

# Summary of Written and Oral Submissions

## **Zoning By-law Amendment – Part of 401 and Part of 411 Corkstown Road** (ACS2018-PIE-PS-0108)

Note: This is a draft Summary of the Written and Oral Submissions received in respect of Zoning By-law Amendment – Part of 401 and Part of 411 Corkstown Road (ACS2018-PIE-PS-0108), prior to City Council's consideration of the matter on October 10, 2018. The final Summary will be presented to Council for approval at its meeting of November 14, 2018, 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 October 10, 2018**'. Please refer to the 'Bulk Consent' section of the Council Agenda of October 10, 2018 to access this item.

In addition to those outlined in the Consultation Details section of the report, the following outlines the written and oral submissions received between the publication of the report and prior to City Council's consideration:

### Number of delegations/submissions

Number of delegations at Planning Committee: 5

Number of written submissions received by Planning Committee and Council between September 14 and October 10, 2018 : 5

### Primary concerns, by individual

#### **Alex Cullen, President, Belltown Neighbours Association (oral and written submissions)**

- lack of consultation
- proposed zoning and construction of new non-federal facilities (outdoor theatre and child care facility) is inconsistent with the goals and policies of the Greenbelt Master Plan and does not ensure sufficient protection of the natural environment
- construction of the proposed new facilities would reduce greenspace in the Greenbelt, would involve uses that would be better provided outside the Greenbelt, and would run counter to the principle of protecting the Greenbelt from development

- the theatre use for the proposed large-scale event is out of scale for the site, which proved to be insufficient to handle the patron requirements at the previous concert

**Theresa Kavanagh (oral submission)**

- opposed the request for outdoor theatre and childcare centre facilities, noting the importance of adhering to the goals of the Greenbelt Master Plan to preserve and protect the area

**Paul Johanis, Chair, Greenspace Alliance of Canada's Capital (written submission)**

- no objection in principle, based on their understanding that the application is simply a housekeeping amendment to align zoning to existing permitted uses, as there does not seem to be any additional adverse effects to greenspace on the premises from allowing it, but strongly recommend that more precise terms than “daycare”, “theatre” and “athletic facilities” be found that better reflect the proposed permitted uses, and those be added as specific exceptions for these parcels
- lack of public consultation and inadequate measures to make clear what the limited intent of the current application is or, if future expansion is being contemplated, as the application intimates, to cover the nature, scope, timing and process for such future plans; suggested the proposal be deferred so that such consultation with the community can take place
- the scale of operations poses a potential threat to the greenspace that is supposed to be protected within the Greenbelt and should not be approved under any circumstances; suggested a limit of 5000 spectators, such to be addressed in the zoning exceptions, as well as prohibiting large scale visits and programs within the EP zoned area

**Ian McConnachie, Chair, Transportation Committee, Crystal Beach Lakeview Community Association (oral and written submission)**

- process and lack of consultation; under-estimated environmental impact on the Greenbelt; inadequate measures to protect and rehabilitate the Greenbelt

**Rick Nelson (written submission)**

- questioned whether this is a request for retroactive approval of activities already underway, noting that Wesley Clover Parks did not request rezoning when they filled in wetlands to make their soccer field

- suggested the requested exemption for the large-scale concert in 2019 be dismissed because of the safety hazards associated with accommodating that many people on the site, primarily the risks of competing pedestrians, cyclists and vehicles in busy and poorly lit areas
- recommended the application be rejected until such time as a proper public consultation has been done and the request for a 2019 theatre venue for 25000 visitors be deferred until a detailed and workable traffic/transit plan is available
- suggested that if the application is approved there will be much less incentive to study the logistics of the large event, regardless of any holding provisions

## Primary arguments in support, by individual

### **Phil Sweetnam (written submission)**

- supportive of reasonable measures to assist an entrepreneur who wishes to enhance this recreational area
- the use of a park, athletic and recreational facility is appropriate as it will motivate people to undertake physical activity
- it is sensible to extend the temporary use of the theatre use; confidence in Wesley Clover Parks to make the event run smoothly to create a favourable impression so they might be considered for a permanent theatre use
- a good instructional facility is important in being able to attract and retain dedicated students who can feel satisfied they have learned appropriate skills
- the daycare facility will be useful in attracting a wide range of clientele, including parents wishing to attend events
- Greenspace is a valuable but costly asset, and a more intense utilization of it in ways that benefit the community is important, as is a substantial investment to extend water, sewer, electrical, public transportation, and roads through and beyond these Greenspace facilities
- suggested Wesley Clover Parks be required to enhance the Greenspace by landscaping and planting trees in a way to mitigate any loss of green area that activities/uses bring to the site

### **Greg Winters, Novatech (applicant)**

- the application is not a request for a new use or 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, uses contemplated in the lease agreement, and to align with the National Capital Commission's policies and with the approvals already given

- the appropriate approvals were obtained and measures taken to ensure no site impacts occurred as a result of the 2015 concert
- 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 (oral submission)**

- measures were taken prior to the 2015 concert to circumvent environmental impact, including an 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
- 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 would not look to continue such events going forward, but would like to continue with its current theatre use for charity runs and equestrian events that are currently permitted

**Effect of Submissions on Planning Committee Decision:**

Debate: The Committee approved this item on consent (without discussion or debate).

Vote: Planning Committee CARRIED the report recommendations as presented.

**Effect of Submissions on Council Decision:** Council considered all written and oral submissions in making its decision, and CARRIED this item.