

Planning Justification
Minor Rezoning - 5100 Kanata Avenue

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Prepared for:

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1.0 Introduction

J.L. Richards & Associates Limited (JLR) has been retained by Urbandale Corporation to prepare a Planning Justification in support of a Minor Zoning By-Law Amendment application for the Kanata Lakes Plaza at 5100 Kanata Avenue in the Kanata Lakes Community.

The request is to permit an “animal care establishment” as a permitted / complimentary use at the subject property. The request is necessary to permit the leasing of one of the commercial units in an existing community commercial site. It was noticed during the review of a submitted application for a fit-up Building Permit that the proposed use is defined by the zoning by-law and not included in the current list of permitted uses in the subzone for this property.

This Rationale will outline the proposal and illustrate how the proposed minor rezoning is consistent with relevant Provincial, conforms to Municipal policy and maintains the intent of the Zoning By-law.

1.1 Context of the Site

The Subject Property is at the intersection of Kanata Avenue and Goulbourn Forced Road. The site has an existing commercial plaza that has been zoned for several years and where construction was begun in 2020. The property is opposite All Saints High School and immediately south of a Seniors retirement residence as shown on the Location Plan, Figure 1.



Figure 1 - Location Plan

The subject property was zoned for the development of the plaza in 2013. The application at that time had sought a Local Commercial Zone. During the finalization of that process there had been

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an agreement for a list of uses that had been applied by the City on other local commercial sites. The site was zoned as Local Commercial Subzone 7 (LC7).

The intent was to create a site that provided services for the local community.

The request for rezoning is to add a pet grooming use at the site which falls under the defined term “animal care establishment”, in our opinion a clearly local use that can be supported as it would not alter the parking requirements, is supported in terms of municipal services and is clearly a use that is designed to serve the local community.

2.0 Analysis of Additional Use

2.1 Provincial Policy Statement 2020 (PPS)

The PPS sets out matters of provincial interest. The Official Plan has been developed within the framework of these provincial interests. One of the key objectives of the Province is to see the establishment and the efficient use of settlement areas. The City has implemented this through the creation of the urban area and the development of designations within this context.

It is our opinion that this proposed minor rezoning is consistent with the PPS.

2.2 Official Plan, 2003

The Subject Property is designated as General Urban Area on Schedule B of the City of Ottawa's Official Plan (Figure 2). All lands adjacent to the Subject Site are similarly designated General Urban Area. There are no identified environmental constraints on Schedule K of the Official Plan that would impact the re-zoning.



Figure 2 - Official Plan 2003 - Schedule B

There are no applicable Secondary Plans, Policy Plans, or Community Design Plans applicable to the Subject Site. There was an historic plan for the Marchwood Lakeside Community of the City of Kanata that had identified this as a commercial site.

The General Urban Area designation permits:

“...the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses. This will facilitate the development of complete and sustainable communities.”

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It is our opinion that the addition of the use of an animal care establishment to allow for the creation of a pet grooming business fits clearly within the intent of the General Urban Designation.

2.3 Zoning By-law 2008-250

The Subject Site is currently zoned Local Commercial Zone subzone 7 (LC7) in the City of Ottawa Zoning By-law 2008-250 (Figure 4). The purpose of the LC – Local Commercial Zone is to:

1. allow a variety of small, locally-oriented convenience and service uses as well as residential uses in the General Urban Areas and in the Residential Character Areas of the Central Area designations of the Official Plan;
2. restrict the non-residential uses to individual occupancies or in groupings as part of a small plaza that would meet the needs of the surrounding residential areas;
3. provide an opportunity to accommodate residential or mixed uses development; and
4. impose development standards that will ensure that the size and scale of development are consistent with that of the surrounding residential area.

The current list of permitted uses in the LC7 zone are limited to:

artist studio
bank
bank machine
community health and resource centre
convenience store (By-law 2009-302)
day care
drive through facility
instructional facility (By-law 2017-302)
library
medical facility
municipal service centre
office
payday loan establishment (By-law 2017-302)
personal service business
post office
recreational and athletic facility
restaurant, full service
restaurant, take out
retail food store
retail store
urban agriculture, see Part 3, Section 82 (By-law 2017-148)

The standard LC zone has a different list of permitted uses which includes an Animal Care Establishment. The LC1, LC8 subzones also include this use. We also note that the LC2, LC3, and LC4 zones are all reserved for future use and have no list of permitted uses.

The reason for this use not being considered as a retail use is because of the inclusion of a specific definition that captures the use as follows:

Animal care establishment means an establishment for the caring, grooming and training of household pets, but does not include a kennel or an animal hospital. (établissement de soins des animaux)

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3.0 Conclusion

It is our opinion that this additional use clearly falls within the purpose of the LC and LC7 zones as described in the Purpose of the Zone description. This is a small area, it is oriented to local residents, causes no need for any changes to the development standards of the by-law.

JLR had prepared the initial Planning Rationale, in 2013, to support the request for rezoning. The types of uses that were envisioned at that time were a broad list of uses. When working with the City and our client it had been agreed that the LC7 was the normal zone being applied at that time. Neither JLR nor our client had identified this as a use that was of significance in 2013, thus we had not asked for its inclusion. With the development of the grooming industry as a service that is now commonly outside of veterinary clinics the inclusion at this time is appropriate.


We would recommend that the City adopt a rezoning to add to the list of permitted uses for this site to include an: Animal Care Establishment.

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