

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
14 February 2019 / 14 février 2019**

**and Council
et au Conseil
27 February 2019 / 27 février 2019**

**Submitted on 9 January 2018
Soumis le 9 janvier 2018**

**Submitted by
Soumis par:
John Smit**

**Economic Development and Long Range Planning / Développement économique
et planification à long terme**

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Ward: STITTSVILLE (6)

File Number: ACS2019-PIE-EDP-0006

SUBJECT: Official Plan Amendment 180 Appeal Settlement – Kanata West

**OBJET: Règlement de l'appel relatif à la modification 180 au Plan officiel –
Kanata-Ouest**

REPORT RECOMMENDATIONS

That Planning Committee recommend that Council support the modification of the text to Item 11 of Official Plan Amendment 180, as shown in Document 1, by the Local Planning Appeals Tribunal in order to allow the relocation of the District Park proposed for Kanata West.

RECOMMANDATIONS DU RAPPORT

Que le Comité de l'urbanisme recommande au Conseil d'appuyer la modification de texte du point 11 de la modification 180 au Plan officiel, comme le décrit le document 1, apportée par le Tribunal d'appel de l'aménagement local, afin de permettre la modification d'emplacement du parc de district proposé à Kanata-Ouest.

BACKGROUND

As part of Official Plan Amendment 150 (OPA 150), the City revised the Employment and Enterprise Area Policies to include a site specific policy that fixed the location of the proposed District Park for Kanata West. The park was to be located south and west of the Palladium/Hwy 417 interchange. OPA 150 was appealed and the Ontario Municipal Board directed the City, among other things, to undertake a more comprehensive review of the City's Employment lands.

The subsequent Official Plan Amendment 180 (OPA 180) completely revised the City's Employment and Enterprise Area policies. The Enterprise Area designation was removed from the Official Plan and from the land where the proposed district park was to be located.

The Enterprise Area site-specific policy for the district park, under OPA 150, was repealed and replaced with new special exception policy added to the General Urban Area designation added to the area by OPA 180. The new policy established the park size of 11.1ha and confirmed the previous location southwest of the Palladium/Hwy 417 interchange. The owners of the land appealed this policy. The Local Planning Appeals Tribunal (LPAT) Hearing to consider this appeal is scheduled for April 2019.

In the period between the adoption of OPA 180 and the present, a Plan of Subdivision, containing lands for the development of the future Kanata West district park was received and reviewed by City staff. This Plan proposes an alternative location for the District Park. The new location was determined in concert with the City's Parks and Recreation staff, the Ottawa Carleton District School Board, the Ward Councillor and the applicant. The alternative location co-locates the park with a proposed high school site. The combining of these two uses also allows the park to be reduced in size. This solution makes the adopted policy in OPA 180 redundant.

In order to allow the relocation of the park so that draft approval of the plan of subdivision can proceed, the appealed policy in OPA 180 needs to be amended. A new policy is recommended as a safeguard should the plans for the school change in the future. The Appellant is in agreement with the reworded policy as proposed by City Staff

and are prepared to settle their appeal at the LPAT upon Council agreement. This report recommends the replacement of the special exception policy in Section 3.6.1, as proposed by OPA 180, with the revised text attached as Document 1.

DISCUSSION

The original park location, southwest of the Palladium/ Highway 417 interchange, was proposed as part of the original Kanata West Concept Plan, but no specific details were provided on the size and location of this park. This park is to be acquired by the City. The location southwest of the Palladium / Highway 417 interchange was generally agreed to and included as a site-specific policy in OPA 150 in 2013. While the policy was reviewed through OPA 180, the general location of the park was not questioned until the appeal of OPA 180 was received.

The proposed plan for the development of this area has been evaluated and changes to the park location and size have been agreed to. The co-location of the park with the high school has many advantages over the former conceptual location. The new location is more central to the Kanata West community. Co-location also allows the park size to be reduced, thereby reducing the City's overall costs in land acquisition. Co-location also promises to improve the park's functionality by sharing uses, such as parking lots and playing fields, with the high school.

This solution also achieves the objectives of the City's "Building Better and Smarter Suburbs" (BBSS) initiative by co-locating schools and parks, promoting infrastructure sharing and land efficiency, and promoting active transportation and safety.

The proposed revision to Policy 15 in Section 3.6.1 that is part of OPA 180 will permit the settlement of the appeal and allow staff to draft-approve the plan of subdivision. The proposed policy is a safeguard that provides for the reduction in the size of the park only where it is co-located with an Ottawa-Carleton District School Board-owned secondary school site. The policy retains the contingency that should the co-location fail to materialize, then a district park of the originally identified size will be provided.

Staff recommend that the modification of this proposed new policy in OPA 180 be supported by Planning Committee and Council, and that the City Solicitor be directed to bring this settlement to the LPAT for approval at the earliest possible opportunity.

RURAL IMPLICATIONS

There are no rural implications resulting from this change in policy.

CONSULTATION

Staff consulted on the plan of development for the proposed subdivision and worked with agencies to develop the solution to the park size and location issue. The applicant /appellant to the policy proposed by OPA 180 is in agreement with the proposed change to the Policy that is before the LPAT.

COMMENTS BY THE WARD COUNCILLOR

Councillor Gower is aware of this report and has provided no comments.

LEGAL IMPLICATIONS

Council's endorsement of the proposed settlement would resolved one of the appeals to OPA 180. In the event that the endorsement is not adopted, Legal Services would need to seek immediately to retain an external planner.

RISK MANAGEMENT IMPLICATIONS

Should the proposed collocation of the District Park and the High School fail to occur the City will be required to acquire the larger area of land for the District Park.

ASSET MANAGEMENT IMPLICATIONS

The recommendations documented in this report are consistent with the City's Comprehensive Asset Management (CAM) Program objectives. The CAM Policy applies to all physical assets of the city including parks.

The implementation of the CAM program results in timely decisions that minimize lifecycle costs and ensure the long-term affordability of assets. To fulfill its obligation to deliver quality services to the community, the City must ensure that assets supporting City services are managed in a way that balances service levels, risk and affordability. The co-location of the park to the high school allows the district park size to be reduced, thereby reducing the City's overall costs in land acquisition. Co-location also promises to improve the park's functionality by sharing uses, such as parking lots and playing fields, with the high school.

FINANCIAL IMPLICATIONS

There are no direct financial implications associated with the report recommendation. In the event the recommendation is not adopted, an external planner would be retained. This expense would be absorbed from within Planning, Infrastructure and Economic Development's operating budget.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following 2014-18 Term of Council Priority:

- ES1 - Support an Environmentally Sustainable Ottawa

SUPPORTING DOCUMENTATION

Document 1 Proposed Settlement Policy

DISPOSITION

Legal Services will seek to advance at the Ontario Municipal Board the position of City flowing from Council's disposition of this report.

Document 1 - Proposed Settlement Policy

Item	Section	Amendment 180	Proposed Revised Policy
11	3.6.1 - General Urban Area	<p>Add the following new Site Specific Exception policy at the end of Section 3.6.1:</p> <p>“15. A district park of 11.1 gross hectares shall be provided southwest of the Highway 417 and Palladium Drive interchange.”</p>	<p>Add the following new Site Specific Exception policy at the end of Section 3.6.1:</p> <p>“15. A district park, with a minimum size of 11.1 gross hectares, shall be located within lands known municipally as 195 Huntmar Drive. Where the district park is co-located with the Ottawa Carleton District School Board Secondary School site, the minimum park size may be reduced to 5.9 gross hectares.”</p>