

## Proposed Official Plan Amendment to the Kanata Town Centre Site Specific Policies

### Details of the amendment:

- i) Schedules in the City of Ottawa Official Plan, Volume 2b are hereby amended as described by the following explanatory text and attached Location Map and Schedules.
- A. Schedule 1: Amend Kanata Town Centre Schedule B1 to adjust the Open Space and Central Business District parcels to create a larger Open Space parcel.
  - B. Schedule 2: Replace existing Schedule B-1 to bring the mapping in line with our current mapping software system.
- ii) The Official Plan of the City of Ottawa, Volume 2b Site Specific Policies – Former City of Kanata, is hereby amended by adding the bolded text and deleting the crossed-out text, as follows:
- A. To Section 5.7.1 – Background:

When planning for the Town Centre began in the 1970's, this Community was intended to straddle the Queensway. While significant development occurred on the south side, the north side was slow to start due to a variety of factors. It is now acknowledged that most of the more urban form of Town Centre development will occur on the north side with ~~only two~~ **several** connections across the Queensway, **including** – the existing pedestrian overpass, ~~and the future crossing of Castlefrank Road~~ **Kanata Avenue and Terry Fox Drive. Eagleson Road crosses the Queensway at the eastern perimeter of the Community.**
  - B. To Section 5.7.3.1 - Goal:

Provide a mix of generally higher density and higher order, residential, commercial, civic, institutional, cultural and employment uses, especially ~~in~~ **along** the ~~Main Street~~ **main street** ~~area~~ **section of Kanata Avenue**, which will populate, animate and contribute to an urban experience that complements Kanata's earlier developments.
  - C. To Section 5.7.3.3 - Goal:

Capitalise on the Town Centre's unique opportunity within Kanata for direct access to the ~~future~~ Transitway system **and future Light Rail Transit system.**
  - D. To Section 5.7.3.4 – Goal:

Preserve a large open space opportunity ~~accessible from near Main Street~~ **the main street** ~~section of Kanata Avenue.~~ **section of Kanata Avenue.**

E. To Section 5.7.4.1 – Employment:

~~Office accommodation was substantially overbuilt during the 1980's and market research suggests that absorption rates will be slow into the mid 1990's. After this time, opportunities to expand in the most highly visible and accessible locations will materialise, with other Town Centre sites developing when the growing momentum makes these locations more lucrative to the market. Based upon a current understanding of market needs, at At least 12,500 jobs 10,000 jobs will be achieved in the Kanata Town Centre, with an ultimate target established in the Ottawa Official Plan Section 3.6.2. The achievement of these targets may be phased over a 20-40 year time, frame, as determined by market conditions, and in accordance with the Ottawa Official Plan.~~

F. To Section 5.7.4.2 – Commercial:

~~Past development in Kanata has resulted in a range of conveniently located, community-oriented commercial development combined with a retail strip concentrated on Hazeldean Road.~~

~~Market research suggests that population growth and changing consumer habits present a unique opportunity to complement existing development with phased, regional scale shopping facilities in the ultimate heart of the City. Access to Highway 417, visibility from major roadways and a central location provide the required initial impetus in an increasingly competitive market. Transitway access, proximity to a growing population and to an attractive Main Street main street area will help to support further growth opportunities, which can adapt to market conditions.~~

The policies of this Official Plan and the regulations of the Zoning By-law will carefully guide the various forms that Kanata's commercial development will take, helping to ensure that market opportunities contribute to a built form that will ultimately enhance the Town Centre.

G. To Section 5.7.4.3 – Residential:

As the City grows and matures, demographic indicators suggest the need for residential development which caters to smaller household size, lower incomes and households which are less dependent on the private automobile. This will include various forms of affordable and socially assisted housing.

~~Market research suggests that about 3,000 dwelling units are supportable in the Town Centre. A range of 2600 to 3650 4100 to 5150 dwellings is provided for. These figures will be reassessed from time to time, as required. An approximate breakdown will be:~~

	<b>Low</b>	<b>High</b>
South of Hwy 417	800	1050
<del>Main Street and Central Business District (north of 417)</del>	<del>4000-2500</del>	<del>4500 3000</del>
Town Centre Residential Area (North of Highway 417)	800	1100
<b>TOTAL</b>	<b>2600-4100</b>	<b>3650 5150</b>

A range of housing types and sizes will be provided in the Town Centre ~~having regard to the housing targets for the former City of Kanata in order to~~ **in order to** accommodate the full spectrum of the evolving Community's residential needs.

The main street section of Kanata Avenue (approximately 500 metres along the north side of Kanata Avenue) is within 400 to 600 metres of a transit node and future Light Rail Transit station. There is therefore a need to encourage the highest densities in this location. Residential uses are encouraged to be located above commercial uses that are provided at street level, and with parking underground or at the rear of buildings to provide a pedestrian friendly environment along the street frontage.

H. Delete Section 5.7.5.1 – Main Street, and renumber subsequent Sections accordingly:

#### ~~5.7.5.1 Main Street~~

~~The Main Street designation applies to those lands extending north from the easterly end of the Kanata Regional Shopping Centre to Campeau Drive, Civic Square at the north end on high ground, which will ultimately form the major focus in the heart of the Town Centre. Its location has been selected on the basis of market factors related to timing and size, environmental factors such as natural features, micro-climate and views as well as proximity to transit, shopping major streets and City owned land.~~

~~Market studies indicate that the proposed length of this designation is appropriate for a community with an eventual population of 100,000, given Kanata's regional context, development form, competing facilities and related factors. Approximately 4600 sq. metres of retail GLA has been provided for. The permitted retail uses will generally be limited to the ground floor and result in almost continuous commercial storefronts along Main Street's entire length.~~

~~The Main Street designation will contain the most prestigious and intensively mixed use development in Kanata, combining ground floor retail and service commercial, government, cultural and entertainment uses with upper floor employment and residential uses in order to ensure day and evening vitality in the Town Centre. Residential development will be encouraged in order to help ensure this vitality.~~

~~Commercial uses encouraged will include specialty shops supplying products such as bakery goods, fruit and vegetables, meat, fish, clothing, cafés, and other uses intended to serve the needs of the local population and complement the general retail uses provided in the Regional Shopping Centre.~~

~~A very high degree of attention will be devoted to the achievement of a quality built form. Design Guidelines will be more detailed than for other parts of the Town Centre to help ensure that Main Street is ultimately the show piece of the Community which continuously attracts residents and visitors.~~

~~An opportunity for independent commercial ownership will be encouraged in order to help foster a synergistic mix of uses and activity.~~

~~Off-street parking will be confined to land located behind the buildings abutting Main Street and/or will be contained within structures designed to appear like buildings if visible from the street and, preferably incorporating ground floor retail uses.~~

~~A safe and convenient pedestrian connection to the Town Centre Open Space areas will be completed.~~

~~The Civic Square lands are owned by the City and will ultimately be developed for civic uses, which serve the entire City. These may include a library, theatre, City Hall or similar uses. The high~~

~~profile site to the southerly point of the triangle will be retained for development as a monument site, which will be highly visible from anywhere on Main Street.~~

~~Although most of Main Street cannot be developed until sanitary sewers have been extended westerly from the east end of the Town Centre, an early opportunity to service the Civic Square property from neighbouring property across Campeau Drive may permit the advancement of development in this key location.~~

~~In addition to these policies, the relevant parts of Section 5.7.5.2, CBD below will also apply to Main Street.~~

I. To Section 5.7.5.2 – Central Business District:

The Central Business District designation applies to land in the central part of the Town Centre. This land has the marketing asset of good Queensway exposure and ~~eventually~~, high accessibility. It is the intent of this designation that these lands become an urban place that provides ~~the primary~~ **for employment uses, civic and cultural focus for Kanata**, complemented by higher density residential uses. Together with lands in the ~~Main Street Designation and part of the Kanata Regional Shopping Centre designation~~, this area generally corresponds to the Town Centre designation in the Ottawa Official Plan.

The lands designated Central Business District are conveniently located adjacent to the central and west rapid-transit stations providing access to pedestrians and cyclists, as well as motorised vehicles. ~~Wherever feasible, Central Business District lands and rapid-transit stations will be interconnected with a continuous weather protected walkway system.~~

#### Permitted Uses

Office, light manufacturing such as high tech businesses which operate in office type buildings, other employment uses typical of CBD's, hotels and commercial uses which serve the business community will be located within the CBD lands. Higher density residential development (generally 65-100 units per net hectare and higher) or medium density (50-65 units per net hectare) if included in a mixed use **building or** development, will be required in order to enhance the vitality of this designation and the ~~Main Street designation~~ **main street section of Kanata Avenue**.

That portion of the Central Business District which abuts Campeau Drive will be predominantly residential and be in a form which does not overshadow residential development in the Kanata Lakes Community.

Mixed use developments within a single building and within groups of buildings will be encouraged. Commercial and business uses serving the needs of the employees and residents will be permitted on the ground floor of office and residential buildings. On-street parking in this area shall be encouraged. Development adjacent to a significant stand of White Pines in an area less than one hectare on the south side of Kanata Avenue will be designed to preserve this feature as much as possible. [Subject to Amendment #136, September 10, 2014]

#### Densities

Development must be designed to meet the employment and residential targets of this Official Plan or be designed to be easily intensified in a manner which can realistically meet those targets. Eventually a floor space index (FSI) of at least 1.5 will be achieved. Building heights should vary and will generally be limited to 10 storeys for residential use and to 8 storeys for non-residential uses. Buildings will be oriented to the streets with small but variable setbacks in order to create

visual interest along the street. [Subject to Amendment #136, September 10, 2014]

## Phasing

It is expected that residential developments within the CBD may occur sooner than office and commercial developments and this is permitted provided the capacity to achieve the 10,000 job target **within the Central Business District and Regional Shopping Centre designations** is retained. This may result in much of this land remaining vacant for long periods of time, or in construction disruptions as intensification of development or redevelopment occurs.

Initial stages of development may result in extensive surface parking and shared parking arrangements. It is intended that such surface parking would eventually be accommodated in parking structures. A key requirement will be the siting of early phases of development in a manner which facilitates the later redevelopment needed to achieve ultimate densities without the removal of the initial buildings. (OPA 136)

## Kanata Avenue

**The main street area of Kanata Avenue applies to an approximate 500-metre-long section of Kanata Avenue that extends from the intersection of Earl Grey Drive to the intersection of Maritime Way.**

**The permitted retail uses will generally be limited to the ground floor and result in continuous commercial storefronts along the main street area, with the exception of access to the Civic Square at a point along the north side of the road.**

**The main street area will contain mixed-use development, combining ground floor retail and service commercial, cultural and entertainment uses with upper floor employment and residential uses in order to ensure day and evening vitality in the Town Centre. Residential development is encouraged in order to help ensure this vitality.**

**Commercial uses encouraged include restaurant, retail food store, grocery store and other uses intended to serve the needs of the local population and complement the general retail uses provided in the Regional Shopping Centre.**

**An opportunity for independent commercial ownership will be encouraged in order to help foster a mix of uses and activity.**

**Off-street parking is encouraged to be confined to land located behind the buildings abutting the main street area, located below grade and/or will be contained within structures designed to appear like buildings if visible from the street. On-street parking will be permitted during off-peak hours on the main street section of Kanata Avenue, but may be permitted at all times if deemed appropriate.**

**A civic square is encouraged to be provided at a strategic point along Kanata Avenue within the Open Space area. A safe and convenient pedestrian connection to the Town Centre Open Space areas will be provided, with particular emphasis on the civic square access. The anticipated civic square lands are to be owned by the City and be retained for civic use as a public meeting and gathering place, which serves the entire community.**

**Opportunities to provide privately owned public spaces (POPS) along the rear of developments that abut the Open Space designation are encouraged through the planning approvals process.**

J. To Section 5.7.5.6 – Town Centre Open Space:

The major Town Centre Open Space designation applies to an ~~area 8-ha site~~ located between Campeau Drive and Kanata Avenue in the north-west part of the Town Centre Community. Effective linkages to surrounding land uses, especially to ~~Main Street~~ **the main street section of Kanata Avenue** will be assured through the development approval process.

~~The City owns 2 ha surrounding the existing knoll and pond and has right of first refusal on the remaining 6 ha. The City intends to acquire the whole site and to use it as an urban park.~~

~~If the additional land is not acquired by the City, or portions of the site are declared surplus after careful analysis, it will be considered as Central Business District and the policies related to that designation will apply without the need for an amendment to this Official Plan. A dual designation applies to this 6-ha site.~~

Prior to the approval of development applications for lands abutting this designation, an environmental impact study will be undertaken to identify the significance of the site's natural features, the potential impacts of the proposed development on those features and appropriate measure to minimise those impacts, having regard to the other relevant policies of this Official plan. Other lands designated Open Space are subject to the policies of Section 6.2 of this Official Plan.

Their exact locations will be determined at the subdivision approval stage and may be adjusted without amendment to the Official Plan provided the intent of the Plan is maintained.

**A civic square and public gathering place will be established by the City at a strategic point along the main street section of Kanata Avenue. This public gathering place will act as a primary entrance to the natural green space areas and walking paths to be provided in the Open Space area.**

K. To Section 5.7.6.6 – Streets:

A system of Town Centre Streets shall be provided through subdivision approvals. Said streets shall be developed in accordance with recommendations in the Transportation Study referred to in subsection 5.7.7.5 and with the Design Guidelines referred to in subsection 5.7.8.2. All streets in the Town Centre shall have a high level of streetscape development which complements and encourages pedestrian and cycling activities, including tree planting, lighting, furnishings and sidewalks on at least one side of every street. In the ~~Main Street~~, Central Business District and Kanata Regional Shopping Centre designations, sidewalks will be required on both sides of every street. Detailed Town Centre Design Guidelines have been prepared to assist in visualising the intended streetscapes for the Town Centre and will be implemented as conditions of development approval.

L. To Section 5.7.7.6 – Town Centre Streets:

Town Centre Streets shown on Ottawa Official Plan Schedule E hereto may be approved in different locations on Urban Design Plans and Subdivisions without need to amend this Plan provided the modified grid system is retained and the other relevant policies of this Official Plan are implemented.

Within the TCR designation, local transit may be internally accommodated between the intersection of Campeau Drive and Teron Road and the Kanata Regional Shopping Centre, ~~Main Street~~ and Central Business District designations without the necessity of using Campeau Drive. The design will discourage other “cut through” vehicular traffic and will be studied further in consultation with OC Transpo.

M. Add a new Section following 5.7.7.6 and renumber subsequent Sections accordingly:

#### **5.7.7.9 Kanata Avenue**

**Kanata Avenue is envisioned to be a unique main street that will become a cultural destination as well as a successful part of the infrastructure network. The Kanata Avenue right of way (ROW) will allow for a vibrant public space that connects people and spaces, while permitting multiple forms of movement to co-exist. The design philosophy will be to create a distinction between speed and mode of transport from the centreline out to the edge of the right of way. Faster-moving vehicular movement will occur in the centre of the ROW and the design focus will shift to cyclists and pedestrians when moving further towards the street edge, to create a comfortable and attractive pedestrian environment. With sufficient space, the cross section allows for clear allocation between zones to ensure that conflict between users is reduced.**

N. To Section 5.7.8.1 – Urban Design Plans and Master Concept Plans:

In 1998 and 1999, the former City of Kanata updated its plans for the Kanata Town Centre with the preparation of the Kanata Town Centre Master Concept Plan and the Kanata Regional Shopping Centre Master Concept Plan. These documents were prepared to provide a design and development strategy for the parts of Kanata Town Centre located north of Highway 417, and between Terry Fox Drive on the west and the Hydro right of way on the east.

**In 2018, the City of Ottawa updated its Kanata Town Centre Master Concept Plan based on further market analysis and community input, by removing the central main street spine and main street designation, and expanding the Open Space designation. The overall vision of the original plans have been maintained by reorienting the former main street vision to a 500-metre long section of Kanata Avenue.**

The area north-east of Kanata Avenue contains the Central Business District, ~~Main Street~~ and primary Open Space Areas. The area south-west of Kanata Avenue is the Kanata Regional Shopping Centre. These master concept plans were prepared taking into account the basic design principles of the Kanata Town Centre, the input of the public and other stakeholders, market conditions and engineering requirements.

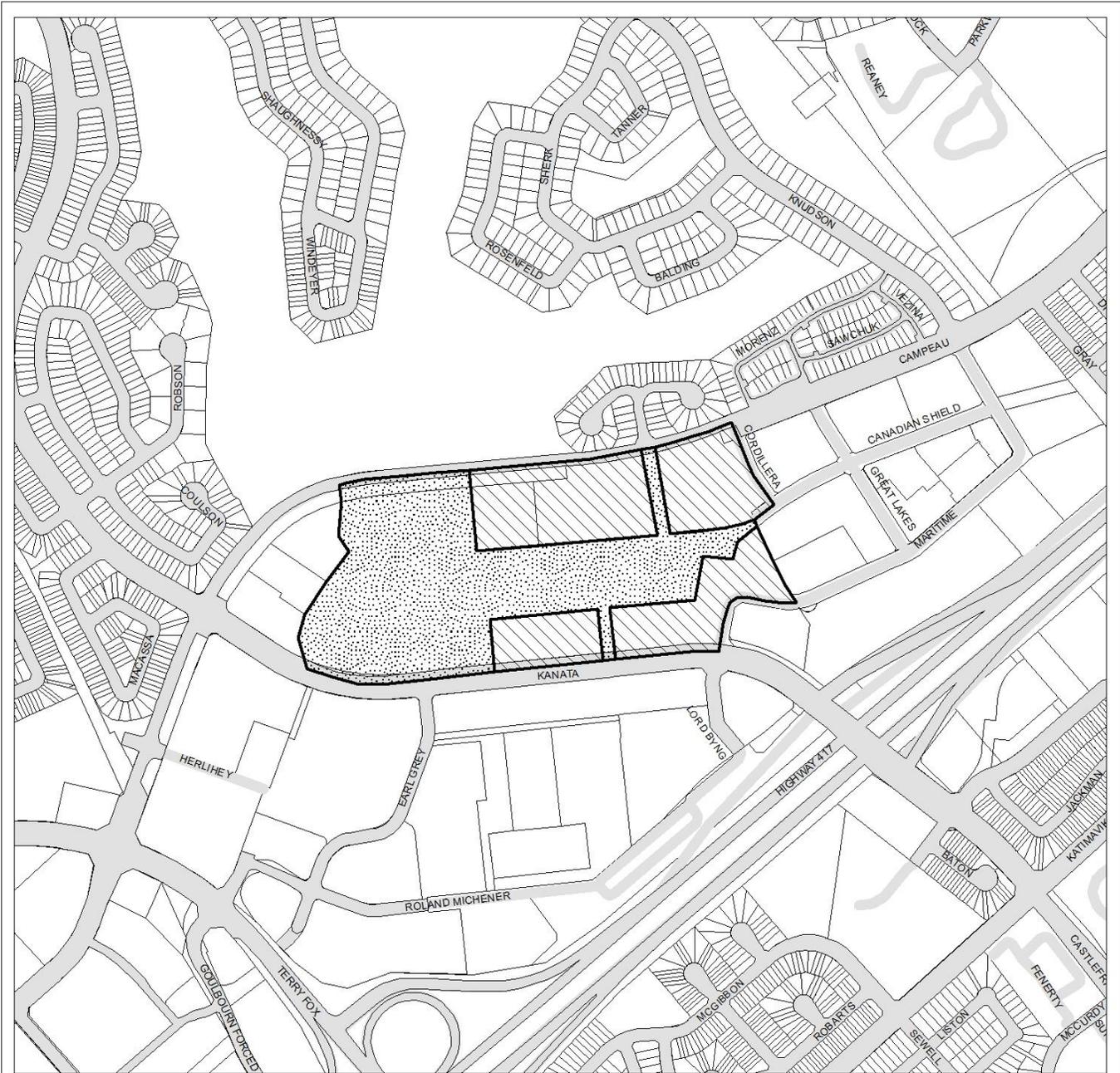
These master concept plans are part of the appendices of this Official Plan but do not form an actual part of the Official Plan.

Over Time it is the intent of this Official Plan to ensure that the major principles and policies be implemented but that the detailed form be adjusted to recognise more detailed studies, changing market conditions and community needs. In order to ensure that important principles are maintained and that employment and residential targets will be achieved, revisions to Urban Design Concept plans and Master Concept Plans may be undertaken without the need to amend this Official Plan. It is Council's intent that Urban Design Concept Plans and Master Concept Plans

shall ensure support for the achievement of the Vision and the major planning and design principles for the Town Centre.

O. To Section 5.7.8.2 – Design Guidelines:

~~Kanata Council has commissioned the preparation of Design Guidelines for Town Centre development.~~ Design Guidelines for the Town Centre ~~once approved by the City,~~ shall be appended to Subdivision and Site Plan agreements as part of the City's development standards for this Community, provided that this requirement shall not apply to the lands within the Kanata Regional Shopping Centre.



Planning, Infrastructure and Economic Development Department,  
GIS and Data Management

Services de la planification, de l'infrastructure et du développement économique,  
SIG et Gestion des données

D01-01-18-0005

18-0300-A

I:\AAStaff\Sheila\OPAs2007\OPAKanata\TC\_CBD\LocMap

04/17/2018

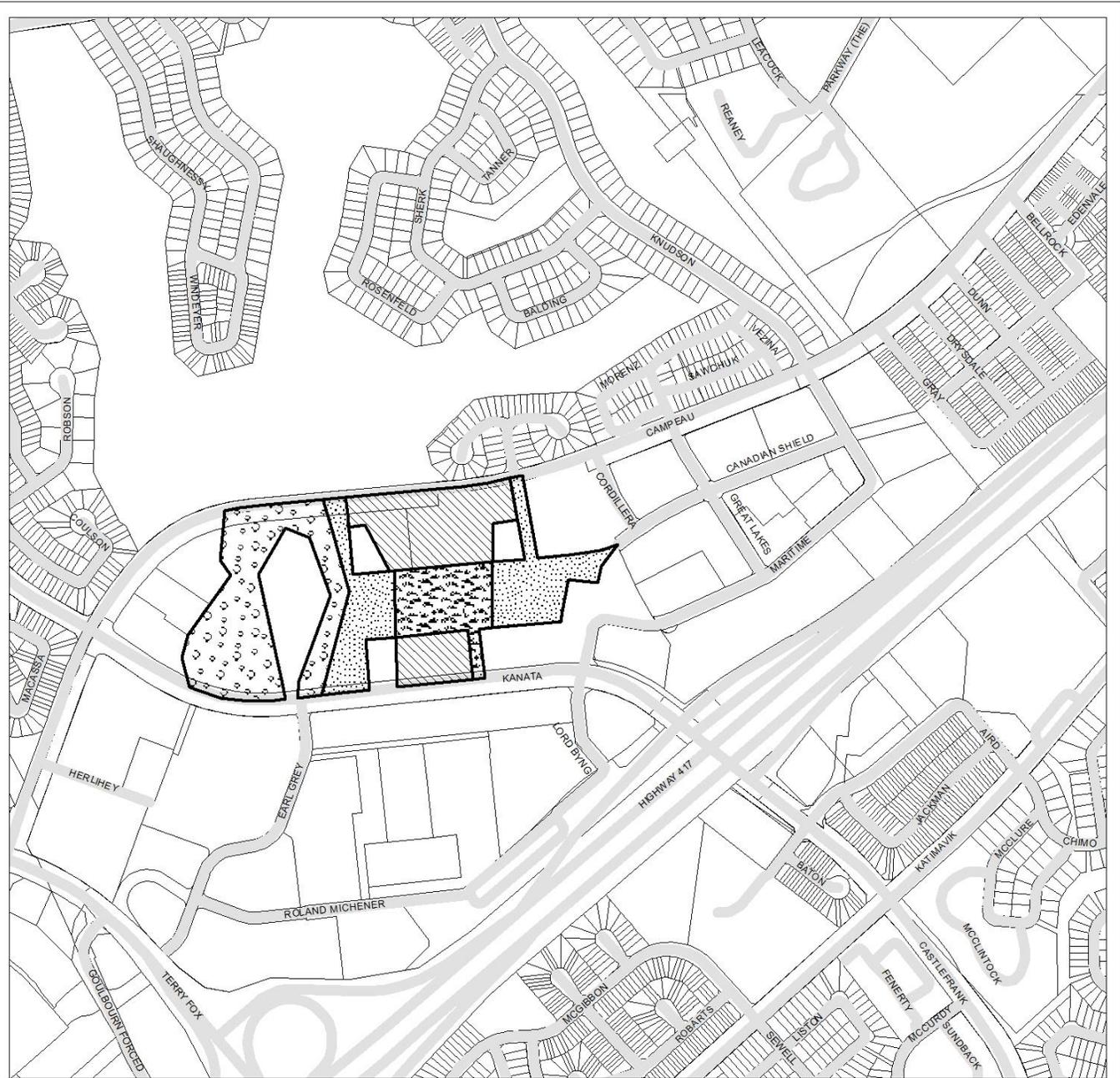
© Parcel data is owned by Teranet Enterprises Inc. and its suppliers.  
All rights reserved. May not be reproduced without permission.  
Parcel data appartient à Teranet Enterprises Inc. et à ses fournisseurs.  
Tous droits réservés. Ne peut être reproduit sans autorisation.

Scale - N.T.S. / Echelle N.A.E.

LOCATION MAP / PLAN DE LOCALISATION  
OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL

 PROPOSED "CENTRAL BUSINESS DISTRICT"  
« QUARTIER D'AFFAIRES CENTRAL » PROPOSÉE

 PROPOSED "PARKS AND OPEN SPACE"  
« PARCS ET ESPACES OUVERTS » PROPOSÉE



**SCHEDULE 1 to  
AMENDMENT NO.**  
to the OFFICIAL PLAN  
for the CITY OF OTTAWA  
**Amending Schedule B-1  
Kanata Town Centre**  
Volume 2B - Kanata Secondary Plan

**ANNEXE 1 de  
L' AMENDEMENT No.**  
au PLAN OFFICIEL  
de la VILLE D'OTTAWA  
**Modifiant l'Annexe B-1  
Centre-ville de Kanata**  
Volume 2B - Plan secondaire - Kanata



Planning, Infrastructure and Economic Development Department,  
GIS and Data Management  
Services de la planification, de l'infrastructure et du développement économique,  
SIG et Gestion des données

D01-18-18-0005 18-0300-A

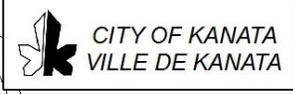
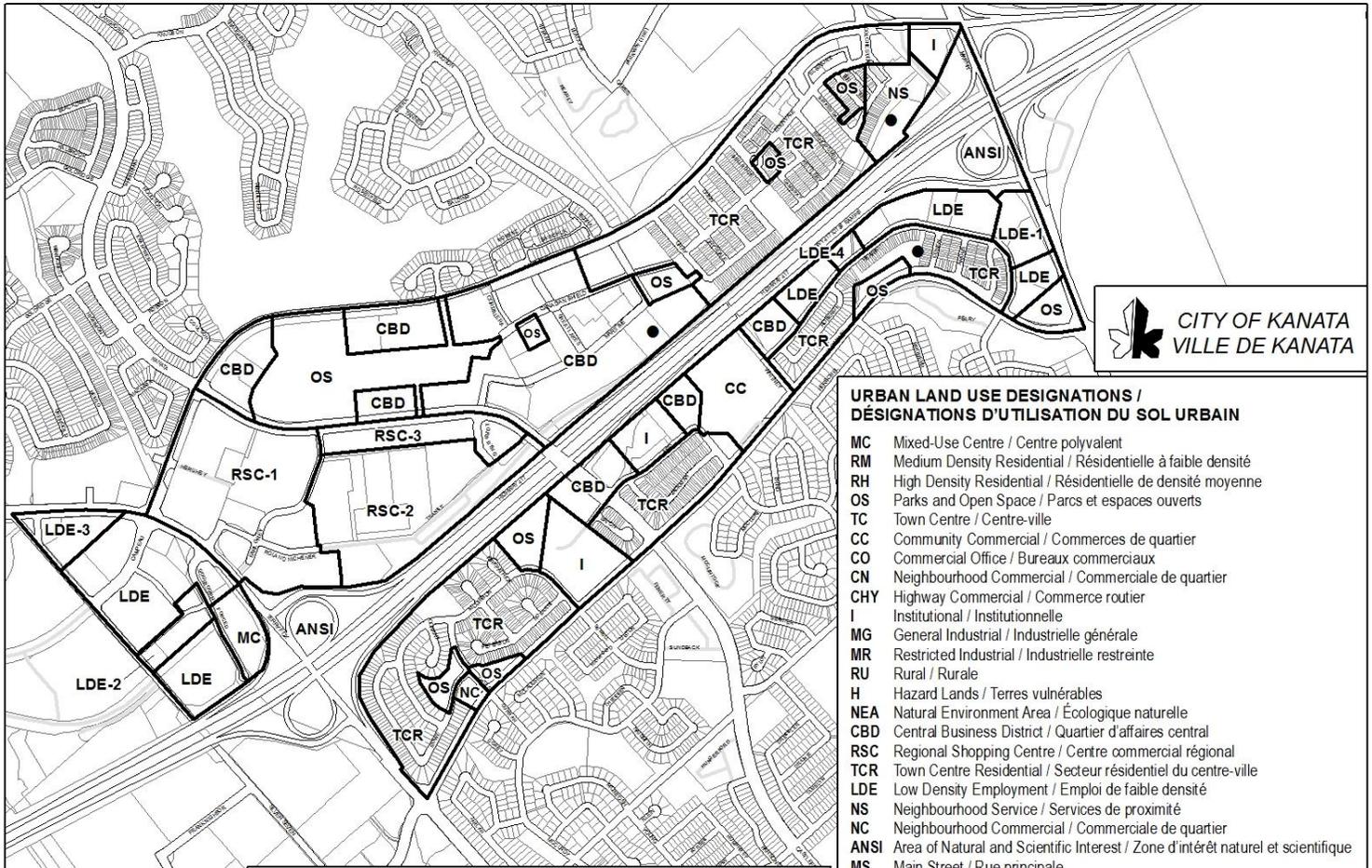
I:\AAStaff\Sheila\OPAs2007-2014\OPA2KanataTC\_CBD

04/17/2018

Parcel data is owned by Teranet Enterprises Inc. and its suppliers.  
All rights reserved. May not be reproduced without permission.  
Parcel data appartient à Teranet Enterprises Inc. et à ses fournisseurs.  
Tous droits réservés. Ne peut être reproduit sans autorisation.

Scale - N.T.S. /Echelle N.A.E.

-  LANDS REDESIGNATED FROM "CENTRAL BUSINESS DISTRICT / PARKS AND OPEN SPACE" TO "PARKS AND OPEN SPACE"  
TERRES DONT LA DÉSIGNATION EST PASSÉE DE « QUARTIER D'AFFAIRES CENTRAL / PARCS ET ESPACES OUVERTS » À « PARCS ET ESPACES OUVERTS »
-  LANDS REDESIGNATED FROM "CENTRAL BUSINESS DISTRICT" TO "PARKS AND OPEN SPACE"  
TERRES DONT LA DÉSIGNATION EST PASSÉE DE « QUARTIER D'AFFAIRES CENTRAL » À « PARCS ET ESPACES OUVERTS »
-  LANDS REDESIGNATED FROM "MAIN STREET" TO "CENTRAL BUSINESS DISTRICT"  
TERRES DONT LA DÉSIGNATION EST PASSÉE DE « RUE PRINCIPALE » À « QUARTIER D'AFFAIRES CENTRAL »
-  LANDS REDESIGNATED FROM "MAIN STREET" TO "PARKS AND OPEN SPACE"  
TERRES DONT LA DÉSIGNATION EST PASSÉE DE « RUE PRINCIPALE » À « PARCS ET ESPACES OUVERTS »



**URBAN LAND USE DESIGNATIONS /  
DÉSIGNATIONS D'UTILISATION DU SOL URBAIN**

- MC Mixed-Use Centre / Centre polyvalent
- RM Medium Density Residential / Résidentielle à faible densité
- RH High Density Residential / Résidentielle de densité moyenne
- OS Parks and Open Space / Parcs et espaces ouverts
- TC Town Centre / Centre-ville
- CC Community Commercial / Commerces de quartier
- CO Commercial Office / Bureaux commerciaux
- CN Neighbourhood Commercial / Commerciale de quartier
- CHY Highway Commercial / Commerce routier
- I Institutional / Institutionnelle
- MG General Industrial / Industrielle générale
- MR Restricted Industrial / Industrielle restreinte
- RU Rural / Rurale
- H Hazard Lands / Terres vulnérables
- NEA Natural Environment Area / Écologique naturelle
- CBD Central Business District / Quartier d'affaires central
- RSC Regional Shopping Centre / Centre commercial régional
- TCR Town Centre Residential / Secteur résidentiel du centre-ville
- LDE Low Density Employment / Emploi de faible densité
- NS Neighbourhood Service / Services de proximité
- NC Neighbourhood Commercial / Commerciale de quartier
- ANSI Area of Natural and Scientific Interest / Zone d'intérêt naturel et scientifique
- MS Main Street / Rue principale
- Storm Water Pond / Bassin de rétention des eaux pluviales

**SCHEDULE 2 to  
AMENDMENT NO.**

to the OFFICIAL PLAN  
for the CITY OF OTTAWA  
Volume 2B - Kanata Secondary Plan  
Amending Schedule B-1  
Kanata Town Centre

**ANNEXE 2 de  
L' AMENDEMENT No.**

au PLAN OFFICIEL  
de la VILLE D'OTTAWA  
Volume 2B - Plan secondaire - Kanata  
Modifiant l'Annexe B-1  
Centre-ville de Kanata

**SCHEDULE / ANNEXE B-1  
KANATA TOWN CENTRE / CENTRE-VILLE DE KANATA**

**EXCERPT FROM SCHEDULE B /  
EXTRAIT DE L'ANNEXE B DU PLAN URBAIN OFFICIEL DE KANATA  
LAND USE DESIGNATIONS /  
DÉSIGNATIONS D'UTILISATION DU SOL URBAIN**

City of Ottawa Official Plan  
Consolidation and Amendments  
Ville d'Ottawa Plan officiel  
Amendement au plan directeur approuvé  
# 66 # 74 (OMB Order P1081338)  
# 68 # 80