

November 1, 2018

City of Ottawa
Planning, Infrastructure, and Economic Development Department
110 Laurier Avenue West
Ottawa, ON K1P 1J1

Attention: Laurel McCreight, Planning II, Planning Services

Dear Ms. McCreight:

**Reference: 5045 Innovation Drive
Our File No. 117064**

1.0 INTRODUCTION

Novatech has prepared this Planning Rationale in support of an application for Zoning By-law Amendment to rezone lands known municipally as 5045 Innovation Drive, located in the City of Ottawa (herein referred to as the 'Subject Site').

The proposal requires rezoning the Site from General Industrial, Subzone 6, Exception 218, Maximum Height of 44 metres, Schedule 182 (IG6[218] H(44) S183) to a General Industrial, Subzone 6, Exception [xxxx], Maximum Height of 44 metres, Schedule 182 (IG6[xxxx] H(44) S183) with a site-specific exception to permit the additional uses of "animal hospital" and "animal care establishment" on the Subject Site.

This Planning Rationale will demonstrate that the proposed zoning amendment:

- Conforms to the City of Ottawa Official Plan; and
- Supports good planning.

1.1 Site Description

The parcel at 5045 Innovation Drive is a corner property located at the intersection of Innovation Drive and Terry Fox Drive. The Subject Site has 169.07 metres of frontage on Innovation Drive and 114.76 metres of frontage on Terry Fox Drive. The Subject Site has an area of 7900 m², and is occupied by a commercial plaza.

Figure 1 - Aerial View of Subject Site



1.2 Surrounding Uses

The Subject Site is in Ward 4 - Kanata North within the City of Ottawa. The Subject Site is located north of Highway 417 and west of March Road. More specifically, the parcel is located at the south west corner of the intersection of Innovation Drive and Terry Fox Drive. A business park is located to the east of the Subject Site, across Innovation Drive. The Innovation Park and Ride facility is directly south of the Subject Site. The Richcraft Recreation Complex is located to the south, residential uses are located to the north across Terry Fox Drive (See Figure 1).

1.3 Adjacent Transportation Facilities

Terry Fox Drive is identified as an Arterial Road on Schedule E in the City of Ottawa's Official Plan. Innovation Drive is identified as a Collector Road on Schedule E. Annex 1 – Road Classifications and Rights of Way states:

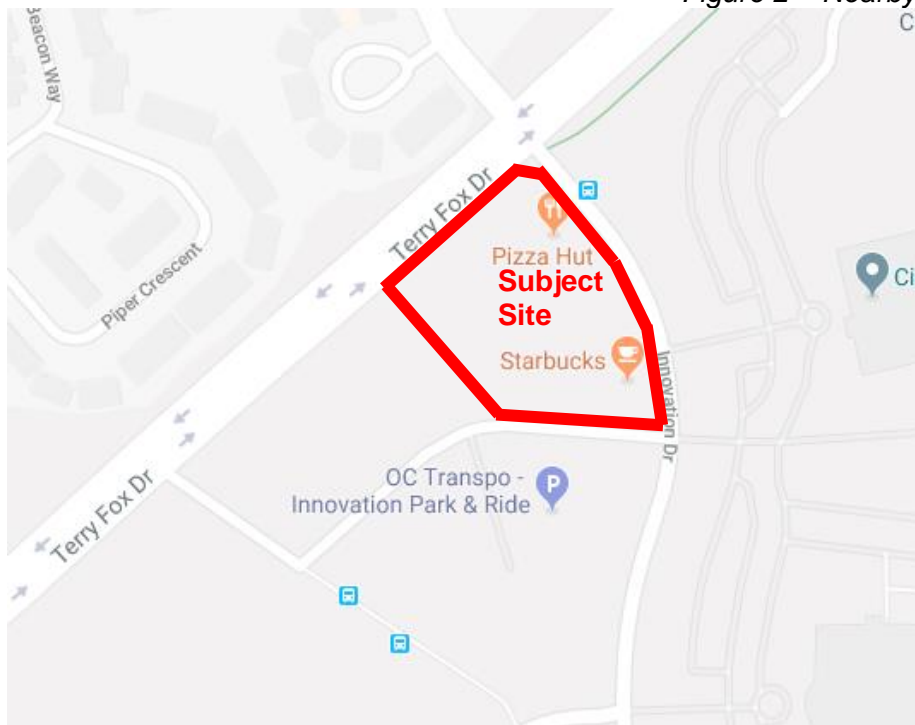
“Arterial roads function as major public and infrastructure corridors in the urban communities and villages they traverse. They not only accommodate car and truck traffic, but also serve pedestrians, public utilities, cyclists and public transit buses.”

“Collector roads are the principal streets in urban and village neighbourhoods and are used by local residents, delivery and commercial vehicles, transit and school buses, cyclists, and pedestrians. The reduced speed and volumes of traffic on collector roads, compared to arterial roads, make collector roads more accommodating for cyclists and pedestrians.”

Terry Fox Drive and Innovation Drive accommodate a variety of modes of transportation. OC Transpo services operate along Terry Fox Drive and Innovation Drive, with two existing OC Transpo bus stops located at the northerly and southerly corners of the Subject Site. An existing sidewalk is located along Innovation Drive which can accommodate pedestrians, and a multi-use pathway runs along Terry Fox Drive.

The Subject Site is located adjacent to bus stops at Terry Fox/Innovation intersection, which are serviced by the 63, 165, 166, and 674 bus routes. There is an OC Transpo Park and Ride facility directly south of the Subject Site. It is serviced by the 63, 64, 66, 165, 166, and 674 bus routes.

Figure 2 – Nearby transit stations



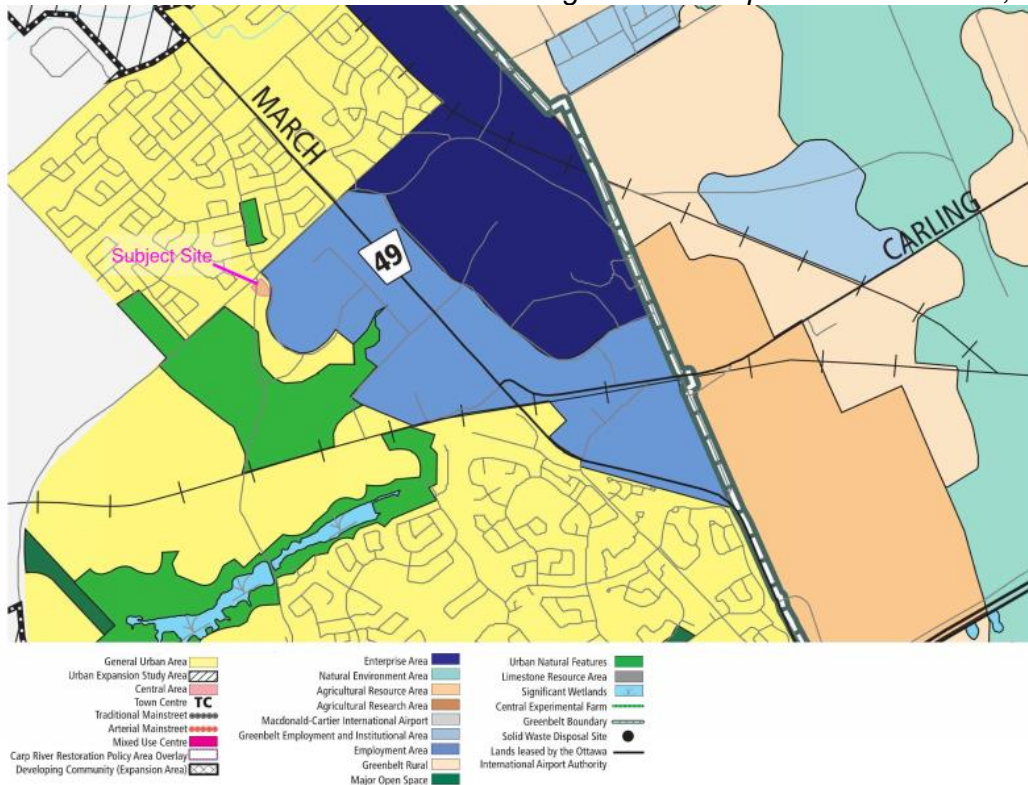
2.0 POLICY CONTEXT

The following section of this Planning Rationale will review the relevant and applicable Official Plan policies to demonstrate that the proposed rezoning conforms with the Official Plan.

2.1 City of Ottawa Official Plan

The Subject Site is designated 'General Urban Area' on Schedule B of the City of Ottawa's Official Plan (Figure 2). The General Urban Area designation permits a variety of uses, such as *"conveniently located employment, retail, services, cultural, leisure, entertainment and institutional uses ... A broad scale of uses is found within this designation, from ground-oriented single-purpose to multi-storey mixed-use; from corner store to shopping centre."*

Figure 2 - Excerpt from Official Plan, Schedule B



Land uses in the General Urban Area aim to “*permit the development ... to meet the needs of all ages, incomes and life circumstances, in combination with conveniently located employment, retail, service, ... and institutional uses*” in order to develop complete, sustainable communities. Within this designation, “*the zoning by-law will allow those uses that provide for the local, everyday needs of the residents, including shopping, schools, recreation and services*”. An animal hospital and animal care establishment would meet the needs of residents and provide a conveniently located service. It would also provide another type of employment. Section 3.6.1, Policy 1 reiterates that this designation “*permits all types of ... employment, retail uses, service, industrial, ... and institutional uses*”.

The General Urban Area allows for a variety of permitted uses to “*facilitate the development of complete and sustainable communities.*” Policy 6 of Section 3.6.1 states:

“6. Throughout the General Urban Area, the City will encourage the provision of a variety of small, locally-oriented convenience and service uses that complement adjacent residential land uses, and are of a size and scale consistent with the needs of nearby residential areas. The City will ensure that these uses:

- a. Are compatible and complement surrounding land uses, and can be developed in accordance with Section 2.5.1 and Section 4.11;*
- b. Are conveniently located with respect to concentrations of residential development and provide direct access for pedestrians and cyclists from adjacent residential areas;*

- c. *Are permitted to cluster with other community-oriented uses, such as parks, pedestrian linkages, community centres or leisure facilities, in order to facilitate interaction among residents and contribute to a sense of community;*
- d. *Are situated to take advantage of pedestrian and cycling patterns;*
- e. *Are of a size and scale that will not result in the attraction of large volumes of vehicular traffic from outside the immediate area.*

The proposed uses of 'animal hospital' and 'animal care establishment' will serve the surrounding area. It is a small service use that is "*compatible and complement surrounding land uses*". It is conveniently located within the business park, close to residential developments in the surrounding area. The site is located at the intersection of Innovation Drive and Terry Fox Drive. The intersection has signalized crosswalks and is accessible by sidewalks or multi-use pathways on both frontages to facilitate pedestrian and cycling traffic.

An 'animal hospital' and 'animal care establishment' is typically visited by people from the surrounding area. This use would not attract large volumes of vehicular traffic from outside the immediate area. An animal hospital and animal care establishment are appropriate for the area and compliments the surrounding uses. The proposed use is of a neighbourhood scale, intended to serve the existing business park and neighbouring communities.

The requested zoning amendment to permit the additional uses of 'animal hospital' and 'animal care establishment' on the Subject Site conforms to the policies of the Official Plan. This use supports the policies listed under General Urban Area. It is "*conveniently located*", and "*facilitates the development of complete and sustainable communities*". The General Urban Area designation permits a variety of different uses, including employment, retail, industrial, and institutional uses. Policy 6 above highlights that the City encourages small, locally-oriented convenience and service uses that are complimentary to the surrounding area.

3.1 City of Ottawa Zoning By-Law 2008-250

The Subject Site is zoned General Industrial, Subzone 6, Exception 2418, Maximum building height of 44 metres, Schedule 183 – IG6 [2418] H(44) S183. The purpose of the IG Zone is to "*allow in certain Employment Areas or General Urban Areas, a variety of complementary uses such as recreational, health and fitness uses and service commercial (e.g. convenience store, personal service business, restaurant, automobile service station and gas bar), occupying small sites as individual occupancies or in groupings as part of a small plaza, to serve the employees of the Employment Area or General Urban Area, the general public in the immediate vicinity, and passing traffic.*" The animal hospital and animal care establishment would occupy a small space within the existing plaza, and is supported by other complementary uses in the plaza.

The IG Zone also permits "*a wide range of low to moderate impact, light industrial uses in accordance with the **Employment Area** designation of the Official Plan or, the **General Urban Area** designation where applicable*". The 'animal hospital' and 'animal care establishment' are complementary uses that cater to the neighboring residential areas and the adjacent employment area. The 'animal hospital' and 'animal care establishment' are "low to moderate impact" uses in the General Urban Area.

