

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
13 February 2020 / 13 février 2020**

**and Council
et au Conseil
26 February 2020 / 26 février 2020**

**Submitted on 21 January 2020
Soumis le 21 janvier 2020**

**Submitted by
Soumis par:
Douglas James**

**Acting Director / Directeur par intérim
Planning Services / Services de la planification
Planning, Infrastructure and Economic Development Department / Direction
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**Ward: KANATA NORTH (4) / KANATA File Number: ACS2020-PIE-PS-0010
NORD (4)**

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

**OBJET: Modification au Règlement de zonage – 2505 et 2707, chemin
Solandt**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2505 and 2707 Solandt Road to increase the height limit from 22 metres to 44 metres to allow a proposed eight-storey office building as detailed in Document 2.**

2. 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 February 26, 2020,” 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 l’urbanisme recommande au Conseil d’approuver une modification au Règlement de zonage 2008-250 visant les 2505 et 2707, chemin Solandt, afin de faire passer la limite de hauteur de 22 à 44 mètres à cet endroit et ainsi permettre la construction d’un immeuble de bureaux de huit étages, comme l’expose en détail le document 2.
2. Que le Comité de l’urbanisme donne son approbation à ce 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 26 février 2020 », à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

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

Applicant

Mr. James Ireland, Novatech Engineering Ltd.

Architect

Figurr Architects

Description of site and surroundings

The properties are located in the Kanata North Business Park on the northwest side of Solandt Road. The southern property is undeveloped and forested, and the northern property is a surface parking lot. The surrounding area primarily consists of office/commercial uses, with Marshes Golf Course to the east and north and Shirley's Brook Creek Corridor to the north.

Summary of requested Zoning By-law amendment proposal

The properties are designated Urban Employment Area under the City's Official Plan. The subject lands are currently split-zoned. The southern property, 2707 Solandt Road, and the southern portion of 2505 Solandt Road are zoned Business Park Industrial, Subzone 6 (IP6). The northern portion of 2505 Solandt Road is zoned Business Park Industrial, Subzone 6, Exception 1548 (IP6 [1548]) which also permits a golf course as a use. The IP6 zone permits office and low impact light industrial uses. The height limit in the IP6 zone is 22 metres. The applicant is proposing to increase the height limit from 22 metres to 44 metres for both properties to allow the proposed eight-storey office building and future development at 2505 Solandt Road.

DISCUSSION**Public consultation**

All property owners within 120 metres of the subject properties were notified of the proposed Zoning By-law Amendment. No comments were received.

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

Official Plan designations

According to schedule B of the Official Plan, the property is designated as Urban Employment Area. Urban Employment Area uses consist predominantly of offices, manufacturing, warehousing, distribution, research and development facilities and utilities. Typically, Urban Employment Areas provide large parcel sizes, reflective of

user needs for storage, parking and building floor plate, and they are usually well situated with respect to major roads.

In Urban Employment Areas, the Zoning By-law will permit office uses and similar uses at similar densities, including, research and development and emergency services.

Other applicable policies and guidelines

Official Plan Section 2.2.3 City-wide Employment Area Policies

Major Office Development, consisting of buildings over 10,000 square metres of gross leasable area, will play a fundamental role in supporting and increasing the ridership of the Rapid Transit and Transit Priority Network and shall be located in areas adjacent to the Rapid Transit and Transit Priority Network. Except where currently permitted by zoning, the City will only permit new Major Office Development in the following locations:

- e. Urban Employment Areas where the majority of the site is within 800 metres walking distance of an existing or planned Rapid Transit station or 400 metres walking distance of a Transit Priority corridor.
- f. Kanata North and Kanata South Urban Employment Areas once a secondary plan for the Area or Areas has been adopted and identifies the preferred location for Major Office Uses.

Official Plan Section 2.5.1

Section 2.5.1 outlines the City's framework for achieving compatible development. Compatible development means development that, although it is not necessarily the same as or similar to existing buildings 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. It 'fits well' within its physical context and 'works well' with the existing and planned function. Generally speaking, the more a new development can incorporate the common characteristics of its setting in the design, the more compatible it will be.

Official Plan Section 4.11

The purpose of Section 4.11 is to set the stage for requiring high quality urban design in all parts of the city and design excellence in design priority areas. The design and compatibility of a development application for a Zoning By-law shall be reviewed to ensure they meet the policies outlined in Section 4.11.

Planning rationale

The subject designation of Urban Employment Area does not prescribe a height limit for the subject lands. The evaluation of height in this location is based on Sections 2.5.1 and 4.11. Based on a review of these sections of the Official Plan the proposed increase in height from 22 metres to 44 metres is compatible in the Kanata North Business Park which contains many mid and high rise buildings in the vicinity. Section 2.2.3 also prescribes where major office facilities should be located based on a variety of criteria in addition to sites which currently permit a major office use. The current Business Park Industrial, Subzone 6 (IP6) and (IP6[1548]) zones allow for office use and do not have a limit on the gross leasable area. Therefore, the proposed office building which exceeds 10,000 square metres is permissible and the associated increase in the height does not require a secondary plan as identified in Section 2.2.3.6.f. The subject sites are also located within 800 metres of a planned Rapid Transit Station at the intersection of Solandt Road and March Road, meeting locational requirement 2.2.3.6.e. of this policy.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Sudds is aware of the application and fully supports it.

LEGAL IMPLICATIONS

There are no legal impediments to the implementation of the recommendations of this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the recommendations of this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The proposed Zoning By-law amendment does not have an impact on the accessibility of the building. The accessibility of the building will be addressed through the Site Plan Control process, and the owner will be required to meet any accessibility criteria contained within the Ontario Building Code.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with the recommendations of this report. Environmental constraints will be addressed through the Site Plan Control process, and the owner will be required to meet all applicable municipal and provincial legislative requirements.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Economic Growth and Diversification;
- Thriving Communities; and
- Thriving Workforce.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-19-0125) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity of the issues associated with the proposed rezoning.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

The proposed increase in height from 22 metres to 44 metres to allow for a proposed eight-storey office building is supported by Planning Services, on the basis that the proposed amendment meets all requirements of the Official Plan and Provincial Policy Statement and represents good planning.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (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.

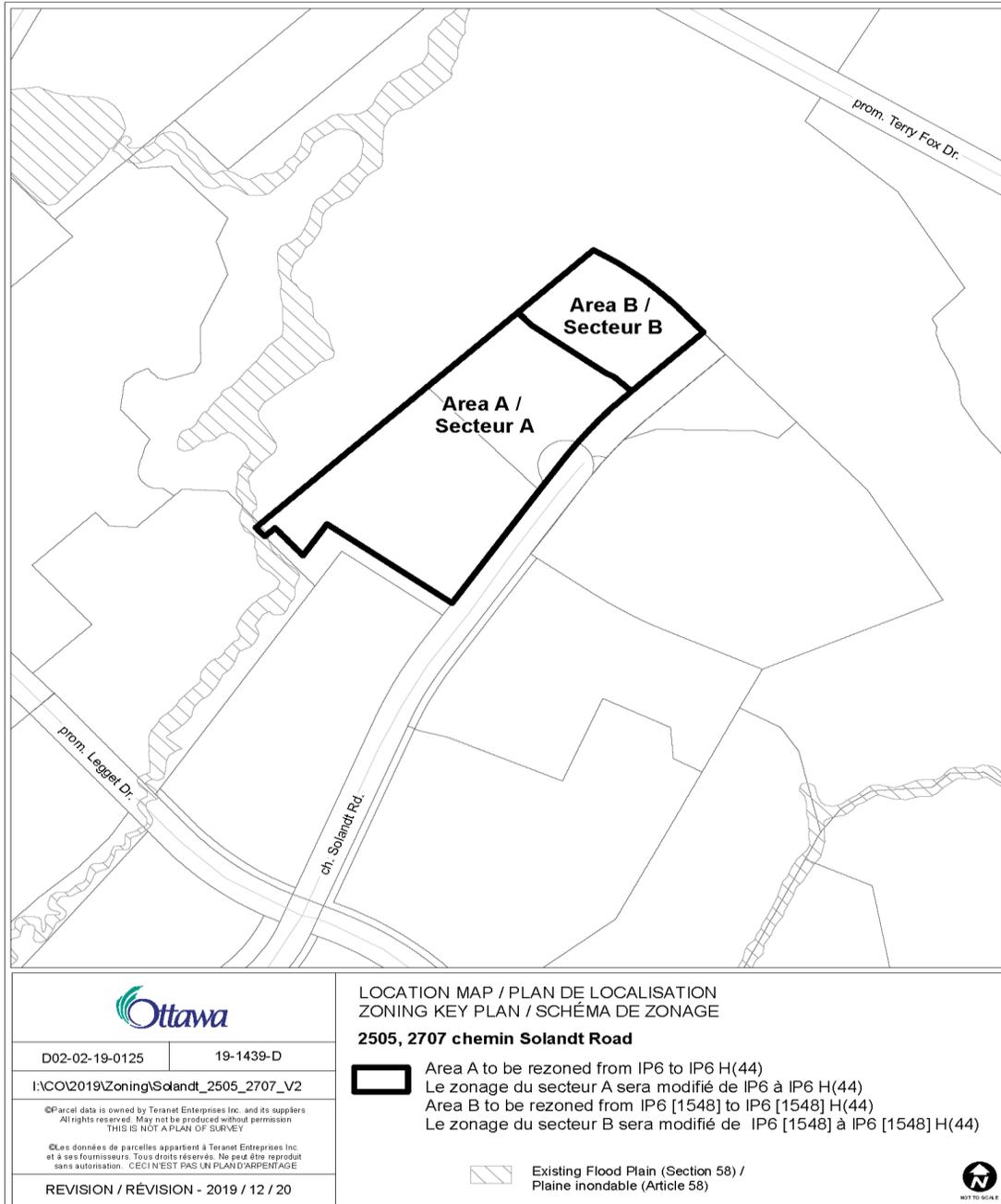
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa

Map illustrating 2505 and 2707 Solandt Road. Two areas are indicated: Area A to be rezoned from IP6 to IP6 H(44) and Area B to be rezoned from IP6[1548] to IP6[1548] H(44).



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 2505 and 2707 Solandt Road:

1. Rezone the lands in accordance with Document 1 as follows:

- Area A from IP6 to IP6 H(44)
- Area B from IP6 [1548] to IP6 [1548] H(44)

Document 3 – Consultation Details

Notification and Consultation Process

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 public or community organization comments were received as a result of this process.