

Subject: Zoning By-law Amendment – 2505 and 2707 Solandt Road

File Number: ACS2026-SI-ED-0003

Report to Planning and Housing Committee on 15 April 2026

and Council 22 April 2026

Submitted on April 2, 2026 by Sheilagh Doherty, Director, Economic Development Services, Strategic Initiatives

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Ward: Kanata North (4)

Objet : Modifications du Règlement de zonage – 2505 et 2707, chemin Solandt

Dossier : ACS2026-SI-ED-0003

Rapport au Comité de la planification et du logement

le 15 avril 2026

et au Conseil le 22 avril 2026

Soumis le 2 avril 2026 par Sheilagh Doherty, Directrice, Services de développement économique, Direction générale des initiatives stratégiques

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Quartier : Kanata-Nord (4)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 and Zoning By-law 2026-050 for 2505 and 2707 Solandt Road, as shown in Document 1 and Document 2, to permit the development of a three-storey personal service facility on the subject site to support a destination wellness facility that includes a spa, accessory outdoor amenity areas, accessory personal service buildings and an ancillary restaurant, as detailed in Document 3 and 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 April 22, 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 au Conseil municipal d'approuver une modification du *Règlement de zonage 2008-250* et du *Règlement de zonage 2026-050* visant les 2505 et 2707, chemin Solandt, des biens-fonds illustrés dans les documents 1 et 2, afin de permettre la construction d'un établissement de services personnels de trois étages sur l'emplacement en question, en vue de créer un complexe de bien-être comprenant un spa, des aires d'agrément extérieures accessoires, des bâtiments annexes de services personnels et un restaurant, comme l'exposent en détail les documents 3 et 4.
2. Que le Comité de la planification et du logement approuve l'intégration 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 22 avril 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.

EXECUTIVE SUMMARY

This report recommends approval of a Zoning By-law amendment for 2505 and 2707 Solandt Road to enable the development of a three-storey destination wellness facility, including a spa, ancillary restaurant and supporting amenity spaces within the Kanata North Economic District.

The proposal has been identified as a High Economic Impact Project (HEIP), reflecting its significance in advancing economic development, attracting investment and supporting job creation in a key Special Economic District.

The development supports the City's Official Plan by introducing employment-supportive, mixed-use amenities that enhance the district's attractiveness to talent, businesses and visitors, while aligning with policy direction for flexible zoning and transit-oriented growth.

SYNTHÈSE ADMINISTRATIVE

Le présent rapport recommande l'approbation d'une modification du Règlement de zonage pour le 2505 et le 2707, chemin Solandt afin de permettre l'aménagement d'un complexe de bien-être de trois étages, comprenant un spa, un restaurant auxiliaire ainsi que des aires d'agrément accessoires, au sein du quartier économique de Kanata-Nord.

La proposition a été classée comme s'inscrivant dans le Programme relatif aux projets à fortes retombées économiques (PFRE), ce qui témoigne de son importance pour la promotion du développement économique, l'attraction des investissements et le soutien à la création d'emplois dans une zone économique stratégique spéciale.

L'aménagement soutient le Plan officiel de la Ville en mettant en place des infrastructures polyvalentes favorisant l'emploi qui améliorent l'attrait du quartier, tout en s'inscrivant dans l'orientation stratégique visant le zonage flexible et le développement axé sur les transports en commun.

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

2505 and 2707 Solandt Road

Owner

Wesley Clover International Corporation (*c/o Mike Dunphy, Silk Development Group*)

Applicant

Novatech (*c/o Jeffery Kelly*)

Description of site and surroundings

The subject lands, located in Kanata North, is north of Solandt Road, east of Legget Drive and south of Terry Fox Drive. The site is an interior lot with frontage along Solandt Road and is located in proximity to March Road and within the Kanata North Economic District. The subject lands consist of two parcels under common ownership with a combined area of approximately 4.08 hectares and approximately 171 metres of frontage on Solandt Road. The lands municipally known as 2505 Solandt Road currently contain a surface parking lot, while 2707 Solandt Road is currently vacant. There are no designated natural heritage features or environmental constraints on the site, and the lands are not listed on the City's heritage reference list.

To the north of the subject site are the Marshes Golf Club and the Brookstreet Hotel. To the west are office buildings and mixed-use developments along Legget Drive. To the south and east are office and light industrial uses with associated surface parking areas. The surrounding area is characterized primarily by employment and commercial uses and is located within walking distance of existing frequent transit service and a planned Bus Rapid Transit station at the intersection of March Road and Solandt Road.

Summary of proposed development

The proposed development consists of a three-storey personal service facility designed to function as a destination wellness spa. The main building will include spa functions and an ancillary restaurant, with a series of accessory personal service buildings and

outdoor amenity areas located to the west of the main structure. Vehicular access to the site is proposed from Solandt Road, with a total of 218 surface parking spaces located east of the main building. Bicycle parking is provided near building entrances and loading spaces are located at the rear of the main building. Landscaped pedestrian connections are proposed throughout the site, including a connection to the Brookstreet Hotel. Outdoor pools, treatment areas, and amenity spaces are proposed as part of a secure, landscaped interior yard. The proposed built form and site layout are designed to integrate with the surrounding employment area while introducing a complementary mix of personal service and ancillary commercial uses within the Kanata North Economic District. A concurrent Site Plan Control application (D07-12-26-0007) has also been submitted to address detailed design and site layout considerations associated with the proposed development.

Summary of requested Zoning By-law amendment

The Owner has applied for an amendment to Zoning By-law 2008-250 and Zoning By-law 2026-050 to facilitate the redevelopment of the site. The proposed development aligns with the policies of the City's Official Plan. The subject site is located within the City's Suburban Transect, as outlined on Schedule A – Transect Policy Areas of the Official Plan, and is designated Kanata North Economic District on Schedule B5 – Suburban (West) Transect of the Official Plan (the Plan). The Kanata North Economic District is one of two Special Economic Districts identified in the Plan and is intended to support the City's economic development and growth. The site is currently split-zoned. The lands municipally known as 2505 Solandt Road are currently split-zoned Industrial Business Park, Subzone 6 with a 44-metre height limit (IP6 H(44)) and Industrial Business Park, Subzone 6 with an exception and 44-metre height limit (IP6[1548] H(44)), while 2707 Solandt Road is currently zoned Industrial Business Park, Subzone 6 with a 44-metre height limit (IP6 H(44)).

Zoning By-law 2008-250

The Zoning By-law amendment seeks to rezone 4.08 hectares of land from Industrial Business Park, Subzone 6 with a 44-metre height limit (IP6 H(44)) and Industrial Business Park, Subzone 6 with an exception and 44-metre height limit (IP6[1548] H(44)) to Mixed-Use Centre Zone, with an exception and a 44-metre height limit (MC[xxxx] H(44)). The exception is intended to remove the minimum parking rate.

Zoning By-law 2026-050

The Zoning By-law amendment seeks to rezone 4.08 hectares of land from Kanata North Economic District, Subzone 2 with a 44-metre height limit (EDK2 H(44)) and EDK2 H(44) with an exception and 44-metre height limit (EDK2[1548] H(44)) to Kanata North Economic District, Subzone 2 with an exception and a 44-metre height limit (EDK2[xxxx] H44). The exception is intended to modify the maximum gross floor area restriction applicable to personal service, restaurant and retail store uses.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. No concerns were identified.

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

Official Plan designation(s)

The subject site is designated Kanata North Economic District, a Special Economic District intended to support the City's economic development and growth. Section 6.6 of the Official Plan identifies Special Economic Districts as areas of international, national, and metropolitan importance that define the image of the city through their cultural heritage, architecture, public realm, tourism role, and economic function. These areas transcend the traditional roles of Hubs, Corridors and Neighbourhoods and therefore require distinct planning approaches.

The subject site is located within the Suburban Transect and is designated Kanata North Economic District on Schedule B5 – Suburban (West) Transect of the Official Plan. Section 6.6.3.2 recognizes the Kanata North Economic District as a globally significant technology and innovation cluster and a major contributor to both the national and local economy. Continued competitiveness of the district is supported through improvements to mobility, mixed-use development, and urban design, which together enhance quality of life and strengthen the district's ability to attract and retain talent.

The designation permits a broad range of land uses, including residential, employment, commercial and institutional uses. To support mixed-use development and achieve critical mass, the highest densities are intended to be focused within emerging activity centres generally located within 600 metres of planned Transitway stations at Terry Fox

Drive and Station Road. These activity centres are planned to accommodate a concentration of uses, higher densities and transit-supportive development that enables residents and workers to access daily needs without reliance on private vehicles. Lands outside the activity centres are generally intended to prioritize employment and ancillary uses.

To implement this vision, the Official Plan anticipates flexible zoning and redevelopment permissions within the district. Land-use changes that support the district's economic role are generally not intended to require an Official Plan amendment. Instead, the Zoning By-law is expected to broaden permitted uses, reduce setbacks and parking requirements, and establish appropriate floor space index permissions to facilitate adaptive redevelopment and long-term economic growth.

Schedule C1 – Protected Major Transit Station Areas and Schedule C2 – Transit Network Ultimate identifies March Road as a Transitway with planned Bus Rapid Transit (BRT) stations located at Terry Fox Drive and Solandt Road.

Schedule C3 – Active Transportation Network shows Major Pathways abutting the site to the north.

Schedule C4 – Urban Road Network designates Solandt Road as an existing Collector Road.

Schedule C7-A - Design Priority Areas – Urban identifies the site as a Design Priority Area.

Other applicable policies and guidelines

Kanata North Economic District Urban Design Framework and Guidelines

The Kanata North Economic District Urban Design Framework and Guidelines, approved by Council in September 2024, provide non-statutory design direction to support the evolution of the district as a walkable, transit-oriented, mixed-use innovation hub. The guidelines emphasize creation of a pedestrian-focused core along Legget Drive, enhanced connectivity through green streets and active transportation networks, transit-supportive development and amenity-rich 15-minute neighbourhoods supported by high-quality public realm and placemaking.

The subject site is identified within the Outer Area of the district, where low to medium density employment supportive uses are anticipated. The proposed personal service facility, including spa, restaurant and accessory amenities, contributes to the district's

economic function while remaining compatible with the surrounding employment and hospitality context. The proposal also aligns with guideline direction regarding reduced parking requirements, articulated low-rise massing, high-quality materials and integration with landscape and the public realm, thereby supporting the broader design vision for the Kanata North Economic District.

Planning rationale

In considering the proposed Zoning By-law amendment, the key policy considerations are found within Volume 1 of the Official Plan.

Section 6.6.3.2 of the Official Plan provides direction for development within the Kanata North Economic District, recognizing the district as a globally significant technology and innovation cluster and a major contributor to the local and national economy. The policies emphasize enhancing mobility options, supporting mixed-use development, and advancing high-quality urban design to improve quality of life and strengthen the district's ability to attract talent and investment.

The proposed development aligns with the intent of the Official Plan by:

- a) Supporting diversification of land uses within the district through the introduction of a personal service facility, ancillary restaurant and complementary amenity spaces that expand the range of employment supportive and lifestyle uses available in proximity to existing offices, hotels, and recreational uses.
- b) Contributing to a more complete and mixed-use innovation district by introducing uses that support workers, visitors and nearby residents while remaining compatible with the surrounding employment context.
- c) Supporting transit-oriented and active transportation objectives, as the site is located within walking distance of existing frequent bus service and a planned Bus Rapid Transit station at March Road and Solandt Road, thereby encouraging reduced reliance on private automobiles and
- d) Advancing high-quality urban design and placemaking, including articulated low-rise built form, integration with landscape and outdoor amenity areas, pedestrian connections and high-quality materials that enhance the public realm and contribute positively to the district's character.

Section 6.6.3.2 further identifies that lands outside of the primary activity centres are generally intended to support employment and ancillary uses while maintaining flexibility

to accommodate complementary functions that reinforce the district's economic role. The subject site is located at the edge of a planned activity centre and partially within the broader "node" associated with future rapid transit. In this context, the proposed personal service facility represents an appropriate ancillary and employment intensive use that complements nearby office, hotel and recreational uses while contributing to the district's evolution toward a more vibrant mixed-use environment.

The Official Plan also anticipates regulatory flexibility within the Kanata North Economic District, including broadened permitted uses and reduced parking requirements to facilitate adaptive redevelopment and respond to evolving economic conditions. The proposed rezoning to permit personal service and restaurant uses, together with a site-specific provision removing the minimum parking requirement, is consistent with this direction and supports long-term economic competitiveness.

From a land-use compatibility perspective, the proposed development integrates appropriately with the surrounding context, which includes employment uses, the Brookstreet Hotel and Conference Centre and recreational amenities such as the Marshes Golf Club. The scale, built form, and landscape design, are compatible with adjacent uses and will not generate adverse impacts on surrounding properties.

The proposal is also consistent with the Provincial Planning Statement (2024), as it promotes complete communities, supports transit-accessible development, optimizes the use of serviced urban land, and introduces employment intensive commercial and personal service uses within the built-up urban area.

Overall, the requested Zoning By-law amendment represents appropriate and orderly development, implements the policy direction of the Official Plan for the Kanata North Economic District, and constitutes good land-use planning.

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 this application.

COMMENTS BY THE WARD COUNCILLOR

"With the vision for the Kanata North Tech Park as a place where people "live, work, play, learn, and innovate," this development helps to bring more services into the Park

for the people who live and work there. It will also be an attraction that brings more residents from all over the City and beyond into the Tech Park. That will increase the profile of this important Special Economic District and will increase economic development on its own as well. During the consultations on the Community Planning Permit Program Pilot Project, there were many discussions about increasing the number of amenities for residents living in the Tech Park. I am supportive of these types of applications that bring more amenities to those living in this area.”

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risks associated with this application.

FINANCIAL IMPLICATIONS

There are no direct financial implications associated with this report.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this application

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications for the report.

ECONOMIC IMPLICATIONS

The proposed development has been identified as a High Economic Impact Project (HEIP), as it represents a significant development initiative that supports the City’s economic development strategy and broader city-building priorities. The proposal is expected to generate both direct and indirect economic benefits to the City, including:

- Delivering a substantial number of construction-related jobs and permanent employment opportunities, thereby contributing to Ottawa’s overall economic growth and
- Representing a development of meaningful scale and investment within the Kanata North Special Economic District

In addition, the proposal contributes to the realization of the policy objectives for the

Kanata North Special Economic District by introducing employment intensive personal service and hospitality-related uses that enhance the district's attractiveness to talent, workers, visitors, and investment. By supporting a more complete, amenity-rich innovation environment in proximity to major employment uses and planned rapid transit, the development advances the Official Plan's vision for Kanata North as a globally competitive mixed-use economic hub and reinforces the district's long-term economic vitality.

TERM OF COUNCIL PRIORITIES

[2023-2026 Term of Council Priorities](#): Indicate the priority or priorities that support your recommendation(s). The four priorities are a city that: has affordable housing and is more liveable for all; is more connected with reliable, safe, and accessible mobility options; is green and resilient; has a diversified and prosperous economy.

This project addresses the following Term of Council Priorities:

- A City that is more connected with reliable, safe and accessible mobility options
- A City that's green and resilient
- A City with a diversified and prosperous economy

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-26-0006) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications. The Council approved timeline has been met. The statutory 90-day timeline for making a decision on this application under the *Planning Act* will expire on May 6, 2026.

SUPPORTING DOCUMENTATION

Document 1 - Location Map / Zoning Key Plan (By-law 2008-250)

Document 2 - Location Map / Zoning Key Plan (By-law 2026-050)

Document 3 - Details of Recommended Zoning (By-law 2008-250)

Document 4 - Details of Recommended Zoning (By-law 2026-050)

CONCLUSION

The requested Zoning By-law amendment for the lands shown in Document 1 supports the City's objectives for economic development, intensification, and the efficient use of serviced urban land. The proposal enables redevelopment of an underutilized site with employment intensive personal service, restaurant and amenity uses that contribute to the realization of the Official Plan vision for the Kanata North Economic District as a transit-accessible, mixed-use innovation hub.

The proposal is consistent with the Provincial Planning Statement, conforms to the City of Ottawa Official Plan and represents good land use planning. Staff therefore recommends that the proposed amendments to Zoning By-law 2008-250 and the corresponding provisions of Zoning By-law 2026-050 be approved.

DISPOSITION

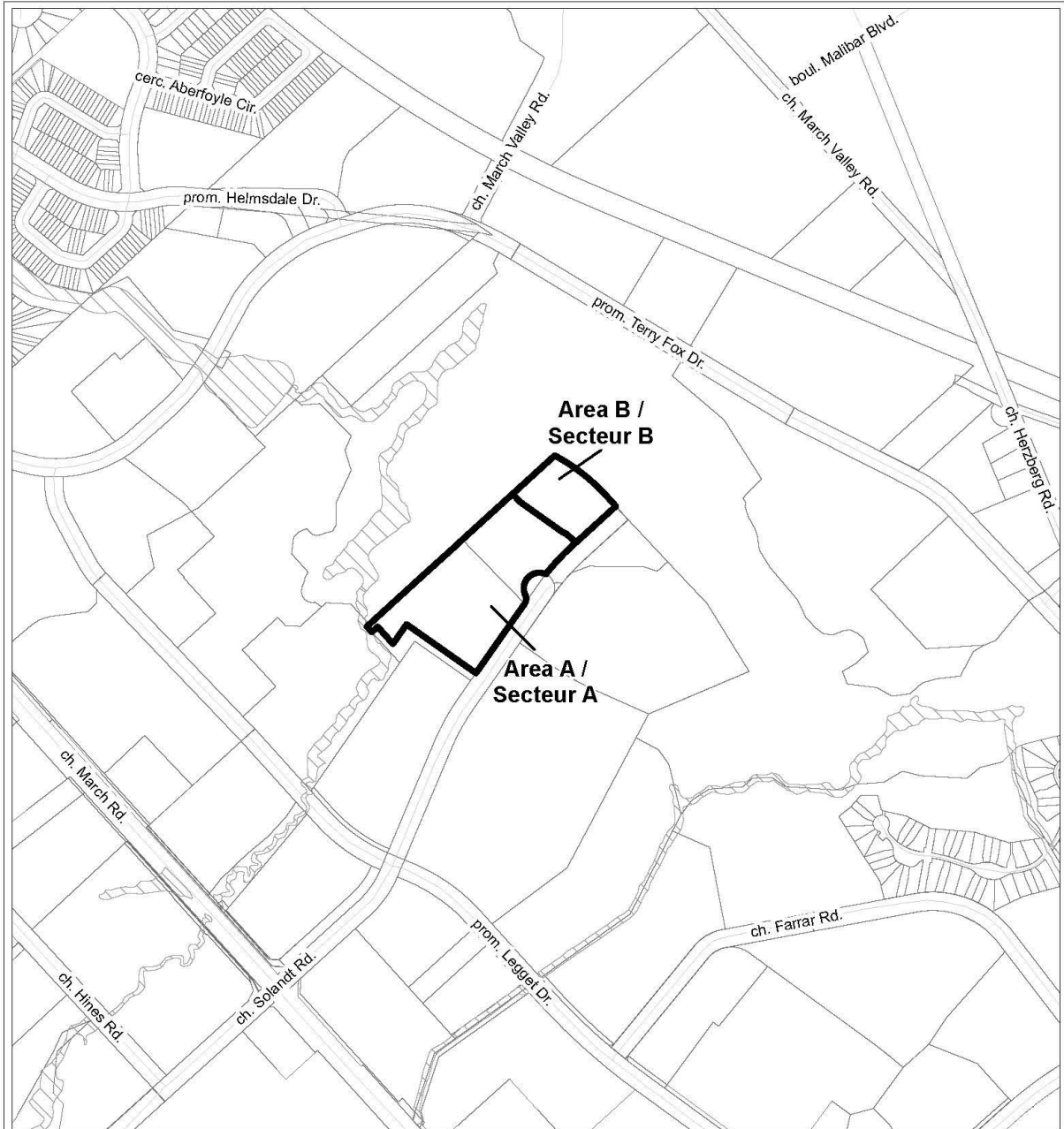
Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.



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.

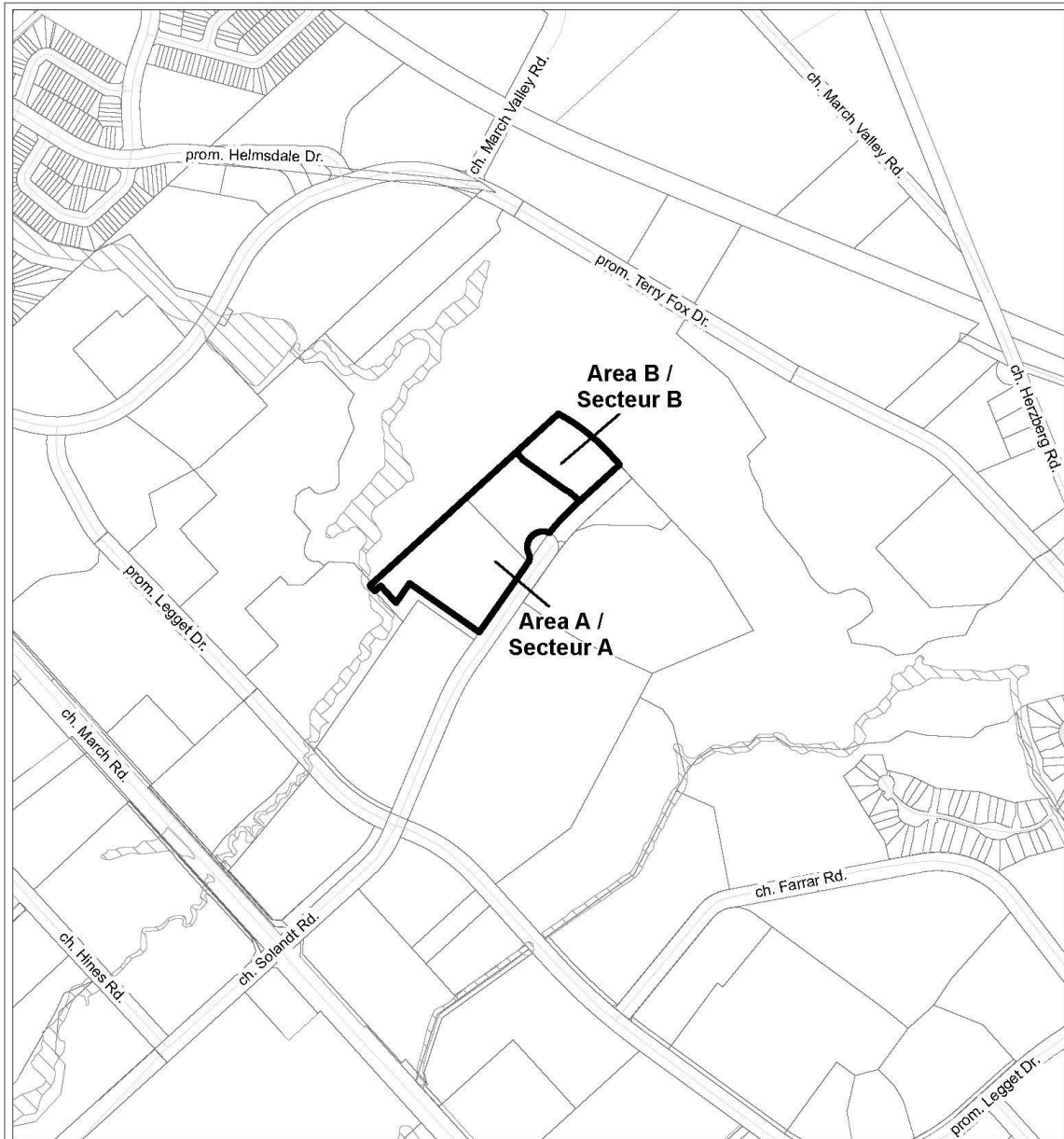
Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Zoning Key Plan (By-law 2008-250)



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
2505, 2707 ch. Solandt Road		Area A to be rezoned from IP6 H(44) to MC[xxxx] H(44) Le zonage du secteur A sera modifié de IP6 H(44) à MC[xxxx] H(44)	
Area B to be rezoned from IP6[1548] H(44) to MC[xxxx] H(44) Le zonage du secteur B sera modifié de IP6[1548] H(44) à MC[xxxx] H(44)		Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	
D02-02-26-0006 26-0121-D D07-12-26-0007		©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	
I:\CO\2026\ZKPI\Solandt_2505_2707		©Les données de parcelles appartient à Teranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE	
REVISION / RÉVISION - 2026 / 02 / 11			

Document 2 – Zoning Key Plan (By-law 2026-050)



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-26-0006 D07-12-26-0007	26-0121-D	2505, 2707 ch. Solandt Road	
I:\CO\2026\ZKPSolandt_2505_2707_V2			Area A to be rezoned from EDK2 H(44) to EDK2[xxxx] H(44) Le zonage du secteur A sera modifié de EDK2 H(44) à EDK2[xxxx] H(44)
©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 ©Les données de parcelles appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE			Area B to be rezoned from EDK2[1548] H(44) to EDK2[xxxx] H(44) Le zonage du secteur B sera modifié EDK2[1548] H(44) à EDK2[xxxx] H(44)
REVISION / RÉVISION - 2026 / 02 / 11			Existing Flood Plain (Section 58) / Plaine inondable (Article 58)
			

Document 3 – Details of Recommended Zoning (By-law 2008-250)

The proposed changes to Zoning By-law 2008-250 for 2505 and 2707 Solandt Road are as follows:

1. Rezone the lands as shown in Document 1, as follows:
 - a. Area A from IP6 H(44) to MC[xxxx] H(44); and
 - b. Area B from IP6[1548] H(44) to MC[xxxx] H(44)
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] H(44)”
 - c. In Column V, Exception Provisions – Provisions, add the following text:
 - i. No minimum parking is required

Document 4 – Details of Recommended Zoning (By-law 2026-050)

The proposed changes to Zoning By-law 2026-050 for 2505 and 2707 Solandt Road are as follows:

1. Rezone the lands as shown in Document 1, as follows:
 - a. Area A from EDK2 H(44) to EDK2[xxxx] H(44)
 - b. Area B from EDK2[1548] H(44) to EDK2[xxxx] H(44)
2. Add a new exception [xxxx] to Part 15, Urban Exceptions, to add provisions similar in effect to the following:
 - a. In Provision (2), Additional permitted uses, add the text:
 - i. personal service business
 - ii. restaurant
 - iii. retail store
 - b. In Provision (4), Exception specific provisions, add the text: “subsection 1207-2(2) does not apply.”