

## Appendix H - THE PROPOSED CHANGES TO THE REGIONAL AND LOCAL OFFICIAL PLANS

### The proposed changes to the text and schedules are as follows:

That Section 4.4 Business Parks in Regional Official Plan (1997) be amended by:

1. Replacing Policy 4.4.6. a), which presently reads:

“Provision is made for relatively high densities of employment and opportunities for a range of parcel sizes in an attractive office and light manufacturing business park that meets the needs of the high technology industry;”

with a new Policy 4.4.6. a), as follows:

***“ Provision is made to facilitate the development of a world-class, high-technology area, built at relatively high densities, with a range of parcel sizes. Notwithstanding this areas predominance for employment, planned to accommodate around 25,000 jobs, it shall provide for a mix of uses - a place where people can live, work and play. This mix of uses should include, but not be limited to offices, housing, retail, institutional, civic, entertainment and leisure activities.”***

2. Replacing Policy 4.4.6. d), which presently reads:

“Recreational pathways shall be provided to link Stittsville, Kanata and all areas of the park to facilitate walking and cycling and provide opportunity for outdoor recreation. Golf courses should be discouraged within the area;”

with a new Policy 4.4.6. d), as follows:

***“Recreational pathways shall be provided to link Stittsville, Kanata and all areas of the development to facilitate walking and cycling and provide opportunity for outdoor recreation. Golf courses will be permitted in association with uses that establish in campus-style business employment areas;”***

3. Replacing Policy 4.4.6. g), which presently reads:

“Subject to the concept plan referred to below and notwithstanding policy 4.4.2, retail and commercial services throughout the park shall be scaled to support the role of the Kanata Town Centre as the retail and commercial service core of the West Urban Centre by:

- (i) Permitting development of a retail, entertainment and commercial service core on the north side of Highway 417 at Huntmar Drive primarily to serve as a focal point for the park serving area employees; and

- (ii) Within the park north of Maple Grove Road, generally permit only those retail and commercial services and other non-residential uses required to meet the daily needs of employees.

with a new Policy 4.4.6. g), as follows:

***“Subject to the concept plan referred to below and notwithstanding policy 4.4.2, retail and commercial services throughout the park shall be scaled to support this developing area, with the recognition that the Kanata Town Centre is planned as the retail and commercial service core of the West Urban Centre by:***

***i) Permitting retail uses within:***

- ***the high profile office, entertainment and leisure hub, in the vicinity of the Corel Centre (Palladium Drive/Highway 417 intersection); and***
- ***the mixed-use (office/residential) area..***

***(ii) Permitting community level retail uses:***

- ***along the north side of Hazeldean Road,***
- ***adjacent to existing retail on the west side of Terry Fox Drive, and***
- ***within***

***(iii) Permitting neighbourhood serving and convenience retail in suitable locations throughout the area.***

4. Replacing Policy 4.4.8. a), which presently reads:

***“An overall pattern of development defined by major and minor roadways, natural features, and recreational corridors, which distributes development density and employment so as to achieve a total of 31,000 to 36,000 jobs;”***

with a new Policy 4.4.8. a), as follows:

***“An overall pattern of development defined by major and minor roadways, natural features, and recreational corridors, which distributes development density and employment so as to achieve of a world-class, high-technology area of around 25,000 jobs and mix of uses as set out in Policy 4.4.6. a), above.”***

5. ***Road Changes***

***Schedule C1 ~ Future Urban Regional Roads Plan is hereby amended by the addition of four proposed Regional Roads, consistent with the KWCP, namely:***

- (i) ***an extension of Campeau Drive beyond the Palladium Drive interchange north of Highway 417;***
- (ii) ***a new north-south arterial road from the westerly ramps of the Palladium Drive Interchange north to Huntmar Road and south to Hazeldean Road;***
- (iii) ***a proposed arterial road from the westerly ramps of the Palladium Drive Interchange south of Highway 417 to connect to the intersection of Main Street and Hazeldean Road,***

*and*

*(iv) a new east-west arterial connecting Huntmar Drive with the proposed arterial road described in (iii) above.*

*6. Transit Changes*

*That Schedule E ~ Transit Network be amended by the addition of a Future Rapid Transit Corridor, consistent with the KWCP.*

*7. Site Specific Policy Changes*

*That the site specific policies for the Auto-Park lands (Policy 10.3.3.2) and for the Corel Centre lands (Policy 3.5.2.10) be amended to accommodate for the broader range of uses for these lands, in keeping with the KWCP.*

*8. Rights-of-way Protection*

*That Schedule C2 be updated to reflect the required rights-of-way protection plan for the new proposed roads.*

*9. Regional Open Space Network*

*That Schedule I be amended to reflect the recreational pathways in the Demonstration Plan.*

*10. Amend West Carleton, Goulbourn and Kanata Official Plan*

*That the underlying designations (and related policies) in the former Township of West Carleton, former Township of Goulbourn, and former City of Kanata Official Plans either be repealed or replaced by the applicable schedules and policies in the Regional Plan, as amended above, which apply to the subject lands.*