

Study on Building Heights in Kanata

Candidate locations and recommended height limits

As a result of the public meeting held on November 18, 2013, the Kanata North Town Hall Community Meeting with Councillor Wilkinson (November 25, 2013), and staff review of the City's Official Plan policy direction, the following areas illustrated on the attached PDF (Study on Building Heights in Kanata) and as described below, have been selected for candidate areas subject to recommendations for increased building height limits, through a Zoning or Official Plan amendment.

This study forms part of the work to be completed by the Zoning Consistency Team. Additional information on staff's role can be reviewed at <http://ottawa.ca/en/development-application-review-process-0/zoning-consistency-team-zct>.

To review current zoning throughout Kanata log onto GeoOttawa at <http://maps.ottawa.ca/geoOttawa/>.

- The search bar at the top of the page can be used to search a specific address or intersection. For example, you can search "Campeau and Kanata" and the Map will zoom into this intersection.
- To review zoning click on the blue bottom at the top of the page "I want to..." and select "find the zoning for an area". Zones will populate and are indicated by red boundary lines. Click on a zone to review the applicable zone and a direct link to the Zoning By-law.
- For example, the zone MC5 H(45) on the south-east corner of Campeau Drive and Kanata Avenue indicates this is a Mixed-use Centre, Subzone 5, and maximum height limit of 45 metres.

Business Parks > The Kanata North and Kanata South business parks are subject to the following Motion passed by Council on November 26, 2013 with respect to the Five Year Review of the Official Plan, and will no longer form part of this study, however, heights will be reviewed at the time of the Secondary Planning Process;

Passed Motion To: WHEREAS the Kanata North Business Park (KNBP) is one of the largest employment areas in the City of Ottawa; and WHEREAS the needs of new businesses vary such that specific restrictions on building heights could hinder economic development in the KNBP and impact jobs in the City of Ottawa; and WHEREAS the KNBP could not have been developed if the proposed height restrictions in the draft Official Plan were in effect at the time of development of the KNBP; and WHEREAS flexibility is essential in meeting the business requirements of any proposed development in a business park; and WHEREAS a similar problem exists with respect to the Kanata South Business Park and likely other business parks in the City of Ottawa; THEREFORE BE IT RESOLVED THAT the Official Plan be amended by exempting the Kanata North Business Park and the Kanata South Business Park from Policy 30, Section 2.2.2 and from Policy 3 in Section 3.6.5 with respect to any height limitations so that Planning and

Growth Management can bring back a secondary plan and zoning by-law amendments specific to these business parks by 2015.

KEY MESSAGES

Zoning Amendments

- The Areas identified on the attached map (with the exception of Area E) will be subject to a City-initiated Zoning By-law Amendment.
- The process will continue to include public engagement where feedback is welcomed, and a public meeting will be held during the formal City proposal process.
- Recommendation for building heights are intended to provide consistency with the Official Plan so that residents, developers and interested parties can have a greater expectation of what could be developed on the subject sites.
- Maximum heights may not be permitted on an entire site. Setbacks and heights transitions will apply as per the Zoning By-law depending on the site circumstances and applicable zone. Transition provisions are put in place to provide compatibility with abutting residential zones.
- Portions of Hazeldean Road between Terry Fox Drive and Eagleson Road will also be reviewed for permitted land uses with respect to existing Urban Exceptions.

Official Plan Amendment – Volume 2b Former City of Kanata (5.7 Town Centre)

- A City-initiated Official Plan Amendment is recommended to amend the Kanata Town Centre Secondary Plan to allow policies related to permitting “High-rise 10 to 30 storey” buildings to be applicable where located in close proximity to a transit station and/or transit corridor.
- Development proposals with buildings 10 storeys or taller would require a Zoning By-law Amendment (unless otherwise permitted by existing zoning) and Site Plan Control, and these proposals would be reviewed on a case-by-case basis, but the intent of this amendment is to provide some policy direction that would guide high-rise development.

CANDIDATE SITES

The following areas were determined through a combination of initial public consultation and staff review of the Official Plan. The recommendations are intended to implement the City’s Official Plan approved by Council on November 26, 2013.

Area A – 1045, 1055, 1075 Klondike

Official Plan Designation – General Urban Area (Section 3.6.1)

Current Zoning – Development Reserve (DR)

Proposed Zoning – Residential Fourth Density (R4), Subzone to be determined / Open Space

Recommended Height Limit – 4 storeys

Section 3.6.1, Policy 3 of the Official Plan states that “the maximum building height in the General Urban Area will continue to be low-rise, being four storeys or less”. The surrounding context of Area A provides a natural buffer (Shirley’s Brook Creek) to surrounding residential areas and offers an opportunity to introduce infill and intensification in a compatible manner.

Area B – 807, 811 and 817 March / Area C – 788 March Road, 1100 Klondike

Official Plan Designation – General Urban Area (Section 3.6.1)

Current Zoning

- Residential First Density, Subzone NN (R1NN) – 811 & 817 March Rd
- Local Commercial, Subzone 7 (LC7) – 807 March Rd
- Local Commercial, Urban Exception 1582, Height 11 metres (LC [1582] H(11)) – 1100 Klondike Rd
- Local Commercial, Subzone 7, Urban Exception 1523 (LC7 [1523]) – 788 March Rd

Proposed Zoning – TO BE DETERMINED

Recommended Height Limit – 4 storeys (Area B), 6 Storeys (Area C)

With the exception of March House (Heritage) the surrounding properties at the intersection of March Road and Klondike Road are candidate sites for additional building height with respect to the following policy. Section 3.6.1, Policy 4 of the Official Plan states that “up to six storeys where the property fronts on and has access to an Arterial Road on Schedules E or F of this Plan and is located:

- i. within 800 metres walking distance of a Rapid Transit Station on Schedule D of this Plan, or
- ii. on a Transit Priority Corridor on Schedule D of this Plan”.

It is important to note that March Road is identified as an Arterial Mainstreet on Schedule E of the Official Plan and as a Transit Priority Corridor on Schedule D; the intersection of March Road and Klondike Road is identified as a Transit Station – Bus. Therefore, building heights up to six storeys can be supported from a policy context.

Area D – 700,706, 710, 720 March Road (east side of March Rd bound by Shirley’s Brook Drive, McKinley Drive, and Terry Fox Drive)

Official Plan Designation – General Urban Area (Section 3.6.1)

Current Zoning

- General Mixed Use, Subzone 15, Height 10.5 metres (GM15 H(10.5)) - 720 March Rd
- Local Commercial, Subzone 7, Urban Exception 1516 (LC7[1516]) - 720March Rd
- Local Commercial, Urban Exception 220 (LC [220])– 706 & 710 March Rd
- General Mixed Use, Subzone 19, Height 10.5 metres (GM19 H(10.5)) - 700 March Rd

Proposed Zoning – TO BE DETERMINED

Recommended Height Limit – 4 to 6 storeys

Section 3.6.1, Policy 4 of the Official Plan states that “up to six storeys where the property fronts on and has access to an Arterial Road on Schedules E or F of this Plan and is located:

- i. within 800 metres walking distance of a Rapid Transit Station on Schedule D of this Plan, or
- ii. on a Transit Priority Corridor on Schedule D of this Plan”.

It is important to note that March Road is identified as an Arterial Mainstreet on Schedule E of the Official Plan and as a Transit Priority Corridor on Schedule D; the intersection of March Road and Terry Fox Drive is identified as a Transit Station – Bus. Therefore, building heights up to six storeys can be supported from a policy context, and is appropriate along March Road and transitioning down to 4 storeys closer to McKinley Drive.

Area E – Subject to the Kanata Town Centre Secondary Plan

Official Plan Designation – Mixed Use Centres and Town Centres (Section 3.6.2)

Current Zoning – Various zoning including Development Reserve, Light Industrial, and Mixed-Use Centre

Proposed Zoning – No changes

Recommended Height Limit – Proposed City-initiated Official Plan Amendment to amend the Secondary Plan to introduce policies permitting “high-rise 10 to 30 storey” buildings in close proximity to transit stations and/or transit corridor.

Generally speaking, current height limits in Area E which forms part of the Secondary Plan – Former City of Kanata – is contemplated in the range of 10 storeys for residential uses and 8 storeys for non-residential uses.

For those who participated at the public meeting on November 18, 2013, majority of the recommended building heights in this area identified 12+ storeys (closer to the Queensway). Similarly, at the Town Hall Community Meeting (Kanata North) held on November 25th a range of building heights were identified.

The potential height limits identified through this study require an application for an Official Plan Amendment to amend the Secondary Plan but only as it relates to maximum building heights. This would allow the recent policy direction of the Official Plan to be in effect, but any proposed developments 10 storeys or greater in height (unless otherwise permitted by existing zoning) would require a Zoning By-law Amendment and would be reviewed on a case-by-case basis. An application of this nature would also be required to demonstrate compatibility and transition to the nearby residential neighbourhoods as per Section 4.11.

Notwithstanding the above, it is important to consider the policy direction of the Mixed-Use Centre and Town Centres (Section 3.6.2) designation regarding building heights.

Section 3.6.2, Policy 4 of the Official Plan states “Except where a secondary plan specifies otherwise or existing zoning permits greater heights, building heights are:

- a. A maximum of 12 storeys, providing transition to the adjacent low-rise residential in accordance with Section 4.11;
- b. A minimum of four storeys for residential and office development.

Greater building heights may be considered subject to an amendment to the secondary plan or site-specific policies in Volume 2, and must demonstrate consistency with policy 2.2.2(17) and all other relevant policies in this Plan.”

Section 2.2.2, Policy 17 states “The City will monitor and report annually on the pattern and amount of residential intensification and the contribution made by the intensification that occurs within the target areas to the city-wide target identified in Section 2.2.2, policy 3. Progress made in achieving the density requirements identified in Figure 2.3 will be assessed at the time of a comprehensive review of the Official Plan, at which time adjustments may be considered.”

Section 2.2.2, Policy 10 explains that a secondary planning process, identified in Section 2.5.6 and undertaken for a specific area may recommend a new or changes to an existing secondary plan to establish different building heights.

Area F, Area G, Area H, Area I– Hazeldean Road

Official Plan Designation – Mainstreets (Section 3.6.3)

Current Zoning – generally Arterial Mainstreet, Subzone 2 (AM2), with some exceptions.

Proposed Zoning – An Arterial Mainstreet (AM) zone with details to be determined

Recommended Height Limit – 9 storeys (30 metres)

Section 3.6.3, Policy 11 states “On Arterial Mainstreets, unless a secondary plan states otherwise, building heights up to 9 storeys will predominate. The tallest buildings will be located at the nodes described below. Subject to a zoning amendment, taller buildings up to a maximum of 12 storey may be considered, where the development provides a community amenity, where it is demonstrated that the development meets the urban design and compatibility policies in Section 4.11 and where the site is located at one more of the following nodes:

- i. within 400 metres walking distance of a Rapid Transit Station on Schedule D of this Plan; or
- ii. directly abutting an intersection of the Mainstreet with another Mainstreet or Transit Priority Corridor on Schedule D of this Plan; or
- iii. directly abutting a Major Urban Facility

The Zoning By-law may establish building heights lower than 9 storeys based on site conditions, existing character and compatibility.”

Area F through I along Hazeldean Road is recommended for zoning that would permit 9 storeys and this recommendation represents an implementation of the Official Plan as per the policy stated above. Arterial Mainstreet zoning requires building height transition so that permitted heights decrease in closer proximity to residential zones. See Zoning By-law Section 185 – Arterial Mainstreet, Table 185(f).

The candidate sites are large enough and well positioned to accommodate a 9 storey building while maintaining compatibility measures with nearby residential neighbourhoods.

Furthermore, through this study portions of Hazeldean Road between Terry Fox Drive and Eagleson Road will also be reviewed for permitted land uses with respect to existing Urban Exceptions.

Area J, Area K, Area L – Eagleson Road

Official Plan Designation – Mainstreets (Section 3.6.3)

Current Zoning – A mix of Arterial Mainstreet (Area K and L) and General Mixed Use zones (Area M)

Proposed Zoning – An Arterial Mainstreet (AM) zone with details to be determined

Recommended Height Limit – 9 storeys (30 metres)

Similar to Areas F through I, building heights of 9 storeys are recommended in order to implement the Official Plan which designates the west side of Eagleson as an Arterial Mainstreet, and Section 3.6.3, Policy 11 of the Official Plan is applicable.