

6. Zoning By-law Amendment - 555, 591, 595, and 603 March Road

Modification du Règlement de zonage - 555, 591, 595 et 603, chemin March

**Committee recommendation(s), as amended**

That Council approve an amendment to Zoning By-law 2008-250 for 555, 591, 595, and 603 March Road, as shown in Document 1, to rezone the lands from various industrial zones to General Mixed Use Zone with a site-specific exception and schedule and a holding provision (GM[XXXX] SYYY-h), as detailed in Documents 2, revised, and 3, to permit a high-rise mixed-use development.

**Recommandation(s) du Comité, telle que modifiée**

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant les 555, 591, 595 et 603, chemin March, des biens-fonds illustrés dans le document 1, en vue d'attribuer à ces terrains de diverses désignations industrielles une désignation de Zone d'utilisations polyvalentes générale, assortie d'une exception et d'une annexe propres à l'emplacement ainsi que d'une disposition d'aménagement différé (GM[XXXX] SYYY-h), comme l'exposent en détail les documents 2, tel que révisé et 3, et ainsi permettre la réalisation d'un aménagement polyvalent de grande hauteur.

**Documentation/Documentation**

- 1 Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated September 8, 2023 (ACS-2023-PRE-PS-0111)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 8 septembre 2023 (ACS-2023-PRE-PS-0111)

- 2 Extract of draft Minutes, Planning and Housing Committee, September 20, 2023

**Planning and Housing  
Committee  
Report 15  
September 27, 2023**

**2**

**Comité de de la planification et  
du logement  
Rapport 15  
Le 27 septembre 2023**

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 20 septembre 2023

**Planning and Housing  
Committee  
Report 15  
September 27, 2023**

**3**

**Comité de de la planification et  
du logement  
Rapport 15  
Le 27 septembre 2023**

**Extract of Minutes 15  
Planning and Housing Committee  
September 20, 2023**

**Extrait du procès-verbal 15  
Comité de la planification et du logement  
Le 20 septembre 2023**

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Zoning By-law Amendment - 555, 591, 595, and 603 March Road

File No. ACS-2023-PRE-PS-0111- Kanata North (4)

The Applicants, as represented James Ireland and Greg Winters, Novatech were present in support, and available to answer questions. The Applicants advised that they did not need to address the Committee if the item carried.

Members received the following written submissions, held on file with the City Clerk:

- Email dated September 10, 2023 from Travis Smyth
- Email dated September 14, 2023 from Cliff Wardle
- Email dated September 19, 2023 from Bob Blier

The Committee carried the report recommendations as amended by the following:

**Report recommendations**

- 1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 555, 591, 595, and 603 March Road, as shown in Document 1, to rezone the lands from various industrial zones to General Mixed Use Zone with a site-specific exception and schedule and a holding provision (GM[XXXX] SYYY-h), as detailed in Documents 2 and 3, to permit a high-rise mixed-use development.**
- 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 September 27, 2023” subject to submissions received between the publication of this report and the time of Council’s decision.

Carried as amended

**Amendment:**

**Motion No. PHC 2023 - 15/01**

Moved by C. Curry

**WHEREAS** report ACS2023-PRE-PS-0111 seeks approval of an amendment to Zoning By-law 2008-250 for 555, 591, 595 and 603 March Road, to permit high-rise mixed-use development; and

**WHEREAS** the Official Plan states that high-rise buildings should be composed of a well-defined base, middle and top, with tower floorplate sizes generally limited to 750 square metres for residential buildings and that larger floorplates may be permitted with increased separation distances; and

**WHEREAS** ACS2023-PRE-EDP-0043, the Omnibus Official Plan Amendment 1 report, was adopted by Council on September 13, 2023; and

**WHEREAS** this report added the following text to the Official Plan: “ ‘Generally’ is used in this Plan to indicate the most common or typical instances, or to suggest a trend. It does not apply to every single instance. The term conveys the idea that a particular parameter will typically be met, while acknowledging that deviations may occur, and these deviations might substantively differ from the norm due to historic development or extraordinary conditions.”; and

**WHEREAS** the unique conditions of the proposed development include opportunities for several high-rise buildings over a projected 15-year timeframe for construction; and

**WHEREAS flexibility is required by the developer to develop and meet goals for sustainable building technology; and**

**WHEREAS a technical amendment to Document 2 of the report will reduce administrative burden and bring added flexibility for the developer.**

**THEREFORE BE IT RESOLVED THAT Document 2 – Details of Recommended Zoning within report ACS2023-PRE-PS-0111 be amended by:**

- **Deleting 5 vi. Maximum tower floor plate: 750 square metres; and**
- **Adding the following to the holding provision as 5 xxvi:  
“Where one or more high-rise buildings with floorplates larger than 750m<sup>2</sup> are proposed, the applicant will provide a demonstration plan with supporting studies for the entire area of the exception, illustrating that there are no undue adverse impacts of a larger tower floorplate on the public realm, to the satisfaction of the General Manager of the Planning, Real Estate, and Economic Development Department.**

**AND BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the *Planning Act*, no further notice be given.**

**Carried**

**Amendment:**

**Motion No. PHC 2023 - 15/02**

Moved by C. Curry

**WHEREAS report ACS2023-PRE-PS-0111 seeks approval of an amendment to Zoning By-law 2008-250 for 555, 591, 595 and 603 March Road, to permit high-rise mixed-use development; and**

**WHEREAS a rounding error was made in the calculation of the Floor Space Index figures; and**

**WHEREAS**, as a result, a technical amendment is required to correct the errors in Document 2 of the report.

**THEREFORE BE IT RESOLVED THAT** with respect to report ACS2023-PRE-PS-0111, Document 2 – Details of Recommended Zoning, be amended by:

- Amending 5.ii to read “In Area A of Schedule SYYY, maximum floor space index: 2.6” and
- Amending 5.iii to read “In Area B of Schedule SYYY, maximum floor space index: 3.1”

**AND BE IT FURTHER RESOLVED** that pursuant to subsection 34(17) of the *Planning Act*, no further notice be given.

**Carried**