

**Subject: Request for Development Charge Credit Transfer - Nokia Canada Inc.**

**File Number: ACS2023-PRE-EDP-0028**

**Report to Planning and Housing Committee on 21 June 2023**

**and Council 28 June 2023**

**Submitted on June 9, 2023 by David Wise, Director, Economic Development and  
Long Range Planning, Planning, Real Estate and Economic Development  
Department**

**Contact Person: Krishon Walker, Planner II, Economic Development Services**

**613-580-2424, 24161, [Krishon.Walker@ottawa.ca](mailto:Krishon.Walker@ottawa.ca)**

**Ward: Kanata North (4)**

**Objet : Demande de transfert du crédit sur les redevances d'aménagement –  
Nokia Canada Inc.**

**Dossier : ACS2023-PRE-EDP-0028**

**Rapport au Comité de l'urbanisme et du logement**

**le 21 juin 2023**

**et au Conseil le 28 juin 2023**

**Soumis le 9 juin 2023 par David Wise, Directeur, Développement économique et  
planification à long terme, Services de la planification, des biens immobiliers et  
du développement économique**

**Personne ressource : Krishon Walker, Urbaniste II, Services de développement  
économique**

**613-580-2424, 24161, [Krishon.Walker@ottawa.ca](mailto:Krishon.Walker@ottawa.ca)**

**Quartier : Kanata Nord (4)**

**REPORT RECOMMENDATION(S)**

**That Planning and Housing Committee recommend Council approve a development charge credit transfer between two adjoining properties for the demolition of an existing building at 600 March Road and the construction of a replacement building at 540 March Road.**

**RECOMMANDATION(S) DU RAPPORT**

**Que le Comité de la planification et du logement recommande au Conseil d'approuver le transfert du crédit sur les redevances d'aménagement d'une propriété à la propriété adjacente pour la démolition d'un bâtiment existant au 600, chemin March et la construction d'un bâtiment qui le remplacera au 540, chemin March.**

**BACKGROUND**

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 severed parcel (Area A on the attached Document 1 - Location Map) is intended to be developed in the future for residential and commercial purposes. The second severed parcel (Area B on the attached Document 1 - Location Map) is intended to be developed for Nokia's new mixed-use office and laboratory campus. Construction is anticipated to begin by Q4 2023. There are no immediate plans to develop the retained lands in the southwest corner.

With the severance of the site being approved, and the delineation between future development parcels defined, Nokia sought an additional site-specific Zoning By-law Amendment (D02-02-23-0007) to rezone part of the site, which will be developed as a mixed-use office, retail and laboratory campus, to remove residential uses. City Council approved that rezoning on March 8, 2023, and the Zoning By-law Amendment is in full force and effect.

## **DISCUSSION**

The City's Development Charges (DC) By-law 2019-156 include provisions which provides a credit or a reduction in the growth-related fees payable for non-residential development if the subject development involves the conversion of existing floor space from one use to another, or if an existing building on site is being demolished. This practice is intended to recognize that servicing capacity is freed up when an existing building is demolished or converted, and that the replacement development will absorb this released capacity as opposed to creating new demand. The value of the demolition credit is based on the rate in effect in the active DC by-law with the overall development charge reduction not exceeding the amount notionally payable by the space being replaced.

It is the City's practice, however, to provide a demolition credit in the amount of the theoretical charge payable for the specific building that has been demolished with the redevelopment credits remaining with the property. These redevelopment credits would, therefore, not be transferable to another parcel of land. In this case the City is proposing that the credits do not remain with the specific parcel (*Area A*) but that it be transferred to the adjoining lands (*Area B*). This transfer of credits will still ensure that any servicing capacity released, produces a compensating net servicing benefit to the City, which would not already be absorbed by other developments outside of this general location. This credit would then apply against the growth-related fees that are payable based on the new replacement building.

Any development charges or growth-related fees owing, in excess of the demolition credits, will be collected at the time of building permit issuance. Further, the doner parcel (*Area A*) will not be eligible for any additional demolition credits when that site is redeveloped. The property owner is aware of this and is responsible for advising any future purchaser.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications associated with the report recommendation.

## **LEGAL IMPLICATIONS**

There are no legal impediments to the adoption of the recommendation in the report.

## **COMMENTS BY THE WARD COUNCILLOR(S)**

The Councillor is aware of application related to this report.

## **CONSULTATION**

The development charge credit transfer is an internal matter and there is no requirement for public consultation to take place.

## **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications associated with the recommendations in this report.

## **ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with this application.

## **ECONOMIC IMPLICATIONS**

The proposed redevelopment has been identified as a High Economic Impact Project (HEIP) 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.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risks associated with this application.

## **RURAL IMPLICATIONS**

There are no rural implications associated with this application.

## **SUPPORTING DOCUMENTATION**

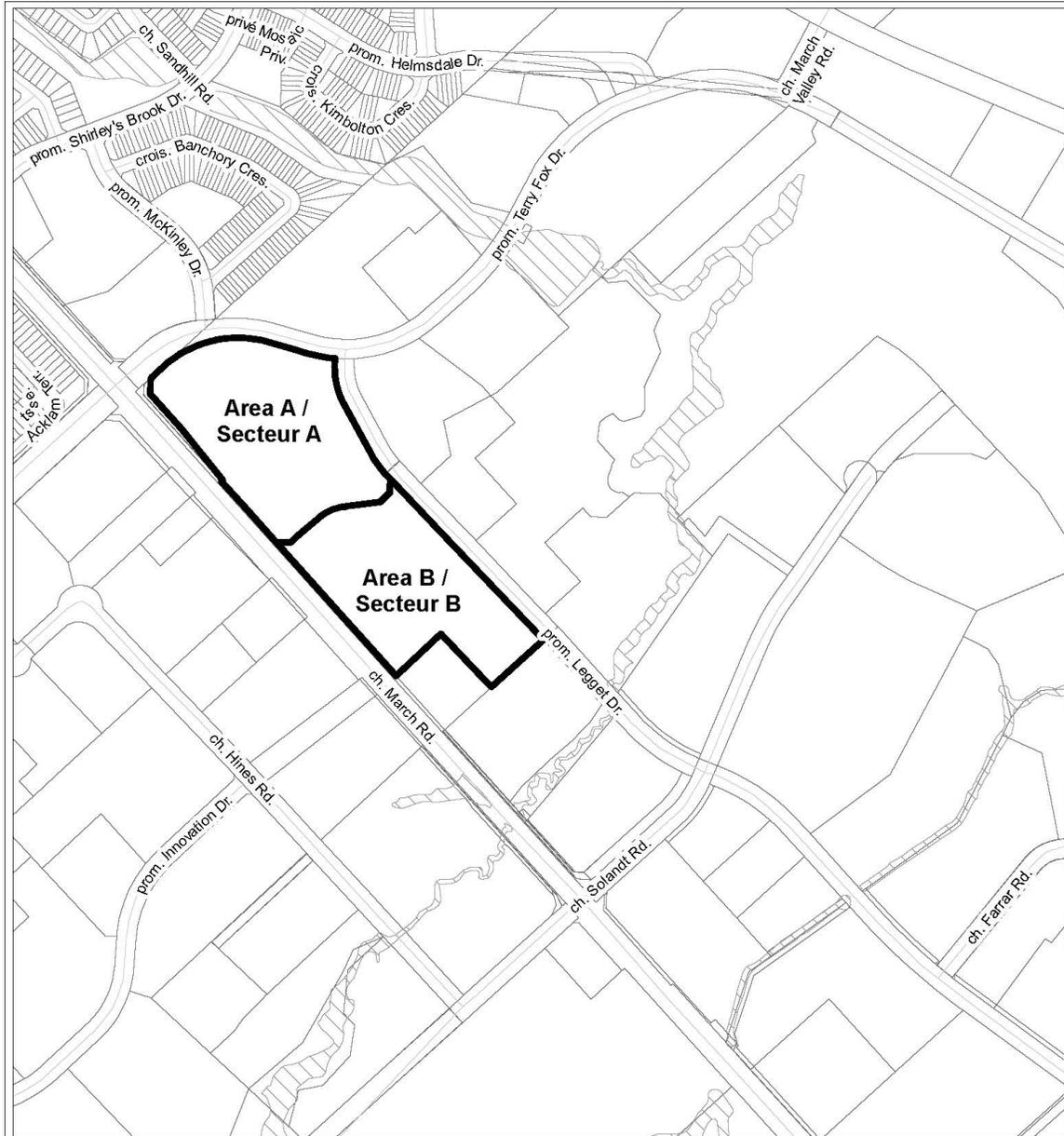
Document 1 Location Map

## **DISPOSITION**

Office of the City Clerk, Council and Committee Services to notify the owner of City Council's decision.

Legal Services, City Manager's Office to forward the implementing bylaw to City Council.

Document 1 - Location Map



	<p>LOCATION MAP / PLAN DE LOCALISATION</p>
<p>23-0351-D</p>	<p><b>540, 600 ch. March Road</b></p>
<p>I:\CO\2023\Location\March_600_540</p>	<p> Areas A / Secteur A – 600 ch. March Road – Location of existing building to be demolished / Emplacement des bâtiments existants à démolir</p>
<p><small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small></p>	<p>Area B / Secteur B – 540 ch. March Road – Location of replacement building to be constructed / Emplacement des bâtiments de remplacement à construire</p>
<p><small>©Les données de parcelles appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE</small></p>	<p> Existing Flood Plain (Section 58) / Plaine inondable (Article 58)</p>
<p>REVISION / RÉVISION - 2023 / 04 / 24</p>	