

**Subject: Official Plan Amendment and Zoning By-law Amendment for 525
Legget Drive and 359 Terry Fox Drive**

File Number: ACS2022-PIE-PS-0108

Report to Planning Committee on 25 August 2022

and Council 31 August 2022

**Submitted on August 12, 2022 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

Contact Person: Molly Smith, Planner II, Development Review West

613-580-2424, 25910, molly.smith@ottawa.ca

Ward: Kanata North (4)

**Objet : Modification du Plan officiel et du Règlement de zonage pour le 525,
promenade Legget, et le 359, promenade Terry-Fox**

Dossier : ACS2022-PIE-PS-0108

Rapport au Comité de l'urbanisme

le 25 août 2022

et au Conseil le 31 août 2022

**Soumis le 12 août 2022 par Derrick Moodie, Directeur, Services de la planification,
Direction générale de la planification, des biens immobiliers et du développement
économique**

**Personne ressource : Molly Smith, Planner II , Examen des demandes
d'aménagement ouest**

613-580-2424, 25910, molly.smith@ottawa.ca

Quartier : Kanata Nord (4)

1. REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to
the Official Plan, Volume 1, for 525 Legget Drive and 359 Terry Fox Drive,**

as shown in Document 1, to permit residential uses and a restaurant, as detailed in Document 2.

2. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 525 Legget Drive and 359 Terry Fox Drive, as shown in Document 1, to rezone the lands from 'Business Park Industrial Zone, Subzone 6' and 'Business Park Industrial, Subzone 6, Urban Exception 301' to 'Mixed-Use Centre, Exception XXXX, Maximum Height 115 metres'; as detailed in Document 3 and 4.
3. That Planning Committee recommend Council to direct staff to incorporate any required changes resulting from the amendment detailed in Document 2, into the new Official Plan being considered for approval by the Ministry of Municipal Affairs and Housing.
4. That Planning 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 August 31th, 2022," subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATIONS DU RAPPORT

2. Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au Volume 1 du Plan officiel pour le 525, promenade Legget, et le 359, promenade Terry-Fox, tel qu'indiqué dans le document 1, afin d'y permettre la présence d'utilisations résidentielles et d'un restaurant, comme il est détaillé dans le document 2.
3. Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 pour le 525, promenade Legget, et le 359, promenade Terry-Fox, tel qu'indiqué dans le document 1, afin de changer la désignation de « zone de parc d'affaires et industriel, sous-zone 6 » et de « zone de parc d'affaires et industriel, sous-zone 6, exception urbaine 301 » pour celle de « zone de centres polyvalents, exception XXXX, hauteur maximale de 115 mètres », comme il est détaillé dans les documents 3 et 4.

4. **Que le Comité de l'urbanisme recommande au Conseil de demander au personnel d'incorporer toute modification nécessaire découlant des modifications détaillées dans le document 2 dans le nouveau Plan officiel dans le cadre de son examen pour approbation par le ministère des Affaires municipales et du Logement.**
5. **Que le Comité de l'urbanisme 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 greffier 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 31 août 2022 », 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

Staff Recommendation

Planning staff recommend approval of Official Plan and Zoning By-law amendments for 525 Legget and 359 Terry Fox Drive to permit mixed-use development (residential and commercial). The proposal aligns with the City's strategic direction for building viable communities, intensification, and efficient development of serviced, underutilized lands located within settlement areas. The amendments would facilitate the redevelopment of the site from an existing surface parking lot to a 30-storey, mixed-use development. The proposed development aligns with the goals and objectives of the City's new Official Plan and would implement policies of the Plan. It is staff's opinion that the proposal represents good planning and orderly development of the area.

Applicable Policy

The following policies support this application:

Section 2.5.1 Building Liveable Communities supports the development of lively and complete mixed-use communities within the urban area that respects the established characteristics of the community. Compatible development means development that, although not necessarily the same as or similar to existing buildings in the vicinity, can enhance an established community through good design and innovation. The proposed

development activates the pedestrian realm with clear and safe connections through defined entrances, landscaping, signage, and utilizing underground and existing parking structures.

Section 3.6.5 Urban Employment Areas policies ensure over the long-term that sufficient areas of land are reserved primarily for places of business and economic activity. Policy 9 of this section explicitly states that residential uses could be contemplated in this location through a Zoning By-law amendment and satisfying a series of policies supportive of viable residential units. The proposal demonstrates this and is supported by the new Official Plan.

Section 4.11 Urban Design and Compatibility supports the proposal through the review of policies that provide direction on impacts between new and existing development. The proposal positively contributes to the area by adding a mixed-use development on a currently underutilized site, in an area well served by neighbourhood services, employment, and amenities.

Section 6.6.3.2 Kanata North Economic District in the new Official Plan provides direction on development within Kanata North Economic District. Its designation as a Special District will provide opportunity through land use planning to maintain the district as an economic generator. Policies direct development to be focused on enhancing mobility options, mixed-use development and urban design to contribute to the quality of life for those who live, work, learn and play in Kanata North. The development closely aligns with the policies in Section 6.6.3.2 by providing a mixed-use development in proximity to mobility options, amenities and meeting urban design directives.

RÉSUMÉ

Recommandation du personnel

Le personnel de l'urbanisme recommande l'approbation de la modification au Plan officiel et au Règlement de zonage pour le 525, promenade Legget, et le 359, promenade Terry-Fox, afin d'y permettre la réalisation d'un aménagement polyvalent [résidentiel et commercial]. La proposition est conforme à l'orientation stratégique de la Ville en matière de création de communautés où il fait bon vivre, de densification et d'aménagement efficace des terrains viabilisés et sous-utilisés des zones d'établissement. Les modifications faciliteront le réaménagement des lieux, lesquels passeraient d'un parc de stationnement en surface à une tour à utilisations polyvalentes de 30 étages. L'aménagement proposé est conforme aux buts et aux objectifs du nouveau Plan officiel de la Ville et permettra de mettre en œuvre les politiques du Plan.

Le personnel est d'avis que la proposition respecte les bonnes pratiques en matière d'urbanisme et d'aménagement ordonné du secteur.

Politiques applicables

Les politiques suivantes cadrent avec la présente demande.

La section 2.5.1 [création de collectivités où il fait bon vivre] favorise l'aménagement dans le secteur urbain de quartiers polyvalents dynamiques et complets qui respectent les caractéristiques des environs. Un aménagement compatible, bien qu'il ne doive pas forcément être identique ou similaire aux bâtiments avoisinants, peut améliorer le secteur par des concepts novateurs et de qualité. L'aménagement proposé dynamise le domaine piétonnier en établissant des liens clairs et sûrs grâce à des entrées définies, à des aménagements paysagers, à de la signalisation et à l'utilisation d'infrastructures de stationnement souterraines et actuelles.

La section 3.6.5 [politiques relatives aux secteurs d'emploi urbain] prévoit une garantie à long terme que des superficies de terrain suffisantes sont réservées principalement aux lieux d'affaires et d'activité économique. La politique 9 de cette section indique explicitement que des utilisations résidentielles peuvent être envisagées à cet endroit si l'on procède à une modification du Règlement de zonage et si l'on satisfait à une série de politiques favorables à des unités résidentielles où il fait bon vivre. La proposition le démontre et est soutenue par le nouveau Plan officiel.

La section 4.11 [design urbain et compatibilité] soutient la proposition par l'examen des politiques qui donnent une orientation quant aux répercussions entre les nouveaux aménagements et les aménagements actuels. La proposition apporte une contribution positive au secteur en ajoutant un aménagement à utilisations polyvalentes sur un emplacement qui est sous-utilisé actuellement, dans une zone bien pourvue en matière de services, d'emplois et de commodités.

La section 6.6.3.2 du nouveau Plan officiel [le quartier économique de Kanata-Nord] comporte des directives sur l'aménagement dans le quartier économique de Kanata-Nord. Sa désignation en tant que district particulier permet, grâce à l'aménagement du territoire, de maintenir sa fonction de moteur économique. Les politiques indiquent que l'aménagement doit être axé sur l'amélioration des options de mobilité, des aménagements mixtes et un design urbain qui contribuent à la qualité de vie des personnes qui habitent, travaillent, étudient et se divertissent à Kanata-Nord. Le projet cadre étroitement avec les politiques de la section 6.6.3.2 en proposant un

aménagement à utilisations polyvalentes situé à proximité d'options de mobilité et de commodités et conforme aux directives en matière de design urbain.

6. BACKGROUND

Site location

525 Legget Drive and 359 Terry Fox Drive

Owner

Wesley Clover International

Applicant

Novatech (Attn: James Ireland)

Description of site and surroundings

The subject lands are located south of Terry Fox Drive and east of Legget Drive. A future severance application will be filed which will result in a new civic address for the subject site. The proposed future site will be approximately 6,819 square metres with frontage on Terry Fox Drive and will contain the proposed mixed-use building, the driveway and landscaping. The proposed development will be physically connected to and integrated with the Brookstreet Hotel. The new building will be primarily an apartment building but will include an extension to the existing Brookstreet Hotel ballroom on the second floor.

Lands north of the site contain a two-storey light industrial/office building and lands to the east contain a stormwater management pond and light industrial/office buildings. Further east is the Marshes Golf Course. Lands to the south contain a ten-storey office building and lands to the west across Legget Drive contain a large surface parking lot servicing the neighbouring offices for Nokia at 600 March Road. A redevelopment proposal at this site (D01-01-22-0006 and D02-02-22-0034) is currently under review by planning staff.

Summary of requested Official Plan Amendment

The purpose of the Official Plan amendment and Zoning By-law amendments application is to permit a 30-storey mixed-use development (residential and commercial). The proposed mixed-use development aligns with the policies of the City's new Official Plan which was approved by Council in Fall 2021 and is currently being considered by the Ministry of Municipal Affairs and Housing (MMAH).

Initially, the Zoning By-law amendment and Site Plan Control application was submitted to the City in October 2021 with the notion that the new Official Plan would be approved by the time the application was seen at Planning Committee. However, the new Official Plan is still being reviewed by MMAH and thus the proposal requires an Official Plan amendment to allow a residential use. The application for Official Plan amendment was submitted in May 2022, to allow residential use without the need for a Secondary Plan. The policies in the new Official Plan provide clear direction for where density and residential use are to be located in the Kanata North Economic District.

The subject property is currently designated 'Urban Employment Area' on Schedule B of the Official Plan. An amendment to the Official Plan is required to permit residential uses without the need for a Secondary Plan. The property will remain designated as 'Urban Employment Area' on Schedule B of the Official Plan. The Official Plan amendment is intended to bridge a timing gap while the MMAH considers the new Official Plan, as the new Official Plan supports the proposal.

The subject property is currently zoned Business Park Industrial, Subzone 6 (IP6) and Business Park Industrial, Subzone 6, Urban Exception 301 (IP6[301]). The Zoning By-law amendment seeks to rezone the lands in Document 1 from IP6 Subzone – Kanata North Business Park (IP6) and IP6 Subzone – Kanata North Business Park, Exception 301 (IP6[301]) to Mixed-Use Centre, exception XXXX, maximum height 115 metres (MC[xxxx] H(115)).

7. DISCUSSION

Public Consultation

For this proposal's consultation details, see Document 4 of this report.

Public consultation was carried out in accordance with the City's Public Notification and Consultation Policy for Official Plan amendments and Zoning By-law amendment applications, with notice provided to the registered community associations and property owners within 120 metres, and a notification sign posted. A virtual information session was held on July 18, 2022 on Zoom and twelve residents attended. No public comments were received during the circulation and review period.

Official Plan designation(s) and policies

The subject site is designated as Urban Employment Area on Schedule B – Urban Policy Plan of the Official Plan.

Section 3.6.5 – Urban Employment Area

States that the intent of the Official Plan is to ensure that, over the long-term, sufficient areas of land are reserved primarily for places of business and economic activity. Uses that support this function consist predominantly of office, manufacturing, warehousing, distribution, research and development facilities and utilities. Maintain a sufficient supply of land for this range of activities is key to the long-term economic health of the community and its ability to attract and retain new investment. Typically, Urban Employment Areas provide large parcel sizes, reflective of user needs for storage, parking and building floor plate size, and typically well situated with respect to major roads.

Specifically, Policy 9 states that residential uses may be permitted by an amendment to the Zoning By-law provided that the following criteria are met:

- a) At least 50 per cent of the lands identified above will be devoted to employment uses;
- b) A Secondary planning process has been prepared to the City's satisfaction and includes the items identified in Policy 5 of Section 2.5.6 of the Official Plan
- c) The proposed housing is in the form of townhouses, stacked townhouses or apartments.
- d) Residential uses are linked to adjacent areas by roads and pathways;
- e) Any demand that residential uses will create for additional amenities and services has been assessed and the means of addressing such demands has been identified;
- f) The applicable policies in Section 4 have been satisfied;
- g) The amelioration of potential adverse impacts from adjacent non-residential lighting, noise, odour, dust or traffic can be achieved on-site as part of the development.

This criterion has been used to evaluate the proposed Official Plan and Zoning By-law amendment. Since the proposal includes a Site Plan Control application, further design clarity and refinement to ensure the development abides by these policies have been made.

Section 2.2.3 – City-wide Employment Area Policies

Policies in this section support the protection of business and economic activity clusters at strategic locations close to facilities and corridors. In Policy 8, a comprehensive

review is required to assess requests to convert employment lands to other purposes. The comprehensive review for the removal or conversion of employment lands has been satisfied via the Industrial and Logistics Land Strategy (adopted by Joint Committees on Jan 25, 2021 and Council on February 10, 2021). However, Policy 9, explicitly states that Policy 8 does not apply to those Urban Employment Areas with a site-specific exception to permit residential uses as listed in Section 3.6.5 of the Official Plan, which applies to this proposal.

Section 2.5.1 – Building Liveable Communities and Designing Ottawa

Policies support the development of lively and complete mixed-use communities within the urban area that respects the established characteristics of the community. In general terms, compatible development means development that, although not necessarily the same as or similar to existing building in the vicinity, can enhance an established community through good design and innovation and coexists with existing development without causing undue adverse impact on surrounding properties.

Tools and design objectives for new development are provided in Section 2.5.1 to guide compatibility and a high quality of design. The design objectives include enhancing the sense of community; defining quality public and private spaces through development; ensuring that new development respects the character of existing areas; and considering the adaptability and diversity of places that can adapt and evolve easily over time.

Section 4.11 – Urban Design and Compatibility

Section 4.11, Urban Design and Compatibility, states that at the City-wide scale, issues of compatibility are addressed in the Official Plan through the appropriate designation of land and associated policies that direct where and how certain categories of land use should be permitted to develop. At the neighbourhood or individual property scale, issues such as noise, spillover of light, accommodation of parking and access, shadowing, and micro-climatic conditions are prominent considerations when assessing the relationships between new and existing development. To ensure compatibility, a careful design response is required that appropriately addresses the impact generated by infill or intensification.

Schedule C – Primary Urban Cycling Network identifies both March Road and Terry Fox Drive as spine routes for cyclists. Additionally, it is at the end of the Cross-Town bikeway for Kanata.

Schedule D – Rapid Transit Network identifies March Road as a Bus Rapid Transit route with a stop at the March Road and Terry Fox Drive intersection.

Schedule E – Urban Road Network designates March Road as an existing Arterial Road, Terry Fox Drive as an existing Arterial Road (west of March Road) and an existing Major Collector (east of March Road), and Legget Drive as an existing Collector Road.

New Official Plan

The subject site is designated as a Special Economic District and is intended to support the City's economic development. Section 6.6 states that Special Districts are part of the City that are important internationally, nationally and to the metropolitan area. They define the image of the city through their cultural heritage value, architecture, public realm, their roles as tourism attractions and/or as major economic generators. They are distinct areas that transcend the role and function of Hubs, Corridors and Neighbourhoods, and warrant unique planning approaches. The subject site is designated Kanata North Economic District on Schedule B5 – Suburban (West) Transect of the new Official Plan.

Section 2.2.2 – Economic Development

The objective of the policies in this section aim to support and generate more economic activity in the City. Policies direct growth and development to integrate economic activities with residential and other land uses, specifically in 2.2.2.4 where it acknowledges office and knowledge-based employment areas should not be segregated from other uses and should be allowed to evolve into mixed-use areas.

Section 4.6 – Urban Design

The policies in this section are in place to promote design excellence through the built form and public realm. Urban design plays an important role in supporting the City's objectives such as building healthy 15-minute neighbourhoods, growing the urban tree canopy and developing resiliency to climate change.

Section 6.6.3.2 – Kanata North Economic District

Policies in this section state that the Kanata North Economic District is a globally significant technology innovation cluster and a major contributor to Canada and Ottawa's respective economies, as it represents Canada's largest research and innovation cluster. Kanata North has sustained growth since its inception, but in order to

maintain its competitiveness, a number of planning-related challenges require solutions. Enhancing mobility options, mixed-use development and urban design will contribute to the quality of life for those who live, work, learn and play in Kanata North and boost its ability to compete for talent.

The intent of this designation is to permit a wide range of uses within the district. These include residential, employment, commercial and institutional land uses. To order to create a critical mass to support mixed uses, the highest densities shall be focused on two emerging activity centres located generally within 600 metres of the planned Transitway stations located at Terry Fox Drive and Station Road. The objective is to add up to two thousand dwelling units within a 600 metres radius walking distance of these stations. The planned function of the activity centres is to concentrate a diversity of uses, a higher density of development and a greater degree of mixed uses near the rapid transit. The goal of encouraging these complete communities is to invite residents of all income levels, to have places to live, work, learn and play and to access daily needs without a car.

Schedule C2 – Transit Network Ultimate identifies March Road as a Transitway with planned BRT stations located at Terry Fox Drive and Station Road.

Schedule C3 – Active Transportation Network shows Major Pathways along Terry Fox Drive, to the west of March Road.

Schedule C4 – Urban Road Network designates March Road as an existing Arterial Road, Terry Fox Drive as an existing Arterial Road (west of March Road) and an existing Major Collector (east of March Road), and Legget Drive 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

Urban Design Guidelines for High-Rise Buildings apply as the proposal is for a 30-storey, mixed-use tower. The guidelines are specific to building orientation, human-scale, building mass, active at-grade uses, public realm, tower separation and achieve appropriate high-rise development.

Staff are confident that the recommendations contained within this report for the Official Plan and Zoning By-law amendments will result in good planning and aligns with the

new Official Plan. Final details on the design and public realm treatments will be determined through Site Plan Control.

Planning rationale

Official Plan Policies

Section 2.5.1 is broad in nature with design objectives such as defining quality spaces, ensuring safety and accessibility, respecting the character, as well as considering adaptability and sustainability. The proposal creates a well-defined space in an existing urban context. Policies in this section encourage compatible development, whereas compatible development is defined in the Official Plan as development that is not necessarily the same as or similar to existing buildings, but that enhances and coexists with existing development without undue adverse impacts. The proposed mixed-use tower fits well within its physical context and ‘works well’ among those functions that surround it. The proposed development responds to the following design objectives:

- To enhance the sense of community by creating and maintaining places with their own distinct identity, through the use of landscaping, signage, materiality and form; and
- The proposal defines quality public and private spaces by creating a residential mixed-use tower integrated with the existing Brookstreet Hotel. The facilities of the Brookstreet Hotel will be available to residents, accessible via an internal connection. Tenants will have access to all amenities provided by the Hotel, and within the new tower, residents and visitors will have separate access; and,
- To create places that are safe, accessible and are easy to get to, and move through. The site is fully accessible by providing continuous pedestrian and cycling connections from Terry Fox Drive to the new development. Connections are provided within the parking garage up to the new building.

Section 3.5.6 states that the intent of the Official Plan is to ensure that, over the long-term, sufficient areas of land are reserved primarily for places of business and economic activity. Other uses can be contemplated, granted they meet the following criteria of Policy 9:

- a. At least 50 per cent of the lands identified above will be devoted to employment uses;

The proposal will be approximately 6,819 m², redeveloping an underutilized surface parking lot at the rear of a developed area. This represents a small area in the Kanata North Business Park. The proposal will not be replacing existing any employment uses.

- b. A Secondary planning process has been prepared to the City's satisfaction and includes the items identified in Policy 5 of Section 2.5.6 of the Official Plan

There is currently no Secondary Plan for the area; however, the new Official Plan introduces new policies that support the proposal. The development of these new policies included analysis to meet growth management and economic development targets, as well as public consultation, by the City of Ottawa, which staff found parallel to a Secondary Plan process.

- c. The proposed housing is in the form of townhouses, stacked townhouses or apartments.

The proposal is for apartments within a high-rise typology.

- d. Residential uses are linked to adjacent areas by roads and pathways;

The proposal includes a direct pedestrian, cycling and vehicular connection to Terry Fox Drive. Pedestrian connections are also provided around the building to the Brookstreet Hotel, Legget Drive and the surrounding employment uses.

- e. Any demand that residential uses will create for additional amenities and services has been assessed and the means of addressing such demands has been identified;

There are existing amenities and services in proximity to the development including transit, commercial and institutional. As well, the new Official Plan policies for the Special District allow for small-scale services to create a dynamic area.

- f. The applicable policies in Section 4 have been satisfied;

The applicable policies in Section 4 have been satisfied through the planning process.

- g. The amelioration of potential adverse impacts from adjacent non-residential lighting, noise, odour, dust or traffic can be achieved on-site as part of the development.

Potential adverse impacts were reviewed, and the adjacent and surrounding uses are office and light industrial which are neither sensitive uses nor expected to cause adverse impacts on the proposal.

New development is reviewed and evaluated using the policies of Section 4.11, which address urban design and compatibility. These aspects of urban design and compatibility include building profile and height, potential impacts, building transitions, and intensification within established neighbourhoods. The purpose of reviewing these design aspects is to ensure that new development is sensitive and compatible with the existing context while providing appropriate transition between densities and land uses.

Key design and compatibility items, such as the design and function of the amenity area and parking, or landscaping, will be implemented through Site Plan Control. The proposed development will provide an underground garage with sufficient vehicle and bicycle parking, with the access and garage doors set back and separated from the main pedestrian entrance to ensure adequate sightlines for safety and to minimize visual impacts. The design configuration of the main driveway up to the drop-off area near the building entrance provides a main entryway for users.

Given the layout of the site, the impact of the building on the pedestrian realm is minimized and the perceived massing from the street is reduced. The proposed development is 30 storeys whereas the Brookstreet Hotel is 18 storeys. As a result, the impact of the difference in height will not appear significant. The impact of shadowing is minimal on residential uses as the closest established residential uses include townhouses on the north side of Terry Fox Drive. Given the location of the building at the rear of the lot and surrounding uses on the east and south, which include a stormwater pond and golf course, the shadowing impacts are minimal on adjacent uses.

As per the Urban Design Guidelines for High-Rise Buildings, the proposed development provides an appropriate angular plane. The proposed tower is set back from Terry Fox Drive and Legget Drive, and provides a base, middle, top typology. Staff find the design is appropriate for the context and provides adequate setbacks and setbacks.

The new Official Plan – Kanata North Economic District

Section 6.6.3.2 of the new Official Plan provides direction on development within Kanata North Economic District. Its designation as a Special District will provide opportunity, through land use planning, to maintain the district as an economic generator.

Development should be focused on enhancing mobility options, mixed-use development and urban design that will contribute to the quality of life for those who live, work, learn and play in Kanata North and boost its ability to compete for talent. The proposed development aligns with the objectives of the new Official Plan by:

- Contributing to the transformation of the district from a car-oriented business park to a mixed-use innovation district with a broad range of uses focused on sustainable modes of transportation;
- Creating a critical mass to support a mix of uses by proposing a high-density development within one of two emerging Activity Centres, located generally within 600 metres of the planned Transitway stations located at Terry Fox Drive;
- Proposing a wide range of uses including residential, employment, commercial and institutional land uses; and
- Creating a finer grid block pattern and increased intersection density by breaking up a very large, impenetrable block with a network of private streets and pedestrian routes.

Section 6.6.3.2.4 of the new Official Plan provides direction on the planned function of the Activity Centres, which is to concentrate a diversity of uses, a higher density of development and a greater degree of mixed uses near the rapid transit. The goal of encouraging these complete communities is to invite residents of all income levels, to have places to live, work, learn and play and to access daily needs without a car. Lands within the Activity Centres permit a range of uses including residential, employment, commercial and institutional land uses. The subject site is in the northern Activity Centre, defined as within 600m of the future Bus Rapid Transit station at the intersection of Terry Fox Drive and March Road. High-rise buildings consistent with the Urban Design Guidelines for High-Rise Buildings are permitted and mixed-use buildings should have a minimum height of four storeys. As part of the application review, the development was reviewed in tandem with the urban design guidelines and the 30-storey, mixed-use tower is appropriate given the new Official Plan policies.

Within Activity Centres, policies encourage a broad range of dwelling sizes, including market and affordable housing. The proposed development provides 253 rental apartments ranging from one-bedroom to three-bedroom units, and it is anticipated that a large portion of these units will be available at market rate. The proposal is high-density housing at a location that could be considered infill (the building will be built on an existing at-grade parking lot) and is desirable due to its proximity to amenities, employment, and the future BRT line.

Section 4.6 for City Wide Policies – Urban Design, provides policies that promote design excellence in Design Priority Areas. The proposal is within a Design Priority Area

and policy 4.6.1(c) is applicable, which states that the use of the Urban Design Review Panel (UDRP) is optional due to its location in a Special Economic District. The application was not reviewed by the UDRP but staff assessed the proposal against applicable policies within the current and the new Official Plans.

The proposed Official Plan Amendment is intended to bridge a timing gap while the Ministry of Municipal Affairs and Housing considers the new Official Plan, as the new Official Plan supports the proposal.

Future Development Applications

A Consent application to the Committee of Adjustment will be filed to establish the new parcel, and a civic address will be assigned.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

8. RURAL IMPLICATIONS

There are no rural implications associated with this application.

9. COMMENTS BY THE WARD COUNCILLOR

The Councillor is aware of the application related to this report and is supportive of the application.

10. LEGAL IMPLICATIONS

. There are no legal impediments to implementing the recommendations of the report

11. RISK MANAGEMENT IMPLICATIONS

There are no risk implications associated with this report.

12. ASSET MANAGEMENT IMPLICATIONS

The recommendations documented in this report are consistent with the City's [Comprehensive Asset Management \(CAM\) Program](#) objectives. The implementation of the Comprehensive Asset Management program enables the City to effectively manage existing and new infrastructure to maximize benefits, reduce risk, and provide safe and reliable levels of service to community users. This is done in a socially, culturally, environmentally, and economically conscious manner. It has been confirmed that there

is sufficient capacity in the existing water, wastewater and stormwater infrastructure systems to accommodate the proposed development. Servicing capacity requirements to be confirmed at time of site plan. Assets acquired through development of these lands will add to City's inventory for operations and maintenance, as well as lifecycle renewal and replacement in the long term.

13. FINANCIAL IMPLICATIONS

There are no direct financial implications.

14. ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with these applications and the proposed building will be required to meet the accessibility criteria contained within the Ontario Building Code.

15. TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Economic Growth and Diversification
- Thriving Communities

16. APPLICATION PROCESS TIMELINE STATUS

The Official Plan Amendment application (Development Application Number: D01-01-22-0007 was processed by the "On Time Decision Date" established for the processing of Official Plan amendment applications.

The Zoning By-law amendment application (Development Application Number: D02-02-21-0123 was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity of issues associated with the file.

17. SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Official Plan Amendment

Document 3 Details of Recommended Zoning

Document 4 Zoning Key Map

Document 5 Consultation Details

Document 6 Rendering

Document 7 Concept Plan

18. DISPOSITION

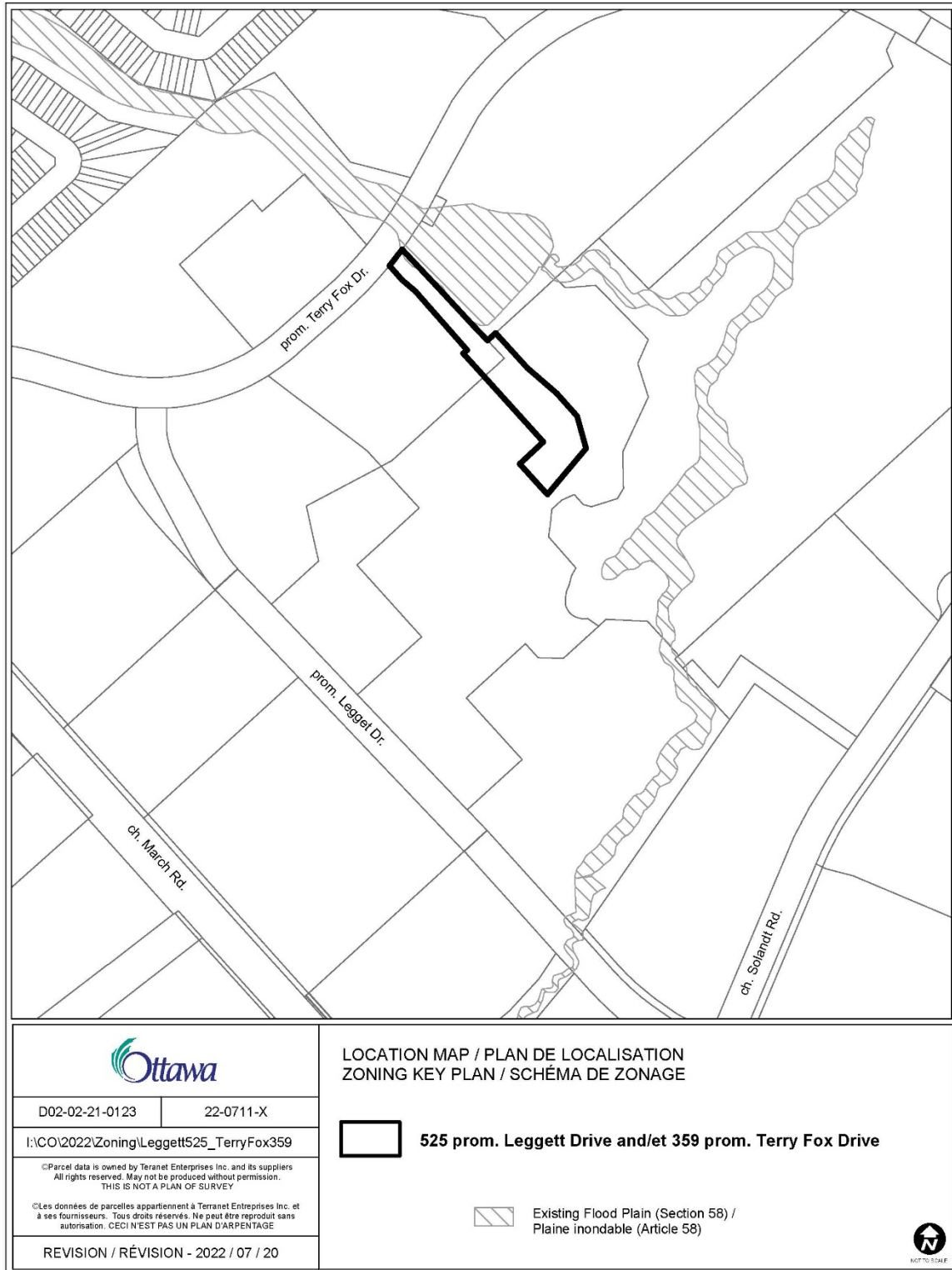
Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Map



19. Document 2 – Details of Recommended Official Plan Amendment

1. Purpose

The purpose of this amendment to Volume 1 of the Official Plan is to permit residential use without the need for a Secondary Plan.

2. Location

The subject lands are located south of Terry Fox Drive and east of Legget Drive.

3. Basis

The amendment to Volume 1 of the Official Plan was requested by the applicant to facilitate a mixed-use development (residential and commercial) on the subject site that proposes to replace portions of an existing surface parking lot.

Rationale

The proposed Official Plan amendment to Volume 1 of the Official Plan is consistent with the Provincial Policy Statement which promotes efficient development of serviced, underutilized lands within settlement areas. The redevelopment of the site will add both housing and employment in a location that is well-served with current and proposed transit as well as active transportation networks. Redevelopment of these lands to add residential and commercial uses will contribute to meeting policies and objectives of the City's new Official Plan. The proposed amendment will encourage high-quality urban design, protection of existing trees and natural features, where possible, and a compatible built form.

PART B – THE AMENDMENT

1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text and the attached Schedule(s) 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 Volume 1, is hereby amended by modifying Section 3 – Designations and Land Use, Section 3.6.5 – Urban Employment Area to add a new Site Specific Exception as follows:

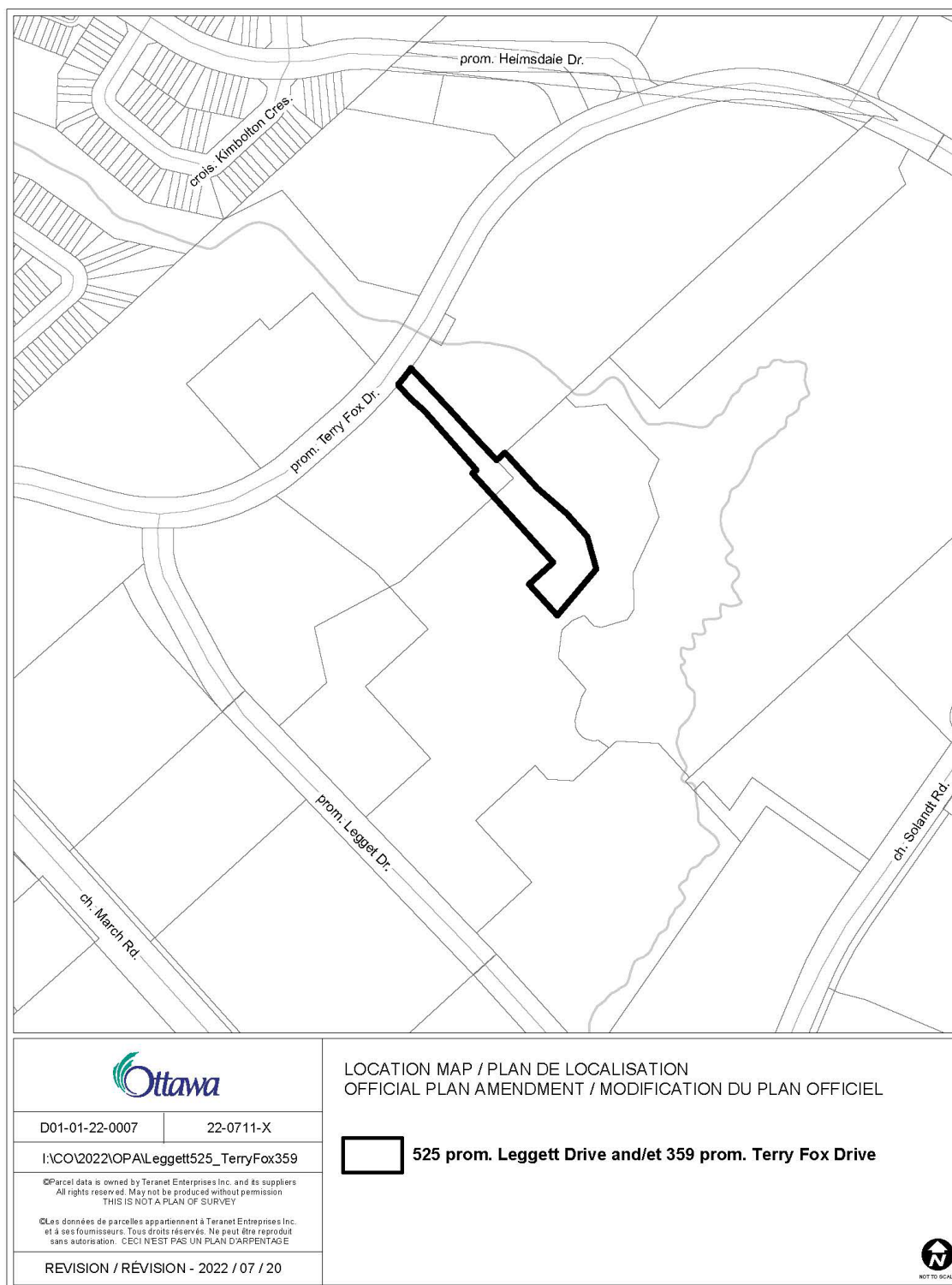
Notwithstanding any provisions of this Plan that prohibit residential uses on lands designated Urban Employment Area, for the lands identified by Parcel Identification Numbers 045171135 and 045171172, residential and retail uses are permitted, and the following applies:

- a) Mixed-use building shall have a maximum height of thirty (30) storeys.
- b) A restaurant is a permitted use.

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-Details of Recommended Zoning

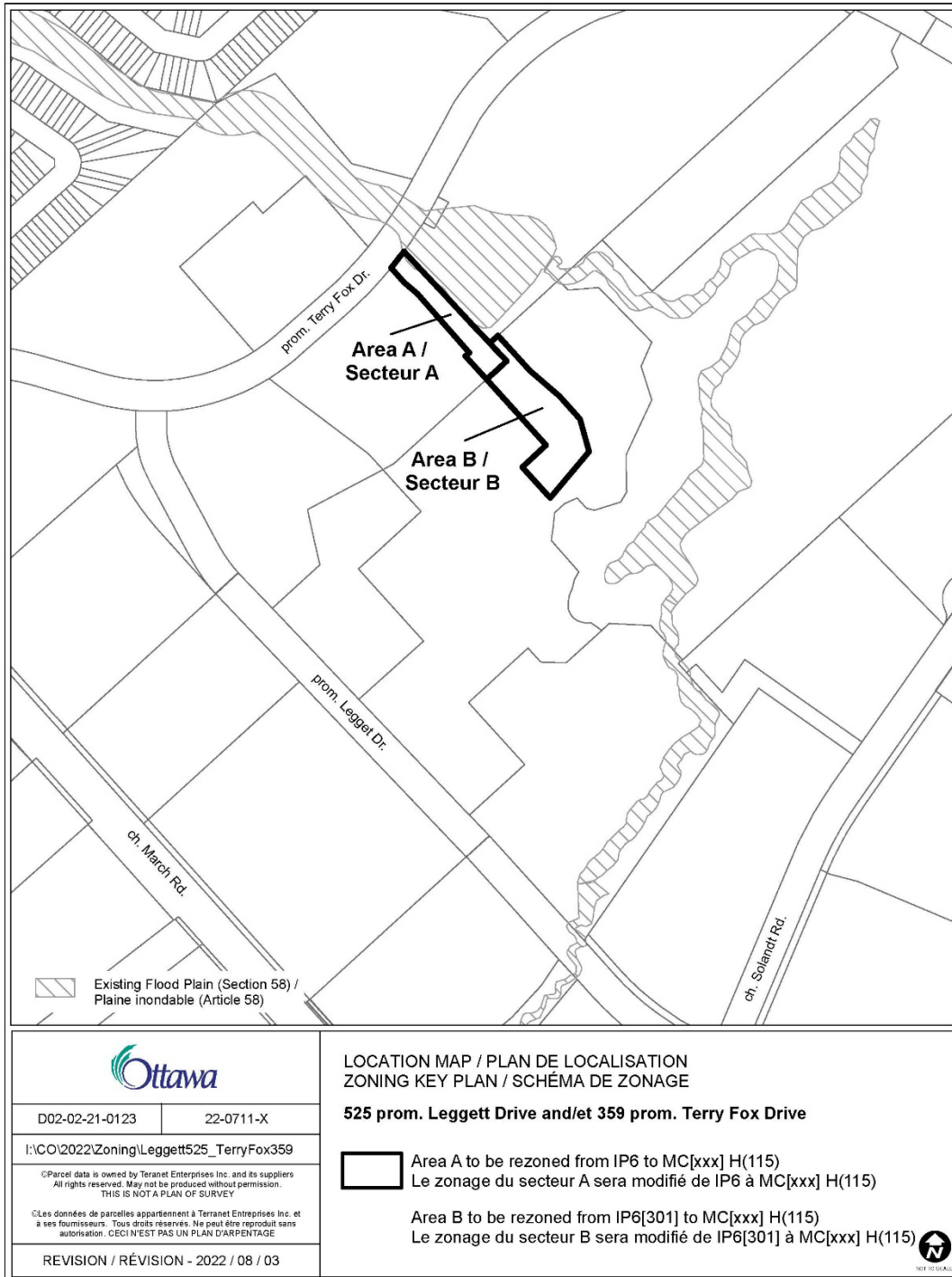


20. Document 3 – Details of Recommended Zoning

The proposed changes to Zoning By-law 2008-250 for 525 Legget Drive and 359 Terry Fox Drive are as follows:

1. Rezone the lands from IP6 and IP6[301] to MC[xxx] H(115), as shown in Document 4.
2. Add a new exception [xxx] to Section 239, Urban Exceptions, to add provisions similar in effect to the following:
 - a. In Column II, Applicable Zoning, add the text, “MC[xxx] H(115)”
 - b. In column IV, Exception Provisions – Land Uses Prohibited, add the following text:
 - i. Drive-through Facility
 - ii. Parking Lots
 - iii. Parking Garage
 - iv. Principal Parking Lots, other than rapid-transit network park and ride facilities, being located at least 600 metres from a rapid transit station

Document 4 – Zoning Key Map



21. 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 and Zoning By-law amendments. One virtual public meeting was also held in the community on July 18, 2022 and was attended by 12 residents. Public comments during this meeting were largely supportive and questions were generally about parking and traffic, cost/affordability of units, the link/connection within the larger Kanata North Tech Park.

There were no public comments provided to the City.

22. Document 6 – Rendering



OVERALL SITE VIEW

BROOKSTREET APARTMENTS // NEUF ARCHITECT(E)S

24. Document 7 – Concept Plan

