
ZONING - 2101, 3101 INNOVATION DRIVE

ACS2014-PAI-PGM-0026

KANATA NORTH (4)

REPORT RECOMMENDATION:

That Planning Committee recommend Council refuse an amendment to Zoning By-law 2008-250 to change the zoning of 2101 and 3101 Innovation Drive from General Industrial, Subzone 6, Height Maximum 44 metres (IG6 H(44)) to General Industrial, Subzone 6, Exception XXXX Height Maximum 44 metres (IG6 H(44) [XXXX]), as shown in Document 1, to permit a school.

The Committee received a PowerPoint slide presentation overview of the report from Mr. David Wise, Program Manager, Suburban Services Unit, Development Review Services Branch, Planning and Growth Management Department (PGM). A copy of this presentation is held on file with the City Clerk. Kanata North Ward Councillor Marianne Wilkinson and Gloucester-South Nepean Councillor Steve Desroches were also in attendance.

Mr. Wise responded to questions related to potential impacts on adjoining neighbours from the placement of a school next to nuclear medical supply facilities, compatibility of existing uses (i.e., a recreational facility) deemed appropriate per the planning approval framework in effect at the time of its construction, appropriateness of uses in terms of their benefit to employment targets for the area, and oversight for emergency contingency planning.

The Committee then heard from the following public delegations, as noted:

- Ms. Tamra Benjamin*, Vice-President, Public and Government Relations, Nordion Inc., recounted Nordion's 50-year history in the area, its expansion over time, and said she believed it was inappropriate to propose the construction of a school on the subject property. She said Nordion had undertaken a Nanos Research survey of Ottawa residents (also held on file with the City Clerk) regarding the proposed school zoning to support its view.

Ms. Benjamin offered Nordion's support, should the City need to appear before the Ontario Municipal Board (OMB) in defence of a decision to refuse the application (as the Ottawa-Carleton District School Board has already filed an appeal on this matter to the OMB).

- Mr. Corby Nicholson, Director of Manufacturing Operations, Nordion Inc., spoke in response to questions regarding the time frames involved from the receipt of source materials, to the processing of same for nuclear medical purposes, and their subsequent delivery to end users.
- Ms. Megan Cornell, Chair, West Ottawa Board of Trade, also representing the Kanata North Business Improvement Area, referenced material received from representatives of both of the above organizations, noting that both supported the report recommendation with respect to the refusal of the application.
- Mr. Richard Wassenaar*, Best Theratronics, said the placement of a school on the subject property could potentially restrict his organization's growth, along with its ability to expand its product line. As with Nordion's offer, Mr. Wassenaar also offered his organization's support before the OMB, should the City need to defend a decision to refuse the application.
- Mr. Peter Elder, Director General, Nuclear Cycle and Facilities Regulation Directorate, Canadian Nuclear Safety Commission (CNSC), referenced a CNSC letter originally submitted to staff recommending reconsideration of the original recommendation to approve the subject site for school purposes, but offered that the CNSC had few concerns regarding the proximity of nuclear medical facilities, which are required to have emergency plans in place.
- Ms. Jennifer McKenzie*, Chair, Ottawa-Carleton District School Board (OCDSB), appeared along with Ms. Shirley Seward, Vice-Chair, OCDSB, Ms. Kathleen Willis, Kathleen Willis Consulting Ltd., and Mr. Paul Webber, Bell Baker LLP, in support of the application to construct a school on the subject site (i.e., in opposition to the current report recommendation). The four-part delegation was accorded additional time to speak, and addressed a number of points, including:

-
- staff's original view (October, 2013) that the proposal met the appropriate planning criteria;
 - errors in circulation on the City's part to affected properties, resulting in a reversal of the City's own original recommendation from October, 2013;
 - "perception versus reality" in terms of safety, citing the CNSC's views;
 - the real need for a school in the area to service a growing population;
 - a request to return to the original staff recommendation, recommending approval, based on a lack of real issues regarding the site's incompatibility for a school; and,
 - a request to have this report proceed to the Council meeting of Wednesday, 12 February 2014 in order for the matter to be expedited in as timely a manner as possible.

In addition to that provided by the individuals marked with an asterisk above, written correspondence was also submitted by the following, as noted:

- Ms. Jenna Sudds, Executive Director, Kanata North BIA (in support).
- Ms. Rosemary Leu, Executive Director, West Ottawa Board of Trade (in support).
- Ms. Faith Blacquiere (in support).

*[* Individuals / groups marked with an asterisk above either provided comments in writing or by email; all submissions are held on file with the City Clerk.]*

The Committee asked questions of the OCDSB delegation pertaining to:

- whether adequate consultation had been undertaken with potential neighbouring businesses prior to the OCDSB's purchase of the land;
- the possibility of finding alternate sites which might be more suitable, but that may currently be of concern due to environmental sensitivity;
- where the student body is to come from; and,
- whether the OCDSB was aware of neighbouring businesses involved in the production of nuclear medical materials in advance of its application.

Councillor Desroches suggested that the School Board's position spoke to a position of desperation rather than one of good planning. Ward Councillor Wilkinson stated that a business park was not the best site for a school, and noted that other sites were available, which could potentially address the School Board's problem, but she acknowledged that these sites might not be serviceable in time to secure the funding necessary for the completion of a school within the required time frame. She offered to continue to work with the proponents to achieve a mutually agreeable solution, which might make the School Board's current appeal before the OMB unnecessary.

Discussions having concluded, Councillor Shad Qadri then introduced the following Motion, drafted by staff to correct an error in the report pertaining to the report's "Disposition" section:

MOTION NO PLC 69/1

Moved by Councillor S. Qadri:

That the Disposition of the Planning Committee report ACS2014-PAI-PGM-0026 be amended to replace it with the following:

"City Clerk and Solicitor Department, Legislative Services, to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, of City Council's decision."

CARRIED

There being no further discussion, the report recommendation was put before Committee and was CARRIED, as amended by Motion No. PLC 69/1:

That the Planning Committee recommend Council:

- 1. Refuse an amendment to Zoning By-law 2008-250 to change the zoning of 2101 and 3101 Innovation Drive from General Industrial,**

Subzone 6, Height Maximum 44 metres (IG6 H(44)) to General Industrial, Subzone 6, Exception XXXX Height Maximum 44 metres (IG6 H(44) [XXXX]), as shown in Document 1, to permit a school and

- 2. Approve that the Disposition of the Report be amended to replace it with the following:**

“City Clerk and Solicitor Department, Legislative Services, to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, of City Council’s decision.”

CARRIED, as amended

Councillor Rick Chiarelli then introduced the following Motion to forward this report to the Council meeting of Wednesday, 12 February 2014:

MOTION NO PLC 69/2

Moved by Councillor R. Chiarelli:

That the Planning Committee approve that Report No. ACS2014-PAI-PGM-0026, Zoning - 2101, 3101 Innovation Drive, be forwarded to City Council for consideration at its meeting of Wednesday, 12 February 2014.

CARRIED