

Subject: Zoning By-law Amendment – 535 Legget Drive

File Number: ACS2025-PDB-PSX-0045

Report to Planning and Housing Committee on 21 May 2025

and Council 28 May 2025

**Submitted on May 15, 2025 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

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Ward: Kanata North (4)

Objet : Modification du Règlement de zonage – 535, promenade Legget

Dossier : ACS2025-PDB-PSX-0045

Rapport au Comité de la planification et du logement le 21 mai 2025

et au Conseil le 28 mai 2025

**Soumis le 15 mai 2025 par Derrick Moodie, Directeur, Services de la planification,
Direction générale des services de la planification, de l'aménagement et du
bâtiment**

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Quartier : Kanata-Nord (4)

REPORT RECOMMENDATIONS

That Planning and Housing Committee

1. Recommend Council approve an amendment to Zoning By-law 2008-250 for 535 Legget Drive, as shown in Document 1, to permit the conversion of the existing 11-storey office building into a mixed-use building with ground floor office space, as detailed in Document 2.
2. 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 May 28, 2025," subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATIONS DU RAPPORT

Que le Comité de la planification et du logement :

1. Recommande au Conseil d'approuver une modification du *Règlement de zonage* n° 2008-250 pour la propriété située au 535, promenade Legget, comme le montre le document 1, en vue de permettre la transformation de l'immeuble de bureaux de 11 étages existant en bâtiment polyvalent comprenant un espace de bureaux au rez-de-chaussée, comme l'explique en détail le document 2.
2. Donne son approbation afin que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffe municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux "exigences d'explication" aux termes de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 28 mai 2025 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil 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

535 Legget Drive

Owner

Wesley Clover International

Applicant

Jeffrey Kelly, Novatech

Architect

Neuf Architect(e)s

Description of site and surroundings

The subject lands are located on the east side of Legget Drive, between Terry Fox Drive and Solandt Road, in the Kanata Research Park. The subject property, 535 Legget Drive, is located on the east side of Legget Drive and has an area of approximately 7,936 square metres. The subject site is currently occupied by an 11-storey office building and associated surface parking. Vehicular access to the surface parking area is through the abutting sites, 525 and 555 Legget Drive. Surrounding uses are generally business park industrial and office uses. Immediately abutting the site is the Brookstreet Hotel and associated parking structure to the east; and the Nokia campus including office buildings and surface parking across Legget Drive to the west.

Summary of proposed development

The development proposal involves converting the existing office building into a mixed use building with 115 residential units and 400 square metres of office space on the ground floor, including a new residential entry at the southwest corner, recladding, and the addition of juliet balconies. A communal amenity area will be provided on the ground floor, and a new connection to the Brookstreet Hotel will be available to residents for access to restaurants, spa, golf course, and meeting and event spaces.

The existing vehicular access from 555 Legget Drive will be retained, and a new vehicular access is proposed along Legget Drive to serve as the residential access to the site. A total of 108 vehicle parking spaces (85 residential and 23 visitor spaces) are provided in the existing surface parking area to the south of building. A total of 95 bicycle parking spaces are also provided; 89 spaces are located within the interior of the building, and six spaces are located outside, near the building entry.

Summary of requested Zoning By-law amendment

The site is currently zoned IP6[301] (Business Park Industrial, Subzone 6, Urban Exception 301). The IP6 subzone permits a range of commercial and business park uses, and Urban Exception 301 permits additional uses such as artist studio, hotel, golf course, personal service business, restaurant, and retail store.

The Zoning By-law Amendment seeks to rezone the site from IP6[301] to MC[XXXX] (Mixed Use Centre, Urban Exception XXXX). The proposed site-specific zoning exception will remove the minimum parking requirements for residential and office uses, retaining only the visitor parking requirement, and will also prohibit car-oriented uses.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications. Three comments were received during the application review process. The comments were generally supportive of the conversion from office to residential with some concerns about parking, amenities, services, and transit.

For this proposal's consultation details, see Document 3 of this report.

Official Plan designation(s)

Pursuant to Schedules A and B5 of the Official Plan, the subject site is in the Suburban (West) Transect, within a Special District – Kanata North Economic District. Section 5.4 provides direction for development within the Suburban Transect, however, the Special District policies for the Kanata North Economic District prevail. The policies in Section 6.6.3.2 recognize the global significance of the Kanata North Economic District as a technology innovation cluster and major contributor to Canada and Ottawa's respective economies, and aim to provide opportunity, through land use planning, to maintain the district as economic generator over the next 25 years. To promote growth and

competitive position for talent, jobs and investment, the policies provide direction for transformation over time from a car-oriented business park to a mixed-use innovation district. Legget Drive is identified as a major connector with 'activity centres' that permit high-rise development located within 600 metres of planned rapid transit stations.

The growth of Ottawa will include the evolution toward 15-minute neighbourhoods, the provision of housing options and amenities, and supporting growth within the existing urban area where existing municipal infrastructure is available (Sections 2.2.1, 2.2.4, and 3). The integration of economic activities with residential and other land uses in areas where employment uses are knowledge-based and primarily office-based will serve to create vibrant, mixed-use environments (Section 2.2).

The adaptive reuse and retrofitting of existing buildings are encouraged to achieve both climate mitigation and adaptation objectives, while prioritizing a shift to energy efficient transportation modes such as public transit, walking and cycling will facilitate reduced reliance on low-occupancy private vehicles (Section 2.2.3). The City will also take a more deliberate approach to the allocation of space for automobiles and prioritize the role of public transit and active transportation in order to support the continued development of healthy, complete neighbourhoods that facilitate the ability of more households to live car-light and car-free lifestyles. The City will also aim to gradually reduce the total land area in the city consumed to provide surface parking, particularly in proximity to rapid transit (Section 4.1).

Other applicable policies and guidelines

The [Kanata North Economic District Urban Design Framework and Guidelines](#) apply to development proposals within the Kanata North Economic District and seek to guide the transformation of the district into a mixed-use environment with a variety of uses, including residential.

The Urban Design Guidelines for High-rise Buildings apply wherever high-rise residential buildings are proposed and seek to promote and achieve appropriate high-rise development.

Finally, the Transit-Oriented Development Guidelines apply to development within 600 metres walking distance of a rapid transit stop or station and guide the provision of a mix of uses and densities that complement transit users and the local community.

Urban Design Review Panel

The property is within a Design Priority Area; however, the proposed development does not trigger the requirement for the Urban Design Review Panel process.

Planning rationale

Staff have no concerns with the proposed residential use. The subject site is located within the Kanata North Economic District, which is an area of the city identified in the Official Plan as a Special District envisioned to transform over time from a car-oriented business park to a mixed-use innovation district with a broad range of uses focused on sustainable modes of transportation (Policy 1(a) of [Section 6.6.3.2](#)). A wide range of uses are permitted within the district, including residential, employment, commercial and institutional land uses (Policy 1(d) of Section 6.6.3.2).

Furthermore, the subject site is within an activity centre, as it is located within 600 metres of the future rapid transit station at Terry Fox Drive and March Road. Activity centres are intended to develop high densities of jobs and housing (Policy 4 of Section 6.6.3.2) with the objective to provide a critical mass within a 600-metre radius walking distance of planned rapid transit stations (Policy 1(b) of Section 6.6.3.2).

The proposed Zoning By-law Amendment will include a site-specific zoning exception to address the Official Plan policies with respect to supporting sustainable modes of transportation as follows:

- Elimination of minimum vehicular parking requirements; visitor parking requirements remain in effect. Staff have no concerns as the elimination of on-site minimum parking requirements as it supports the Kanata North Economic District's prioritization of transit, walking and cycling (Policy 1(a) of Section 6.6.3.2). Policy 4(e) of Section 6.6.3.2 also directs that development in activity centres shall not require minimum parking.
- Prohibition of automobile-oriented, motor-vehicle-dependent and motor-vehicle-prioritizing uses currently permitted in the Mixed-Use Centre zone, including drive-through facility, service and repair shop, and parking lot (Policy 4(f) of Section 6.6.3.2).

Provincial Planning Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2024 Provincial Planning Statement.

RURAL IMPLICATIONS

There are no rural implications associated with the report.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Curry provided the following comments:

“I am absolutely thrilled to see the office-to-residential conversion in one of the buildings right within Canada’s Largest Technology Park. With many more plans to increase the number of people living in the Park, this project will be the quickest to get going. I am very pleased to see KRP properties leading the way to transition the Park from a business-only area to an Innovation District actually realizing the “live” part of the motto- that the Special Economic District is a place where people “Live, Work, Play, Learn, Innovate and Invest!”

LEGAL IMPLICATIONS

There are no legal impediments to implementing the report recommendations.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The proposed development will be required to meet the accessibility requirements contained within the Ontario Building Code.

ENVIRONMENTAL IMPLICATIONS

The proposed development utilizes an existing building. The re-use of existing buildings has been shown to have significantly lower carbon emissions compared to construction of new buildings.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- A city that has affordable housing and is more liveable for all.
- A city that is more connected with reliable, safe and accessible mobility options.

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for making a decision on this application under the *Planning Act* will expire on May 12, 2025.

SUPPORTING DOCUMENTATION

Document 1 Location Map / Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Rendering

CONCLUSION

The Planning, Development and Building Services Department supports the proposed Zoning By-law Amendment. The proposed development is consistent with the applicable policies of the Official Plan, which directs the introduction of housing in the Kanata North Economic District, specifically within proximity planned rapid transit, to create critical mass to support the area's transformation into mixed-use innovation district. The development represents good planning.

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 and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

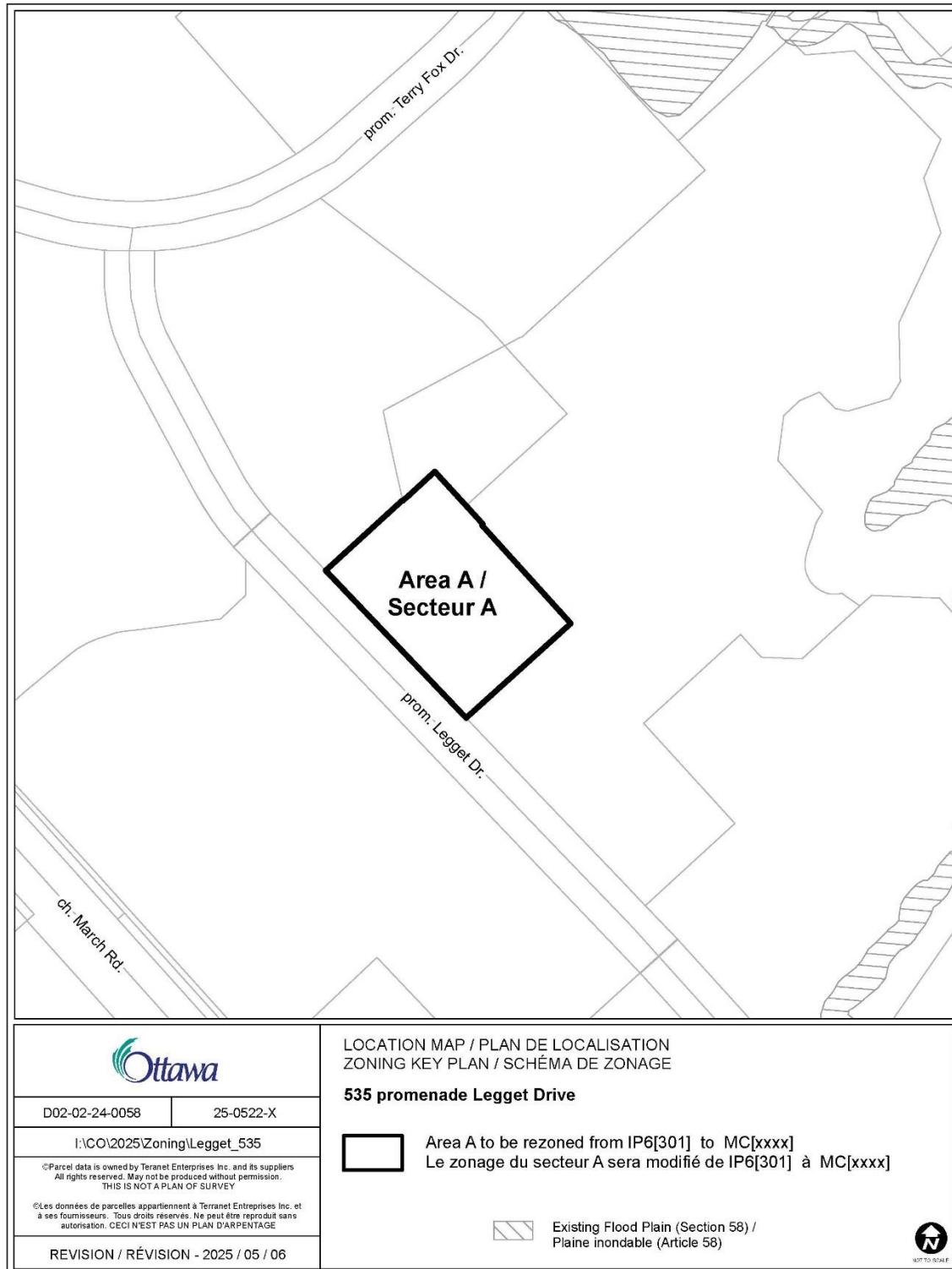
The Planning, Development and Building Services Department will prepare an implementing by-law and forward it to Legal Services.

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 / Zoning Key Map

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoottawa.ca)



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 535 Legget Drive:

1. Rezone the lands as shown in Document 1.
2. Add a new exception xxxx to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a. In Column I, Exception Number, add the text “xxxx”
 - b. In Column II, Applicable Zones add the text “MC[xxxx]”
 - c. In Column IV, Prohibited Uses, add the text:
 - “drive-through facility
 - parking lot
 - service and repair shop”
3. In Column V, Provisions, add the text:
 - “Despite Section 101, no minimum parking requirements apply.

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. Three comments were received through the development review process.

Public Comments and Responses

Comment:

The proposed development makes good use of an existing structure.

Response

Acknowledged.

Comment:

Concerns with the lack of transit, services, and amenities in the area.

Response:

The subject site is located within the Kanata North Economic District, which is envisioned to transform over time from a car-oriented business park to a mixed-use innovation district with a broad range of uses. The Official Plan outlines policies to support the development of this area over the next 25 years. Furthermore, a future rapid transit station is planned for the intersection of Terry Fox Drive and March Road, which is within 600 metres of the subject site.

Comment:

Concerns with the amount of parking proposed for residents.

Response:

Staff have no concerns with the amount of proposed resident parking. The Official Plan directs that development within activity centres in the Kanata North Economic District shall not require minimum parking. However, it is noted that a total of 108 parking spaces are proposed to serve the development, including 81 residential spaces and 20 visitor spaces.

Comment:

Will there be some barrier-free, wheelchair friendly apartments? To what extent will the units be modified (e.g., kitchen counters, appliances, showers, light switches etc.) to be accessible? Will these modifications be presented as part of a public consultation or a specific material available as part of the Development application?

Response:

Interior modifications are outside the scope of the current Zoning By-law Amendment application and forthcoming Site Plan Control application. This will be reviewed through the building permit review process.

Document 4 – Rendering