

Planning Rationale

Proposed Amendment to Zoning By-law 2026-50 300 Terry Fox Drive, 350 Terry Fox Drive, and 2500 Solandt Road

1. Purpose of the Application

This application seeks to amend Zoning By-law 2026-50 to permit a **medical facility** use on the properties municipally known as 300 Terry Fox Drive, 350 Terry Fox Drive, and 2500 Solandt Road (the “subject lands”).

The proposed amendment is intended to reinstate permissions that existed under Zoning By-law 2008-250, where a medical facility was permitted. The omission of this use in Zoning By-law 2026-50 represents a regulatory change rather than a shift in planning policy direction.

300 Terry Fox Drive



350 Terry Fox Drive



2500 Solandt Road



2. Site Context

The subject lands are located within the Kanata North area, a prominent employment hub in Ottawa's west end. The properties are located in areas that provide convenient access to March Road, leading to direct access to Highway 417 and serving as a key north-south corridor.

The surrounding area is characterized by a mix of office, research and development, institutional, and supporting commercial uses. The context reflects a high-functioning employment district with evolving mixed-use characteristics.

3. Policy Framework

3.1 Provincial Planning Statement

The Provincial Planning Statement, 2024 (PPS) states that municipalities should accommodate a mix of land uses in order to support the achievement of complete communities and promote a modern economy.

Chapter 2.1 Planning for People and Homes

Policy 6): Planning authorities should support the achievement of complete communities by:

d) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;

Chapter 2.8.1 Supporting a Modern Economy

Policy 1): Planning authorities shall promote economic development and competitiveness by:

a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;

b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;

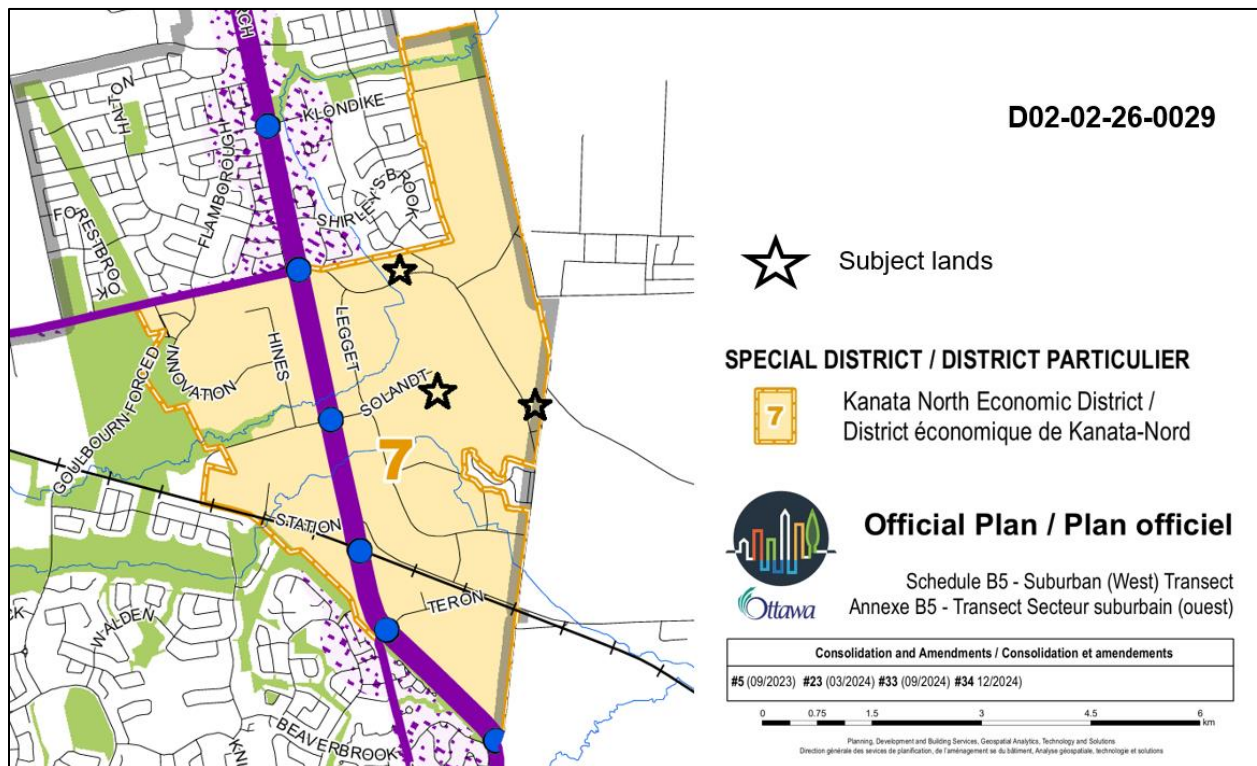
d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities;

As a special economic district, Kanata North is planned for significant economic development. Allowing for a mix of uses will contribute to supporting the local and regional economy and ensure that surrounding residential communities have access to a variety of services and amenities within a comfortable walking distance.

Adding a **medical facility** as a permitted use for the subject sites is consistent with the policy direction of the PPS.

3.2 City of Ottawa Official Plan

The subject lands are designated as part of the **Kanata North Special Economic District** on Schedule B5 in the City of Ottawa Official Plan.



This designation recognizes Kanata North as a strategic economic hub and innovation district, with a focus on accommodating a concentration of high-value employment uses, including technology, research, and complementary services.

The Official Plan establishes the following key directions for the Special Economic District:

- Support a diverse range of employment-supportive uses that contribute to the district's function as a complete and competitive business environment;

- Encourage amenities and services that enhance the attractiveness of the area for businesses and employees;
- Facilitate the evolution of the district to include complementary uses that support daily needs, including institutional and service-oriented functions;
- Promote intensification and efficient use of land and infrastructure within the urban area.

Policy 6.6.3.2 Kanata North Economic District

Policy 1): To promote growth and competitive position for talent, jobs and investment, the following goals and objectives will apply:

d) Permit a wide range of uses within the district. These include residential, employment, commercial and institutional land uses. However, the land outside of the activity centres, and March Road should generally be focused on employment and ancillary uses;

A **medical facility** use conforms to the directions in the Official Plan, as it provides an essential service that supports the workforce and contributes to the overall functionality and livability of the district. Access to healthcare services within close proximity to major employment concentrations is a key component of a complete community and enhances the competitiveness of the area in attracting and retaining businesses and talent.

3.3 Compatibility and Land Use Integration

The City's Official Plan supports the integration of complementary uses within employment areas where such uses do not undermine the primary economic function of the district.

Medical facilities are inherently compatible with office and institutional environments. They typically operate within enclosed buildings, generate activity patterns similar to office uses, and do not create adverse impacts such as noise, vibration, or emissions.

The proposed amendment therefore represents an appropriate diversification of permitted uses while maintaining the integrity of the employment designation.

4. Zoning Considerations

4.1 Continuity with Former Zoning By-law 2008-250

The subject properties are currently zoned as follows:

- 300 Terry Fox Drive is zoned EDK2[1549] (Kanata North Economic District Zone, Subzone 2, Urban Exception 1549). Urban Exception 1549 requires a minimum floor space index of 0.2.
- 350 Terry Fox Drive is zoned EDK2[2587] (Kanata North Economic District Zone, Subzone 2, Urban Exception 2587). Urban Exception 2587 adds catering establishment and take-out restaurant as additional permitted uses.
- 2500 Solandt Road is zoned EDK2[1549] (Kanata North Economic District Zone, Subzone 2, Urban Exception 1549). Urban Exception 1549 requires a minimum floor space index of 0.2.

Under Zoning By-law 2008-250, the subject lands are zoned Business Park Industrial Zone, Subzone 6 (IP6), which permits a medical facility use. Under Zoning By-law 2026-50, the lands are zoned Kanata North Economic District Zone, Subzone 2 (EDK2), within which a medical facility is not currently listed as a permitted use.

The proposed amendment restores this permission within Zoning By-law 2026-50 and ensures continuity of planning intent. Without this amendment, the current zoning framework would create an unintended restriction on a use that has long been contemplated as appropriate for the sites.

4.2 Appropriateness of the Use

The subject lands are well-suited to accommodate a medical facility given:

- All three (3) sites have existing buildings the uses will be wholly contained in;
- Their location within the Kanata North Economic District;
- Proximity to, and ease of access from existing residential;
- Regional accessibility via Highway 417;
- Proximity to transit routes; and
- Availability of full municipal servicing.

The traffic, parking, and servicing demands of a medical facility are consistent with those of other permitted uses within the zone.

5. Conclusion

The proposed Zoning By-law Amendment to permit a **medical facility** use on the subject lands is appropriate and represents good planning.

The amendment:

- Implements the policy direction of the Official Plan, particularly the objectives of the Kanata North Special Economic District;
- Supports the development of a complete and competitive employment area by introducing a complementary service use;
- Maintains consistency with previous zoning permissions; and
- Ensures compatibility with the surrounding land use context and existing infrastructure.

On this basis, the proposed amendment is in the public interest and is supported by policy and good planning.



Sean Moore, MCIP, RPP
Manager
Development Review West



Jocelyn Cadieux, MCIP, RPP
Planner
Development Review West



Amanda Davidson
Planner
Development Review West