

Subject: Zoning By-law Amendment – Part of 570 March Road

File Number: ACS2023-PRE-EDP-0007

Report to Planning and Housing Committee on 27 February 2023

and Council 8 March 2023

Submitted on February 14, 2023 by David Wise, Acting Director, Economic Development and Long Range Planning, Planning, Real Estate and Economic Development

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Ward: Kanata North (4)

Objet : Modifications du Règlement de zonage – Partie du 570, chemin March

Dossier : ACS2023-PRE-EDP-0007

Rapport au Comité de la planification et du logement

le 27 février 2023

et au Conseil le 8 mars 2023

Soumis le 14 février 2023 par David Wise, Directeur par intérim, Développement économique et planification à long terme, Direction générale de la planification, des biens immobiliers et du développement économique

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Quartier : Kanata-Nord (4)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 570 March Road from Mixed-Use Centre Zone, Urban Exception 2816, Holding Provision (MC[2816]-h) to Mixed-Use Centre Zone, Urban Exception XXX1 (MC[XXX1]), as shown in Document 1, with an exception to prohibit 'Drive-through Facility', 'Principal Use Parking Lots', 'Service and Repair Shop', and Residential Uses as detailed in Document 2 as site-specific prohibited uses.
2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of March 8, 2023," subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de la planification et du logement recommande au Conseil d'approuver une modification du Règlement de zonage (n° 2008-250) visant à changer la désignation de zonage d'une partie du 570, chemin March, comme il est indiqué dans le document 1, de zone de centres d'utilisations polyvalentes, exception urbaine 2816, assortie d'une disposition d'aménagement différé (MC[2816]-h) à zone de centres d'utilisations polyvalentes, exception urbaine XXX1 (MC[XXX1]) interdisant à cet endroit les utilisations de « service au volant », de « parcs de stationnement » et d'« ateliers de service et de réparation » ainsi que des utilisations résidentielles, comme il est expliqué en détail dans le document 2.
2. Que le Comité de la planification et du logement approuve l'intégration de la section Détails de la consultation du rapport dans la « brève explication » du Résumé des mémoires déposés par écrit et de vive voix, à rédiger par le Bureau du greffier municipal et à soumettre au Conseil municipal dans le rapport intitulé « Résumé des mémoires déposés par écrit et de vive voix par le public sur les questions assujetties aux "explications obligatoires" de la *Loi sur l'aménagement du territoire* à la réunion du Conseil municipal prévue le 8 mars 2023 », sous réserve des mémoires qui seront déposés entre la

publication de ce rapport et la date à laquelle le Conseil municipal rendra sa décision.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

570 March Road

Owner

Nokia Canada Inc.

Applicant

Colliers Strategy & Consulting Group, (Attn: Aaron Clodd)

Description of site and surroundings

The subject lands are located south of Terry Fox Drive, between March Road to the west and Legget Drive to the east. To the north of the site across Terry Fox Drive is a one and two-storey commercial/office building, low-rise residential community, and a wooded area. To the east across Legget Drive are four office buildings and the Brookstreet Hotel. To the south of the site is a two-storey office and light industrial building. To the west of the site across March Road are a number of commercial and office buildings.

The subject site is currently developed with a mid-rise office complex occupied by Nokia Canada Inc. (Nokia) with a large area of surface parking. The site comprises of 10.57 hectares of land with approximately 610 metres of frontage along March Road, 300 metres of frontage along Terry Fox Drive, and 480 metres onto Legget Drive.

Summary of requested Zoning By-law amendment proposal

The Owner applied for an amendment to the Zoning By-law 2008-250 to facilitate the redevelopment of Nokia's mixed-use office and laboratory campus at the southern end of the site. The proposed mixed-use development aligns with the policies of the City's Official Plan. The current concept plan for Nokia's mixed-use office and laboratory

campus shows an office building with a low-rise base with retail and a podium-top amenity area for occupants of the building, with a 10-storey tower extending above. The plan also includes a pedestrian oriented street (signature urban plaza) that connects to the proposed mixed-use development to the north.

The subject site is located within the City's Suburban Transect as outlined on Schedule A – Transect Policy Areas of the Official Plan, is designated Kanata North Economic District on Schedule B5 – Suburban (West) Transect of the Official Plan (the Plan) and is along the March Road Mainstreet Corridor. The Kanata North Economic District is one of two Special Economic Districts identified in the Plan and is intended to support the City's economic development and growth. The site is currently zoned as Mixed-Use Centre Zone, Urban Exception 2816, Holding Provision (MC[2816]-h).

The Zoning By-law amendment seeks to rezone 4.56 hectares of the land from Mixed-Use Centre Zone, Urban Exception 2816, Holding Provision (MC[2816]-h) to Mixed-Use Centre Zone, Urban Exception XXX1 (MC[XXX1]) with an exception to prohibit 'Drive-through Facility', 'Principal Use Parking Lots', 'Service and Repair Shop', and Residential Uses as detailed in Document 2 as site-specific prohibited uses. The amendment also seeks to add site-specific performance standards to the lands.

Brief history of proposal

On August 31, 2022, City Council approved an Official Plan Amendment (D01-01-22-0006) and site-specific Zoning By-law Amendment (D02-02-22-0034) to rezone the site in order to permit the redevelopment of the site, which includes the relocation of Nokia Canada's offices and labs to the southern end of the site. The Zoning By-law Amendment is in full force and effect.

On January 11, 2023, the Committee of Adjustment provisionally approved the severance (D08-01-22/B-00352, B-00353, B-00354) of the site which allowed for the subdivision of the site into three separate parcels of land for a phased development. The first phase of development will include the construction of Nokia's mixed-use office and laboratory campus.

With the severance of the site being approved, and the delineation between future development parcels defined, Nokia is now proposing to rezone part of the site, which will be developed for a mixed-use office, retail and laboratory campus, and remove residential uses. The rest of the site will continue to be developed as initially proposed in the previous Official Plan and Zoning By-law amendment applications.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. No concerns were identified.

Official Plan designation(s)

The subject site is designated as a Special Economic District and is intended to support the City's economic development and growth. Section 6.6 states that Special Districts are parts of the city that are important internationally, nationally and to the metropolitan area. They define the image of the city through their cultural heritage value, architecture, public realm, their roles as tourism attractions and/or as major economic generators. They are distinct areas that transcend the role and function of Hubs, Corridors and Neighbourhoods, and warrant unique planning approaches.

The subject site is designated Kanata North Economic District on Schedule B5 – Suburban (West) Transect of the new Official Plan. Section 6.6.3.2 (Kanata North Economic District) states that Kanata North Economic District is a globally significant technology innovation cluster and a major contributor to Canada and Ottawa's respective economies, as it represents Canada's largest research and innovation cluster. Kanata North has sustained growth since its inception, but in order to maintain its competitiveness, a number of planning-related challenges require solutions. Enhancing mobility options, mixed-use development and urban design will contribute to the quality of life for those who live, work, learn and play in Kanata North and boost its ability to compete for talent.

The intent of this designation is to permit a wide range of uses within the district. These include residential, employment, commercial and institutional land uses. In order to create a critical mass to support mixed uses, the highest densities shall be focused on two emerging activity centres located generally within 600 metres of the planned Transitway stations located at Terry Fox Drive and Station Road. The objective is to add up to two thousand dwelling units within a 600 metres radius walking distance of these stations. The planned function of the activity centres is to concentrate a diversity of uses, a higher density of development and a greater degree of mixed uses near rapid transit. The goal of encouraging these complete communities is to invite residents of all income levels, to have places to live, work, learn and play and to access daily needs without a car.

Schedule C1 – Protected Major Transit Station Areas and Schedule C2 – Transit Network Ultimate identifies March Road as a Transitway with planned Bus Rapid Transit (BRT) stations located at Terry Fox Drive and Station Road.

Schedule C3 – Active Transportation Network shows Major Pathways along Terry Fox Drive, to the west of March Road.

Schedule C4 – Urban Road Network designates March Road as an existing Arterial Road, Terry Fox Drive as an existing Arterial Road (west of March Road) and an existing Major Collector (east of March Road), and Legget Drive as an existing Collector Road.

Schedule C7-A - Design Priority Areas – Urban identifies the site as a Design Priority Area.

Planning rationale

In considering the proposed Zoning By-law amendment, the key policy considerations are found within Volume 1 of the Official Plan.

Section 6.6.3.2 of the Official Plan provides direction on development within Kanata North Economic District. Its designation as a Special District will provide opportunity, through land use planning, to maintain the district as an economic generator. Development should be focused on enhancing mobility options, mixed-use development and urban design that will contribute to the quality of life for those who live, work, learn and play in Kanata North and boost its ability to compete for talent. The proposed development aligns with the objectives of the Official Plan by:

- a) Contributing to the transformation of the district from a car-oriented business park to a mixed-use innovation district with a broad range of uses focused around sustainable modes of transportation;
- b) Creating a critical mass to support mixed-uses by proposing a high-density of development within one of two emerging activity centres, located generally within 600 metres of the planned transitway stations located at Terry Fox Drive;
- c) Proposing a wide range of uses including residential, employment, commercial and institutional land uses; and
- d) Creating a finer grid block pattern and increase intersection density by breaking up a very large, impenetrable block with a network of private streets and pedestrian routes.

Section 6.6.3.2.4 of the Official Plan provides direction on the planned function of the activity centres, which is to concentrate a diversity of uses, a higher density of development and a greater degree of mixed uses near rapid transit. The goal of encouraging these complete communities is to invite residents of all income levels, to have places to live, work, learn and play and to access daily needs without a car. Each of the activity centres should include a signature urban plaza which may be a privately-owned public space and will be framed by buildings with additional at grade private spaces for cafés, restaurants and other arts, entertainment and makerspaces. The proposed development responds to this by including a proposed pedestrian oriented street that will link March Road and Legget Drive and will also connect the office and laboratory campus to the proposed mixed-use (residential and retail) development to the north of the site.

Future Development Applications

Although no concurrent applications have been submitted, more detail on site and building design and on the operations of a specific land use will be available through future development applications under the *Planning Act*.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

RURAL IMPLICATIONS

There are no rural implications associated with this application.

COMMENTS BY THE WARD COUNCILLOR

Councillor Curry is supportive of the application. Councillor Curry had the following comments:

“The community is excited to see the “live” part of the “Live, Work, Play, Learn” mantra of the Kanata North Tech Park come to fruition. The change in zoning to Mixed Use Centre to suit the conceptually proposed buildings makes sense for the long-term vision of the Kanata North Tech Park and the current large parcel of land. This development, as an entrance and significant corner of the Kanata North Tech Park, will begin the positive transformation of the entire park as a place to live, work, play and learn.”

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the recommendations contained within this report

RISK MANAGEMENT IMPLICATIONS

There are no risks associated with this application.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this application.

ECONOMIC IMPLICATIONS

The proposed development has been identified as a High Economic Impact Project (HIEP) as it is a significant development initiative that support the economic development strategy and city building priorities. The proposal has both direct and indirect economic impacts to the city. These include:

- Delivering a significant number of construction jobs (approximately 3,800 job years of construction) and full-time permanent jobs (approximately 2,500 research and development focused jobs) and contributing to Ottawa's overall economic growth;
- Being of a significant scope (total project investment in excess of \$1 billion); and
- Being in alignment with the City's Economic Development priorities of Knowledge-Based Industries and Urban Services.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-23-0006) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

CONCLUSION

The Zoning By-law amendment requested by the Nokia Canada Inc. for the lands shown in Document 1 support the City's goals for building livable communities, intensification, redevelopment of brownfields and efficient development of serviced, underutilized lands located within settlement areas. The amendments would facilitate the redevelopment of the site from a car-oriented business park to a mixed-use innovation district. The proposal represents good planning, and the Planning, Real Estate and Economic Development Department recommends that the proposed amendments to Volume 1 of the Official Plan and to Zoning By law 2008-250 be approved.

DISPOSITION

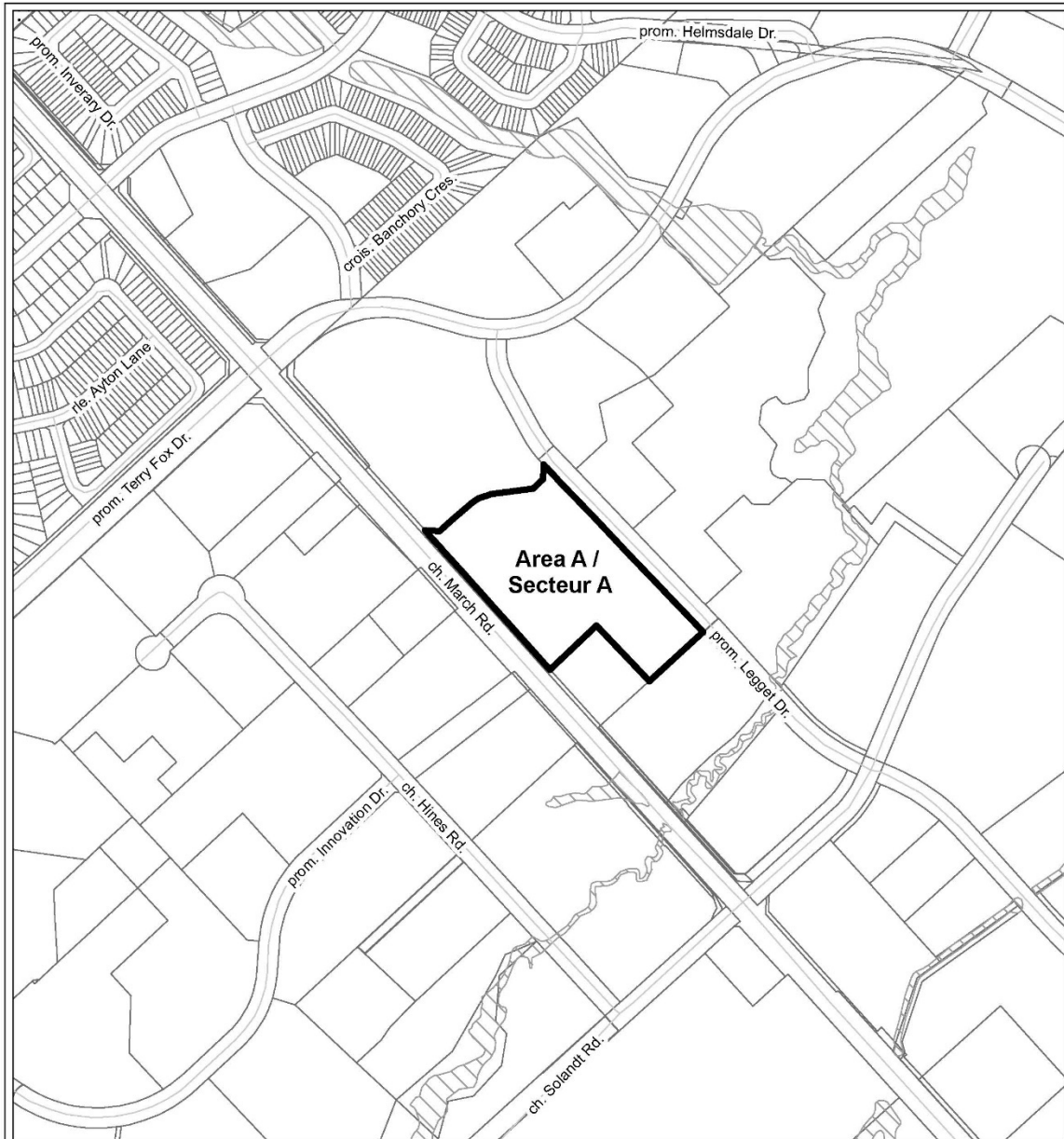
Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.


Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
570 chemin March Road		[Black outline box] Area A to be rezoned from MC[2816]-h to MC[XXX1] Le zonage du secteur A sera modifié de MC[2816]-h à MC[XXX1]	
D02-02-23-0006	23-0100-X		
I:\CO\2023\Zoning\March_570		[Hatched box] Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	
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REVISION / RÉVISION - 2023 / 01 / 27			

Document 2 – Details of Recommended Zoning

The proposed changes to Zoning By-law 2008-250 for 570 March Road are as follows:

1. Rezone the lands as shown in Document 1, as follows:
 - a. Area A from MC[2816]-h to MC[xxx1]
2. Add a new exception [xxx1] to Section 239, Urban Exceptions, to add provisions similar in effect to the following:
 - a. In Column II, Applicable Zoning, add the text, “MC[xxx1]”
 - b. In Column IV, Exception Provisions – Land Uses Prohibited, add the following text:
 - i. Drive-through Facility
 - ii. Principal use Parking Lots
 - iii. Service and Repair Shop
 - iv. Apartment Dwelling, low rise
 - v. Apartment Dwelling, mid rise
 - vi. apartment Dwelling, high rise
 - vii. Diplomatic Mission
 - viii. Dwelling Units
 - ix. Group Home
 - x. Planned Unit Development
 - xi. Residential Care Facility
 - xii. Retirement Home
 - xiii. Retirement Home, converted
 - xiv. Rooming House
 - xv. Shelter
 - xvi. Stacked Dwelling

- xvii. Townhouse Dwelling
- c. In Column V, Exception Provisions – Provisions, add the following text:
- i. Minimum building height: 4 storeys and 14 metres
 - ii. Maximum building height: 30 storeys and 94 metres
 - iii. Minimum building height does not apply to above grade parking structures.
 - iv. No parking is required
 - v. For the purpose of the below provisions, a tower is defined as the portion of the building above the podium.
 - vi. Minimum separation between two towers 32 metres in height or greater: 25 m.
 - vii. Buildings on lots that share a lot line with Legget Drive or an internal private street shall have a maximum podium height of 4 storeys and 14 m.
 - viii. Towers are required to have a step back from the podium of the building:
 - a. For a building abutting privately owned public space, Legget Drive, or a public park, minimum step back required, including balconies: 3 metres; and
 - b. In all other cases, minimum step back required, including balconies: 1.5 metres.
 - ix. Notwithstanding Section 65 for permitted projections, balconies are not permitted to project beyond the front wall of the podium.