



Zoning Confirmation Report

Submitted to:

Development Review, Planning, Infrastructure and
Economic Development Department,
City of Ottawa

In Consideration for the Project at:

415 West Hunt Club, Ottawa
Costco Head Office Expansion
2 storey commercial addition

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Project Information

Municipal Address(es)	415 West Hunt Club, Nepean, ON, K2E 1C5
Official Plan Designation	Outer Urban transect, Neighbourhood
Zoning	AM10[1374], By-Law 2008-250, as amended
Schedule 1A	Area C - Suburban
Legal description	Part of the South Half Lot 29, Concession A (Rideau Front) Geographic township of Nepean, City of Ottawa
Scope of work	Remove 57 parking spaces and construct a 2-storey addition to an existing office building.

The property subject to this Site Plan Control application is 415 West Hunt Club which is owned and managed by Costco Wholesale Canada LTD. This company also owns and manages 1849 Merivale Rd which directly abuts the subject property. This triggers Section 93 - One Lot for Zoning Purposes in the Zoning By-Law 2008-250. The introduction of Section 93 changes the interpretation of lot line locations which impacts the zoning requirements applied to the proposal. The ‘Performance Standard Review’ section of this report will detail the zoning requirements of the subject property which includes some provisions that apply to 1849 Merivale Rd and some provisions that apply to 415 West Hunt Club. It is our understanding for the purposes of the Site Plan Control application and future Minor Variance application, the proposal will be reviewed as if 1849 Merivale Rd and 415 West Hunt Club are one lot.

Site Zoning

The subject site is currently zoned AM10[1374] - Arterial Mainstreet Subzone 10, exception clause [1374]. This zone only applies to the subject property, however properties to the north and west are also zoned AM10, properties to the east are zoned AM [1375], and the properties to the south are zoned GM23 H(22).



Outline of the subject property and 1849 Merivale Rd, GeoOttawa.

The purpose of the Arterial Mainstreet zone (Sections 185-186) is as follows:

- (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*

The AM10 zone allows for a variety of uses including the proposed office use.

Office means a place used by an agency, business or organization for: (a) the transaction of administrative, clerical, data processing or management business; (b) the practice of a profession other than a medical facility; or (c) the provision of government or social services and other similar services.

Exception [1374] allows that required parking for office uses on this site may be located on lands zoned AM[1375]. The lands to the east and northeast of the subject property are zoned AM[1375] and therefore are included in the total provided number of parking spaces.

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Performance Standard Review

Provision	Section	Requirement	Proposed (whole site)	Proposed (office)	Compliant? (Y / N)
Permitted use	S. 185, (1)	Office, Retail	Office, Retail	Office	Y
Minimum lot width	T. 185, (b)	No minimum	15.48 m	202.03 m	Y
Minimum lot area	T. 185, (a)	No minimum	73,453.81 m ²	25,109.52 m ²	Y
Minimum front yard setback	S. 186, (10)(b)(i)	0 m	181.1 m (Merivale)	1.01 m (West Hunt Club)	Y
Minimum percentage of building wall	S. 186, (10)(b)(i)	50% within 3 m of the front and corner side yard	0% (Merivale) 61.4% (West Hunt Club)	61.4% (West Hunt Club)	Y
Minimum corner side yard setback	S. 186, (10)(b)(i)	0 m	1.01 m (West Hunt Club)	6.95 m (Roydon)	Y
Minimum rear yard setback	T. 185, (e)(i)	3 m	6.95 m (Roydon)		Y
	T. 185, (e)(iv)	No Minimum		56.26 m	Y
Minimum interior side yard setback	T. 185, (d)(ii)	No minimum	21.34 m	25.80 m	Y
Maximum building height	S. 186, (10)(j)(v)	30 m	10.08 m	10.08 m	Y
Minimum building height (within 10 m of a front or corner lot line)	S. 186, (10)(e)	4.5 m for the first storey and 7.5 m total containing at least 2 storeys	4.54 m (first storey), 10.08 m (2 storeys)	4.54 m (first storey), 10.08 m (2 storeys)	Y
Maximum FSI	T. 185, (g)(ii)	None	0.34	0.54	Y
Minimum	T. 101,	2.4 spaces / 100	602 spaces	602 spaces	Y

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parking spaces (office)	N59	m2 GFA** = 301 spaces			
Minimum parking spaces (retail)	T. 101, N79	3.4 spaces / 100 m2 GFA*** = 432 spaces	491 spaces	n/a	Y
Minimum number of barrier-free parking spaces	AODA, 80.36 (5)	11 spaces and 1% of the total number of parking spaces = 20 spaces	26 spaces	10 spaces	Y
	AODA, 80.36 (4)	2 spaces and 2% of the total number of parking spaces provided = 10 spaces			Y
Minimum landscaped buffer (parking lot)	T. 110, (b)	3 m	2.07 m (non-compliant existing condition)	2.23 m (non-compliant existing condition)	Y
Minimum landscaped area (parking lot)	S. 110, (1)	15% of the parking lot area	11.6% (non-compliant existing condition)	12.0% (non-compliant requires variance)	N
Minimum bike parking spaces	T. 111A, (e)	1 space / 250 m2 GFA* = 14 spaces	18 spaces	18 spaces	Y
Minimum driveway width	S. 107, (1)(a)(iii)	6 m	7.56 m	7.56 m	Y
Minimum drive aisle width	T. 107, (d)	6.7 m	6.7 m	6.7 m	Y
Minimum transparent glazing facing a public street	S. 186, (10)(h)	50% of the facade from average grade to a height of 4.5 m	36.0% (West Hunt Club)	36.0% (West Hunt Club)	N
			43.0% (Roydon) (non-compliant requires variance)	43.0% (Roydon) (non-compliant requires variance)	N

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Minimum number of active entrances for a building within 4.5 m of the front or corner lot line	S. 186, (10)(g)(i)	1 active entrance per occupancy	0 active entrances (non-compliant existing condition)	0 active entrances (non-compliant requires variance)	N
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* GFA for the addition is 3,571.39 m2

** GFA for the total office space is 12,533.39 m2

*** Approximate GFA for the total retail space is 12,704.1 m2

There are a number of non-conformities that were in place prior to the 2008 City of Ottawa Zoning By-Law and therefore are permitted to remain without legalization. These non-conformities apply to the retail store and its associated parking lot which were approved pre 1999, and the original office building site and first addition which were approved in 2001 and 2007, respectively. These non-conformities include: minimum landscape buffers for a parking lot, minimum glazing and active entrances, and minimum percentage of building walls within 3m of a front and corner lot line. Any non-conformities found that apply to the office building expansion, or the associated parking lots, or any exaggerated non-conformities that apply to the existing office building, are required to comply with the current Zoning By-Law. These non-conformities will be addressed via legalization through a Minor Variance application. This includes the number of active entrances, minimum glazing, and landscaping area for a parking lot.

Conclusion

This report confirms that the proposed uses are permitted and that the development as proposed is in conformity with the majority of relevant zoning performance standards. The zoning performance standards that this development does not meet are: number of active entrances, amount of transparent glazing, and parking lot landscape area. These non-conformities will be addressed through a Minor Variance application.

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