

2. Kanata Avenue Secondary Plan Amendment and Environmental Assessment

Modification au Plan secondaire de l'avenue Kanata et évaluation environnementale

COMMITTEE RECOMMENDATIONS

That Council:

- 1. adopt the Official Plan amendment to adjust the Site Specific Policy for the Kanata Town Centre as detailed in Document 1;**
- 2. receive the Kanata Town Centre Concept Plan as detailed in Document 2;**
- 3. approve the functional design for the future reconstruction of an approximate 500 metre length of Kanata Avenue (Earl Grey Drive to Lord Byng Drive), as recommended in the Kanata Avenue Main Street Municipal Class Environmental Assessment report, and as described in this report and detailed in Document 3;**
- 4. direct staff to finalize the Environmental Study Report with its posting of the 30-day public review period, in accordance with the Ontario Municipal Class Environmental Assessment process (Schedule C) for the Kanata Avenue Main Street Municipal Class Environmental Assessment Report.**

RECOMMANDATIONS DU COMITÉ

Que le Conseil :

- 1. adopte la modification au Plan officiel permettant d'adapter la politique propre à l'emplacement visant le centre-ville de Kanata, comme l'expose en détail le document 1;**
- 2. prenne connaissance du Plan conceptuel du centre-ville de Kanata, comme l'expose en détail le document 2;**

3. **approuve la conception fonctionnelle de la reconstruction future d'un tronçon d'environ 500 mètres de l'avenue Kanata (de la promenade Earl Grey à la promenade Lord Byng), comme le recommande le rapport d'évaluation environnementale municipale de portée générale de l'avenue Kanata en tant que rue principale, et comme le décrit le présent rapport et l'expose en détail le document 3;**
4. **enjoigne au personnel de finaliser le rapport de l'étude d'évaluation environnementale et de l'afficher pendant la période d'examen du public de 30 jours, conformément au processus d'évaluation environnementale municipale de portée générale de l'Ontario (annexe C) pour le rapport d'évaluation environnementale municipale de portée générale de l'avenue Kanata en tant que rue principale.**

DOCUMENTATIONS/DOCUMENTATIONS

1. Director's Report, Economic Development ad Long Range Planning, Planning, Infrastructure and Economic Development department, dated November 9, 2018 (ACS2018-PIE-EDP-0049)

Rapport du directeur, Développement économique et Planification à long terme, Direction générale de la planification, de l'Infrastructure et du développement économique, daté le 9 novembre 2018 (ACS2018-PIE-EDP-0049)
2. Extract of draft Minutes, Planning Committee, November 20, 2018

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 20 novembre 2018
3. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of December 12, 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 November 28, 2018".

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 12 décembre 2018 du Conseil, dans le

rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes du projet de loi 73, à la réunion du Conseil municipal prévue le 28 novembre 2018 ».

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
20 November 2018 / 20 novembre 2018**

**and Council / et au Conseil
November 28, 2018 / 28 novembre 2018**

**Submitted on November 9, 2018
Soumis le 9 novembre 2018**

**Submitted by
Soumis par:
John Smit,
Director / Directeur**

**Economic Development and Long Range Planning / Développement économique
et Planification à long terme / Infrastructure and Economic Development
Department / Direction générale de la planification, de l'infrastructure et du
développement économique**

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**Ward: KANATA NORTH (4) / KANATA
NORD (4)**

File Number: ACS2018-PIE-EDP-0049

**SUBJECT: Kanata Avenue Secondary Plan Amendment and Environmental
Assessment**

**OBJET: Modification au Plan secondaire de l'avenue Kanata et évaluation
environnementale**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council:**
 - a. Adopt the Official Plan amendment to adjust the Site Specific Policy for the Kanata Town Centre as detailed in Document 1;**
 - b. Receive the Kanata Town Centre Concept Plan as detailed in Document 2;**
 - c. Approve the functional design for the future reconstruction of an approximate 500 metre length of Kanata Avenue (Earl Grey Drive to Lord Byng Drive), as recommended in the Kanata Avenue Main Street Municipal Class Environmental Assessment report, and as described in this report and detailed in Document 3;**
 - d. Direct staff to finalize the Environmental Study Report with its posting of the 30-day public review period, in accordance with the Ontario Municipal Class Environmental Assessment process (Schedule C) for the Kanata Avenue Main Street Municipal Class Environmental Assessment Report, and**
- 2. 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 28 November 2018," subject to submissions received between the publication of this report and the time of Council's decision.**

RECOMMANDATIONS DU RAPPORT

- 1. Que le Comité de l'urbanisme recommande au Conseil :**
 - a. d'adopter la modification au Plan officiel permettant d'adapter la politique propre à l'emplacement visant le centre-ville de Kanata, comme l'expose en détail le document 1;**

- b. de prendre connaissance du Plan conceptuel du centre-ville de Kanata, comme l'expose en détail le document 2;**
 - c. d'approuver la conception fonctionnelle de la reconstruction future d'un tronçon d'environ 500 mètres de l'avenue Kanata (de la promenade Earl Grey à la promenade Lord Byng), comme le recommande le rapport d'évaluation environnementale municipale de portée générale de l'avenue Kanata en tant que rue principale, et comme le décrit le présent rapport et l'expose en détail le document 3;**
 - d. d'enjoindre au personnel de finaliser le rapport de l'étude d'évaluation environnementale et de l'afficher pendant la période d'examen du public de 30 jours, conformément au processus d'évaluation environnementale municipale de portée générale de l'Ontario (annexe C) pour le rapport d'évaluation environnementale municipale de portée générale de l'avenue Kanata en tant que rue principale.**
- 2. Que le Comité de l'urbanisme donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et de l'avocat général, et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes du projet de loi 73, à la réunion du Conseil municipal prévue le 28 novembre 2018 », à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.**

BACKGROUND

This report recommends amendments to the City's Official Plan, Volume 2B, Site-Specific Policies, Former City of Kanata. This report also recommends approval of the functional design for a section of Kanata Avenue as recommended by the Kanata Avenue Main Street Municipal Class Environmental Assessment (EA) Report.

The lands affected by the Official Plan Amendment (OPA) are City-owned, under the control of the Ottawa Community Lands Development Corporation (OCLDC) and located in the core area of the Kanata Town Centre. The area is bounded by Campeau Drive to the north, Kanata Avenue to the south and west and Maritime Way and Canadian Shield Avenue to the east.

The proposed Official Plan Amendment to the Former City of Kanata, Site-Specific Policies provides necessary updates to the policy and mapping in order to expand an Open Space parcel of City-owned land within the Town Centre area. This amendment will result in a larger park system for the Town Centre. The amendments also propose minor text updates regarding the minimum number of residential units for the area and the removal of a north-south oriented main street that bisects the park system. This updated policy document will provide guidance to future development in the Town Centre area.

The Environmental Assessment Report recommends an upgraded design (urbanized cross-section) for a 500 metre section of the existing Kanata Avenue along the southerly limit of the City's Town Centre landholdings.

DISCUSSION

The City owns an 11.6-hectare parcel of vacant land that is situated in the Kanata Town Centre, one of three suburban Town Centres identified in the City's Official Plan, and designated as a Mixed-Use Centre. This land is bound to the south by Kanata Avenue and the Kanata Centrum Shopping Centre and by Campeau Drive to the north. To the east is a mixed-use subdivision owned by a private developer that is still under development. An eight-hectare City-owned natural park abuts the land to the west. A transit station is located within 500 metres to the south of the City's property.

This 11.6-hectare area was transferred from City ownership to the Ottawa Community Lands Development Corporation in September 2012 ([ACS2012-PAI-REP-0010](#)) for the purpose of preparing the property for sale while ensuring the vision for the Town Centre would be achieved. The OCLDC enters into Development Agreements with its purchasers that contain certain performance requirements, along with Repurchase Options and penalties for non-performance.

The purpose of this Official Plan amendment and Environmental Assessment report is to address the need to proceed with a new direction for implementation of the Kanata

Town Centre plan. A Concept Plan demonstrating the vision for Kanata's Town Centre was initiated more than 30 years ago and called for a mix of Central Business District and Main Street uses that are generally consistent with the City's Mixed-Use Centre Official Plan policies today. The current Concept Plan was developed in 1993 and revised in 1999. It contemplates a short but steep Main Street containing mixed-use development, a civic square and a municipal facility as part of its overall plan. Employment targets and related office development form a significant part of the existing plan, with some high-density residential development also encouraged to support the Main Street ground-oriented retail uses.



KANATA TOWN CENTRE: CONCEPT PLAN



Since amalgamation in 2000, staff has investigated various means of implementing the original Kanata Town Centre vision. A conditional purchase and sale agreement for the City's landholding was entered into in 2001 but fell through in 2007. Staff subsequently investigated the feasibility of building the west district library and a new client service centre on the land, but determined that the best fit for the library was an expansion of the existing facility at the John G. Mlacak Centre. That library expansion is now

constructed and operational. Today the City's Kanata Town Centre landholdings remain vacant.

The recommendation to amend the Former Kanata Site-Specific Policy will provide the necessary direction to update the existing open space system to make the park space larger. The creation of a larger park space is a coordinated effort between the City's Community Planning Unit, the OCLDC, the community and the councillor. Policies are proposed to advance the City's priorities for a Civic Square within the new expanded public Open Space lands. Staff further recommends that Planning Committee receive the Kanata Town Centre Concept Plan, as detailed in Appendix 1, in order to provide the visual guidance for the development of the future open space system and associated adjacent City-owned development parcels. Appropriate building heights remain unchanged and were implemented in 2014 through a separate OPA.

Additional minor amendments to the Former Kanata Site-Specific Policies are proposed in an effort to update the direction for the core. Minor text amendments are included to provide new minimum residential density targets to reflect the development to-date and desire for future higher densities due to the core's proximity to the existing Bus Rapid Transit and future Light Rail Transit. Further, new text is proposed to provide the vision and type of future development along a 500-metre section of Kanata Avenue, from Earl Grey Drive to the intersection of Lord Byng Drive and Maritime Way, as a main street. The intersection of Lord Byng Drive and Maritime Way acts as a gateway to the Kanata Town Centre lands. This 500-metre-long section of Kanata Avenue forms part of an Environmental Assessment identifying the appropriate functional road design that will accommodate vehicular traffic, local bus service (in mixed traffic), a cycle track and sidewalks. The Environmental Study Report (ESR) for this section of Kanata Avenue is included as part of this report because, through the associated OPA, references to the Main Street designation in the Site-Specific Policies will be removed and replaced by references to the main street section of Kanata Avenue.

While the functional design of this section of Kanata Avenue will allow the creation of a more pedestrian friendly environment, neither the 40-metre right of way width nor the Arterial Road classification will change in the City of Ottawa Official Plan, Schedule E – Urban Road Network. Key design principles of the functional design for this 500-metre section of Kanata Avenue include:

- Providing ample space for all modes of transportation (pedestrian, cycling, local

transit, vehicular traffic) to function with minimal conflict.

- Ensuring that the streetscape takes into account the need for patios, site furnishings, vehicular and cycling parking, transit stops and seasonal commercial uses.
- Distinguishing the Kanata main street from other streets throughout the City.
- Creating a sense of place and including gateway features, public art, street trees, urban lighting, etc.

Provincial Policy Statement

Staff have confirmed that the recommended amendments are consistent with the Provincial Policy Statement, 2014.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

Notice of the draft Official Plan and Zoning By-law amendments was circulated to all property owners through a Public Advertisement in the local newspaper as required by the City's Public Notification and Consultation Process and the *Planning Act*.

Staff attended two councillor-driven public sessions to obtain public feedback on the Official Plan amendment on May 23 and June 18, 2018. Staff from the City's Planning and Parks departments provided background information and answered questions about the proposed Official Plan Amendment and Environmental Study Report for Kanata Avenue.

The public has reviewed and commented on the draft policies, which were released on May 14, 2018. The policies have undergone some changes to reflect the comments received from the public and stakeholders. Community and agency responses to the circulated amendments are summarized and included as Document 4. The responses from residents have been number coded and categorized based upon when they were submitted. Staff responses to the submissions are also provided.

The Notice of Study Commencement for the Municipal Class Environmental

Assessment was published in Le Droit and the Ottawa Citizen newspapers to inform residents of the study initiation. City staff and consultants from the Consultant Project Team attended public open houses on June 19, 2013 and May 29, 2014. Given the time between the last public consultation and the advancing of the associated OPA, the EA was also presented by the Project Consultant at the May 23, 2018 public Town Hall meeting and by City staff at the June 18, 2018 Town Hall meeting in conjunction with the proposed OPA. Notices of the public open houses and town hall meetings were published in local newspapers. Notices were also distributed to First Nations, Algonquins of Ontario and the Metis Nation of Ontario groups. As well, adjacent property owners were notified. Study direction and input to the ESR was provided by an Agency Consultation Group comprised of representatives from different City of Ottawa departments and Ministry of Transportation staff. Additionally, two formal meetings with adjacent landowners were held during the EA study on October 24, 2013 and December 3, 2014.

COMMENTS BY THE WARD COUNCILLOR

Councillor Wilkinson provided the following comments:

“I fully support this report that is consistent with discussions at public meetings and which retains additional open space in public hands along the ridge, increasing the protected woodland and reducing the amount of blasting that will occur on development sites.”

LEGAL IMPLICATIONS

There are no legal impediments to approving the recommendations contained in the report.

RISK MANAGEMENT IMPLICATIONS

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

ASSET MANAGEMENT IMPLICATIONS

The recommendations documented in this report are consistent with the City's Comprehensive Asset Management (CAM) Program ([City of Ottawa Comprehensive Asset Management Program](#)) objectives. By including the environmental assessment as

part of the recommendations of this report - it will provide the necessary information for the City to fulfill its obligation to deliver quality services to the community in a way that balances service levels, risk and affordability.

FINANCIAL IMPLICATIONS

This project is identified as a Phase 2 affordable road project in the 2013 Transportation Master Plan (2020 -2025) and is included in the current Development Charge Background (DC Item 1.00074). The timing and cost estimates for all growth related road projects are currently under review as part of the 2019 Development Charge Update process, to be approved by Council in Q2 2019.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

TERM OF COUNCIL PRIORITY

This project addresses the following Term of Council priority:

TM3 – Integrate the rapid transit and transit priority network into the community

SUPPORTING DOCUMENTATION (distributed separately)

Document 1 Official Plan Amendment: Former City of Kanata Site Specific Policy

Document 2 Kanata Town Centre Concept Plan

Document 3 Ultimate and Interim cross sections for Kanata Avenue

Document 4 Submissions and Staff Responses

DISPOSITION

Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-laws and forward to Legal Services.

Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-laws to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.