

<p>3. Official Plan and Zoning By-law Amendments – 550 Wanaki Road</p> <p>Plan Officiel et Modification du Règlement de Zonage – 550, chemin Wanaki</p>

Committee recommendation(s) as amended

That Council:

1. Approve an Amendment to the Official Plan Volume 2A Wateridge Village Secondary Plan, Section 2: Land Designation and Key Urban Design Direction specific to a portion of 550 Wanaki Road, as detailed in Document 3, by adding a new site-specific policy to allow for a school, as detailed in Document 2.
2. Approve an Amendment to the Zoning By-law 2008-250 for a portion of 550 Wanaki Road, as shown in Document 3, to rezone the lands from Business Park Industrial, Subzone 14 (IP14 H(50)) to Business Park Industrial, Subzone 14, Urban Exception XXXX (IP14 [XXXX] H(50)) to permit a school, as detailed in Document 4.
3. **Affirm the importance of continued collaboration between the City and the Conseil des écoles catholiques du Centre-Est, including engagement with the community, transit services, Canada Lands Company, and the Councillor’s Office, through the RMA and site plan approval process;**
 - a. **that this collaboration be undertaken with a view to appropriately addressing traffic operations, access, and safety considerations associated with the proposed school site, including bus lay-by and pick-up and drop-off operations, with particular attention to minimizing impacts on Wanaki Road.**

Recommandation(s) du comité telles que modifiées

Que le Conseil :

1. Approuve une modification du volume 2A du Plan officiel, Plan secondaire du Village des Riverains, Section 2 : Désignation des terrains et grande orientation de l'esthétique urbaine, portant plus précisément sur une partie du 550, chemin Wanaki, un bien-fonds illustré dans le document 3, par l'ajout d'une modification propre à l'emplacement permettant la présence d'une école, comme l'expose en détail le document 2.
2. Approuve une modification du Règlement de zonage 2008-250 visant une partie du 550, chemin Wanaki, un bien-fonds illustré dans le document 3, afin de faire passer la désignation du terrain de Zone industrielle de parc commercial, sous-zone 14 (IP14 H(50)) à Zone industrielle de parc commercial, sous-zone 14, exception urbaine XXXX (IP14 [XXXX] H(50)) et ainsi permettre présence d'une école, comme l'expose en détail le document 4.
3. **Confirme l'importance d'une collaboration continue entre la Ville, le Conseil des écoles catholiques du Centre-Est, la population, les services de transport en commun, la Société immobilière du Canada et le bureau du conseiller, par le biais du processus d'approbation des modifications proposées au réseau routier et d'approbation du plan d'implantation;**
 - a. **que cette collaboration vise à gérer adéquatement la circulation routière, les accès et les craintes pour la sécurité liées à la construction de l'école proposée, de même que les voies d'arrêt pour autobus et les zones d'embarquement et de débarquement, surtout dans un souci de limiter la circulation sur le chemin Wanaki.**

Documentation/Documentation

1. Extract of draft Minutes, Planning and Housing Committee, February 18, 2026

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 18 février 2026

2. Director's Report, Planning Services, Planning, Development and Building Services, dated February 12, 2026 (ACS2026-PDB-PSX-0026)

Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 12 février 2026 (ACS2026-PDB-PSX-0026)

**Planning and Housing
Committee
Report 60
February 25, 2026**

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**Comité de de la planification et
du logement
Rapport 60
Le 25 février 2026**

**Extract of Minutes 60
Planning and Housing Committee
February 18, 2026**

**Extrait du procès-verbal 60
Comité de la planification et
du logement
Le 18 février 2026**

Official Plan and Zoning By-law Amendments – 550 Wanaki Road

File No. ACS2026-PDB-PSX-0026 – Rideau-Rockcliffe (13)

The Applicant/Owner as represented by Pamela Whyte, Parsons was present in support, and available to answer questions. The Applicant advised that they did not need to address the Committee if the item carried.

Luc Poulin, Director of Facilities Services and Iqbal Mohammed Kettani, Assistant Director, Conseil des écoles catholiques du Centre-Est (CECCE) registered to speak in support of the application.

The Committee Carried the report recommendations as amended by Motion No. PHC 2025-60-01.

Report recommendation(s)

- 1. That Planning and Housing Committee recommend Council:**
 - a. Approve an Amendment to the Official Plan Volume 2A Wateridge Village Secondary Plan, Section 2: Land Designation and Key Urban Design Direction specific to a portion of 550 Wanaki Road, as detailed in Document 3, by adding a new site-specific policy to allow for a school, as detailed in Document 2.**
 - b. Approve an Amendment to the Zoning By-law 2008-250 for a portion of 550 Wanaki Road, as shown in Document 3, to rezone the lands from Business Park Industrial, Subzone 14 (IP14 H(50)) to Business Park Industrial, Subzone 14, Urban Exception XXXX (IP14 [XXXX] H(50)) to permit a school, as detailed in Document 4.**

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 25 February 2026 ,," subject to submissions received between the publication of this report and the time of Council's decision.

Carried as amended

Motion No. PHC 2025-60-01

Moved by C. Kitts

(on behalf of Councillor King)

WHEREAS Wateridge Village is one of Ottawa's fastest-growing neighbourhoods and, at full build-out, is expected to be home to more than 10,000 residents, underscoring the importance of timely and well-planned community infrastructure, including schools; and

WHEREAS there is broad community support for the establishment of a new elementary school in Wateridge Village as a critical investment in children, families, and the long-term vitality of the community; and

WHEREAS the rapid growth of the neighbourhood requires careful and coordinated planning, particularly for a school site where vehicular traffic, transit operations, pedestrians, and cyclists will converge daily; and

WHEREAS the Conseil des écoles catholiques du Centre-Est has brought forward a proposal for a new French Catholic elementary school in Wateridge Village at 550 Wanaki Road, as part of its long-term planning to address enrolment pressures and service needs in the east end of Ottawa; and

WHEREAS Wanaki Road functions as a primary corridor and one of only two access routes serving Wateridge Village, and the introduction of a school at this location will increase traffic volumes, particularly during peak drop-off and pick-up periods; and

WHEREAS concerns raised by the Councillor's Office and the Wateridge Village Community Association regarding traffic capacity, access, queuing, and pedestrian safety are substantive and must be addressed; and

WHEREAS the proposed pick-up, drop-off, and bus lay-by arrangements require further refinement to avoid conflicts with active transportation users, transit operations, and through-traffic, and to ensure sidewalks, cycle tracks, and travel lanes remain unobstructed; and

WHEREAS the current site plan is not yet fully developed and does not, in its current form, sufficiently address the provision of on-site parent and school bus lay-by facilities; and

WHEREAS there is a shared commitment among the City, the School Board, Canada Lands Company, and the Councillor's Office to work collaboratively through the RMA and site plan process to ensure that pick-up and drop-off functions are accommodated on-site and not within the public road network; and

WHEREAS given Wanaki Road's critical role in the community, these matters require careful consideration and resolution through the proposed amendments and the site plan approval process.

THEREFORE BE IT RESOLVED that Council affirm the importance of continued collaboration between the City and the Conseil des écoles catholiques du Centre-Est, including engagement with the community, transit services, Canada Lands Company, and the Councillor's Office, through the RMA and site plan approval process;

BE IT FURTHER RESOLVED that this collaboration be undertaken with a view to appropriately addressing traffic operations, access, and safety considerations associated with the proposed school site, including bus lay-by and pick-up and drop-off operations, with particular attention to minimizing impacts on Wanaki Road.

Carried