a minimum Front Yard Setback of 6.8 M.

To clarify the location, shape and size of the subject property being used for the proposed building and use, the following drawings can be found in Appendix 1 herein:

1. Current Site Conditions Photo
2. Surveyor's Real Property Report (No. 42500);
3. Plan 4R-7282 (Property);
4. Plan 4R-11260 (Palladium Drive);
5. Figure 1 (EA 14-288 showing property divisions);

## 6. Photo and List showing Land Uses Surrounding Property;

### **Section 2.0 Review of Affected Land Use Documents and Compliance Issues**

#### ***2.1 Provincial Policy Statement (2014) (Appendix 2)***

Section 1.3.1 of the PPS asks that the City promote economic development by “providing opportunities for a diversified economic base and maintaining a range of suitable sites for employment uses which support a wide range of economic activities and ancillary uses” [1.3.1 (b)]. Section 1.3.2 asks that conversion of lands within employment areas to non-employment uses only be done after a review of the existing land use fabric. In this instance, the subject lands are designated as Employment Area and the proposed use is a permitted use in both the Official Plan and the Zoning By-law [2008-250]. These lands are not being removed from the above mentioned land use category and respects the aforementioned subsections of the PPS.

#### ***2.2 The Planning Act (Appendix 3)***

Section 3(5) of the Planning Act (Appendix 3) asks that a decision of Council shall be consistent with the policy statements issued under subsection (1). In this respect, Council is to embrace the policy of its Official Plan regarding planning matters, and in this instance, Sections 2.2 and Section 3.6.5 – Employment Area and Enterprise Area.

#### ***2.3 City of Ottawa Official Plan (Appendix 4)***

The Official Plan (Appendix 4) designates the subject site as Employment Area as depicted on Schedule 'B' of the Official Plan. This designation allows a wide range of land uses dedicated located to offices, manufacturing, warehousing, distribution, research and development facilities and utilities. Complementary uses such as service commercial uses are appropriate as they can be in the Employment Area to meet the day-to-day needs of the employees and reduce the need to travel outside the Employment Area to obtain such needs.

Section 2.2.2 (Managing Growth within the Urban Area) was reviewed to determine whether the proposal met the "tests" of this subsection. Section 2.2.2.2 applies in that the employment intensification was met by utilizing a vacant parcel of land (see item c). The proposed uses are permitted uses. It is the intention to provide a uses which are complementary to the existing uses found in the immediate area (see Drawing No. 6 in Appendix 1). The subject parcel of land is a remnant which originally was part of a development strategy to create two office towers on the site (see Drawing No. 4 – Plan 4R-11260). With the construction of Palladium Drive, the remaining parcel of land was too small to accommodate what can be described as a typical employment use. The remainder of the policy in Section 2.2.2 do not apply in this instance.

It should be noted "Employment Areas" (Section 3.6.5) normally provide large parcels of land for the various uses found in the subject lands. This parcel of land is a small remnant parcel of land (1.23 acres) as a large portion of the original lands were expropriated for Palladium Drive as can be seen on R-Plan No. 4R-11260. In addition, the lands were to be used for a second office tower which mimicked the original tower found on 580 Terry Fox Drive (old City of Kanata headquarters). The removal of a portion of these lands for the construction of Palladium Drive forecluded this activity from occurring on the subject lands.

The “Introduction component” of the aforementioned land use category discussed how these “Areas” are to function by exhibiting characteristics such as potential jobs, devotion of at least 50% of the lands for employment, no negative impact on residential uses, ease of accessibility from the community, among others. The proposed uses will comply with the attributes by creating jobs, does not affect the 50% ratio, is easily accessed by Palladium Drive by the neighbouring community and will provide a use which is complementary to the office park.

The Official Plan provides direction in determining the zoning by-law which will describe the Employment Area. A further review of Items a. to k. of Section 3.6.5.2 provides direction in the following manner:

- a. Permit a variety of uses such as storage, office, and other employment-generating uses;
- b. Not applicable;
- c. Permit a variety of ancillary uses such coffee shop, restaurant, and office in groups of a small plaza or on small lots. The proposed use will occupy a small parcel of land. This type of complementary-type use is to serve the employees of the Employment Area, the public and passing traffic such as those who use Palladium Drive.
- d. Not applicable;
- e. Not applicable;
- f. Not applicable;
- g. Not applicable;
- h. Not applicable;
- i. Not applicable;

j. Not applicable; and

k. Not applicable.

The 2016 Ottawa Employment Land Review indicates the employment density for the City is 39.2 employees per net hectare to determine land demand and growth (see Table 11, page 45). This is a forecast of the developed land demand for the period to 2031. The Report also found that there is a vacant supply of 994 net hectares in the Urban Area (see Table 13, Page 46). A review of the lands on the northerly and southerly sides of Palladium Drive show that much of the land is dedicated to office buildings, a hotel and other uses not necessarily reflecting the original concept of what is an Employment Area (see attached air photo). This demonstrates that most of the Employment Lands in this area are occupied except for this site and a few sites on the perimeter.

The writer has visited several other “employment areas” to determine what has happened in fulfilling the City’s targets. Areas such as Kanata North, Colonnade Road and South Nepean were reviewed to determine what has happened over the past number of years. It was found that: a) occupancy of existing buildings has declined; b) there is still a substantive amount of vacant employment area lands found in the Merivale Road corridor and South Nepean lands which have never been built; and c) recent land use activities in the Employment Area lands have departed from “traditional” Employment Area land uses.

It was found that some of these lands are being occupied by a recreation facility (soccer field), car dealership, ground floor retail and upper floor residential (low rise 4-storey dwellings), among others due to a lack of demand for such lands for

Employment Area activities. This indicates that the 2016 Report is accurate in that the vacancy rate exceeds demand.

The proposal is to construct a building which can house medical facilities, offices and a cafe/restaurant as defined in the City's Zoning By-law. This building is located on a small parcel of land and will serve primarily the "Employment Area" occupants as well as clientele in the immediate area. Due to the small size of the land, the odd shape of the land parcel, the proximity to other uses in the Palladium sector which require such an use, this demonstrates that the proposal meets the tests of the official plan and will enhance the "Employment Area" straddling Palladium Drive.

#### ***2.4 City of Ottawa Zoning By-law No. 2008-250***

The City's Zoning By-law (Appendix 5) at present zones the property as **IL5 (2547) H (22)**. This zone recognizes that the subject lands were intended for future development in areas designated as Employment Area.

The Light Industrial Zone allows "a variety of complementary uses such as recreational uses, and service commercial uses (e.g. convenience store, restaurant) occupying small sites on individual pads to serve the employees of the Employment Area, the public in the immediate vicinity, and passing traffic;" [Purpose 2 of the IL – Light Industrial Zone].

The proposed uses (medical facility, office and café) comply with this purpose of the subject Zone. Section 203 (2)(d) states that a "restaurant" is a permitted use with the stipulation that said use be limited to 300 square metres of gross floor area.



## **2.5 Supporting Studies and Analyses**

Studies, drawings and reports have been undertaken to assess the site and determine whether there are limitations to its future development. These studies are being submitted as separate documents. The studies are as follows:

- |                                     |                          |
|-------------------------------------|--------------------------|
| a) Site Plan                        | KWC Architects Inc.      |
| b) Site Services and Composite Plan | Morrison Hershfield      |
| c) Storm Drainage Area Plan         | Morrison Hershfield      |
| d) Profiles and Sediment Control    | Morrison Hershfield      |
| e) Tree Conservation Report         | IFS Associates           |
| f) Landscape Plan                   | GJA Landscape Architect  |
| g) R-Plan                           | Fairhall & Moffatt       |
| h) Geotechnical Report              | DST Consulting Engineers |

## **3.0 Public Consultation Strategy**

The original Site Plan Application was reviewed by Councillor Hubley and, it was circulated to the adjacent Community groups for review and comment. Support was received from all circulated parties as well as the Councillor. Meetings were held with Councillor Hubley in his office as well as at City Hall to review the site details and proposed scheduling of the project. We are providing an updated design and project description package for the Councillor's review.

#### **4.0 Professional Opinion**

Having visited the site and the surrounding properties as well as reviewing the above mentioned studies and Site Plan, the writer undertook to review the various land use documents to ensure that the proposal met and satisfied the policy contained therein.

It is the writer's opinion that the proposal meets the tests and policy found in the City's land use documents (official plan, zoning by-law, and employment report) and should be approved as submitted.

#### **WRIGHT CONSULTING SERVICES**

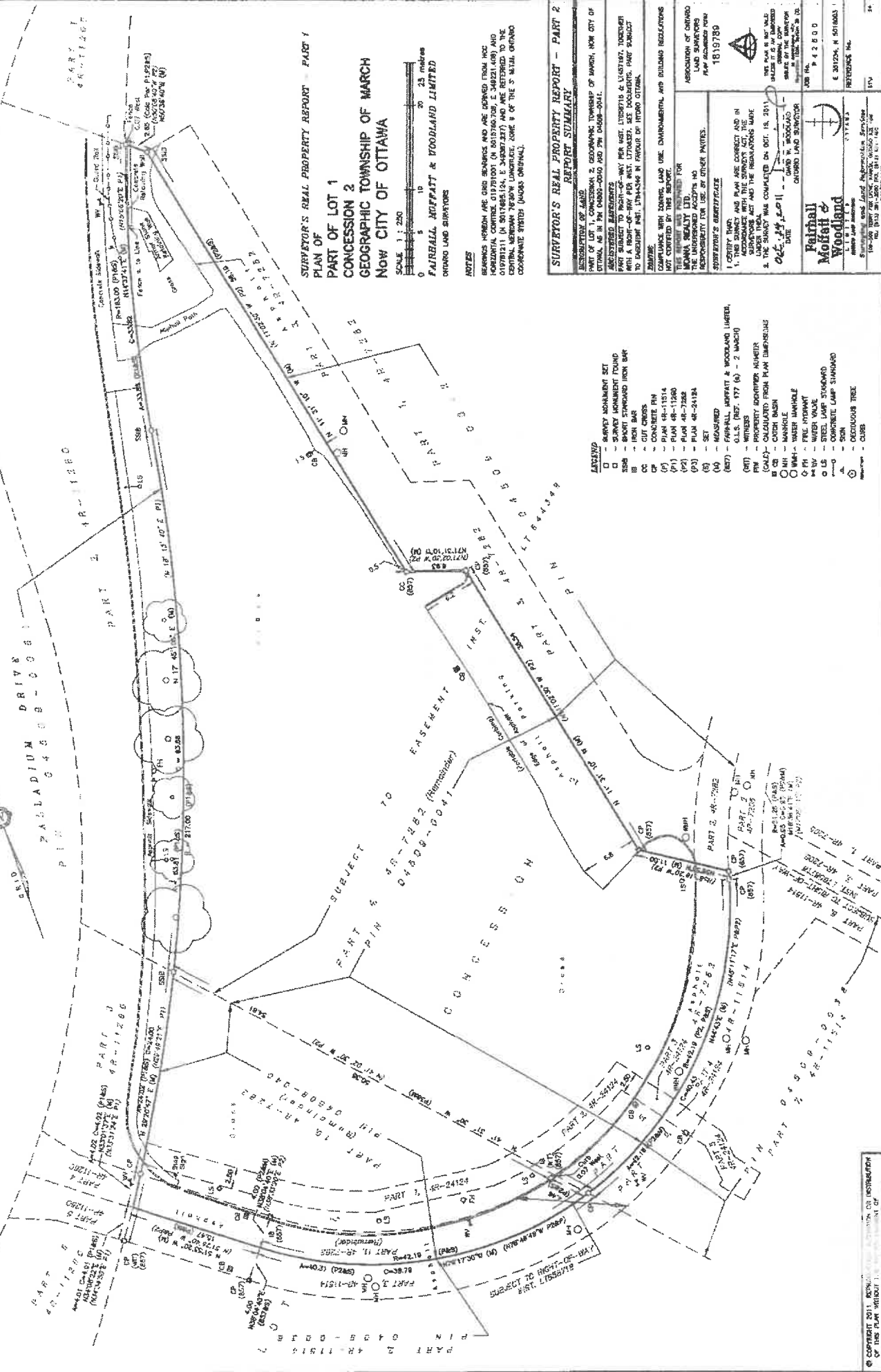
Michael Wright. Principal Planner

## **Appendix**

1. Existing Site Conditions
2. Surveyor's Real Property Report (No. 42500)
3. Plan 4R-7282 (Property)
4. Plan 4R-11260 (Palladium Drive)
5. Figure 1 (EA 14-288) showing property divisions
6. Photo and List of Surrounding Land Uses
7. Site Zoning Review Summary



METRIC DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



**SURVEYOR'S REAL PROPERTY REPORT - PART 1**  
**PART OF LOT 1**  
**CONCESSION 2**  
**GEOGRAPHIC TOWNSHIP OF MARCH**  
**NEW CITY OF OTTAWA**

SCALE 1:1,200  
 0 5 10 20 25 metres

**FAIRBALL, MOFFATT & WOODLAND LIMITED**  
 SURVEYOR AND SURVEYORS

**NOTES**  
 BENCHES WERE FOUND AND USED FOR THE PURPOSES OF THIS SURVEY. THE HORIZONTAL CONTROL IS 17871000 (N 5017670.28, E 34921.40) AND 10791211 (N 3017485.12, E 34037.37) AND ARE REFERRED TO AS THE CENTRAL MERRIDIAN 78°30' W LONGITUDE, ZONE 8 OF THE 5 METRIC COORDINATE SYSTEM (NAD83 ORIGINAL).

**SURVEYOR'S REAL PROPERTY REPORT - PART 2**  
**REPORT SUMMARY**

**DESCRIPTION OF LAND**  
 PART OF LOT 1, CONCESSION 2, GEOGRAPHIC TOWNSHIP OF MARCH, NEW CITY OF OTTAWA, AS IN PIN 0480-0040 AND PIN 0480-0441.

**REGISTERED ENCUMBRANCES**  
 PART SUBJECT TO RIGHT-OF-WAY PER SECT. 110(1) OF THE CITY OF OTTAWA ACT, 1997, TO DISBURSE THE UTILITY SERVICE TO DISBURSE THE UTILITY SERVICE IN FAVOUR OF ITTARO OTTAWA.

**REMARKS**  
 COMPLIANCE WITH SOME LAND USE, ENVIRONMENTAL, AND BUILDING REGULATIONS NOT CERTIFIED BY THE REPORT.

**THIS REPORT WAS PREPARED FOR**  
 TRONAL REALTY LTD.  
 1000 SHEPPARD AVENUE EAST, SUITE 100  
 SCARBOROUGH, ONTARIO M1S 1T5  
 DATE: 06-14-2011

**SURVEYOR'S CERTIFICATION**  
 I, THE SURVEYOR, AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYOR ACT, THE LAND SURVEY ACT AND THE REGULATIONS MADE UNDER THEM.  
 I, DAVID W. WOODLAND, SURVEYOR  
 REG. NO. 11280  
 1819780

**ASSOCIATION OF ONTARIO LAND SURVEYORS**  
 1819780

**PROPERTY MAP**  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYOR ACT, THE LAND SURVEY ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON OCT. 18, 2011.  
 DATE: 06-14-2011

**FAIRBALL, MOFFATT & WOODLAND LIMITED**  
 1000 SHEPPARD AVENUE EAST, SUITE 100  
 SCARBOROUGH, ONTARIO M1S 1T5  
 TEL: (416) 291-2200 FAX: (416) 291-1402  
 WWW.FAIRBALLMFL.COM

**REFERENCE: N.L.**  
 E. 3012704, N. 5018003

**1819780**

- LEGEND**
- - SANDY MONUMENT SET
  - - SANDY MONUMENT FOUND
  - SSB - SHORT STANDARD IRON BAR
  - IB - IRON BAR
  - CS - CUT CROSS
  - CP - CONCRETE PIN
  - (P) - PIN 48-11514
  - (T) - PIN 48-11514
  - (C) - PIN 48-24184
  - (S) - SET
  - (M) - MARKER
  - (M) - FAIRBALL, MOFFATT & WOODLAND LIMITED
  - (M) - WITNESS
  - (M) - PROPERTY IDENTIFIER NUMBER
  - (M) - CALCULATED FROM PLAN DIMENSIONS
  - (M) - CORNER BUSH
  - (M) - MARKER
  - (M) - FILE IDENTIFIABLE
  - (M) - WATER VALVE
  - (M) - STEEL LAMP STANDARD
  - (M) - CONCRETE LAMP STANDARD
  - (M) - SIGN
  - (M) - DECIDUOUS TREE

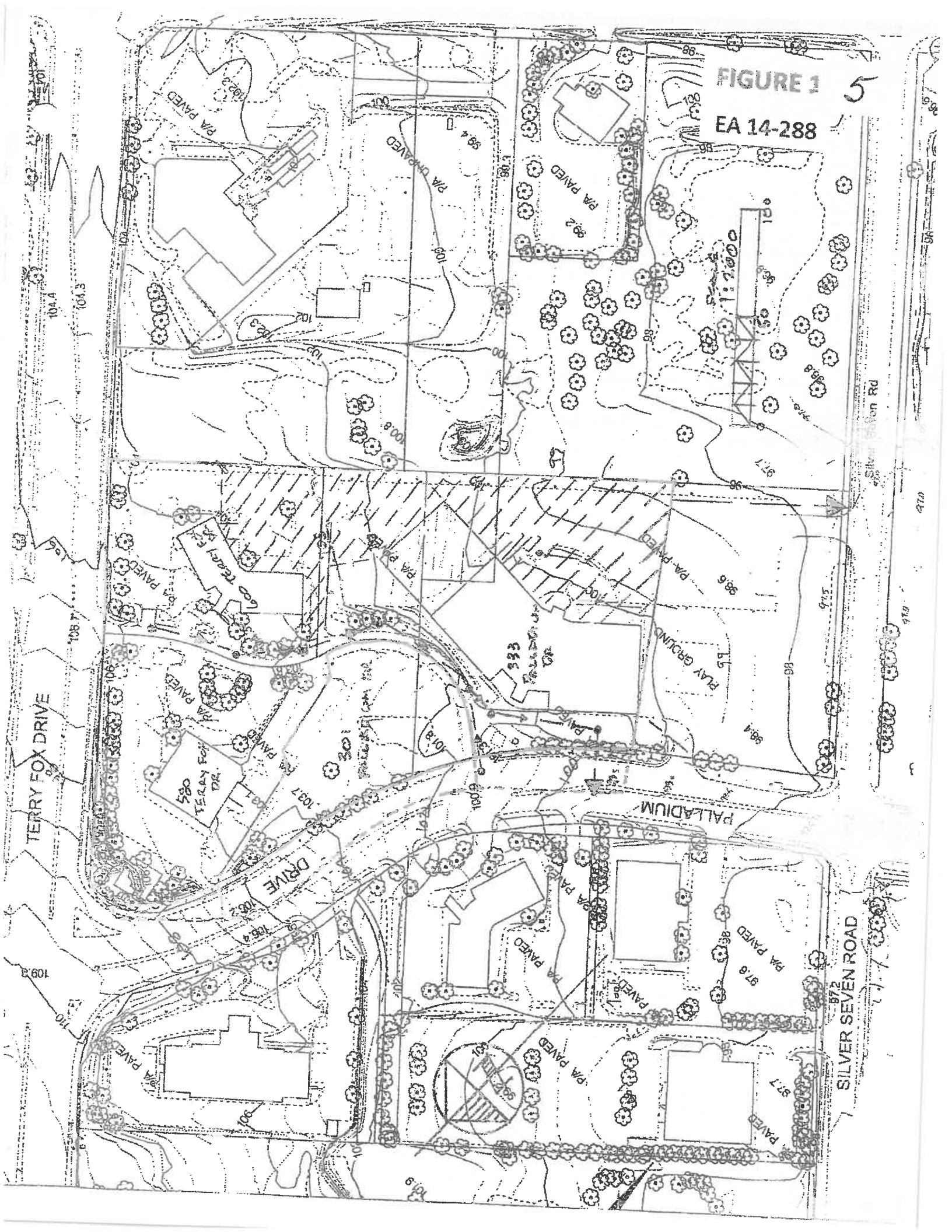
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 THIS PLAN IS THE PROPERTY OF FAIRBALL, MOFFATT & WOODLAND LIMITED.



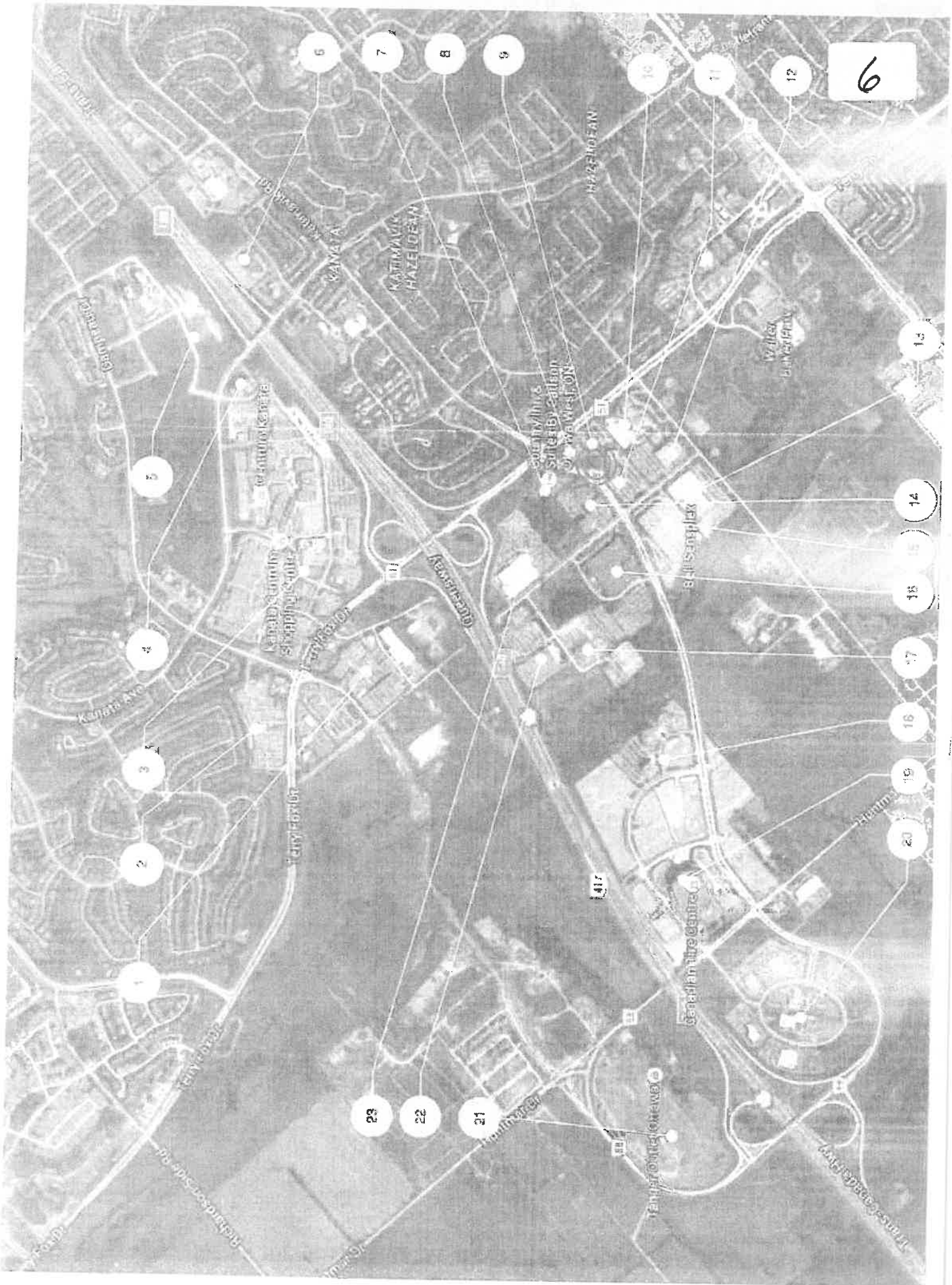


FIGURE 1  
EA 14-288

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Map Legend

- 1 Canadian Tire Store / Ford dealership / Staples
- 2 Signature Centre Shopping
- 3 Kanata Centrum Shopping District
- 4 Hotel -
- 5 Marriott Hotel (New)
- 6 Kanata Wave Pool
- 7 Hotel - Country Inn & Suites
- 8 580 Terry Fox offices
- 9 600 Terry fox Offices
- 10 Hydro Ottawa
- 11 Curtis Wright
- 12 Honeywell
- 13 Bell Sens Plex
- 14 BDC / Newtronics / 308 Palladium / Kinaxis
- 15 Lockheed Martin
- 16 Sanmina
- 17 Movati Fitness
- 18 Multiple offices
- 19 Canadian Tire Centre Arena
- 20 Palladium Auto Park
- 21 Tanger Outlets
- 22 Home depot
- 23 Costco

# Site Zoning Review Summary

|                                    | Required           | Proposed           |
|------------------------------------|--------------------|--------------------|
| Zoning Category                    | IL5 (2547) H(22)   | -----              |
| Min. Lot Area                      | 2000m <sup>2</sup> | 4950m <sup>2</sup> |
| Min. Front Yard<br>Setback         | 6.80 m             | 7.96 m             |
| Min. Interior Side<br>Yard Setback | 7.50 m             | 14.87m             |
| Min. Rear Yard<br>Setback          | 7.50 m             | 7.60m              |
| Max. Bldg. Ht.                     | 22m & 30m          | 4.5 m.             |
| Min. Width of<br>Landscaping       | no minimum         | variable           |

**Min. Parking Rate (Area C on Schedule 1A)**

**NOTE:** For purposes of assessing parking, we used the following approximate uses and related areas:

**6000 sf Medical Facility (N51):** 4 per 100m<sup>2</sup> of GFA,

$$557.4\text{m}^2/100\text{m}^2 = 5.574 \times 4 = 22.296 > 23 \text{ spaces}$$

**2000 sf Office (N59):** 2.4 per 100m<sup>2</sup> of GFA,

$$185.8\text{m}^2/100\text{m}^2 = 1.858 \times 2.4 = 4.459 > 4 \text{ spaces}$$

**1000 sf Restaurant (N74):** 10 per 100m<sup>2</sup> of GFA,

$$92.9\text{m}^2/100\text{m}^2 = .929 \times 10 = 9.29 > 9 \text{ spaces}$$

|                              | <b>Required</b>  | <b>Provided</b> |
|------------------------------|------------------|-----------------|
| <b>Parking</b>               | <b>36</b>        | <b>57</b>       |
| <b>Bicycle Parking</b>       | <b>4 minimum</b> | <b>10</b>       |
| <b>Loading Space</b>         | <b>0</b>         | <b>0</b>        |
| <b>Disabled Parking Rate</b> | <b>1</b>         | <b>1</b>        |