



Engineers, Planners & Landscape Architects

Engineering

Land / Site
Development
Municipal
Infrastructure
Environmental /
Water Resources
Traffic /
Transportation
Structural
Recreational

Planning

Land / Site
Development
Planning Application
Management
Municipal Planning
Documents &
Studies
Expert Witness
(OMB)
Wireless Industry

Landscape Architecture

Urban Design &
Streetscapes
Open Space, Parks &
Recreation Planning
Community &
Residential
Developments
Commercial &
Institutional Sites
Environmental
Restoration



350 Terry Fox Drive, Ottawa

Planning Rationale

Engineering excellence. Planning precision. Inspired landscapes.

**350 TERRY FOX DRIVE
OTTAWA, ONTARIO**

**PLANNING RATIONALE
IN SUPPORT OF AN APPLICATION FOR
ZONING BY-LAW AMENDMENT (MAJOR)**

Prepared For:

Wesley Clover International (c/o KRP Properties)

Prepared By:

NOVATECH
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario
K2M 1P6

July 25, 2019

Novatech File: 119082
Ref: R-2019-107

July 25, 2019

City of Ottawa
Planning and Growth Management Department
110 Laurier Ave. West, 4th Floor
Ottawa, Ontario
K1P 1J1

Attention: Kathy Rygus, Planner II

**Reference: 350 Terry Fox Drive
Zoning By-Law Amendment Application
Our File No.: 119082-06
City File No.: PC 2019-0140**

Novatech has been retained by Wesley Clover International (c/o KRP Properties) to prepare this Planning Rationale in support of an application for *Zoning By-Law Amendment* for the property municipally known as 350 Terry Fox Drive in Ward 4 – Kanata North, Ottawa, Ontario. The property herein will be referred to as the ‘Subject Site’.

Wesley Clover International is proposing to add catering establishment and restaurant (take-out) uses to the Subject Site which is currently zoned as *IP6 – Business Park Industrial Zone, Subzone 6*. A catering establishment and take-out restaurant operating within the business park would serve as a complementary use for local businesses by providing employees and employers with convenient access to a wider variety of food choices.

A pre-consultation meeting was held with City staff on May 31, 2019 to discuss the proposed added uses.

This Planning Rationale will demonstrate that the proposed uses are consistent with the *Provincial Policy Statement (PPS)*, conforms to the *City of Ottawa’s Official Plan*, and generally complies with the provisions of the *Zoning By-Law 2008-250*.

Yours truly,

NOVATECH



Robert Tran, M.PL.
Planner, Planning & Development

Table of Contents

1.0	INTRODUCTION AND PROPOSED DETAILS	1
1.1	Site Description and Surrounding Uses.....	1
1.2	Proposed Zoning By-Law Amendment.....	2
2.0	PLANNING POLICY AND REGULATORY FRAMEWORK	3
2.1	Provincial Policy Statement 2014.....	3
2.2	City of Ottawa Official Plan [OPA #150]	4
2.3	City of Ottawa Zoning By-Law 2008-250.....	6
3.0	CONCLUSION	8

Figures

Figure 1: Subject Site and surrounding uses.

Figure 2: Excerpt from the City of Ottawa Official Plan Schedule B.

Figure 3: Existing zoning for the Subject Site and surrounding area.

Figure 4: Excerpt of the permitted and prohibited uses in the IP6 Subzone.

Figure 5: Excerpts from Section 101 – Minimum Parking Space Rates for the proposed added uses.

Appendices

Appendix A: Site Plan

1.0 INTRODUCTION AND PROPOSED DETAILS

Novatech has been retained by Wesley Clover International (c/o KRP Properties) to prepare this Planning Rationale in support of an application for *Zoning By-Law Amendment* for the property municipally known as 350 Terry Fox Drive in Ward 4 – Kanata North, Ottawa, Ontario. The property herein will be referred to as the ‘Subject Site’.

Wesley Clover International is proposing to add catering establishment and restaurant (take-out) uses to the Subject Site which is currently zoned as *IP6 – Business Park Industrial Zone, Subzone 6*. A catering establishment and take-out restaurant operating within the business park would serve as a complementary use for local businesses by providing employees and employers with convenient access to a wider variety of food choices.

A pre-consultation meeting was held with City staff on May 31, 2019 to discuss the proposed added uses.

This Planning Rationale will demonstrate that the proposed uses are consistent with the *Provincial Policy Statement (PPS)*, conforms to the *City of Ottawa’s Official Plan*, and generally complies with the provisions of the *Zoning By-Law 2008-250*.

1.1 Site Description and Surrounding Uses

The Subject Site is situated in the community known as Kanata North which formed one of several communities in the former City of Kanata. The area of Kanata North has experienced significant growth and development over the years due in large part to the advancement of the high-technology sector beginning in the late 1980s/early 1990s. Since then, the Kanata North Business Park has evolved into Canada’s largest technology business park with over five hundred businesses ranging from the high-technology to light industrial sectors and employs over 20,000 employees.

Presently, KRP Properties manages over thirty commercial properties within the Kanata North Business Park including 350 Terry Fox Drive which currently has a one 3-storey 28,000 sq. ft. office building with 273 surface parking spaces.

The Subject Site has a total area of 1.91 ha and is bound by Helmsdale Drive to the north and Terry Fox Drive to the east as shown on **Figure 1**. The legal description of the Subject Site is:

PART OF BLOCK 3 ON PLAN 4M642, PARTS 1 AND 3 ON PLAN 4R12024, KANATA, SUBJECT TO AN EASEMENT IN FAVOUR OF THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON AS IN LT1003948, SUBJECT TO AN EASEMENT IN FAVOUR OF KANATA-ELECTRIC COMMISSION AS IN LT1011770.



Figure 1: Subject Site and surrounding uses.

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

North: The Kanata Research Park Family Centre and medium-density residential development abuts the northern portion of the Subject Site.

East: An office building located at 349 Terry Fox Drive and managed by KRP Properties abuts the Subject Site to the east.

South: The Shirley's Brook Creek Corridor as well as office buildings located at 360 and 362 Terry Fox Drive managed by KRP Properties abuts the Subject Site to the south.

West: Medium-density residential development situated on Kimbolton Crescent abuts the Subject Site to the west.

1.2 Proposed Zoning By-Law Amendment

As previously discussed, Wesley Clover International is proposing to add catering establishment and restaurant (take-out) uses to the Subject Site which is currently zoned as *IP6 – Business Park Industrial Zone, Subzone 6*. Presently in the *IP6 Subzone*, restaurants are listed as a prohibited use whereas catering establishments are not listed as either a prohibited or permitted use. Of the

additional uses proposed for the Subject Site, catering establishment is intended as the primary use. Small amounts of take-out services are anticipated of which will be concentrated during lunch hours. Fast-food and full-service sit-down restaurant uses are not proposed as additional uses as part of this Zoning By-law amendment.

The proposed amendment to the current *City of Ottawa Zoning By-Law 2008-250* would allow for TimeSaver Foods, a catering service business to operate where catering establishments and restaurants are prohibited. The TimeSaver Foods business operations will entail: food/catering services to the tenants of the Subject Site; catering services to other businesses in the business park/Kanata North Community; and food preparation for various meal programs such as Veteran Affairs, Meals on Wheels, and other senior programs.

TimeSaver Foods would provide the business park and surrounding community with a wider variety of food choices in a more convenient location than what currently exists. Located within walking distance for local businesses, TimeSaver Foods would eliminate the need for local employees and employers of the business park to drive to other locations to get food. Additionally, a catering establishment operating within the business park would serve as a complementary use for local businesses hosting corporate gatherings and events by providing convenient access to catered-food options.

When the business park was originally developed, many of the office buildings contained cafeterias to service their tenants during lunch hours. The proposed amendment offers a similar idea, providing tenants of the building at 350 Terry Fox Drive as well the surrounding business park with walkable access to food, eliminating their need to drive to other locations during lunch hours.

2.0 PLANNING POLICY AND REGULATORY FRAMEWORK

The following section of the report will provide background on the current policy context of the proposed Zoning By-Law Amendment application and then demonstrate how the proposed use is consistent with the *Provincial Policy Statement*, conforms to the *City of Ottawa's Official Plan*, and generally complies with the *Zoning By-Law 2008-250*.

2.1 Provincial Policy Statement 2014

The 2014 Provincial Policy Statement (PPS) provides policy directions on land use planning and development matters of provincial interest, as set out in Section 2 of the *Planning Act*. All decisions affecting planning matters are required to “be consistent with” policies of the PPS.

Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

Section 1.1 of the PPS speaks to managing and directing land use to achieve efficient and resilient development and land use patterns.

Policy 1.1.1 of the PPS notes that healthy, livable and safe communities are sustained by promoting efficient land use patterns with a range and mix of uses arranged so to minimize land

consumption and servicing costs. Further, development patterns should avoid environmental or public health and safety concerns, conserve bio-diversity, and consider the impacts of a changing climate.

- The proposed amendment to add catering establishment and restaurant (take-out) as uses to the Subject Site is compatible with the current land uses on the Subject Site and within the surrounding business park. The business park is comprised primarily of office and light industrial uses and the small-scale uses are intended to serve the employers and employees of these local businesses as well as the surrounding community. These uses will not result in the expansion of the building's gross floor area (GFA) or municipal servicing. Additionally, the proposed amendment will not impact the environment, public health, or safety.

Employment

Section 1.3 of the PPS speaks to protecting and providing employment opportunities in the long term.

Policy 1.3.1 states, *"Planning authorities shall promote economic development and competitiveness by:*

- a) providing for an appropriate mix and range of employment and institutional 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;*
- The proposed amendment to permit a catering establishment/restaurant (take-out) will support the needs of existing and future businesses by providing the immediate area with a wider variety of food choice options. These uses will be complementary to the surrounding employment uses while also contributing to a mix of uses in the business park.

2.2 City of Ottawa Official Plan [OPA #150]

The Subject Site is designated as Urban Employment Area under the *City of Ottawa's Official Plan Schedule B* as shown on **Figure 2**. Section 3.6.5 of the Official Plan states that the Urban Employment Area *"should be centrally located or close to highways and/or transit depending on the focus of the business park... Urban Employment Areas should be developed so that the main gateway connecting to a nearby highway interchange is unencumbered by driveways or multiple, interconnected roadways to reduce conflicts between transit, cycling, walking facilities and to maximize goods movement efficiency"*.

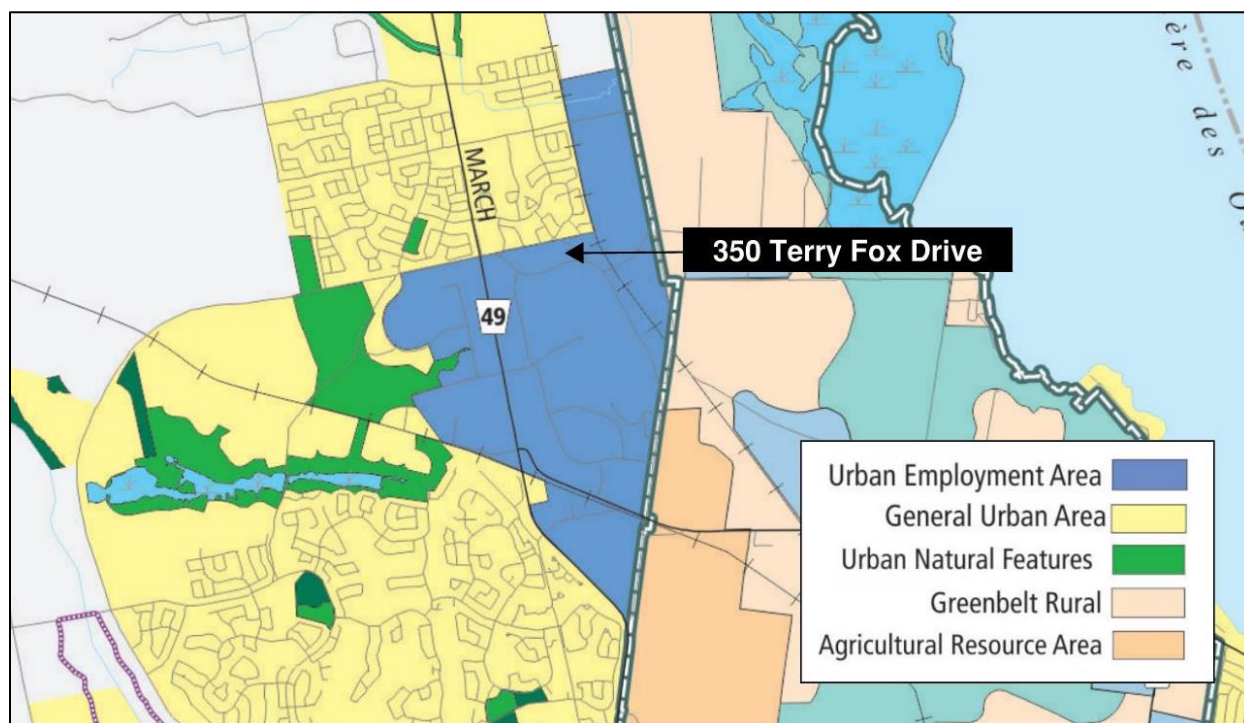


Figure 2: Excerpt from the City of Ottawa Official Plan Schedule B.

- 1) *Urban Employment Areas are designated on Schedule B and are intended to be established clusters of business and economic activity capable of accommodating more than 2,000 jobs and with a broad spectrum of job densities. Urban Employment Areas shall be distributed throughout the urban area to help provide access to jobs throughout the city.*
 - The proposed catering establishment and restaurant (take-out) uses will support the business and economic activity within the business park, a major Urban Employment Area for the City of Ottawa. Rather, the additional uses proposed for the Subject Site will support the needs of existing and future businesses in the business park by providing them with convenient access to a wider variety of food choice options without needing a car to drive to other locations to get food.
- 2) *In Urban Employment Areas, the Zoning By-Law will:*
 - e. **Permit a variety of ancillary uses**, such as recreational, health and fitness uses, child care, and service commercial uses (e.g. restaurant) **consisting of small occupancies** on individual pads, within a building containing a permitted use, in groups as part of a small plaza, or on small lots. The purpose of these complementary-type uses is to serve the employees of Urban Employment Areas. Ancillary uses are to be clearly incidental to the primary employment-generating uses listed in subsections a, b and c above, and will not be of a size or nature that draw clientele from beyond the local area. Ancillary uses consisting of a single occupancy on an individual pad shall be limited to 750 m² of gross floor area.
 - A variety of ancillary uses are permitted within Urban Employment Areas.

2.3 City of Ottawa Zoning By-Law 2008-250

The Subject Site is currently zoned under the *City of Ottawa's Zoning By-Law 2008-250* as IP6 as shown in **Figure 3**. The purpose of the IP – Business Park Industrial Zone is to:

1. *accommodate mixed office, office-type uses and low impact, light industrial uses in a business park setting, in accordance with the Enterprise Area designations of the Official Plan or, the Employment Area or the General Urban Area designation where applicable;*
2. *allow in certain Enterprise 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 Enterprise, Employment or General Urban Area, the general public in the immediate vicinity, and passing traffic;*
3. *prohibit retail uses in areas designated as Enterprise Area but allow limited sample and showroom space that is secondary and subordinate to the primary use of buildings for the manufacturing or warehousing of the product;*
4. *prohibit uses which are likely to generate noise, fumes, odours, or other similar obnoxious impacts, or are hazardous; and*
5. *provide development standards that would ensure compatibility between uses and would minimize the negative impact of the uses on adjacent non-industrial areas.*

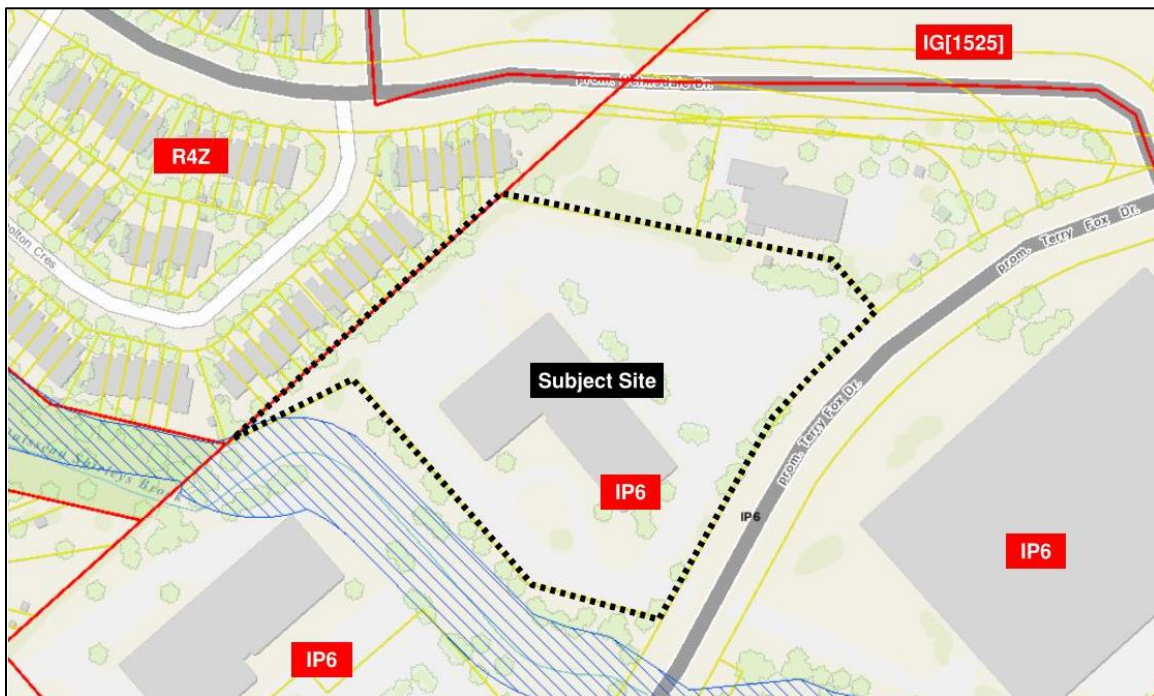


Figure 3: Existing zoning for the Subject Site and surrounding area.

Although the IP Zone permits a variety of ancillary uses such as restaurants, the IP6 Subzone specifically prohibits restaurant uses within this subzone as shown in **Figure 4**. Catering establishments are not identified as a permitted use or specifically prohibited within the IP Zone and IP6 Subzone. The proposed amendment requests that catering establishments and take-out

restaurants, specifically, be added as additional permitted uses. Fast-food and full-service restaurant uses are not proposed as additional uses as part of this Zoning By-law amendment.

IP6 Subzone – Kanata North Business Park	
6. In the IP6 Subzone:	
a. the following use is also permitted:	place of assembly
b. the following uses are prohibited:	animal care establishment
	animal hospital
	automobile dealership
	automobile rental establishment
	car wash
	convenience store
	drive-through facility
	gas bar
	hotel
	instructional facility, unless it is limited to computer training
	personal brewing facility (By-law 2019-41)
	personal service business
	restaurant

Figure 4: Excerpt of the permitted and prohibited uses in the IP6 Subzone.

As per Section 101 – Minimum Parking Space Rates of the *City of Ottawa's Zoning 2008-250* provisions, the proposed catering establishment and restaurant (take-out) requires a total of eight (8) parking spaces as shown in **Figure 5**. The parking required for the proposed catering establishment and restaurant uses is satisfied by the existing parking provided for the Subject Site.

Row	Land Use	Area X and Y on Schedule 1A	Area B on Schedule 1A	Area C on Schedule 1A	Area D on Schedule 1A
N21	Catering Establishment	0.4 per 100 m ² of gross floor area	0.8 per 100 m ² of gross floor area	0.8 per 100 m ² of gross floor area	0.8 per 100 m ² of gross floor area

Row	Land Use	Area X and Y on Schedule 1A	Area B on Schedule 1A	Area C on Schedule 1A	Area D on Schedule 1A
N77	Restaurant- Take Out	2.5 per 100 m ² of gross floor area	1.5 for first 50 m ² of gross floor area plus 5 per 100 m ² of gross floor area over 50 m ² of gross floor area	5 per 100 m ² of gross floor area	5 per 100 m ² of gross floor area

Figure 5: Excerpts from Section 101 – Minimum Parking Space Rates for the proposed added uses.

The current proposal to amend the zoning by-law provisions to permit catering establishments and restaurants (take-out) is compatible with the intent of the IP – Business Park Industrial. The proposed catering establishment and restaurant uses will be complementary to the existing land uses of the business park. The proposed amendment will allow for TimeSaver Foods to serve the businesses in the immediate area and surrounding community by providing them with a greater variety of food choices and options.

3.0 CONCLUSION

It is our assessment that the proposed *Zoning By-Law Amendment* is consistent with the *Provincial Policy Statement (PPS)*, conforms to the *City of Ottawa's Official Plan*, and generally complies with the provisions of the *Zoning By-Law 2008-250*.

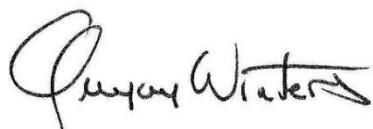
This Planning Rationale supports the proposed uses of a catering establishment and restaurant (take-out) for 350 Terry Fox Drive. The proposed uses are compatible with the existing and planned surrounding uses and will support the overall business park community. The proposed uses are an appropriate and desirable addition to the community and represents good planning.

Yours truly,

NOVATECH



Robert Tran, M.PL.
Planner, Planning & Development



Greg Winters, MCIP RPP
Senior Project Manager, Planning & Development

**Appendix A
350 Terry Fox Drive
Site Plan REV 9, Drawing A-1
Dated February 12, 1996
Prepared by Pye & Richards Architects Inc.**

