

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

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Location of Minor Re-zoning: 300 & 350 Terry Fox Drive, and 2500 Solandt Road

File No.: D02-02-26-0029

Date of Application: May 6, 2026

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This MINOR ZONING BY-LAW AMENDMENT application initiated by the City of Ottawa for the land zoned

- **300 Terry Fox Drive:** IP6[1549] in Zoning By-law 2008-250 and EDK2[1549] in Zoning By-law 2026-50,
- **350 Terry Fox Drive:** IP6[2587] in Zoning By-law 2008-250 and EDK2[2587] in Zoning by-law 2026-50, and
- **2500 Solandt Road:** IP6[1549] in Zoning By-law 2008-250 and EDK2[1549] in Zoning By-law 2026-50,

is to permit a medical facility as detailed in the attached Supporting Documentation.

This amendment proposes to carry over the existing provisions and permitted uses in urban exceptions 1549 for 300 Terry Fox Drive and 2500 Solandt Road, and to amend existing urban exception 2587 for 350 Terry Fox Drive.

This application was processed as a minor re-zoning under the minor re-zoning category of 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. Amend Exception 2587 of Part 15 – Urban Exceptions of Zoning By-law 2026-50 with provisions similar in effect to the following:
  - a) In Column III, Additional Permitted Uses, add the text “medical facility”.

2. That an exception be added to Zoning By-law 2026-50 for this property with provisions similar in effect to the following:
  - a) Rezone the lands as shown in Document 2.
  - b) Add a new exception XXX1 to Part 15 - Urban Exceptions with provisions similar in effect to the following:
    - i. In Column I, add the text “[XXX1]”
    - ii. In Column II, add the text “EDK2[XXX1]” In Column III, Additional Permitted Uses, add the text “medical facility”
    - iii. In Column V, Provisions, add the text “minimum floor space index: 0.2”

**May 25, 2026**

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Date



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

Enclosures: Minor Re-zoning By-law Amendment Supporting Information  
Document 1 – Location Map  
Document 2 – Zoning Key Plan

## MINOR ZONING BY-LAW AMENDMENT APPLICATION SUPPORTING INFORMATION

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**File Number:** D02-02-26-0029

### SITE LOCATION

300 & 350 Terry Fox Drive, and 2500 Solandt Road, and as shown on Document 1.

### SYNOPSIS OF APPLICATION

The City of Ottawa has initiated a minor Zoning By-law Amendment application to re-add medical facility as a permitted use in the Kanata North Economic District Zone, Subzone 2 (EDK2) in Zoning By-law 2026-50 for the subject lands. This use was permitted in the Business Park Industrial Zone, Subzone 6 (IP6) of Zoning By-law 2008-250 and currently permitted in the Kanata North Economic District policies in section 6.6.3.2 of the Official Plan.

This amendment proposes to amend an existing urban exception and to create an urban exception to add medical facility as a permitted use:

An amendment to exception 2587 for 350 Terry Fox Drive that will add “medical facility” as a permitted use to the existing exception.

A new exception [XXX1] for 300 Terry Fox Drive and 2500 Solandt Road that will carry over the existing provision from Urban Exception 1549 “minimum floor space index: 0.2”, and add “medical facility” as an additional permitted use.

There are no proposed modifications to the buildings or properties.

### DECISION AND RATIONALE

This application is approved for the following reasons:

- 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. 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.

- Section 6.6.3.2 of the Official Plan directs that essential services that support the workforce and contribute to the overall functionality and livability of the Kanata North Economic District are permitted. 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.
  - Adding a medical facility as a permitted use for the subject sites conforms with the policy direction of the Official Plan.
  
- The Business Park Industrial Zone (IP) in Zoning By-law 2008-250, which was previously applicable to the subject properties, allowed for medical facility. This amendment proposes to amend an existing exception and to create a new urban exception in order to re-add previous permissions and minimize interruptions to any existing medical facilities.
  - Allowing for medical facility is consistent with the PPS, conforms to the Official Plan and keeps with what was previously permitted in zoning.

**RELATED APPLICATIONS**

- N/A

**CONSULTATION DETAILS**

Councillor Cathy Curry provides concurrence for delegated authority for this report and adds the following comment:

In Canada’s Largest Tech Park, the flexibility to easily transform the predominantly business and technology park into a place where people live, work, play, learn and innovate is essential.

**Public Comments**

Summary of Comments - Public

This application was subject to the [Public Notification and Consultation Policy requirements](#) for minor re-zoning amendment applications. No comments were received from members of the public.

**Response to Public Comments (where applicable)**

**Technical Agency/Public Body Comments**

Summary of Comments –Technical

All technical agency correspondence was supportive of the application.

## **APPLICATION PROCESS TIMELINE STATUS**

This Minor Zoning By-law amendment application was 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 Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-26-0029	26-0493-D		
I:\CO\2026\ZKP\Terry_Fox_350			
<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.                  ©Les données de parcelles appartiennent à Teranet Enterprises 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 / 04 / 28		<b>350 prom. Terry Fox Drive</b>  Existing Flood Plain (Section 501) / Plaine inondable (Article 501)	

## Document 2 – Zoning Key Plan



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
<b>300 promenade Terry Fox Drive, 2500 chemin Solandt Road</b>		 Area A to be rezoned from EDK2[1549] to EDK2[XXX1] Le zonage du secteur A sera modifié de EDK2[1549] à EDK2[XXX1]	
 Existing Flood Plain (Section 501) / Plaine inondable (Article 501)			
REVISION / RÉVISION - 2026 / 05 / 21			