NOVATECH

Engineers, Planners & Landscape Architects

Engineering
- Land/Site Development
- Municipal Infrastructure
- Environmental/ Water Resources
- Traffic/ Transportation
- Recreational

Planning
- Land/Site Development
- Planning Application Management
- Municipal Planning
- Urban Design
- Expert Witness (LPAT)
- Wireless Industry

Landscape Architecture
- Streetscapes & Public Amenities
- Open Space, Parks & Recreation
- Community & Residential
- Commercial & Institutional
- Environmental Restoration

39 Years

Ontario D-6 Guideline Assessment

555, 591, 595 and 603 March Road

Prepared for: March & Main Developments Inc. and 591-595 March Road Developments Inc.

Ontario D-6 Guideline Assessment

555, 591, 595 and 603 March Road

Prepared By:

NOVATECH
240 Michael Cowpland Drive
Ottawa, Ontario
K2M 1P6

February 16, 2023

Novatech File: 122125

Table of Contents

1.0 INTRODUCTION

Novatech has prepared this Ontario D-6 Guideline Assessment on behalf of March and Main to support a Zoning By-law Amendment application on a site with four municipal addresses – 555, 591, 595 and 603 March Road (together the "Subject Site").

Note that this assessment is based on existing uses surrounding the Subject Site.

March and Main proposes to incrementally demolish the existing buildings and to construct a mixed use development with buildings ranging from six to thirty storeys on a new street network. The overall vision is for a dense mixed-use development close to future transit, consistent with the Official Plan (OP) policies for the Kanata North Economic District.

2.0 DEVELOPMENT PROPOSAL

As conceptually shown on the plans by SvN Architects, a mid and high-rise mixed use development is proposed, comprising mixed use buildings on a modified grid network of streets and arranged around a new park. All the streets are intended to genuinely address the needs of all users with more space and consideration given to pedestrians.

Conceptually, four buildings front on to March Road – two office buildings (7 and 8 storeys) with commercial space at ground floor and the two tallest residential/mixed-use buildings (26 and 30 storeys). A public plaza would surround the northern office building and a pedestrian walk would run into the site from north of the southern office building. The central block comprises four residential/mixed-use buildings, one of which fronts the park. The northernmost buildings are mid-rise (6 storeys) to transition to the low-rise residential area to the north. The other three buildings are 24 and 25 storeys. The eastern most part of the site comprises three mid-rise buildings, a plaza and the park. Approximately 2,100 residential units are proposed.

The public realm Concept Plan by SvN Architects shown below provides a 3,450m^2 public park and 4,684m^2 of privately owned public space including three plazas and a fully pedestrianized street. For the balance of the development, it is proposed to pay cash-in-lieu of parkland for any outstanding requirements as part of future Site Plan applications when unit numbers are confirmed. Parkland cannot be required for a Zoning By-law Amendment under provincial legislation.

Figure 1: 3D Render looking northeast

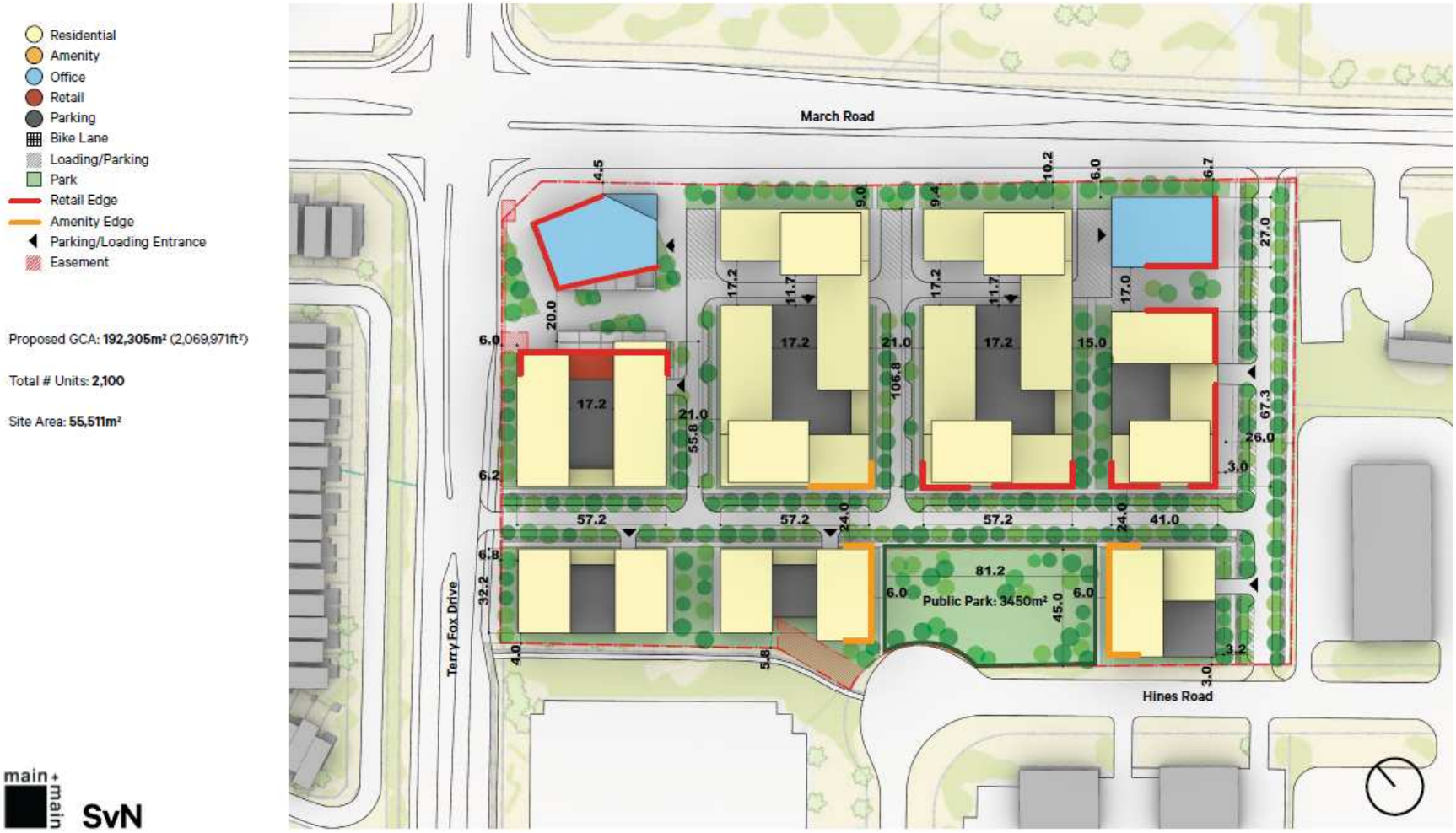

Figure 2: Excerpt of the Conceptual Plan of the Proposal by SvN Architects dated November 14, 2022

3.0 SITE DESCRIPTION AND SURROUNDING USES

The Subject Site comprises 5.55 ha of land on the southwest corner of March Road and Terry Fox Drive in the Kanata North Economic District made up of four existing parcels. The Subject Site is generally flat. From south to north, 555 March Road is developed with a single storey building occupied by a commercial recreational athletic facility and a surface parking lot, 591 March Road is developed with a single storey strip mall, 595 March Road is undeveloped and 603 March Road is developed with a two storey office building and a surface parking lot. All these buildings have existed since the early 1990s and 603 March Road was extended around 2000. It is proposed to incrementally demolish all these buildings to make way for the development.

None of the existing buildings on the Subject Site are classified as a Class I, II or III Industrial Facility as set out in Section 4 of this report.

The Subject Site is at the northern edge of the Kanata North Business Park. To the north across Terry Fox Drive is a residential area comprising detached and semi-detached dwellings on Acklam Terrace which is a window street to Terry Fox Drive. These dwellings were built in the late 1980s / early 1990s.The closest dwelling is approximately 55m from the Subject Site. Further north there is a commercial plaza at the intersection with Klondike Road.
To the east across March Road is 570 and 600 March Road which is developed with a mid-rise office complex occupied by Nokia with a large area of surface parking. A Zoning By-law Amendment has recently been approved to rezone the site to Mixed Use Centre with a height limit of 30 storeys (City file no.: D02-02-22-0034). A mixed use development including apartments, office and commercial uses is proposed. Bus Rapid Transit is proposed for March Road, with a stop at the intersection of March Road and Terry Fox Drive.

To the south are two properties: 88 Hines Road is developed with a single storey office building and 525 March Road is a former dwelling that is now used as an office. These properties are also designated Kanata North Economic District in the Official Plan. Under the current zoning they could be redeveloped up to seven storeys.

To the west are two properties. Directly west is 96 Hines Road which is part of a larger office campus occupied by Ciena, a technology company. A Multi-use Pathway (MUP) runs along the eastern edge of this parcel, immediately adjacent to the Subject Site and connecting Terry Fox Drive and Hines Road. 93 Hines Road is across Hines Road from the Subject Site and is developed with two buildings occupied by light industrial companies. These properties are also designated Kanata North Economic District in the OP. Currently they could be redeveloped up to seven storeys. Further west is a commercial plaza at Innovation Drive, a Park and Ride and the Richcraft Recreation Complex which one of the largest recreation complexes in Ottawa.

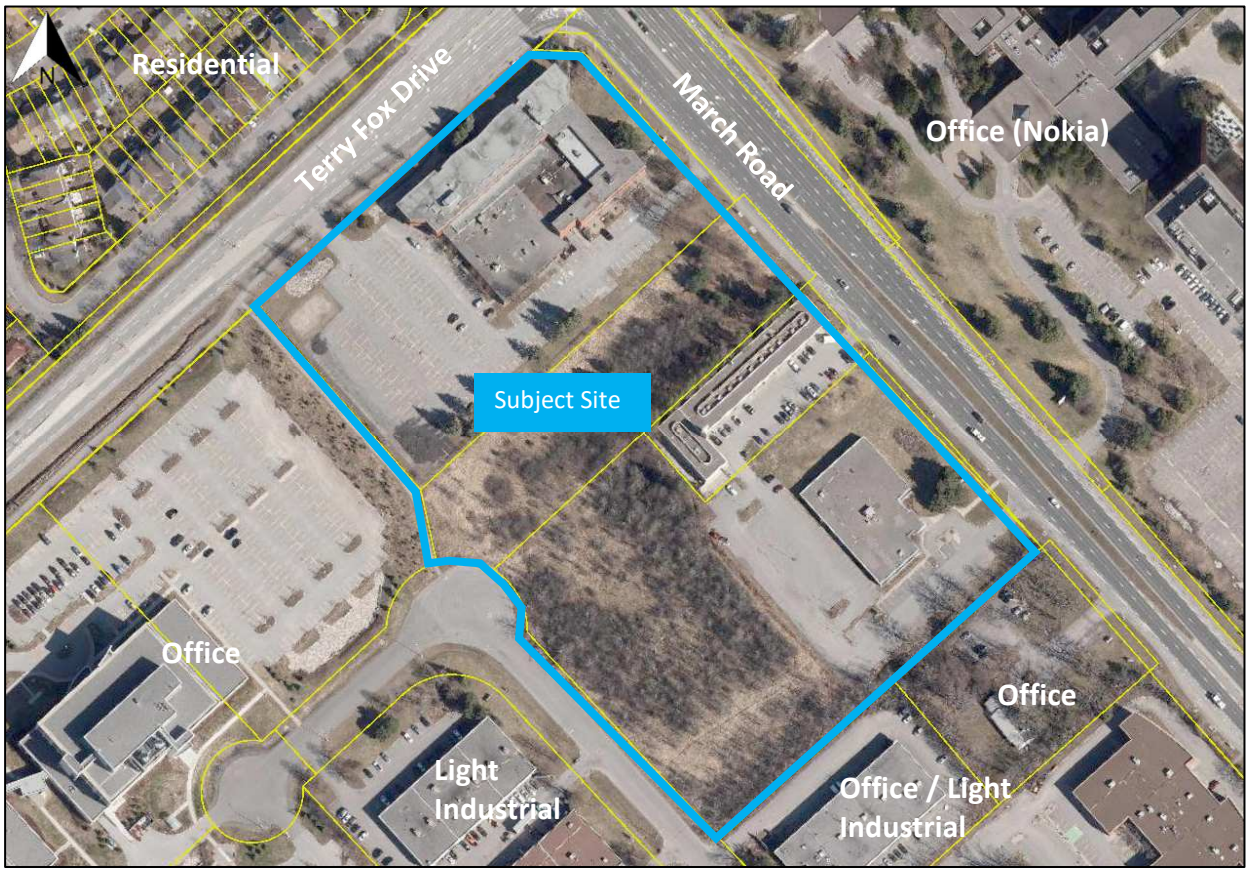

Figure 3: Subject Site and Surrounding Area

4.0 ONTARIO D-6 GUIDELINE ASSESSMENT

The province of Ontario provides land use planning guides known as the D-Series Guidelines. The objective of the D-6 Guideline is to prevent or minimize the encroachment of industrial land uses on sensitive land uses and vice versa. These two land uses are normally incompatible due to possible adverse effects on sensitive land uses created by industrial operations. The D-6 Guideline categorizes industrial facilities into three classes according to their size, volume of operations, and nature of their emissions and defines what a sensitive land use is. The D-6 Guideline provides definitions and examples to illustrate the three Industrial Classes, summarized below:

> *CLASS I INDUSTRIAL FACILITY A place of business for a small scale, self-contained plant or building which produces and/or stores a product which is contained in a package and has a low probability of fugitive emissions for any of the following: noise, odour, dust, and/or vibration. There are daytime operations only, with infrequent movement of products and/or heavy trucks and no outside storage.*

> *CLASS II INDUSTRIAL FACILITY A place of business for medium scale processing and manufacturing with outdoor storage of wastes or material (i.e. it has an open process) and/or there are periodic outputs of minor annoyance. There are occasional outputs of either point source or fugitive emissions of any of the following: noise, odour, dust, and/or vibration, and low probability of fugitive emissions. Shift operations are permitted and there is frequent movement of products and/or heavy trucks during daytime hours.*
>
> *CLASS III INDUSTRIAL FACILITY A place of business for large scale manufacturing or processing, characterized by: large physical size, outside storage of raw and finished products, large production volumes and continuous movement of products and employees during daily shift operations. It has frequent outputs of major annoyance and there is a high probability of fugitive emissions.*

The Subject Site is located within the Kanata North Research Park, a business park dominated by technology companies. Accordingly, most of the uses surrounding the Subject Site are offices. Offices do not meet the definition of any one of the three Industrial Classes above.

4.1 Applying the Guideline

The guideline is applicable when:

a. *a new sensitive land use is proposed within the influence area or potential influence area of an existing facility; and/or*

b. *a new facility is proposed where an existing sensitive land use would be within the facility's influence area or potential influence area.*

Sensitive lands uses are defined at Section 1.2.1. The following definition applies:

> *…any building or associated amenity area (i.e. may be indoor or outdoor space) which is not directly associated with the industrial use, where humans or the natural environment may be adversely affected by emissions generated by the operation of a nearby industrial facility. For example, the building or amenity area may be associated with residences, senior citizen homes, schools, day care facilities, hospitals, churches and other similar institutional uses, or campgrounds."*

The proposed development includes sensitive uses so a) applies. Furthermore, and specific to Planning Activities at Section 2.2:

> *This guideline applies when a change in land use places or is likely to place sensitive land use within the influence area or potential influence area of a facility, for the various situations listed below:"*

The applicable situation is:

> *Site-Specific Plans (2.2.3)*
>
> *This guideline applies for the review of site-specific development plans (e.g. plans of subdivision, plans of condominium, severances) including redevelopment and/or infill proposals.*

The preferred approach is outlined at Section 3.2:

> *Incompatible land uses are to be protected from each other, in land use plans, proposals, policies and programs to achieve the Ministry's environmental objectives. Various buffers on either of the incompatible land uses or on intervening lands, as discussed in Section 4 of Procedure D-1-1, "Land Use Compatibility: Implementation", may be used to prevent or minimize 'adverse effects'. Distance is often the only effective buffer, however, and therefore adequate separation distance, based on a facility's influence area, is the preferred method of mitigating 'adverse effects'.*

4.2 Minimum Separation Distance and Potential Influence Area

The D-6 Guideline outlines a recommended Minimum Separation Distance and Potential Influence Area between industrial facilities and sensitive land uses for each class as shown below. Their purpose is to assist planning authorities by providing the appropriate distances between industrial areas and sensitive land uses. The minimum separation distance is the distance (property line to property line) between the incompatible land uses, where industrial use has the potential to cause an adverse effect. The potential area of influence is a greater distance in which the industrial operations may have the potential to cause an adverse effect, depending on site operations and meteorological conditions.

Note that the facilities that are outside of their respective recommended minimum separation distance and potential area of influence are expected to have no potential for creating nuisance issues that would give rise to complaints. Meteorological conditions would not be considered.

The distances to use, or potential influence areas for each of the three classes are:

Class I—70 metres
Class II—300 metres
Class III—1000 metres

4.3 Facilities within the Potential Area of Influence and Minimum Separation Distance

The following assessment was based on desktop survey of surrounding land uses, and an external-only site visit to the facilities identified below.

It is our assessment that there are no Class II or Class III uses within the Potential Areas of Influence for those classes (300 metres and 1000 metres respectively).

A total of three facilities classified as Industrial Class I were identified within potential area of influence. Two of these facilities are also within the recommended minimum separation distance.

The table below lists the detailed criteria for a Class I use, arranged in the categories of Outputs, Scale, Process and Operation / Industry with the most relevant possible example. The land uses most closely meet the criteria for a Class I use.

D-Series Guideline for a Class I Use

Outputs	Scale	Process	Operation / Industry	Possible examples
Noise: Sound not audible off property *Dust and/or Odour: Infrequent and not intense* *Vibration: No ground borne vibration on plant property*	*No outside storage* *Small scale plant or scale is irrelevant in relation to all other criteria for this Class*	*Self contained plant or building which produces/stores a packaged product. Low probability of fugitive emissions*	*Daytime operations only* *Infrequent movement of products and/or heavy trucks*	*Electronics manufacturing and repair*

The facilities are detailed in the table below:

Address	Actual Distance from Site	Land Use / Tenant	Industrial Class	MECP D-6 Minimum Separation Distance	MECP D-6 Potential Area of Influence
Facilities within the Minimum Separation Distance					
88 Hines Road	Shares Property Boundary with Site	CCI Antennas (antennas)	I	20 m	70 m
		Automated Logic Corporation (building services technology)	I	20 m	70 m
Facilities within the Potential Area of Influence					
93 Hines Road	26 m	Flexus Electronics (manufacturer of wiring harnesses and cable assemblies)	I	20 m	70 m

Figure 4: Location of Class I uses relative to the Subject Site

5.0 CONCLUSION

It is our assessment that there are no Class II or Class III uses within the Potential Areas of Influence for those classes (300 metres and 1000 metres respectively). There are two Class I facilities within the Minimum Separation Distance (less than 20m from the Subject Site's boundary) and one further facility outside the Minimum Separation Distance but within the potential area of influence.

Based on our research, these Class I facilities will not have an impact on the proposed development.

NOVATECH

Prepared by:

James Ireland, MCIP, RPP
Project Planner