

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

**File Number: ACS2026-PDB-PSX-0026**

**Report to Planning and Housing Committee on 18 February 2026**

**and Council 25 February 2026**

**Submitted on February 12, 2026 by Derrick Moodie, Director, Planning Services,  
Planning, Development and Building Services**

**Contact Person: James Ireland, Planner III, Development Review All Wards**

**343-999-6367, James.Ireland@ottawa.ca**

**Ward: Rideau-Rockcliffe (13)**

**Objet : Plan Officiel et Modification du Règlement de Zonage – 550, chemin  
Wanaki**

**Dossier : ACS2026-PDB-PSX-0026**

**Rapport au Comité de la planification et du logement**

**le 18 février 2026**

**et au Conseil le 25 février 2026**

**Soumis le 12 février 2026 par Derrick Moodie, Directeur, Services de la  
planification, Direction générale des services de la planification, de  
l'aménagement et du bâtiment**

**Personne ressource : James Ireland, Urbaniste III, Examen des demandes  
d'aménagement tous les quartiers**

**343-999-6367, James.Ireland@ottawa.ca**

**Quartier : Rideau-Rockcliffe (13)**

## REPORT RECOMMENDATIONS

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.

## RECOMMANDATIONS DU RAPPORT

1. Que le Comité de la planification et du logement recommande ce qui suit au Conseil :
  - a. Approuver 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.
  - b. Approuver 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.

2. Que le Comité de la planification et du logement approuve l'inclusion de la section du présent rapport consacrée aux détails de la consultation 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 25 février, 2026 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

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](#).

## **BACKGROUND**

### **Site location**

550 Wanaki Road

### **Owner**

Canada Lands Corporation

### **Applicant**

Parsons c/o Pamela Whyte

### **Description of site and surroundings**

The site is located on a portion of 550 Wanaki Road within Wateridge Village on the east side of Wanaki Road, as shown in Document 1. Part Lot Control on 550 Wanaki Road was lifted in 2023 (D07-08-23-0004) and the intention is to create the 2.26 hectare school site in the southern part of 550 Wanaki Road. The lands are currently vacant. The surrounding land uses are vacant lands to the north, with further lands designated

for a park and natural area; Wanaki Road, vacant lands reserved for institutional uses and low-rise residential dwellings to the west; and the NRC campus to the east and south.

### **Summary of proposed development**

Wateridge Village has been planned to contain three school sites. Two of these sites (501 and 565 Wanaki Road) have been purchased by other school boards but not yet developed. The planned third school site in the western part of the village (615 Mikinak Road) was dual zoned, allowing for residential development if a school board did not take it up within seven years, pursuant to a policy in the Wateridge Village Secondary Plan. The site was not taken up by a school and a Site Plan Control application has now been filed for a residential development on that site. Conseil des écoles catholiques du Centre-Est (CECCE) has since expressed their desire to develop a school site on 550 Wanaki Road and has received funding for the school.

The design of the proposed elementary school is conceptual at this stage as it will be subject to a future Site Plan Control application. The conceptual plan is for a two-storey school building in the northern part of the site setback 4.5 metres from Wanaki Road with surface parking to the south and the play area, sports field and future portables behind to the east. The two-storey design of the school addresses the street with large areas of glazing and direct pedestrian access from the street. School bus drop-off is proposed to be in a lay-by on Wanaki Road that is to be extended. Parent drop-off will be internal to the site.

### **Summary of requested Official Plan Amendment and Zoning By-law Amendments**

The site-specific Official Plan Amendment will add text to the Wateridge Village Secondary Plan to make it explicit that a school is permitted on the site, without affecting the underlying 'High-Rise Employment' designation should the school not go ahead.

The site-specific exception will add School as a permitted use in the current Business Park Industrial Zone, IP14 H(50) via a site-specific exception. School is currently not a permitted use in the zone. Retention of the underlying zone provisions allows development consistent with the underlying designation to proceed if the school does not.

In the new draft Zoning By-law 2026-50, the subject site is zoned Neighbourhood Mixed-Use Zone, Subzone 4 with an exception and the same 50.0 metre height limit (NMU4 [xx16] H(50)). School is a prohibited use in this zone.

## **DISCUSSION**

### **Public Consultation**

For this proposal's consultation details, see Document 5 of this report.

### **Official Plan designation(s) and policies**

The property is located within the Inner Urban Transect Policy Area on Schedule A and is designated Neighbourhood as per Schedule B2 of the Official Plan. Neighbourhoods are planned for ongoing gradual, integrated, sustainable and context-sensitive development. The Zoning By-law and approvals under the *Planning Act* shall allow a range of residential and non-residential built forms within the Neighbourhood designation.

Section 4.10 (School Facilities) contains citywide policies related to schools. It recognizes that schools, beyond their educational purpose, also provide community infrastructure and resources for a neighbourhood including licensed child care facilities, indoor and outdoor recreational and cultural spaces, pathways, informal meeting spaces and green spaces and provide important opportunities to support climate resiliency and contributing to healthy and inclusive communities. Overall objectives for schools are to:

1. Make it safe and easy to walk, bike or take a bus to school through supportive site and neighbourhood design
2. Locate schools and other neighbourhood uses close together to provide convenient access to residents
3. Make trees and important component of a school's outdoor space.

The school policies are to be supported by Secondary Plans.

The National Research Council campus to the east is designated Mixed Use Industrial. Section 10.2 (Minimize incompatible land uses) requires a Noise Feasibility Study when new sensitive land uses are proposed within 100.0 metres of a Mixed Industrial designation. A scoped Noise Feasibility Study has been prepared to support this development.

## **Other applicable policies and guidelines**

The Wateridge Village Secondary Plan designates the subject property as High-Rise Employment on Schedule A – Designation Plan. The designation covers all of Block 50 on the Designation Plan. The intent of the High-Rise Employment designation is to allow for a variety of employment uses that are compatible with both the existing uses on the National Research Council site and the residential and mixed-use neighbourhoods in the planning area.

The proposed Official Plan Amendment creates a site-specific policy to permit the construction of a school in the High-Rise Employment designation.

The Former CFB Rockcliffe Community Design Plan also designates the subject property as High-Rise Employment. Table 5.2 in the Plan sets a target for the designation of 1,600 jobs.

## **Planning Rationale**

The Official Plan provides direction for the development of non-residential uses including schools in built-up areas to support the evolution of these areas toward becoming 15-minute neighbourhoods. The provision of a third school site in Wateridge Village is consistent with direction to locate schools and other neighbourhood uses close together to provide convenient access to residents. The supportive neighbourhood design of Wateridge Village makes it safe and easy to walk, bike or take a bus to school.

Sufficient rationale is provided that the target of 1,600 jobs for the High-Rise Employment designation can still be met on the remainder of the designation. Using detailed development potential analysis, the applicant has shown that the 1,600 jobs targeted for the current extent of the designation (6.08 hectares) can still be provided on the reduced extent (3.82 hectares) after the school (2.26 hectares) is built. Adding school as a permitted use in the designation provides flexibility to the existing designation rather than changing it outright.

Based on the above, the proposed Official Plan Amendment to provide a site-specific option to build a school on the site is supported by staff.

The requested changes to the Zoning By-law will permit the construction of a school as the current zoning does not permit this. Notwithstanding that it is also proposed to amend the High-Rise Employment designation in the Secondary Plan to explicitly add 'school' as a use, this addition is generally consistent with the designation. School use

is compatible with both the existing uses on the National Research Council site and the Wateridge neighbourhood. A school is not residential or stand-alone retail that are expressly prohibited, and the proposed design of the building is consistent with the site and building design policies of the designation. Staff supports this request as it will allow for a planned third school site in Wateridge Village.

### **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 related to this report.

### **CONSULTATION**

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications.

Staff received two comments through the development review process.

In addition, the application materials stated that the Wateridge Village Community Association and representatives from the French Catholic School Board attended pre-application consultations held in summer 2025 and that additional meetings have been held between Canada Lands Company and the National Research Council to discuss the application.

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

Ward Councillor Rawlson King provided the following comments:

The selection of a new French Catholic school site in Wateridge Village represents a critical investment in our children and our community's continued growth and vitality. This new educational facility will serve the learning needs of French-speaking families in our rapidly growing neighbourhood, ensuring that every child has access to quality education in their language of choice. As Wateridge Village continues to develop into a vibrant mixed-use community, this school will become an anchor institution, fostering a sense of place and community connection.

Wateridge Village is one of the fastest-growing communities in Ottawa and, at full build-out, is expected to be home to more than 10,000 residents. I recognize the importance of delivering community infrastructure, particularly schools, to support this

continued growth. A local elementary school adds significant value to the community, and with the right conditions in place, this proposal will successfully integrate into the neighbourhood.

The neighbourhood's rapid growth however underscores the need for careful and coordinated planning, particularly for a new school site where traffic, transit, pedestrians, and cyclists converge daily. The introduction of a school at this location will result in increased traffic volumes on Wanaki Road, especially during peak drop-off and pick-up periods. Given Wanaki Road's role as a primary corridor and one of only two access routes serving the community, congestion, queuing, and conflicts between vehicles, transit, cyclists, and pedestrians are all valid concerns that must be addressed.

Pedestrian safety, particularly for children walking or cycling to and from school, must be the number one priority. This requires careful design considerations to ensure safe, defined crossing infrastructure is included, along with appropriate signage, traffic calming measures, and visibility improvements. There will also be a need for crossing guards during peak school times.

The proposed bus lay-by and pick-up/drop-off arrangements must be carefully designed to avoid conflicts with active transportation users and through-traffic. School buses and parent vehicles must operate safely without blocking sidewalks, cycle tracks, or travel lanes. Further refinement of these elements through the site plan stage will be necessary.

As Wateridge Village continues to grow, it is important that this development integrates well with existing and planned OC Transpo transit service to support walking and cycling as primary modes of access. I believe ongoing monitoring of traffic and safety conditions after the school opens, combined with continued community input, will help address issues proactively as they arise.

While there is broad support for an elementary school in Wateridge Village, the concerns raised by my office and the Wateridge Village Community Association regarding traffic capacity, access, and pedestrian safety are substantive and must be resolved. Given Wanaki Road's critical role in the community, these issues must be addressed through clear, binding commitments and design changes before the proposed amendments can be supported.

I am committed to working closely with the Conseil des écoles catholiques du Centre-Est (CECCE) and all stakeholders to ensure this important project moves

forward efficiently, transparently, and in a manner that truly meets the educational and social needs of our French-speaking community while ensuring the safety and livability of the broader neighbourhood.

### **LEGAL IMPLICATIONS**

There are no legal impediments to adopting the recommendations in this report.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no servicing constraints identified for the proposed OPA and ZBLA at this time. Servicing capacity requirements are to be confirmed at the time of site plan. Sanitary capacity availability is only provided as a guide at time of rezoning. Allocation of sanitary capacity is typically committed on a first come first served basis at time of site plan application.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **ACCESSIBILITY IMPACTS**

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

### **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

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

### **APPLICATION PROCESS TIMELINE STATUS**

The statutory 120-day timeline for making a decision on these applications under the *Planning Act* will expire on April 11, 2026.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map – Official Plan Amendment

Document 2 Details of Recommended Official Plan Amendment

Document 3 Zoning Key Map

Document 4 Details of Recommended Zoning By-law Amendment

Document 5 Consultation Details

Document 6 Building Rendering

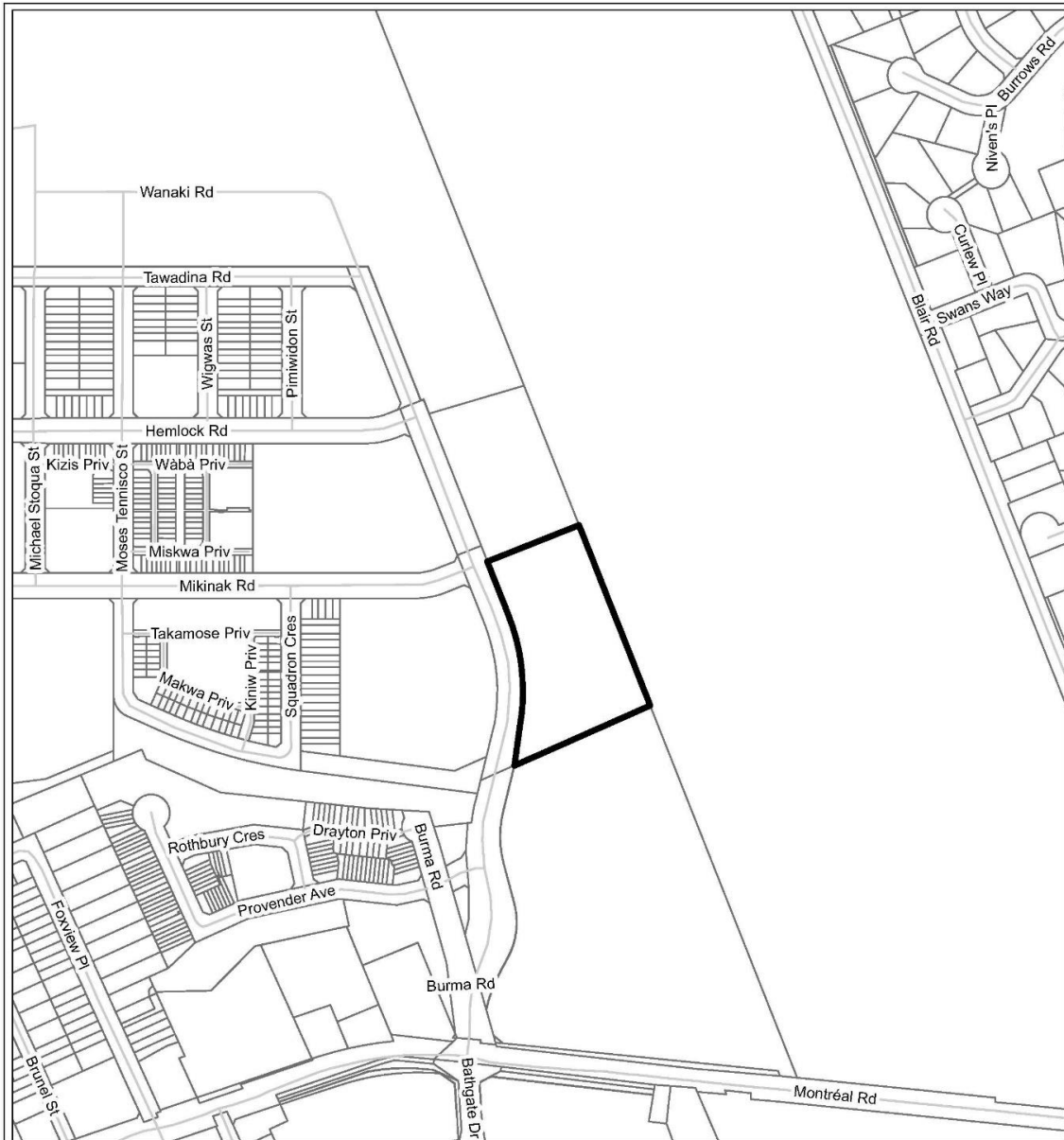
## **DISPOSITION**


Planning, Development and Building Services Department will prepare a 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






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|---|-----------|
| D02-02-25-0085  | 25-1591-X |
| D01-01-25-0024  |           |
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| REVISION / RÉVISION - 2025 / 12 / 11  |           |

LOCATION MAP / PLAN DE LOCALISATION  
 ZONING KEY PLAN / SCHÉMA DE ZONAGE  
 OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL

 Part of / partie de  
 550 chemin Wanaki Road



**Document 2 – Details of Recommended Official Plan Amendment**

**Official Plan Amendment XX to the  
Official Plan for the  
City of Ottawa**

**INDEX**

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**THE STATEMENT OF COMPONENTS**

**PART A – THE PREAMBLE** introduces the actual amendment but does not constitute part of Amendment no. XX to the Official Plan for the City of Ottawa.

**PART B – THE AMENDMENT** constitutes Amendment XX to the Official Plan for the City of Ottawa.

**PART A – THE PREAMBLE**

PURPOSE

LOCATION

BASIS

**PART B – THE AMENDMENT**

INTRODUCTION

DETAILS OF THE AMENDMENT

IMPLEMENTATION AND INTERPRETATION

## **PART A – THE PREAMBLE**

### 1. Purpose

To amend the Official Plan (2022) – 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. To avoid confusion with future address changes and to align with the Secondary Plan, the Amendment refers to a portion of Block 50.

### 2. Location

The subject land is located on the east side of Wanaki Road within Wateridge Village. The site covers approximately 2.26 hectares and is currently vacant. The surrounding land uses are vacant lands to the north, with further lands designated for a park and natural area; Wanaki Road, vacant lands reserved for institutional uses and low-rise residential dwellings to the west; and the NRC campus to the east and south.

### 3. Basis

#### **Background**

The Wateridge Village Secondary Plan designates the subject property as High-Rise Employment (Schedule A – Designation Plan) with a maximum building height of 50.0 metres as per Schedule B – Maximum Building Heights

#### **Rationale**

The proposed Official Plan Amendment creates a site-specific policy to permit the construction of a school in the High-Rise Employment designation.

The provision of a third school site in Wateridge Village is consistent with direction to locate schools and other neighbourhood uses close together to provide convenient access to residents. The supportive neighbourhood design of Wateridge Village makes it safe and easy to walk, bike or take a bus to school.

Sufficient rationale is provided that the target of 1,600 jobs for the High-Rise Employment designation can still be met. on the reduced extent of the designation after the school is built. Adding school as a permitted use in the designation provides flexibility to the existing designation rather than changing it outright.

## **PART B – THE AMENDMENT**

### 1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text constitutes Amendment No. XX to the Official Plan for the City of Ottawa.

### 2. Details

The following changes are hereby made to the Official Plan for the City of Ottawa:

2.1 The Wateridge Secondary Plan Section 2.2 Mixed Use (High-Rise Employment) is amended as follows:




- a) add the following new policy: “20) A school is permitted on Block 50 as shown on Schedule A, only southeast of Mikinak Road.”

### 3. Implementation and Interpretation

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.

Document 3 – Zoning Key Map



|  |           |  |  |
|--|-----------|--|--|
|   |           | LOCATION MAP / PLAN DE LOCALISATION<br>ZONING KEY PLAN / SCHÉMA DE ZONAGE<br>OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL   |  |
| D02-02-25-0085   | 26-0003-D | <b>Part of / partie de 550 chemin Wanaki Road</b>  |  |
| D01-01-25-0024   |           |  Area A to be rezoned from IP14 H(50) to IP14 [xxxx] H(50)<br>Le zonage du secteur A sera modifié de IP14 H(50) à IP14 [xxxx] H(50) |  |
| I:\CO\2025\ZKP\Wanaki_550  |           |  |  |
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| REVISION / RÉVISION - 2026 / 01 / 05   |           |   |  |

**Document 4 – Details of Recommended Zoning By-law Amendment**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for a portion of 550 Wanaki Road:

1. Rezone the lands as show in Document 3;
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 “IP14 [XXXX] H(50)”
  - c. In Column III, Exception Provisions – Additional Land Uses Permitted, add the following text:

“- school”

## Document 5 – 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 Official Plan amendments.

### Public Comments and Responses

Staff received two comments, which are summarized below:

**Comment:** The Wateridge Village Community Association (WVCA) generally supports the development of an elementary school and supports the use of an exception code rather than a new zoning classification.

**Response:** Noted.

**Comment:** The WVCA cannot support this application without ‘concrete proof’ that the Hemlock Road connection will be completed.

**Response:** The Technical Memorandum submitted with the applications notes: *“There would be a negligible change in traffic as forecasted by the CTS...”* (the CTS is the Community Transportation Study that was completed for the neighbourhood as a whole). The Memorandum concludes that: *“The 550 Wanaki Road elementary school is forecast to have a negligible additional implication on the broader transportation network in terms of vehicular performance.”* A connection at Hemlock Road is not required for this school. Staff also note that the extension of Hemlock Road is in a later phase than 550 Wanaki Road.

**Comment:** The WVCA does not support the use by school buses and alteration of the lay-by on Wanaki Road and would prefer school drop-off be internal to the site, citing Draft Plan of Subdivision Condition #51 that only allows bus lay-bys on local streets (Wanaki Road is a collector) and concerns about the impact on existing cycle tracks, parking, turning of buses and trees.

**Response:** Staff have confirmed that WVCA’s reference to the Draft Plan condition is correct. Typically, bus lay-bys are preferred for school sites as they minimize pedestrian/vehicle conflicts and maximise available green space, but alternative options will be discussed with the applicant through the Site Plan Control and Road Modification applications that are required for the development of the school site and any changes to Wanaki Road respectively. In relation to

parking in the lay-by, restrictions on bus lay-bys are typically for 60 minutes in the morning and 90 minutes in the afternoons on weekdays September to June.

**Comment:** The WVCA cannot support this application without the site being able to accommodate the total number of parental vehicles on-site during the pick-up and drop-off periods.

**Response:** The Technical Memorandum (Transportation) suggests that the 24 spaces available for drop-off may not accommodate the estimated 50-60 parent drop-offs, depending on timing and notes that parents may need to also rely on on-street parking nearby. The memorandum notes the 'nudge' to using bus or sustainable transport options this could provide. Notwithstanding, there may be some merit in using the existing car lay-by on Wanaki for drop-off. Alternative options will be discussed with the applicant through the Site Plan Control process.

**Comment:** The proposed parking lot location does not conform to the Wateridge Village Secondary Plan.

**Response:** It is staff's view that the location of proposed conceptual parking does conform with the secondary plan. Notwithstanding, an assessment of conformity of the finalized Site Plan will be done at Site Plan Control.

**Comment:** The WVCA supports the three recommendations in the Technical Memorandum (Transportation) relating to pedestrian safety on Wanaki Road (PXO), all way stop at Mikinak Road and designation as a school/community safety zone and implementing horizontal measures as necessary to achieve a 30 kilometres per hour speed limit.

**Response:** City staff support the recommendations in principle, but the Transportation Project Manager requested confirmation and evaluation of the location of the proposal PXO (as there are others in the area) and warrant information for the all-way stop. These items will be assessed through the SPC process.

**Comment:** Locating a school in a Business Park Industrial zone abutting the National Research Council's (NRC) industrial site is inconceivable. This block was zoned Business Park Industrial due to its proximity to the NRC's industrial site. The school sites at Wateridge Village have been clearly defined in the Community Design Plan and Secondary Plan.

**Response:** The earlier third school site (615 Mikinak Road) is being developed for residential use consistent with Section 2.3 of the Secondary Plan, which allows for this if a school board does not take up a site within seven years of registration of the subdivision. The intent of the Business Park Industrial zone is to: *“accommodate mixed office, office-type uses and low impact, light industrial uses in a business park setting”* and to: *“prohibit uses that are likely to generate noise, fumes, odours, or other similar obnoxious impacts, or are hazardous”*. It is staff’s view that a school is compatible with the intent of the zone. The submitted D-6 Guideline assessment and Noise Study conclude that the proposed school use would be compatible with the existing adjacent conditions of the NRC site.

**Document 6 – Building Rendering**

