

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
9 October 2018 / 9 octobre 2018**

**and Council
et au Conseil
10 October 2018 / 10 octobre 2018**

**Submitted on September 28, 2018
Soumis le 28 septembre 2018**

**Submitted by
Soumis par:
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Ward: CUMBERLAND (19)

File Number: ACS2018-PIE-EDP-0048

SUBJECT: Settlement of Appeal 10 to Official Plan Amendment 180

OBJET: Règlement de l'appel 10 relatif à la Modification au Plan officiel 180

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve the modifications to the Policies in Official Plan Amendment 180 as detailed in this report and included in Document 1.**

2. **That Planning Committee recommend Council suspend the notice required under Subsections 29(3) and 34(1) of the Procedure By-law to consider this report at its meeting on October 10, 2018.**

RECOMMANDATIONS DU RAPPORT

1. **Que le Comité de l'urbanisme recommande au Conseil d'approuver les changements apportés aux politiques prévues dans la Modification au Plan officiel 180, qui sont précisés dans le présent rapport et inclus dans le document 1.**
2. **Que le Comité de l'urbanisme recommande au Conseil de surseoir à l'avis exigé en vertu des paragraphes 29(3) et 34(1) du Règlement de procédure, afin de pouvoir examiner le présent rapport à sa réunion du 10 octobre 2018.**

BACKGROUND

Council approved Official Plan Amendment 180 (OPA 180) on January 25, 2017. OPA 180 amended the Official Plan by increasing the planning horizon to 2036, updating the growth projections and completing the employment lands review and land evaluation agricultural review (LEAR). The amendment was approved, with modifications, by the Minister of Municipal Affairs and Housing on August 8, 2017. Fifteen appeals were received in response to the Minister's approval. Appeal 10 relates to Taillefer Estates and the existing Urban Employment Area land use designation, which applies to their land located on the east side of Mer Bleue Road between Innes Road and the hydro corridor. Staff have worked with the appellant to develop a site-specific policy for this site that is acceptable to the appellant.

This report recommends that Council approve the proposed wording in the new site-specific policy shown in Document 1, and that the City Solicitor bring this change to the Local Planning Appeals Tribunal (LPAT) for approval as part of a settlement of the Taillefer Appeal to OPA 180.

DISCUSSION

Through OPA 180, the City made land use changes to the South Orléans Employment Area, also known as the South Orléans Industrial Park. The industrial park is mostly vacant, except for a City snow disposal facility on the west side of Mer Bleue Road and a cluster of businesses west of Tenth Line Road and north of the hydro corridor along the local roads of Vanguard, Vantage and Lanthier Drives.

The southern boundary of the industrial park is defined by the hydro corridor. A Mixed-Use Centre designation abuts the park on its south side, mostly west of Mer Bleue Road; however, this designation extends north of the hydro corridor and into the industrial park and includes the snow disposal facility fronting onto the west side of Mer Bleue Road.

Figure 1 summarizes the changes to the South Orléans Industrial Park through OPA 180. The western half of the South Orléans Industrial Park was redesignated to General Urban Area and the eastern half was retained as employment lands from the existing snow disposal facility eastward to Tenth Line Road. OPA 180 also relabelled land designated Employment Area as Urban Employment Area. The eastern half of the former Mixed-Use Centre designation within this area was also redesignated to Urban Employment Area.

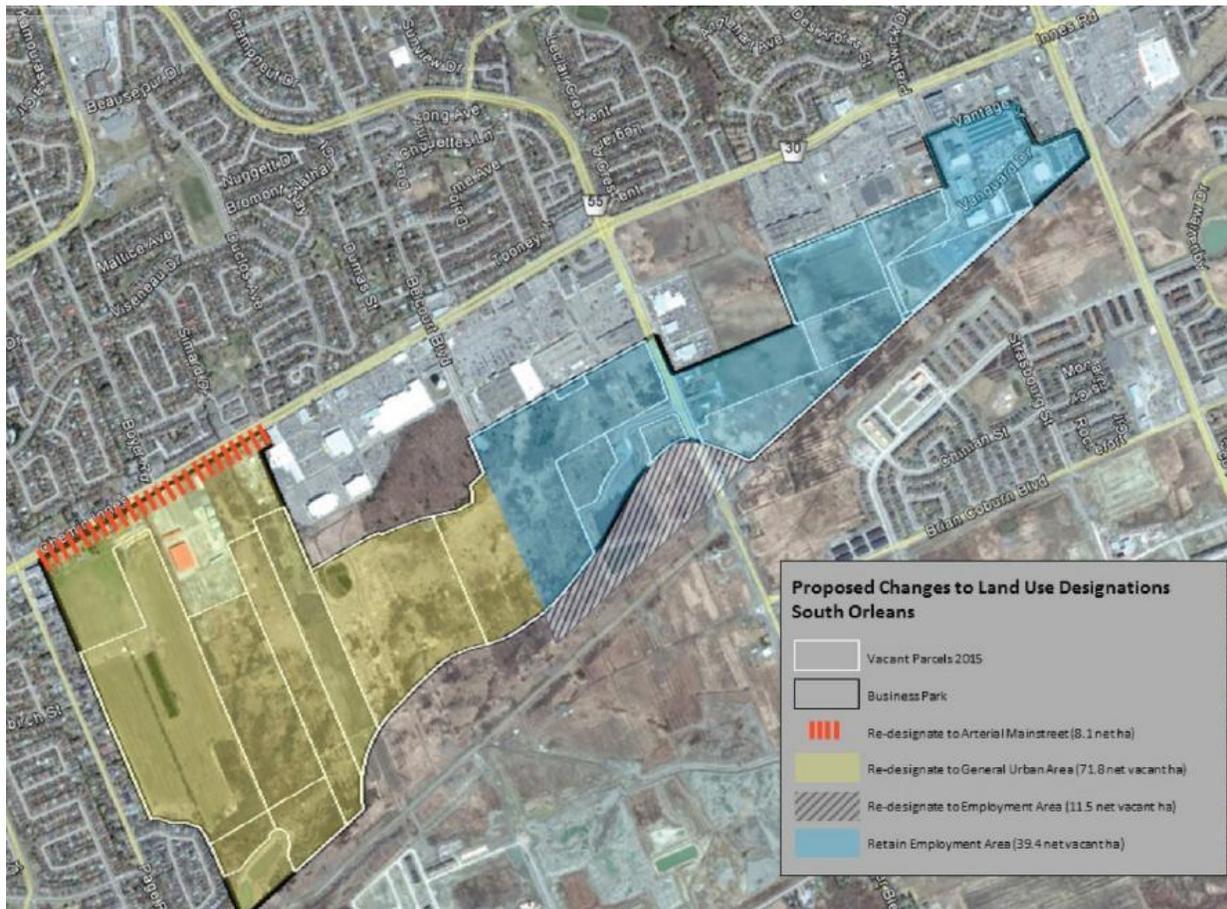


Figure 1: OPA 180 South Orléans land use changes

The hydro corridor that runs along the southern boundary of this Urban Employment Area is identified as a future bus rapid transit route and a future station is planned to be

located on the east side of Mer Bleue Road. This transit hub was recognised in the City's analysis of this employment area and OPA 180 included minimum density requirements of 200 jobs per hectare within 400 metres of this future rapid transit station.

The subject lands are the two parcels northeast of Mer Bleue Road and the hydro corridor. Taillefer Estates has a desire to establish an athletic and health development on their land within the Urban Employment Area and close to the future transit station. The development will include recreational and athletic facilities that are currently permitted but are subject to size/floor area limitations under the Urban Employment Land designation. The proposed development will exceed the existing floor area limitations to allow for multiple facilities intended to be anchored by a gymnastics fitness facility within a multi-unit building, a tennis facility, including outdoor courts that have the option to be domed/enclosed, and other supportive and ancillary uses, including two additional secondary recreation and athletic facilities.

Denser health-related uses and practitioners are proposed to be located closer to Mer Bleue Road and in proximity to the future transit station. This area is an ideal location to provide training and assistive services for the recreational and athletic facilities while also complementing the future Montfort Orléans Health Hub that will be located on the south side of the hydro corridor on Mer Bleue Road.

Staff consider that the proposed recreational and athletic facilities, the health-related uses, their size and the elements of the overall development is a desirable cluster of uses within this business park and will provide a scale of health-related uses and activities at a transit station. These activities will also complement the future Montfort Orléans Health Hub to create a health-related district. In this broader context, the proposed development is consistent with the Provincial Policy Statement, which recognises a cluster of businesses and economic activities within an employment area. Locating denser uses at transit station locations and accommodating development requiring larger tracts of land within Urban Employment Areas are also consistent with the goals and objectives of the Official Plan.

Document 1 clarifies the permitted extent of the recreational and athletic facilities on the subject lands. As noted, while all of the uses are permitted within the Urban Employment Area, the proposed recreational and athletic facilities are larger than typical facilities within business parks. The proposed amendment permits the proposed recreational and athletic facilities within the context of this larger health district.

RURAL IMPLICATIONS

The site-specific policy addition proposed as part of this settlement does not impact the rural area.

CONSULTATION

No public consultations was undertaken as part of this settlement.

COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor is aware of and supports the proposed settlement/policy addition.

LEGAL IMPLICATIONS

As outlined in the Disposition, should the recommendations be approved by Council, Legal Services will seek the approval of the policy at the upcoming pre-hearing on October 22, 2018.

RISK MANAGEMENT IMPLICATIONS

The policy addition recommended by this report are part of a settlement negotiation between the City and the appellant. If the recommended change is not approved by Council then the City will be required to defend OPA 180 with respect to the subject site at a LPAT hearing.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following term of Council priority:

- EP2 – Support growth of local economy

SUPPORTING DOCUMENTATION

Document 1 Settlement Policy Addition (Taillefer Estates)

DISPOSITION

The City Solicitor is directed to take the changes recommended by this report to the LPAT prehearing on October 22, 2018 or the hearing on October 23, 2018 with the request that the tribunal approve the new policy.

Document 1 – Settlement Policy Addition

Section 3.6.5 – Urban Employment Area (Taillefer Estates)

Site-Specific Exceptions

16. Notwithstanding anything in this Plan that restricts the size of Recreational and Athletic Facilities on lands designated Urban Employment Area, up to four separate enclosed Recreational and Athletic Facilities, totalling 45,000 square metres of combined gross floor area, may be permitted on the lands identified by Parcel Identification Numbers (PIN) 145631528 and 145630011, in the South Orléans Business Park, northeast of Mer Bleue Road and the Hydro corridor.