

**MINOR ZONING BY-LAW AMENDMENT APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW**

Location of Minor Re-zoning: 600 Terry Fox Drive

File No.: D02-02-26-0043

Date of Application: May 25, 2026

This MINOR ZONING BY-LAW AMENDMENT application, for the land zoned IM (Mixed Industrial), in Zoning By-law 2026-50, as shown on the attached Zoning Key Map, and submitted by Tim Beed, Fotenn Planning & Design, on behalf of CBP Capital, is to permit an increased maximum gross floor area for a medical facility, as detailed in the attached Supporting Documentation.

This application was processed as a minor zoning by-law amendment under the category of a modification to performance regulations only, as well as a change in use wholly contained within an existing building's envelope as per the conditions of Policy 5 of Official Plan Section 11.6.

This MINOR ZONING BY-LAW AMENDMENT IS RECOMMENDED TO BE APPROVED and the following action is required:

1. That the Zoning Map of Zoning By-law 2026-50 be amended to amend the zoning over 600 Terry Fox Drive so that it reads IM[XXXX]; and
2. That an exception be added to Zoning By-law No. 2026-50 for this property with provisions similar in effect to the following:
 - a) Rezone the lands as shown in Document 1.
 - b) Add a new exception xxxx to Part 15 – Exceptions of By-law 2026-50 with provisions similar in effect to the following:
 - i. In Column I, Exception Number, add the text “[xxxx]”
 - ii. In Column II, Applicable Zones add the text “IM[xxxx]”
 - iii. In Column V, Provisions, add the text:

“The maximum gross floor area for medical facility use: 1000 square metres.”

June 23, 2026



Date

Sean Moore,
Manager, Development Review West
Planning, Development and Building Services
Department

Enclosures: Minor Re-zoning By-law Amendment Supporting Information
Document 1 – Zoning Key Plan

MINOR ZONING BY-LAW AMENDMENT APPLICATION SUPPORTING INFORMATION

File Number: D02-02-26-0043

SITE LOCATION

600 Terry Fox Drive, and as shown on Document 1.

SYNOPSIS OF APPLICATION

A Zoning By-law Amendment application has been received to permit an increased gross floor area to accommodate a medical facility use. The subject site contains an existing office building accommodating a mix of uses including legal and financial services, and medical facilities. The applicant is proposing a new medical facility (fertility clinic), however, the zoning provisions for the applicable Mixed Industrial (IM) zone limit the maximum gross floor area of a medical facility to 300 square meters as a conditional use. A maximum gross floor area of 1000 square meters is proposed in order to accommodate the scale of the proposed medical facility. Only interior work is proposed to accommodate the use, with no exterior changes to the building or property.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is consistent with the Provincial Planning Statement. Section 2.1.6 of the PPS states that municipalities shall accommodate a range and mix of land uses to achieve complete communities and meet long term needs.
- The subject lands are located within the Suburban Transect pursuant to Schedule A of the Official Plan. As per Schedule B5, the lands are designated Minor Corridor and are immediately adjacent to the Mixed Industrial Designation.
- Minor Corridor
 - Policy 3 of Section 6.2.1 identifies that corridors will permit residential and non-residential uses that integrate with a dense, mixed-use urban environment. Policy 2 of Section 6.2.2. states that the Official Plan shall permit a mix of uses, which support residential uses and the evolution towards 15-minute neighbourhoods.
- Mixed Industrial
 - Section 6.5.3 outlines the neighbourhood-based uses which may be considered along the edge of Mixed Industrial areas, where those industrial areas interface with Neighbourhoods. This includes services of a scale that caters to a local neighbourhood clientele and for employees working in the mixed industrial zone, including doctor's offices.

- “Medical facility” is permitted within the IM zone as a conditional use, which includes a maximum permitted gross floor area. As such, the applicant submitted a zoning by-law amendment application to permit the gross floor area for a medical facility in the IM zone to be increased.
 - It is noted that within Zoning By-law 2008-250, under which the site is zoned IL5 H(22), includes medical facility as a permitted use and does not establish a maximum gross floor area for such uses.
- The amendment proposes to add an exception to allow an increased building footprint for a proposed medical facility, in order to accommodate the scale of the proposed medical facility use.
- The proposal conforms with the current policy framework and represents good planning.

RELATED APPLICATIONS

- N/A

CONSULTATION DETAILS

Councillor Allan Hubley provides concurrence for delegated authority for this report and has provided his comments in support of this application.

Public Comments

Summary of Comments - Public

This application was subject to the [Public Notification and Consultation Policy requirements](#) for minor re-zoning amendment applications. Three comments were received by members of the public, which included comments that support the proposed use, and concerns about the impact change in the building height and the impact on the nearby dwellings.

Response to Public Comments

The application does not propose any modifications to the exterior of the building and will therefore not have a different relationship with the nearby dwellings.

Technical Agency/Public Body Comments

Summary of Comments –Technical

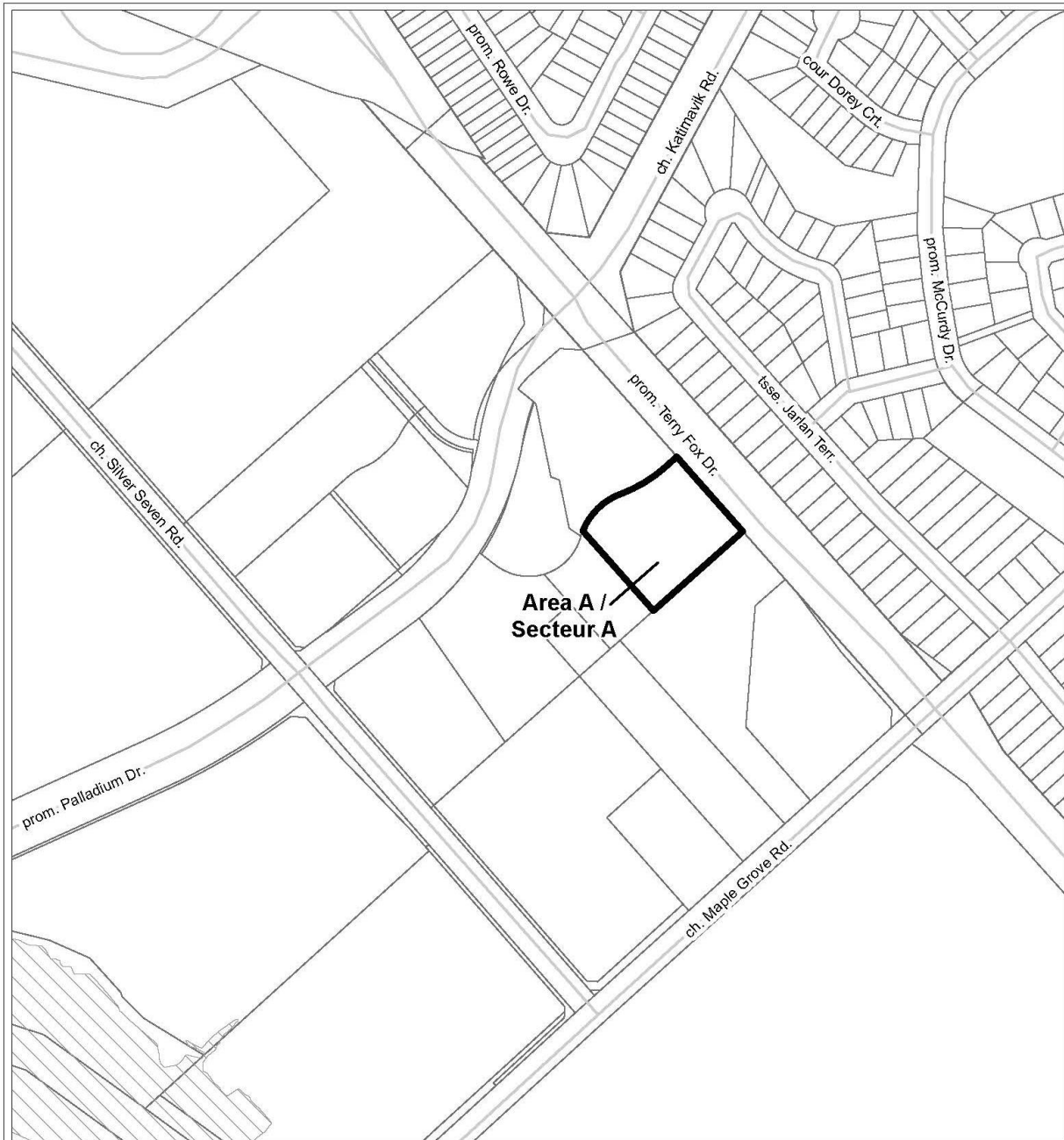
All technical agency correspondence was forwarded to the applicant, and the applicant was advised to contact technical agencies directly for additional information and requirements.




APPLICATION PROCESS TIMELINE STATUS

This Minor Zoning By-law amendment application processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority.

Contact: Jocelyn Cadieux Tel: 613-580-2424, ext. 62930 or e-mail: Jocelyn.Cadieux@ottawa.ca

Document 1 – Location / Zoning Key Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-26-0043	26-0679-D	600 prom. Terry Fox Drive	
I:\CO\2026\ZKP\TerryFox_600_V_2026_50		 Area A to be rezoned from IM to IM [xxxx] Le zonage du secteur A sera modifié de IM à IM [xxxx]	
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small>		 Existing Flood Plain (Section 501) / Plaine inondable (Article 501)	
<small>©Les données de parcelles appartient à Teranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2026 / 06 / 11			