

To: Jasdeep Brar, Planner I
City of Ottawa

From: Eric Bays, Senior Planner
Ottawa

Project/File: 160401873

Date: June 3, 2026

**Reference: 912 David Manchester Drive, Ottawa
Assessment of Alternative Sites in Designated Settlement Areas**

Stantec has prepared this memorandum on behalf of our client, the Chapel of Grace, to assist staff in their review of the proposed Zoning By-law Amendment to permit a place of worship at 912 David Manchester. The intent of the memorandum is to assess alternative parcels for their appropriateness or suitability for the proposed place of worship as requested by City staff and demonstrate that the proposal confirms to Policy 9.2.2.2(c)(i) of the Official Plan which states (emphasis added):

- 2) *The following uses are permitted by this Plan where permitted by the underlying zoning, furthermore such uses may be permitted subject to a Zoning By-law amendment or, when the process is enacted, a Community Planning Permit.*
- c) *Institutional uses such as places of worship, medical facilities and post-secondary institutions, but not kindergarten to grade 12 schools, where:*
 - i) *It is demonstrated that lands within the Villages or Urban boundary are insufficient or inappropriate, or there is a specific need to locate in the Rural area;*

This memo should be reviewed in conjunction with Stantec's revised Planning Rationale (May 22, 2026).

The memo provides an examination of vacant property parcels currently on the market and located within designated urban settlement areas or village settlement areas of the Official Plan. The properties are drawn from commercial listings on realtor.ca as of June 3, 2026.

Recognizing that the majority of the congregation resides in Kanata, Stittsville, and Barrhaven, our search was limited to urban areas west of the Rideau River which are currently on the market, and the villages of Carp, Richmond, Munster, and Dunrobin.

Pastor Ayeni and the congregation of the Chapel of Grace have been in search of a location to establish a church for over 12 years before acquiring 912 David Manchester Road in 2023. While the congregation is located largely in Kanata, Stittsville, and Barrhaven, they have looked as far afield as Montague Township, West Carleton, and Goulbourn seeking suitable and available lands.

The following table summarizes our review of available (i.e.: listed) lands located in designated urban and village settlement areas west of the Rideau River.

912 David Manchester Drive: Assessment of Alternative Lands in Designated Settlement Areas

| | Address | Area | Official Plan Designation | Place of Worship Permitted Under Official Plan Policies | Former Zoning By-law 2008-250 | Zoning By-law 2026-50 | Place of Worship Permitted Under By-law 2026-50 | Suitability for Proposed Place of Worship | Listed Price | Price per Hectare |
|--|------------------------------|----------|--|---|---|---|---|--|---------------|-------------------|
| Urban Settlement Area Parcels | | | | | | | | | | |
| 1 | 2499 Palladium Drive | 0.68 ha | Neighbourhood (Schedule B5 - Suburban West) | Yes: OP policies support use in designation | GM22[2423]H(12) (General Mixed Use Subzone 22) | NMU2[2423] H(12) (Neighbourhood Mixed-Use Subzone 2) | Yes | No: site is insufficiently sized for the proposed church, vehicle parking, and outdoor amenity space | \$ 2,535,000 | \$ 3,727,941 |
| 2 | 141,139,137 Walgreen Road | 1.90 ha | Industrial and Logistics (Schedule B5 - Suburban West) | No: place of worship prohibited in Industrial & Logistics designation (employment lands). Designation meant to protect lands for employment uses. | RG4 (Rural General Industrial Subzone 4) | IL (Industrial and Logistics) | No | No: site is insufficiently sized for the proposed church, vehicle parking, and outdoor amenity space | \$ 3,150,000 | \$ 1,657,895 |
| 3 | 260 March Road | 10.70 ha | Kanata North Economic District (Schedule B5 - Suburban West) | Yes: OP policies support use in designation | IG6 (General Industrial Subzone 6) | EDK2 (Kanata North Economic District Subzone 2) | Yes | No: site is too large; development lands within Special Economic Zones (SEZ) are not financially attainable when priced based on value to other uses with profit-based market incentives | \$ 1 | N/A |
| 4 | 2188 Robertson Road | 0.59 ha | Hub and Mainstreet Corridor (Schedule B3 - Outer Urban) | Yes: OP policies support use in designation | AM (Arterial Mainstreet) | MS2 (Mainstreet Subzone 2) | Yes | No: site is insufficiently sized for the proposed church, vehicle parking, and outdoor amenity space | \$ 2,999,900 | \$ 5,084,576 |
| 5 | 560 Dealership Drive | 6.30 ha | Industrial and Logistic (Schedule B6 - Suburban Southwest) | No: place of worship prohibited in Industrial & Logistics designation (employment lands). Designation meant to protect lands for employment uses. | IP[1219]-h (Business Park Industrial) | IL[1219]-h (Industrial and Logistics) | No | Yes, but not permitted by OP or ZBL | \$ 18,500,000 | \$ 2,936,508 |
| 6 | 11 Beckstead Road | 3.80 ha | Mixed Industrial (Schedule B6 - Suburban Southwest) | Conditional: place of worship may be conditionally permitted in Mixed Industrial designation subject to narrow criteria. | IL9 (Light Industrial Subzone 9) | IM (Mixed Industrial) | No | No: development lands within Mixed Industrial Areas are not financially attainable when priced based on value to other uses with profit-based market incentives | \$ 14,539,000 | \$ 3,826,053 |
| 7 | 2A Bill Leatham Drive | 0.64 ha | Mixed Industrial (Schedule B6 - Suburban Southwest) | Conditional: place of worship may be conditionally permitted in Mixed Industrial designation subject to narrow criteria. | IL9[2707] (Light Industrial Subzone 9) | IM[2707] (Mixed Industrial) | No | No: site is insufficiently sized for the proposed church, vehicle parking, and outdoor amenity space | \$ 2,309,500 | \$ 3,608,594 |
| 8 | 103 Colonnade Road N | 2.30 ha | Mixed Industrial (Schedule B3 - Outer Urban) | Conditional: place of worship may be conditionally permitted in Mixed Industrial designation subject to narrow criteria. | IL[292] F(0.4) H(12)-h (Light Industrial) | IM[292] F(0.4) H(12)-h (Mixed Industrial) | No | No: development lands within Mixed Industrial Areas are not financially attainable when priced based on value to other uses with profit-based market incentives | \$ 4,500,000 | \$ 1,956,522 |
| 9 | 33 Terence Matthews Crescent | 0.44 ha | Mixed Industrial (Schedule B5 - Suburban West) | Conditional: place of worship may be conditionally permitted in Mixed Industrial designation subject to narrow criteria. | IP4 (Business Park Industrial Subzone 4) | IM (Mixed Industrial Zone) | No | No: site is insufficiently sized for the proposed church, vehicle parking, and outdoor amenity space | \$ 1,425,000 | \$ 3,238,636 |
| 10 | 130 Michael Cowpland Drive | 0.55 ha | Neighbourhood with Evolving Overlay and Minor Corridor | Yes: OP policies support use in designation | GM[1198] H(22) S265 (General Mixed Use) | NMU[1198] H(22) S265 (Neighbourhood Mixed-Use) | Yes | No: site is insufficiently sized for the proposed church, vehicle parking, and outdoor amenity space | \$ 1,475,000 | \$ 2,681,818 |
| 11 | 1107 Prince of Wales Drive | 0.57 ha | Neighbourhood with Evolving Overlay | Yes: OP policies support use in designation | GM F(1.0) (General Mixed Use) | NMU F(1.0) (Neighbourhood Mixed-Use) | Yes | No: site is insufficiently sized for the proposed church, vehicle parking, and outdoor amenity space | \$ 2,950,000 | \$ 5,175,439 |
| Village Settlement Area Parcels | | | | | | | | | | |
| 12 | 2800 Moodie Drive | 2.10 ha | Rural Industrial and Logistics (Schedule B9 - Rural) | No: place of worship prohibited in Rural Industrial & Logistics designation (employment lands). Designation meant to protect lands for employment uses. | RG[875r] (Rural General Industrial) | RIL1[875r] (Rural Industrial and Logistics Subzone 1) | No | Yes, but not permitted by OP or ZBL | \$ 3,500,000 | \$ 1,666,667 |
| 13 | 5969 Ottawa Street | 2.20 ha | Village (Schedule B9 - Rural) | Conditional: OP Section 9.4.2 permits certain institutional uses such as a place of worship. | RG3[385r] (Rural General Industrial Subzone 3) | RG3[385r] (Rural General Industrial Subzone 3) Floodplain Overlay | No | No: majority of land within 1:100 floodplain of tributary to Jock River; area outside hazardlands insufficiently sized for the proposed church, vehicle parking, and outdoor amenity space | \$ 800,000 | \$ 363,636 |
| 14 | 4003 Rideau Valley Drive | 2.20 ha | Village (Schedule B9 - Rural) | Conditional: OP Section 9.4.2 permits certain institutional uses such as a place of worship. | RR9 (Rural Residential Subzone 9) | RR9 (Rural Residential Subzone 9) Floodplain Overlay | No | No: property is zoned Residential and has been listed and marketed as a potential "a luxury estate development opportunity" not is financially attainable when priced based on value to other uses with profit-based market incentives | \$ 3,899,900 | \$ 1,772,682 |

Listings drawn from realtor.ca commercial listings as of 3 June 2026; some land areas corrected based on GeoOttawa data.

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Similar to Pastor Ayeni's search for over a decade, Stantec was unable to identify any listed parcels which meet the congregation's modest needs. All parcels identified within the village or urban boundary are either insufficient or inappropriate (or both) for a place of worship. No parcels were available in the villages of Carp, Munster, or Dunrobin. We note that the most attainable parcel which meets the church's land area requirements is evaluated at over \$1.7 million per hectare, which not having access to municipal services, and still requiring an amendment to the Zoning By-law to permit a place of worship (4003 Rideau Valley Drive).

It is our professional planning opinion that the proposed place of worship is an appropriate use for the subject lands. The proposed amendment is consistent with the Provincial Planning Statement, conforms to applicable Official Plan policies, and will be further reviewed by planning authorities through a subsequent Site Plan Control review process.

Respectfully,

Stantec Consulting Ltd.

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Attachment:

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