

**1. ZONING BY-LAW AMENDMENT – PART OF 401 CORKSTOWN ROAD
MODIFICATION AU RÈGLEMENT DE ZONAGE – PARTIE DU 401, CHEMIN
CORKSTOWN**

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for part of 401 Corkstown Road to temporarily permit the use of a Park, Recreation and Athletic Facility, and Theatre, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant une partie du 401, chemin Corkstown, afin de permettre temporairement l'utilisation d'un parc, d'une installation récréative et sportive et d'un théâtre, comme l'expose en détail le document 2.

DOCUMENTATION/DOCUMENTATION

1. Acting Director's report, Planning Services, Planning, Infrastructure and Economic Development Department dated 2 May 2017 (ASC2017-PIE-PS-0068)

Rapport de la Directrice par intérim, Service de la planification, Direction générale de la planification, de l'infrastructure et du développement économique daté le 2 mai 2017 (ASC2017-PIE-PS-0068)

2. Extract of draft Minutes, Planning Committee, 9 May 2017

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 9 mai 2017

**Report to
Rapport au:**

**Planning Committee / Comité de l'urbanisme
May 2, 2017 / 2 mai 2017**

**and Council / et au Conseil
May 10, 2017 / 10 mai 2017**

**Submitted on May 10, 2017
Soumis le 10 mai 2017**

**Submitted by
Soumis par:**

Lee Ann Snedden,

Acting Director / Directrice par intérim,

Planning Services / Service de la planification

**Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

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**Laurel McCreight, Planner / Urbaniste, Development Review West / Examen des
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Ward: BAY (7) / BAIE (7)

File Number: ASC2017-PIE-PS-0068

SUBJECT: Zoning By-law Amendment – Part of 401 Corkstown Road

**OBJET: Modification au Règlement de Zonage – Partie du 401, chemin
Corkstown**

REPORT RECOMMENDATIONS

- 1. 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 Park, Recreation and Athletic Facility, and Theatre, as detailed in Document 2.

2. That Planning Committee direct that this report be submitted to the Council meeting of 10 May 2017.
3. 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 May 2017, 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 d'approuver une modification au Règlement de zonage 2008-250 visant une partie du 401, chemin Corkstown, afin de permettre temporairement l'utilisation d'un parc, d'une installation récréative et sportive et d'un théâtre, comme l'expose en détail le document 2.
2. Que le Comité de l'urbanisme demande que le présent rapport soit soumis au Conseil pour sa réunion du 10 mai 2017.
3. 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 10 mai 2017, 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

Learn more about [link to Development Application process - Zoning Amendment](#)

Site location

Part of 401 Corkstown Road.

Owner

National Capital Commission, on lease to the Wesley Clover Foundation

Applicant

City of Ottawa

Description of site and surroundings

The property is located within the Greenbelt to the north of Highway 417, immediately west of the intersection of Corkstown Road and Moodie Drive. The application applies to the southern portion of the property, in the area bounded by the Trans-Canada Trail to the north, Corkstown Road to the east and south, and a rail line to the west. The site is currently used for equestrian lessons and for outdoor recreation. The Still Water Creek bisects the property running north to south.

Adjacent land uses include the Department of National Defence complex, vacant land, and two natural environment areas to the north. The Wesley Clover Parks Campground is located to the west, agricultural lands are located to the south, and an office complex and the Crystal Beach neighbourhood are located to the east.

Summary of requested Zoning By-law Amendment proposal

The City of Ottawa has initiated a Zoning By-law amendment to temporarily permit the following uses at Wesley Clover Parks for a time period of one year from the date of adoption:

- Park;
- Recreation and Athletic Facility; and
- Theatre, limited to outdoor events with a maximum of 5,000 participants.

Brief history of proposal

A similar temporary rezoning (D02-02-15-0020) was considered by Planning Committee on April 28, 2015, with subsequent approval by Council on May 13, 2015. The use of a theatre was permitted for one day to allow a concert to occur on the site. The Wesley Clover Foundation has expressed an interest to permanently rezone the site to permit a broader range of uses, including those proposed in this application. The applicant has pre-consulted with City staff, and an application is anticipated in the near future.

As the redevelopment of this site continues to evolve, the number and size of non-equestrian events has a potential to increase over time. It is apparent that, due to the success of these events, the facility is outgrowing the current zoning.

This temporary rezoning application is being initiated by the City in order to facilitate a range of events throughout the next year until the permanent rezoning can be submitted and considered by the City. In addition to equestrian related events, there are expected to be different sporting events such as soccer and the Colour Vibe Run.

DISCUSSION

Public consultation

This application was circulated and advertised in accordance with the City's Public Notification and Consultation Policy. No comments from the public were received.

Official Plan designations

The property is designated Greenbelt Rural in Schedule B of the Official Plan and is adjacent to lands designated Greenbelt Employment and Institutional Area. Policy 3.5.1.3 states that lands designated Greenbelt Rural and located adjacent to a Greenbelt Employment and Institutional Area may also be used for operational uses ancillary to the main permitted uses in the Greenbelt Employment and Institutional Area, provided the ancillary uses have limited employment associated with them.

Per Policy 3.5.2.1, Greenbelt Employment and Institutional Area lands permit cultural and recreational facilities, provided that the programming respects the Greenbelt's rural character and benefits from an extensive open area, isolation or a rural environment. The proposed Colour Vibe Run can be deemed a cultural and recreational use, and the large area of the subject site supports the length of the course required. A theatre is also a cultural use that will benefit from the isolation of the site in order to mitigate noise

disturbances for neighbours. Per Policy 3.1.14, parks are permitted in the Greenbelt Rural land use designation.

Planning rationale

The purpose of the "RU – Rural Countryside" zone is to regulate various types of development in manners that ensure compatibility with adjacent land uses and respect the rural context. The temporary rezoning proposed is unlikely to pose any negative effects on the adjacent properties due to the isolation of the site, the primarily non-residential adjacent uses, and the low-impact nature of the proposed uses. The size and natural state of the site match the conditions required by both parks and outdoor recreation facilities, with neither use likely to degrade or change the rural context. While there were traffic concerns related to the large crowd attending a concert in 2015, capping the number of participants allowed with the theatre use further ensures that no major disruption will occur.

Operational concerns, such as traffic management, will be reviewed by the City's Special Events Assistance Team, ensuring that events permitted by this temporary amendment can be appropriately accommodated. The temporary rezoning will allow for a more diverse range of activities to be offered at the site. As the Wesley Clover Foundation has pre-consulted on a permanent rezoning of the site to permit the uses proposed, this application serves as a short-term solution to permit pre-booked programming until the permanent zoning can be established.

This item is to be considered at Council the next day (May 10, 2017) in order to facilitate scheduled events at Wesley Clover Parks.

Provincial Policy Statement

Staff have reviewed this proposal and determined that it is consistent with the Provincial Policy Statement, 2014.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Taylor provided the follow comment:

"I am supportive of the temporary rezoning as well as engaged with staff and WCP on the permanent rezoning of this property. I believe in the fullness of time this site will emerge as a premier facility in the city of Ottawa and working effectively with community, staff and Wesley Clover can bring that to fruition."

Neighbouring Councillors, Councillor Wilkinson and Councillor Chiarelli, have also been notified.

LEGAL IMPLICATIONS

There are no legal implications associated with approving the recommendations contained within this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

EP1 – Promote Ottawa

EP2 – Support growth of local economy

HC2 – Revitalize recreation services

APPLICATION PROCESS TIMELINE STATUS

This application was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Overview Data Sheet (*previously distributed and held on file*)

CONCLUSION

Planning Services supports the application and proposed Zoning By-law amendment. The proposed amendment will temporarily rezone a portion of the property to permit the uses of a Park, Recreation and Athletic Facility, and Theatre for a period of no longer than one year. The proposed rezoning conforms to both provincial and municipal planning policy, and is unlikely to cause negative impacts on the area. The proposed amendment will benefit the community and represents good planning. Should Wesley Clover Parks wish to rezone the lands permanently to permit these or different uses, a Zoning By-law amendment application will be required for review and consideration. As such, Planning Services recommends that the subject Zoning By-law amendment be approved.

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

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

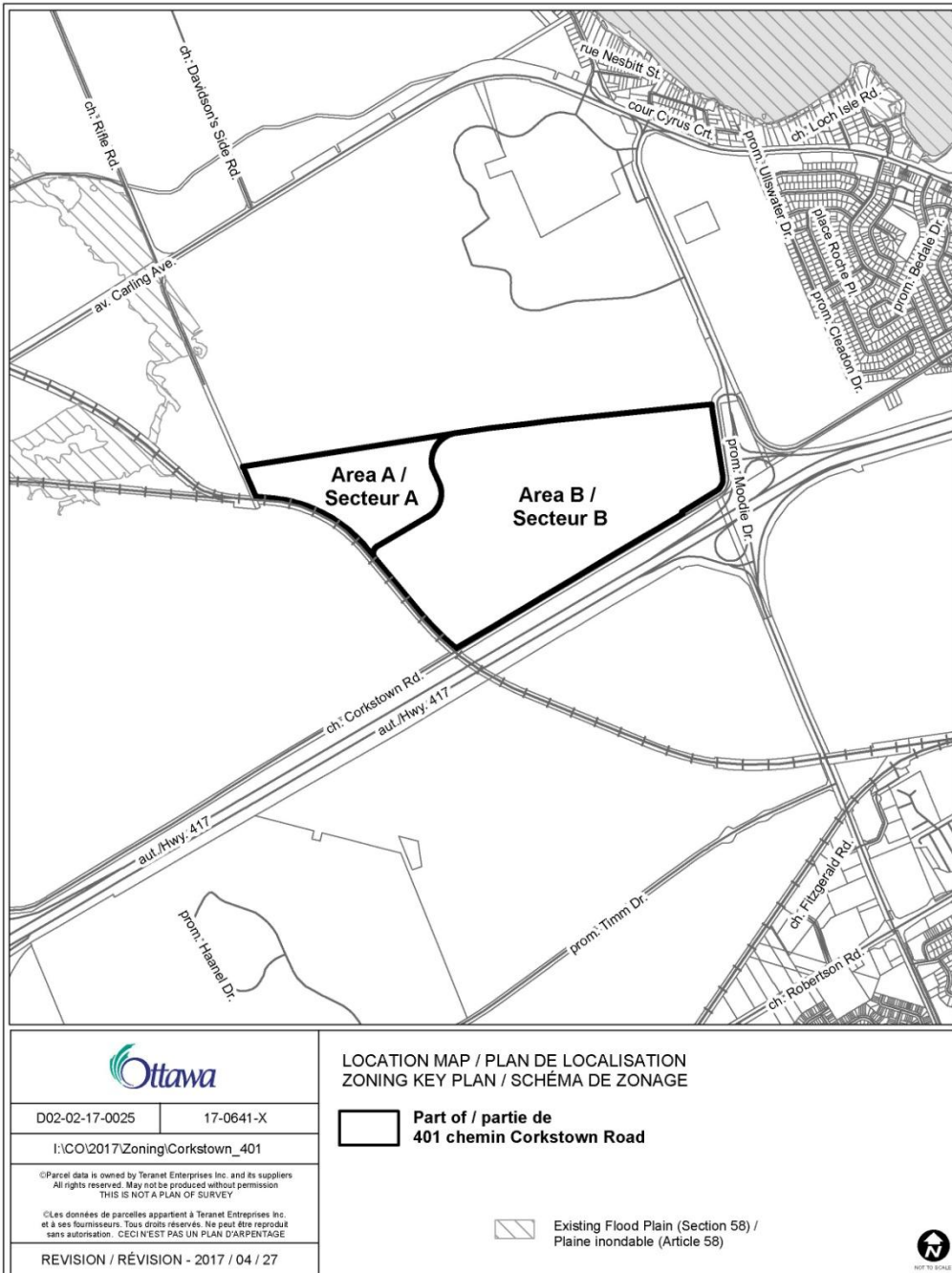
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

Circulations Services Unit, Planning Services to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa

The subject property is located within the Greenbelt, immediately north of Highway 417 and west of the intersection of Moodie Drive and Corkstown Road.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law 2008-250 for Part of 401 Corkstown Road.

1. Rezone the land shown on Document 1 from as follows:
 - a) Area A from EP2 to RU[806r]; and,
 - b) Area B from RU[286r] to RU [806r].
2. Amend exception 806r to Section 240 – Rural Exceptions by replacing it in its entirety with provisions similar in intent to the following to the following:

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
[806r]	RU[806r]	<ul style="list-style-type: none"> - park - recreation and athletic facility - theatre 		<p>For a period of one year beginning on the date of the passing of this by-law and ending on one year after the passing of this by-law the following applies:</p> <ul style="list-style-type: none"> - the uses and provisions of exception 286r apply - theatre use is limited to outdoor events with a maximum of 5,000 participants <p>On expiration of the temporary zoning the land reverts back to the zoning that existed prior to the passing of this by-law.</p>