

Memo

To: City of Ottawa

From: Lina Pharaon; Rory Baksh, RPP

cc: Michal Kubasiewicz, RPP, Ironclad Developments Inc.

Date: August 17, 2026

Subject: Rationale Regarding At-Grade Commercial Space – 475 Terry Fox Drive

Our File: 25-9532

Purpose

This memorandum has been prepared on behalf of the applicant, Ironclad Developments Inc., to provide a planning rationale addressing City of Ottawa staff's request to evaluate the provision of commercial or service uses on the ground floor of the proposed development at 475 Terry Fox Drive (Subject Site). Specifically, this memo evaluates local retail and services within proximity to the property to demonstrate that the goals of the 15-minute neighbourhood, as outlined in Policy 2 d) of Section 6.2.2 of the City of Ottawa Official Plan (OP), are achieved without the inclusion of at-grade commercial space within the proposed building.

Existing Local Retail and Service Commercial Context

The Subject Site is located at the intersection of Terry Fox Drive and Kanata Avenue, situated between two retail and service commercial nodes, as shown in the map below. The first one is a plaza to the north of the site (highlighted in blue) known as Heritage Hills Plaza and the second one to the south of the Subject Site (highlighted in yellow), known as Kanata Centrum.



15-Minute Neighbourhood: Walking, Cycling and Transit Access

The OP defines 15-minute neighbourhoods as “compact, well-connected places with a clustering of a diverse mix of land uses where daily and weekly needs can be accessed within a 15-minute walk”. The figures below illustrate the distances and travel times, from the Subject Site to the two commercial nodes discussed above. **Appendix A** provides details about the shops/services at these nodes.

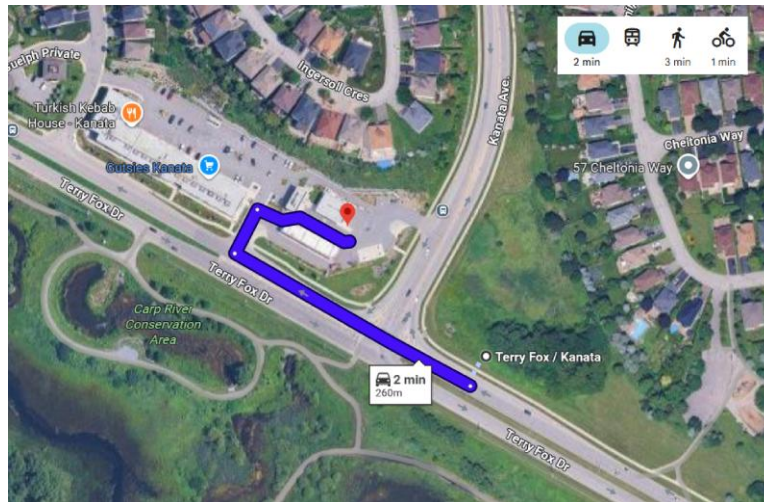


Figure 1 Subject Site to Heritage Hills Plaza (Google Maps, 2026)

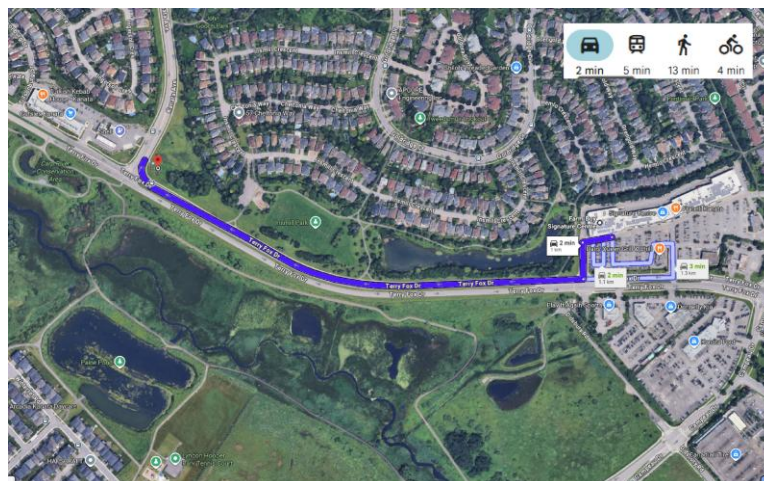


Figure 2 Subject Site to Kanata Centrum (Google Maps, 2026)

Future residents will have direct walking connections to both plazas via the City’s existing public sidewalks, as shown in the Figures 1 and 2, allowing them to arrive in less than 15 minutes. Noteworthy, the Subject Site is also transit-supportive with street transit stops located directly adjacent to the site.

Conclusion

Based on the analysis above, the objectives of the 15-minute neighbourhood are already realized. This is achieved through the site's existing connectivity (by walking) to established commercial nodes. Therefore, the introduction of ground-floor commercial uses on the Subject Site is not necessary.

Appendix A

Inventory of Shops and Services



Heritage Hills Plaza (471 Terry Fox Drive)

This plaza is directly across from the site and includes¹:

- **Gas Station** (Shell)
- **Clothing Store** (Misk Boutique)
- **Restaurants** (BahnMiYes, Red Swan Pizza, Lokma, Turkish Kebab House)
- **Grocery/Convenience Store** (Gutsies Kanata, Shell Convenience Store)
- **Health Clinic** (e.g. Villanova Dental Studio)
- **Salons** (e.g. TSL Nails Spa, Hair by Salin)
- **Pharmacy** (Kanata North Pharmacy)
- **Gym** (Anytime Fitness)

Collectively, these services and commercial uses can provide future residents of the Subject Site with convenient access to everyday shopping, dining, pharmacy, and personal care services within short walking distance.

Kanata Centrum and Signature Centre

Kanata Centrum and Signature Centre are located along the Terry Fox Drive corridor towards Highway 417 and are situated at a short distance south of the Subject Site. This node includes many shops and services² supporting the 15-minute neighbourhood philosophy (n.b., not all businesses are listed):

- **Grocery Store/General Merchandise** (Farm Boy, Aurelius Fine Olive Oils, Shoppers Drug Mart, Loblaws, Dollarama, Healthy Planet, Walmart, Grace in the Kitchen, Serious Cheese, Silver Seven Wholesale)
- **Restaurants** (Fratelli, Pure Kitchen, Zak's Diner, DQ Grill & Chill, Thai Express, Pizza Pizza, Subway, Seafood, Mary Browns, Kelseys, Via Cibo, Moxie's, Baton Rouge Grillhouse, Stacked, Boston Pizza, Jack's, Crazy Horse Stonegrill, Scaddabush Italian, Sushi Kanata, Wok & Chop, Pur & Simple, Aperitivo, Divan Turkish, Kanzan Japanese Grill, Karahi Point, Milestones, Montana's, Harvey's, Mucho Burrito)

¹ Based on a review of pins on Google Maps.

² Ibid.

- **Cafés** (Chocolate shop, Booster Juice, Baskin-Robbins, Starbucks, Coco Bubble Tea, Cinnaholic, Guac, D Spot, Tim Horton's)
- **Retail Stores** (Tanda Shoes, Play It Again Sports, George Richards Men's Wear, Pro Hockey Life, La Mode Fine Jewellers, Mark's, Golf Town)
- **Gym** (Adaptive State Performance Inc)
- **Health Clinics** (Dental Centre, Oral Maxillofacial Surgery, West Dental, Laurier Optical, Centrum Dental)
- **Salons** (Scissors Hair Studio, Exquisite, First Choice Hair, Roosters Men's Grooming Center)
- **Entertainment and recreation** (Silverwood's Golf and Lounge, EB Games, Mini Space Kids Club, Trapped Escape Room, Landmark Cinemas, GolfTec, Splitsville Bowl, Aqua-Tots Swim School, KidsCanSwim)
- **Bank** (BMO, TD, CIBC, RBC, Scotiabank)
- **Technology Stores** (Fido, Computer Store, Bell, Telus)
- **Services** (UPS Store, Travel agency, Easyfinancial services, Tip Top Tailors, H&R Block, Notary Pro, Lawn Salon, DYMON Storage, Tesota Paralegal, Paul Real Estate)
- **Gas Station** (Esso)
- **Big Box** and specialty retail (Sleep Country, MyHome Furniture, Party Mart, Indigo Book Store, Sport Chek, Canadian Tire)
- **Regulated Specialty Retail** (LCBO, Beer Store, Cannabis store, Tokyo Smoke Cannabis, Vape store)
- **Pet Supply Store and Clinic** (Pet Valu, Global Pet Food, Kanata Lakes Animal Clinic, Ren's Pets, PetSmart)

Overall, Kanata Centrum offers a wide range of commercial uses and services and is directly served by the Terry Fox Transitway Station.