

Zoning By-Law Amendment – Part of 401 and Part of 411 Corkstown Road

ACS2018-PIE-PS-0108

Bay (7)

Report Recommendations

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for Part of 401 Corkstown Road to permit the use of a park and recreation and athletic facility, as detailed in Document 2.**
- 2. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for Part of 401 Corkstown Road to temporarily permit the use of a theatre, as detailed in Document 2.**
- 3. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for Part of 411 Corkstown Road to permit the use of a daycare and instructional facility, as detailed in Document 2.**
- 4. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of 10 October 2018", subject to submissions received between the publication of this report and the time of Council's decision.**

Laurel McCreight, Planner, Planning, Infrastructure and Economic Development department, responded to questions.

Ward Councillor M. Taylor was present and took part in discussion.

The committee heard five delegations:

- Ian McConnachie, Chair, Transportation Committee, Crystal Beach Lakeview Community Association, raised concerns about: process and lack of consultation; under-estimated environmental impact on the Greenbelt; inadequate measures to protect and rehabilitate the Greenbelt.¹
- Alex Cullen, President, Belltown Neighbours Association, raised concerns about: process and lack of consultation; proposed zoning and construction of new non-federal facilities that is inconsistent with the goals and policies of the Greenbelt Master Plan; insufficient protection of the natural environment.²
- Theresa Kavanagh spoke in opposition to the proposal, primarily the proposed outdoor theatre and childcare centre, noting the importance of adhering to the goals of the Greenbelt Master Plan to preserve and protect the area.
- Greg Winters, Novatech (applicant), pointed out that this is not a request for a new use, nor an application for an amendment to the Greenbelt Master Plan, but rather a request to amend the zoning to accurately reflect uses as they occur on site today and as contemplated in the lease agreement, and to align with the National Capital Commission's policies and with the approvals already given. He indicated that the appropriate approvals were obtained and measures taken to ensure no site impacts occurred as a result of the 2015 concert. Further, he noted that a federal land use approval is required each time before any construction begins, as well as site plan approval from the City and an environmental impact assessment and statement to show there would be no impact from proposed structures on uses.
- Karen Sparks, Executive Director, Wesley Clover Parks (WCP), commented on measures taken prior to the 2015 concert to circumvent environmental impact, including the Environmental Assessment, provision of lands to accommodate for habitat loss to the Bobolink bird, and monitoring of the Bobolink and barn swallows before and after the concert. She noted there will be no theatre construction, just outdoor theatre use, which currently exists for events of up to 5,000 people. Should the larger (third party) event in 2019 not work out, WCP

¹ Written submission provided; a copy is held on file with the City Clerk.

² Written submission provided; a copy is held on file with the City Clerk

would like to continue with its current charity run and equestrian events that are currently permitted.

In addition to the submissions previously noted, the committee received the following correspondence between September 14 (the date the report was published to the City's website) and the time it was considered on September 25, a copy of which is held on file:

- Email received September 24 from Phil Sweetnam. Past President of the Stittsville Village Association
- Email dated September 24 from Rick Nelson
- Email dated September 24 from Paul Johanis, Chair, Greenspace Alliance of Canada's Capital.

Planning Committee CARRIED the report recommendations as presented.