



AECOM



Urban Design Brief

106 Eagleson Rd, Kanata ON

Re: Proposed Site Control Application **PC2025-0099**

Prepared for **Site Plan** Control Submission by CTM Design Services Ltd.,
on behalf of AECOM and Shell Canada Products Ltd.
2025-08-29

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1. INTRODUCTION

CTM Design Services Ltd. (CTM) has prepared this Urban Design Brief in accordance with the City of Ottawa Terms of Reference. This development application is for a standard Site Plan Control Applications – Review. The existing site is located at 106 Eagleson Rd, Kanata, Ontario.

2. PROJECT DESCRIPTION

The existing kiosk and gas bar with canopy including the underground fuel tanks will be replaced with a one-storey 211m² Convenience Store (C-Store), new gas bar with 6 islands and 12 pumps. A canopy, new underground fuel tanks, two EV charging bays and site enhancements. The existing car wash will remain intact. The proposed scope of work includes:

- Removal / Demolition of Existing:
 - Gas Bar / Canopy
 - Kiosk
 - Site furnishings and surfaces
 - Underground fuel storage tanks, petroleum product piping / electrical systems
 - Utility service infrastructure.
- Proposed Construction of New:
 - Underground fuel storage tanks, petroleum product piping / electrical systems.
 - Utility service infrastructure
 - Including New water treatment measures
 - Site furnishings and surfaces
 - Including New pedestrian connections / accommodations.
 - Convenience Retail building
 - Gas Bar / Canopy
 - Including new store-front EV charger / bays

2.i Proposed Development / Project Statistics

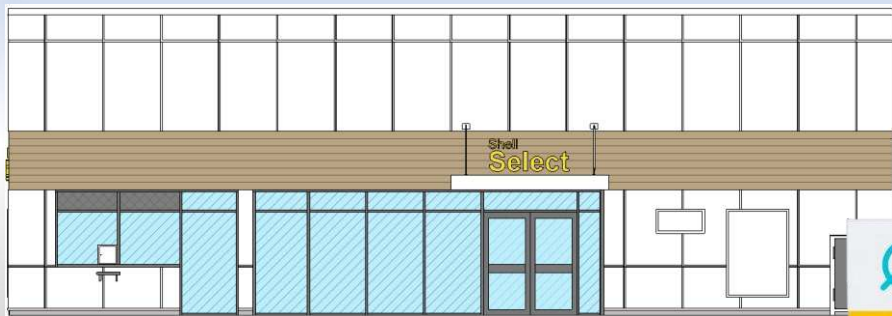
Knock-Down-Rebuild (KDR) – Update of existing uses / services (+)*

- 1) Removal of existing on-site building, structures, surfaces and services
- 2) Construction of new building, structures, surfaces and services*



Existing

Satellite and Street-View imagery: Google Maps, accessed on 2025-07-16. Streetview image dated Jun, 2023.

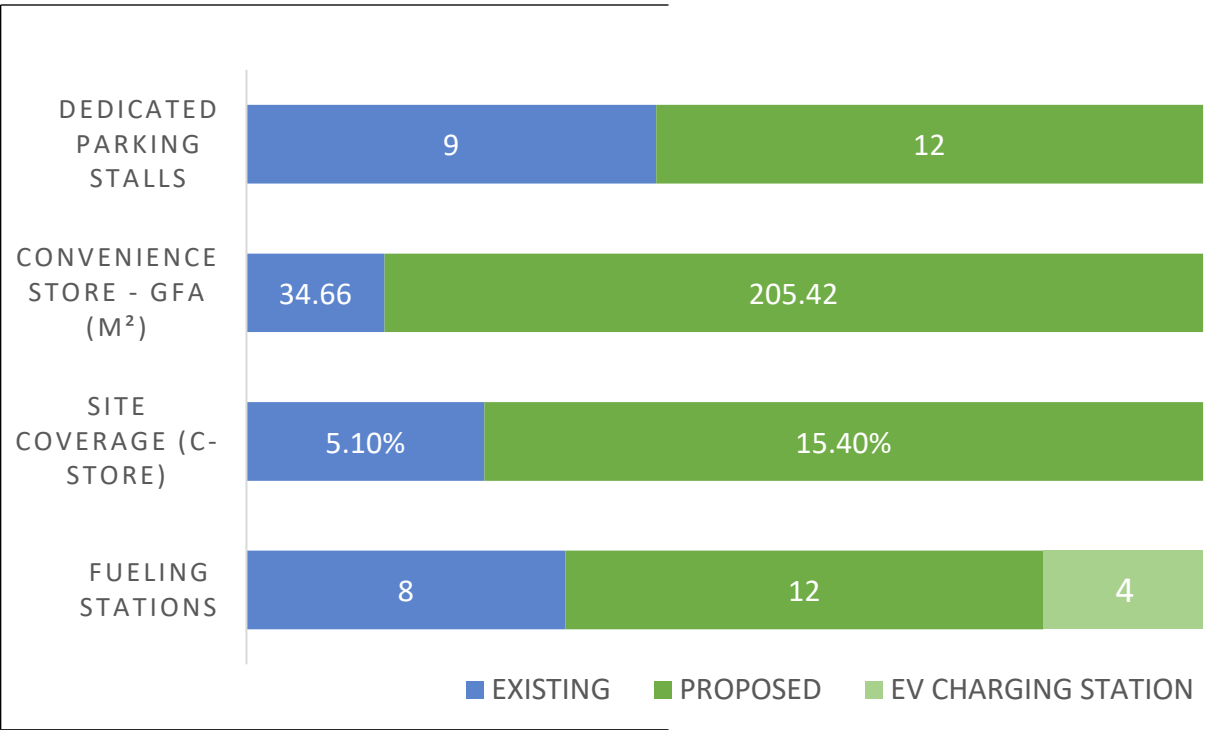


Depictions of proposed construction shown here for representative purposes only. Refer to drawings for actual proposal.



Proposed

Development Statistics



(7 Standard, 1 Barrier-Free, 4 EV Charging)

- Existing services maintained and modernized (convenience retail, fuel sales)
- *Introduction of new services (EV Charging, new / updated retail offerings, improved accessibility, etc.)

3.i Alignment With Design Policies

Official Plan

STRATEGIC DIRECTIONS ¹

Required	Proposed
(1) “more growth by intensification than by greenfield development”	Redevelopment of an existing site.
(2) “majority of trips in the city [...] made by sustainable transportation”	New EV support and improved pedestrian integration.
(3) “improve [...] sophistication in urban and community design”	Upgrade to integral services in the Outer Urban landscape.
(4) Embed environmental, climate and health resiliency and energy into the framework of our planning policies”	Sustainable addition to existing fuel offers (EV). Improved orientation to also support vehicle-less mobility.
(5) “ Embed economic development into the framework of our planning policies”	Modernization of an existing and locally-known business

CITY-WIDE POLICIES

Required	Proposed
MOBILITY “space- and cost- efficient modes of transportation to accommodate the projected population growth [...]” ²	New and improved transportation services at an existing mobility hub, in an area which is projected to grow.
URBAN DESIGN “Encourage innovative design practices and technologies in site planning and building design” ³	- New electric vehicle charging station.
WATER Develop and protect municipal water infrastructure ⁴ and resources ⁵ .	Proposed new on-site stormwater treatment, infrastructure and discharge to align with current industry standards and current municipal goals / requirements.

1. ‘Strategic Directions’ – City of Ottawa, Official Plan, Section 2 ‘Strategic Directions’ (p. 2-5)
2. City of Ottawa, Official Plan, Section 4 ‘City-Wide Policies’, Sec. 4.1 ‘Mobility’ (p.2)
3. Sec. 4.6.4 (p. 41-42)
4. Sec. 4.7 ‘Drinking Water, Wastewater and Stormwater Infrastructure (p.47)
5. Sec. 4.9 ‘Water Resources’ (59)



Source: Google Maps, Turned Biking Layer on to see Biking Trails and Bicycle Friendly Roads

3.ii Alignment With Design Policies

Kanata Town Centre Secondary Plan

“Provide opportunities and facilities that respond to the needs of a maturing City with a greater mix of ages, income and cultural backgrounds.”¹

“Encourage development that responds sensitively to the topography and other natural features of the site”²

“Create effective pedestrian linkages between activity centers, keeping walking distances reasonable”³

“Preservation of existing trees will be encouraged, where appropriate, to help retain this vegetation until replacement trees become established.”⁴

1. City of Ottawa, Official Plan, Volume 2A – Urban Secondary Plans, ‘Kanata Town Centre Secondary Plan’ 3.1 Goal: create a vibrant, attractive town centre
2. Sec.3.4 Goal: Integrate natural and built elements, p.3.
3. Sec.3.5 Goal: Develop the appropriate infrastructure to serve the Kanata Town Centre, p.4.
4. Sec. 8.6 Tree Management Plans (p.29)

Legend

Existing Zoning (By-law 2008-250)

Existing Zoning Overlays

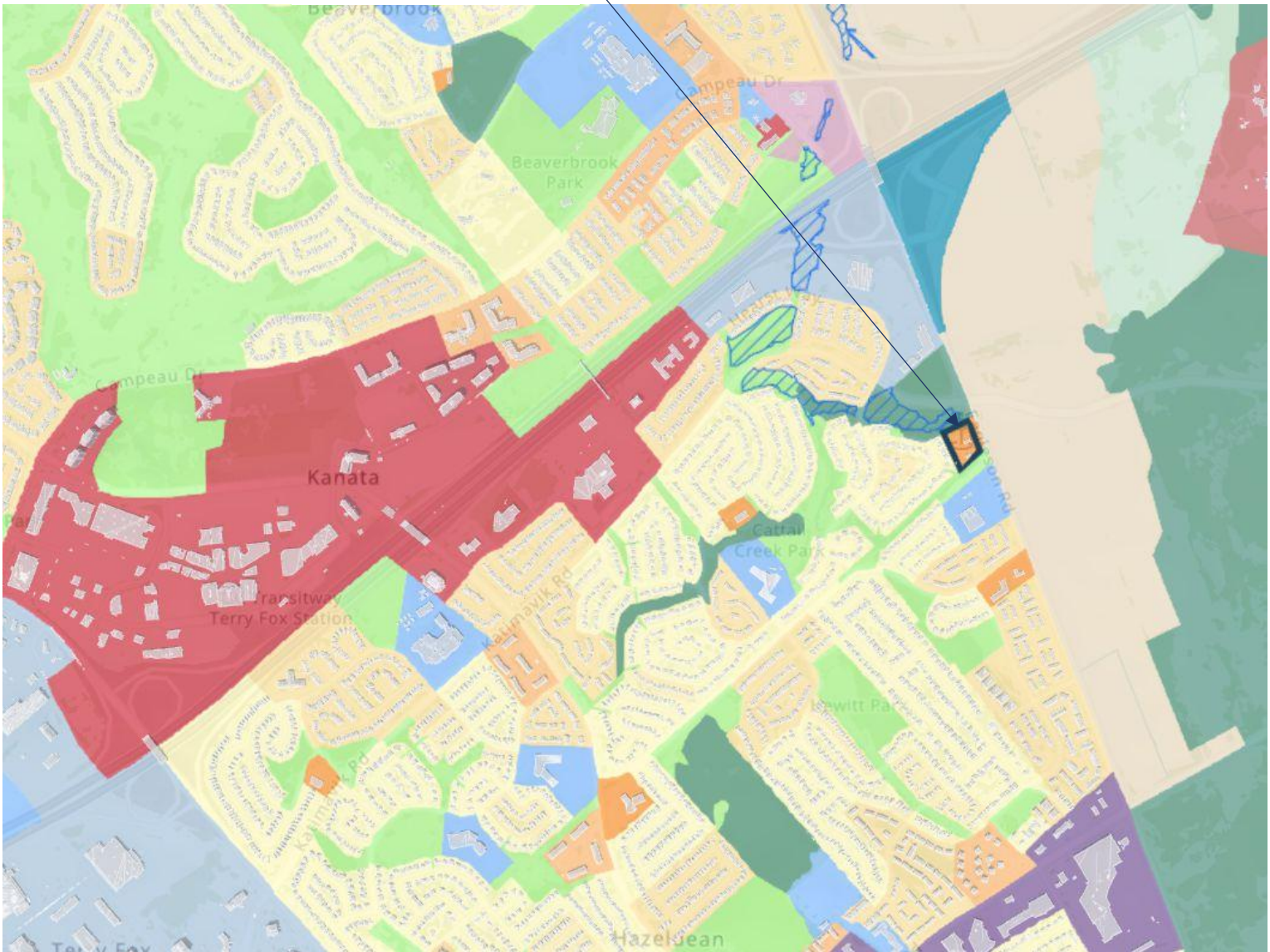
SUBTYPE

- Flood Plain Tax Deferral
- Flood Plain (Section 58)
- Flood Plain - Area-Specific Provisions (Section 58(4))
- Heritage (Section 60)
- Village Residential Enterprise (Section 128A)
- Mature Neighbourhoods Overlay

Existing Colour Zoning

- R1 - Residential Zones
- R2 - Residential Zones
- R3 - Residential Zones
- R4 - Residential Zones
- R5 - Residential Zones
- GM, LC - Mixed Use Commercial Zones I
- RM - Mobile Home Park Zone
- MC, MD, TD - Mixed Use Commercial Zones II
- AM, TM - Arterial & Traditional Mainstreet Zones
- IG, T1, T2 - Transportation Zones
- I1, I2 - Institutional Zones
- L1, L2, L3, O1 - Open Space and Leisure Zones
- V1, V2, V3 - Village Residential Zones
- VM - Village Mixed Use Zone
- RR - Rural Residential Zone
- DR - Development Reserve Zone
- AG - Agricultural Zone

- RU - Rural Countryside Zone
- RC - Rural Commercial Zone
- IH, IL, IP, RG, RH - Industrial Zones
- RI - Rural Institutional Zone
- ME - Mineral Extraction Zones
- MR - Mineral Aggregate Reserve Zone
- EP - Environmental Zones



3.iii Alignment With Design Policies

Urban Design Guidelines for Gas Stations

Objectives

“To promote compatible gas station development that improves its existing or planned context [...]
To create safe and controlled traffic circulation that balances the needs of vehicles and pedestrians.”

Improvement to existing gas station development.
Vehicle / Pedestrian circulation provided separately & safely

Guideline 2

“Locate building structures (such as [...] convenience stores [...]) close to the street to help define the street edge”

New proposed building location maximizes proximity / access to street

Guideline 7

“Provide an unobstructed [...] pedestrian walkway between the public sidewalk [...] and building entrances”

Provided with multiple connection points to municipal sidewalk

Guideline 10

“Locate required bicycle parking close to the building entrance in a manner that does not impede pedestrian movement”

Provided

Guideline 11

“Locate vehicular access points to the site as far away as possible from street intersections ”

Provided

Guideline 19

“Design the on-site circulation to facilitate unobstructed forward movement by tanker trucks and the safe unloading of fuels.
Provide adequate clearance for fuel delivery trucks under canopies.”

Provided. Product distribution network comments / approval incorporated into proposed design.

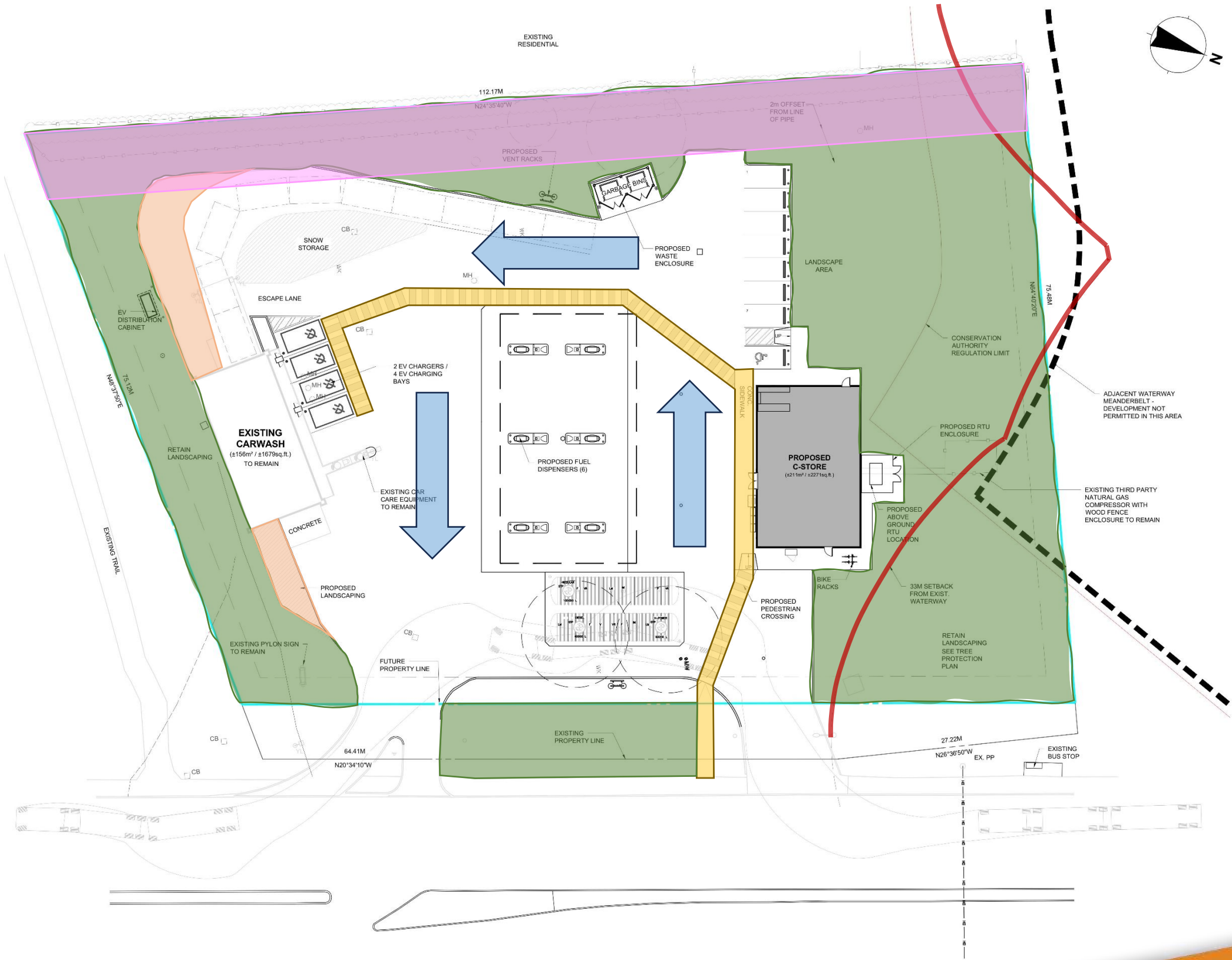
All - City of Ottawa, Urban Design Guidelines for Gas Stations

3.iv Response to Design Direction

Items identified in 'Feedback Form – Phase 1' ¹ from pre-consultation process:

- Pedestrian linkage to the convenience store from the existing pathway within Eagleson Road.
- Narrow drive aisles and reduce hard surface.
- Retention of mature landscaping.
- Additional tree planting and landscaping at the site.
- Minimum rear yard setback abutting a residential zone 7.5m.
- 30 meter setback from existing watercourse.

1. City of Ottawa, Pre-Consultation Feedback Form



4.i Subject Site

106 Eagleson Rd, Kanata, ON

> Existing Shell Gas Bar / Convenience Store

- $\pm 1796\text{m}^2$ (19,331sq.ft. / 0.444Ac)
- Zoned GM15 H(6)¹



Satellite and Street-View imagery:
Google Maps, accessed on 2025-07-26 Streetview images dated Jun, 2023.

- Along Eagleson Rd. near Katimavik Rd.
- In close proximity to medium / high residential and park space.



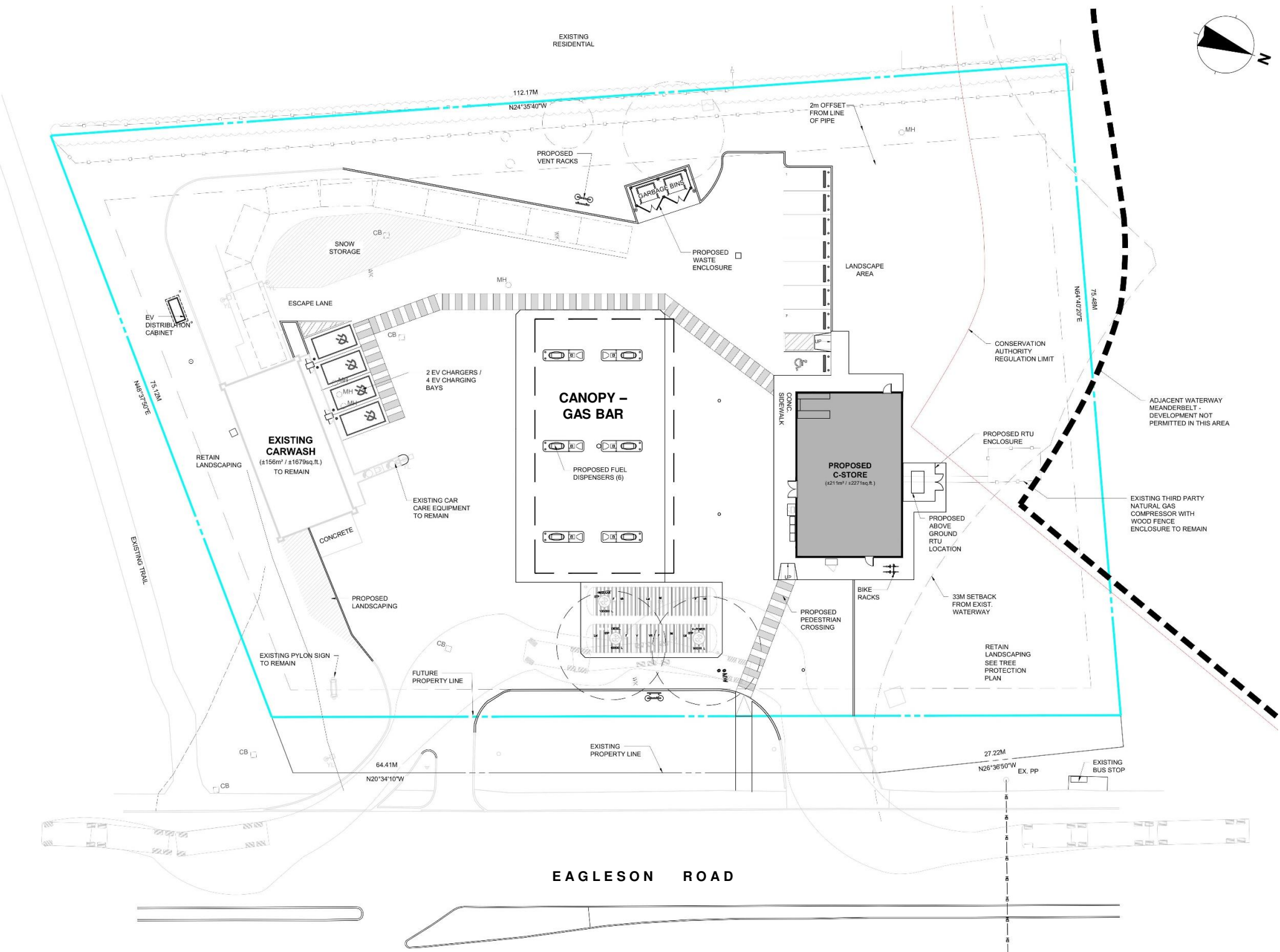
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5.i Proposed Site Plan

Proposed Site Layout



DETAILS OF DEVELOPMENT				
MUNICIPAL ADDRESS:		106 Eagleson Rd, Kanata, ON		
LEGAL ADDRESS:		Block "A" reg Plan 898		
ZONING		GM15 H(6) - General Mixed Use Zone		
PERMITTED USES		Gas Bar, Convenience Store and Restaurant		
DATA		REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA		NONE		+/- 8600m ²
MAXIMUM FLOOR SPACE INDEX		NONE	2 MIN.	+/- 0.106
MAX BUILDING HEIGHT		6 STOREY MAX	1 STOREY	1 STOREY
BUILDING SETBACKS	MIN. CORNER SIDE FRONT YARDS	3.0m	7.68m	15.33m
	MIN. INTERIOR SIDE / REAR YARDS	7.5m	39.15m	9.10m
REQUIRED PARKING		7 STALLS	9 STALLS	7 REGULAR STALLS 1 BF STALL 4 EV PARKING
LAND USE BYLAW SUMMARY: LOCATIONS IN SURROUNDING VICINITY				
NORTH - KATIMAVIK WOODLANDS				
SOUTH - PATHWAY / TRAIL				
EAST - GREEN AREA - WOODS				
WEST - RESIDENTIAL				

6. Sources Cited

City of Ottawa, *Feedback Form – Phase 1*. File No.:PC2025-0099. Dated on 04-24-2025

City of Ottawa, *Official Cycling Map Ottawa-Gatineau and the Outaouais Region*. As accessed via ottawa.ca on 2025-07-23.
https://documents.ottawa.ca/sites/documents/files/documents/cycling_map_en.pdf

City of Ottawa, *Official Plan*. As adopted by By-law 2021-386. Volume 1 - Sections 2 & 4, Volume 2A – (5). As accessed via ottawa.ca on 2025-07-23.
<https://ottawa.ca/en/planning-development-and-construction/official-plan-and-master-plans/official-plan#section-9190f110-4c31-467a-ba8c-927bb0a0a51d>

City of Ottawa, *Urban Design Guidelines for Gas Stations*. As approved by city Council – May, 2006. As accessed via ottawa.ca on 2025-07-22.
https://documents.Ottawa.ca/sites/default/files/urban_design_gas_stations_en.pdf

Kanata Town Centre Secondary Plan - Engage Ottawa
https://documents.ottawa.ca/sites/default/files/documents/kanataWestSecPlan_fr.pdf

Satellite and Streetview Imagery. *Google Maps*. As accessed on 2025-07-23.
https://www.google.com/maps/place/106+Eagleson+Rd,+Kanata,+ON+K2L+2P1,+Canada/@45.3134924,-75.8827818,660m/data=!3m1!1e3!4m15!1m8!3m7!1s0x4ccdffeb1d8c3cbb:0x41ece8fbe603a0c2!2s106+Eagleson+Rd,+Kanata,+ON+K2L+2P1,+Canada!3b1!8m2!3d45.3133439!4d-75.8826006!16s%2Fg%2F11crwt8cf4!3m5!1s0x4ccdffeb1d8c3cbb:0x41ece8fbe603a0c2!8m2!3d45.3133439!4d-75.8826006!16s%2Fg%2F11crwt8cf4!5m1!1e1?entry=ttu&g_ep=EgoyMDI1MDcyMC4wIKXMDSOASAFQAw%3D%3D

7. Signoff

Entity	Representative	Signature	Date
Shell Canada Products, Ltd.			
AECOM Canada Ltd.			
CTM Design Services, Ltd.			
City of Ottawa			