



Westgate Retail Food Store

Zoning Confirmation Report
Site Plan Control Application
May 12, 2025

Prepared for RioCan

Prepared by Fotenn Planning + Design
420 O'Connor Street, Ottawa, ON K2P 1B7

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INTRODUCTION

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	April 2025	Official Plan Designation	Corridor - Mainstreet
Municipal Address(es):	1309 Carling Avenue	Legal Description	Lots 45, 46, 50, to 57 inclusive and part of Lot 49 registered plan No. 348 and Part of Concession 1 (Ottawa Front) (Geographic Township of Nepean)
Scope of Work:	Site Plan Control		
Existing Zoning Code:	AM10[2393] S368	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area B (Schedule 1), Area Y (Schedule 1A)	Overlays Applicable:	N/A

The proposed redevelopment of the subject site includes demolishing the majority of the existing Westgate Shopping Centre, while retaining the portion of the mall housing Shoppers Drug Mart. A new one-storey commercial building, containing a retail grocery store, will be constructed on the north side of the retained mall, between the existing building and Highway 417. The new building will be set back approximately 64.4 metres from Carling Avenue. Aside from some minor alterations to the drive aisles adjacent to the Shoppers Drug Mart (allow for cycling lanes and internal sidewalk), there are no alterations proposed to the parking area. Similarly, the existing agreement between Riocan and Hydro allow for additional and the reorientation of parking within the Hydro lands.

The redevelopment will remove 15,404 m² of existing mall space, retaining 2,830 m² (Building A) and introducing a 2,572 m² retail store (Building B), for a new total of 5,402 m². Additionally, the Westgate site will have 249 parking spaces, representing a decrease of 56 parking spaces. Parking will remain on Hydro owned property, including some spaces that will be straddling the property line. A total of 25 new bicycle parking spaces are being proposed.

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CITY OF OTTAWA ZONING BY-LAW

The subject property is currently zoned Arterial Mainstreet, Subzone 10, Urban Exception 2393, Schedule 368 – (AM10 [2393] S368), in Ottawa Zoning By-law 2008-250.

The intent of the Arterial Mainstreet Zone is to accommodate a broad range of uses including retail, service commercial, offices, residential and institutional uses in mixed-use buildings in areas designated Arterial Mainstreet in the Official Plan and to impose development standards that will promote intensification while ensuring that they are compatible with the surrounding uses.

The AM10 zone is designed to promote a strong urban street presence and mixed-use environments along key corridors, while allowing for phased redevelopment. This zone requires buildings to be positioned close to the street to create a continuous and pedestrian-friendly streetscape. It also provides greater flexibility for phased developments, focusing on a final build-out that maintains a street-oriented design. Given the location of the proposed retail store, many of the AM10 zone provisions do not apply. Below are the relevant applicable zone provisions for consideration.

Component 1 – Zoning Confirmation Report Checklist

B. Zoning Review For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Proposed Zone/Subzone (Zoning By-law Amendments only):	N/A		
Zoning Provisions¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	Retail food store Shopping Centre	Retail food store Shopping Centre	Y
Lot Width <i>Section 185</i>	No minimum	227m fronting Carling Avenue	Y
Lot Area <i>Section 185</i>	No minimum	28,749.69m ²	Y
Front Yard Set Back <i>Section 185</i>	No minimum	12m Existing setback for the SDM	Y
Corner Side Yard Setback <i>Section 185, Exception 2393</i>	No minimum Maximum: 6m	Existing setback applies to Rhythm mixed-use building fronting onto Merivale Road	Y
Interior Side Yard Setback <i>Section 185</i>	No minimum	8m for the existing SDM	Y
Rear Yard Setback <i>Section 185 (e) (iv)</i>	No minimum	0m	Y
Max Building Height <i>Section 185, Exception 2393</i>	24-storeys	1-storey (8.15 metres)	Y
Required Parking Spaces <i>Section 101 and 103</i> Approx. 5,402m ² GFA for Buildings A and B	Retail Store and Retail Food Store: 1.25 per 100m ² of gross floor area: 68 spaces required Shopping centre: 1.7 per 100m ² of gross leasable floor area 92 required spaces	249 spaces	Y
Size of Space <i>Section 105 and 106</i>	2.6m x 5.2m	50% of spaces are 2.7m x 5.5m	Y
Aisle Width <i>Section 107</i>	6m minimum	6.7 m – 9m	Y
Other applicable relevant Provision(s)			
Min Width of Landscaped Buffer Around Parking Lot <i>Section 110</i>	3m, and minimum of 15% of the area of any parking lot must be provided as	3m – 4.6m 15.6%	Y

	perimeter or interior landscaped area		
Bicycle Parking Spaces <i>Section 111</i>	Retail food store: 1 per 250m ² of GFA (5402/250= 21.1 spaces) Shopping centre: 1 per 500 m ² of gross floor area (5402/500= 10.8 spaces)	25	Y
Loading Spaces <i>Section 113</i>	2 loading spaces	3 loading spaces	Y

The proposed development meets all the provision requirements for the AM10[2393] S368 zone and no relief from the Zoning By-law are being requested.

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CONCLUSIONS

It is our professional planning opinion that the proposed Site Plan application represent good planning and is in the public interest as:

- / The development proposal is consistent with the policies of the Provincial Policy Statement;
- / The proposed development conforms to the Official Plan policies, including the policies of the Designation and policies for urban design and compatibility;
- / The proposed development meets the intent, provisions, and performance standards in the Zoning By-law.

Overall, the proposal advances several key provincial and municipal policy objectives. Based on this analysis, the proposed development represents good planning and is in the public interest.



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