

**Report to
Rapport au:**

**Council
Conseil**

26 April 2017 / 26 avril 2017

**Submitted on April 21, 2017
Soumis le 21 avril 2017**

**Submitted by
Soumis par:**

Council Coordinator / coordonnatrice du Conseil

Contact Person

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Ward: CITY WIDE / À L'ÉCHELLE DE LA VILLE File Number: ACS2017-CCS-OCC-0006

**SUBJECT: SUMMARY OF ORAL AND WRITTEN PUBLIC SUBMISSIONS FOR
ITEMS SUBJECT TO BILL 73 'EXPLANATION REQUIREMENTS' AT THE CITY
COUNCIL MEETING OF APRIL 12, 2017**

**OBJET: RÉSUMÉS DES OBSERVATIONS ORALES ET ÉCRITES DU PUBLIC
SUR LES QUESTIONS ASSUJETTIES AUX EXIGENCES D'EXPLICATION AUX
TERMES DE LA LOI 73 EXAMINÉS À LA RÉUNION DU CONSEIL 12 AVRIL 2017**

REPORT RECOMMENDATION

That City Council approve the Summaries of Oral and Written Public Submissions for items considered at the City Council Meeting of April 12, 2017 that are subject to the 'Explanation Requirements' of Bill 73, the *Smart Growth for Our Communities Act, 2015*, as described in this report and attached as Documents 1 to 8.

RECOMMANDATION DU RAPPORT

Que le Conseil municipal approuve les résumés des observations orales et écrites du public sur les questions assujetties aux exigences d'explication aux termes de la loi 73, la *Loi de 2015 pour une croissance intelligente de nos collectivités*, qui ont été étudiées à la réunion du Conseil du 12 avril 2017, comme les décrit le présent rapport et qui sont joints à titre de documents 1 à 8.

EXECUTIVE SUMMARY

This report was prepared pursuant to the process approved by City Council on November 9, 2016 to address Bill 73, the *Smart Growth for Our Communities Act, 2015*, which amended the *Planning Act* such that municipalities are required to explain the effect of public input on planning decisions.

At its meeting of April 12, 2017, City Council considered eight planning applications for which written and/or oral submissions were received after publication of the staff report:

1. Official Plan and Zoning By-law Amendment – 1309 Carling Avenue (ACS2017-PIE-PS-0037)
2. Zoning By-law Amendment – 1960 Scott Street (ACS2017-PIE-PS-0015)
3. Zoning By-law Amendment – 1400 Carling Avenue (ACS2017-PIE-PS-0038)
4. Zoning By-law Amendment – 47 Havelock Street (ACS2017-PIE-PS-0040)
5. Official Plan and Zoning By-law Amendment - 125 Marketplace Avenue and 101A Lindenshade Drive (ACS2017-PIE-PS-0033)
6. Official Plan Amendment and Zoning By-Law Amendments – 102 Bill Leathem Drive (ACS2017-PIE-PS-0041)
7. Zoning By-law Amendment – To Permit Farmers' Markets in Village Square Park, Byron Linear Tramway Park and The Riverview Park and Ride (ACS2017-PIE-PS-0014)
8. Zoning By-Law Amendment – 3856, 3866, 3876 Navan Road (ACS2017-PIE-PS-0042)

A 'Summary of Written and Oral Submissions' is attached as a supporting document for each item. Council considered all written and oral submissions received prior to Council consideration of this matter in making its decision on these matters.

SOMMAIRE

Le présent rapport a été préparé conformément au processus approuvé par le Conseil municipal le 9 novembre 2016 en vue de répondre aux exigences de la loi 73, la *Loi de 2015 pour une croissance intelligente de nos collectivités*, modifiant la Loi sur l'aménagement du territoire de telle sorte que les municipalités doivent expliquer les répercussions des commentaires du public sur les décisions d'urbanisme.

Lors de sa réunion du 12 avril 2017, le Conseil municipal a examiné huit demandes d'aménagement pour lesquelles il a reçu des observations orales ou écrites suivant la publication du rapport du personnel :

1. Modification au Plan officiel et au Règlement de zonage – 1309, avenue Carling Avenue (ACS2017-PIE-PS-0037)
2. Modification au Règlement de zonage – 1960, rue Scott (ACS2017-PIE-PS-0015)
3. Modification au Règlement de zonage – 1400, avenue Carling Avenue (ACS2017-PIE-PS-0038)
4. Modification au Règlement de zonage – 47, rue Havelock Street (ACS2017-PIE-PS-0040)
5. Modification au Plan officiel et au Règlement de zonage – 125, avenue Marketplace et and 101A, promenade Lindenshade (ACS2017-PIE-PS-0033)
6. Modification au Plan officiel et au Règlement de zonage – 102. promenade Bill Leathem (ACS2017-PIE-PS-0041)
7. Modification au Règlement de zonage visant à permettre la présence de marchés de producteurs dans le parc Village Square, dans le parc linéaire de tramway Byron ainsi que dans le parc-o-bus Riverview (ACS2017-PIE-PS-0014)
8. Modification au Règlement de zonage – 3856, 3866 et 3876, chemin Navan (ACS2017-PIE-PS-0042)

Un « Résumé des observations orales et écrites » pour chacune des demandes est soumis en pièce jointe. Le Conseil a pris connaissance de toutes les observations orales et écrites reçues avant son examen afin d'éclairer ses décisions.

BACKGROUND

Effective July 1, 2016, provisions of Bill 73, the *Smart Growth for Our Communities Act, 2015*, took effect to amend certain Subsections of the *Planning Act* such that municipalities are required explain the effect of public input on planning decisions. Generally, the legislation requires City Council to ensure that a written Notice of its decision is given in the prescribed manner, and that this Notice contain a “brief explanation of the effect, if any, that the written and oral submissions ... had on [Council’s] decision.” Oral submissions include the public delegations that appear at Committee, and written submissions include any that were provided formally to Council between the date a report is published in the Committee agenda and the date of Council’s decision.

The legislation applies to the following Subsections of the *Planning Act*:

Subsections	Related Matters
17(23)-(23.2), 17(35)-(35.2)	Official Plan
22(6.6)-(6.8)	Official Plan
34(10.9)-(10.11), 34(18)-(18.2)	<i>Zoning By-laws</i>
45(8)-(8.2)	Committee of Adjustment
51(37)-(38.2)	Plan of Subdivision
53(17)-(18.2)	Consents

In anticipation of the legislation coming into effect, City Council, at its meeting on 22 June 2016, passed Motion No. 34/7 to adopt an interim practice to ensure the City’s compliance with these particular new Bill 73 requirements, with the intent of adopting a new process as part of the Mid-term Governance Review later that year.

On November 9, 2016, City Council considered the report titled, “2014-2018 Mid-term Governance Review” (ACS2016-CCS-GEN-0024), and approved the following revised process to ensure the City’s compliance with these particular new Bill 73 requirements:

1. Staff reports to Planning Committee and Agriculture and Rural Affairs Committee with respect to affected planning matters include the following recommendation:

That 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 [Date of Council meeting at which the item is considered]," subject to submissions received between the publication of this report and the time of Council's decision";

2. Following Council's decision with respect to the matter, Clerk's staff, in consultation with the relevant Committee Chair and Legal shall prepare the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of [Date of Council meeting at which the item is considered]." This report would include information with respect to all items considered at the Council meeting that were subject to the relevant Bill 73 provisions. For each item included in the report, a 'Summary of Written and Oral Submissions' would be attached as a supporting document. Each 'Summary of Written and Oral Submissions' would incorporate the information above and other submissions that were received in advance of Council's decision;
3. The above-noted report would be placed on the Bulk Consent Agenda for the next City Council meeting. As there is a requirement that Notice of decision be circulated within 15 days after a Council decision, and given that the Notice would typically be circulated before the next Council meeting, the Notice would be circulated indicating that the 'Summary of Written and Oral Submissions' for the matter was subject to Council approval.

This report was prepared pursuant to the process approved by City Council on November 9, 2016, and includes information with respect to all items considered at the Council meeting of November 23, 2016, that were subject to the relevant Bill 73 provisions. A 'Summary of Written and Oral Submissions' is attached as a supporting document for each item.

As noted above, there is a requirement that Notice of Decision be circulated within 15 days after a Council decision. Given that the Notice is typically circulated before the next Council meeting, the Notice is circulated indicating that the 'Summary of Written and Oral Submissions' for the matter is subject to Council approval.

DISCUSSION

City Council, at its meeting of April 12, 2017, considered eight items that are subject to the Bill 73 'Explanation Requirements' described above. These items are as follows:

Planning Committee Report 41

- Official Plan and Zoning By-law Amendment – 1309 Carling Avenue (ACS2017-PIE-PS-0037)
- Zoning By-law Amendment – 1960 Scott Street (ACS2017-PIE-PS-0015)
- Zoning By-law Amendment – 1400 Carling Avenue (ACS2017-PIE-PS-0038)
- Zoning By-law Amendment – 47 Havelock Street (ACS2017-PIE-PS-0040)
- Official Plan and Zoning By-law Amendment - 125 Marketplace Avenue and 101A Lindenshade Drive (ACS2017-PIE-PS-0033)
- Official Plan Amendment and Zoning By-Law Amendments – 102 Bill Leathem Drive (ACS2017-PIE-PS-0041)
- Zoning By-law Amendment – To Permit Farmers' Markets in Village Square Park, Byron Linear Tramway Park and The Riverview Park and Ride (ACS2017-PIE-PS-0014)

Agriculture and Rural Affairs Committee Report 23

- Zoning By-Law Amendment – 3856, 3866, 3876 Navan Road (ACS2017-PIE-PS-0042)

RURAL IMPLICATIONS

There are no rural implications associated with the report recommendation.

CONSULTATION

The consultation undertaken with respect to the planning applications noted in this report is summarized in Documents 1 and 2

COMMENTS BY THE WARD COUNCILLORS

The Ward Councillors' comments were contained in the individual reports considered by Committee and Council.

ADVISORY COMMITTEE(S) COMMENTS

This section is not applicable to this report.

LEGAL IMPLICATIONS

The legal implications with respect to the planning applications described in this report are contained in the individual reports considered by Committee and Council.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications associated with the report recommendation.

FINANCIAL IMPLICATIONS

The financial implications with respect to the planning applications described in this report are contained in the individual reports considered by Committee and Council

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with the report recommendation.

TERM OF COUNCIL PRIORITIES

This report addresses the Governance, Planning and Decision-making Term of Council Priority.

SUPPORTING DOCUMENTATION

Document 1 – Summary of Written and Oral Submissions – Official Plan and Zoning By-law Amendment – 1309 Carling Avenue (ACS2017-PIE-PS-0037)

Document 2 - Summary of Written and Oral Submissions – Zoning By-law Amendment – 1960 Scott Street (ACS2017-PIE-PS-0015)

Document 3 - Summary of Written and Oral Submissions – Zoning By-law Amendment – 1400 Carling Avenue (ACS2017-PIE-PS-0038)

Document 4 - Summary of Written and Oral Submissions – Zoning By-law Amendment – 47 Havelock Street (ACS2017-PIE-PS-0040)

Document 5 - Summary of Written and Oral Submissions – Official Plan and Zoning By-law Amendment - 125 Marketplace Avenue and 101A Lindenshade Drive (ACS2017-PIE-PS-0033)

Document 6 - Summary of Written and Oral Submissions – Official Plan Amendment and Zoning By-Law Amendments – 102 Bill Leathem Drive (ACS2017-PIE-PS-0041)

Document 7 - Summary of Written and Oral Submissions – Zoning By-law Amendment – To Permit Farmers’ Markets in Village Square Park, Byron Linear Tramway Park and The Riverview Park and Ride (ACS2017-PIE-PS-0014)

Document 8 - Summary of Written and Oral Submissions – Zoning By-Law Amendment – 3856, 3866, 3876 Navan Road (ACS2017-PIE-PS-0042)

DISPOSITION

This report will be placed on the Bulk Consent Agenda portion of the City Council Agenda for Council’s consideration and approval at its meeting of April 26, 2017.

Summary of Written and Oral Submissions

OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT – 1309 CARLING AVENUE (ACS2017-PIE-PS-0037)

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 at Planning Committee: 2**
- **Number of Submissions received between 21 March and 12 April 2017: 1**
- **Primary arguments in support:**
 - The applicant spoke in support of the application
- **Primary concerns and arguments in opposition:**
 - Westgate Shopping Centre should be designated as a heritage building and retained in its current format as much as possible to service the seniors, vets and other members of the community that use it as one-stop commercial and community hub
 - The proposal makes no mention of inclusion of affordable housing, or inclusion of elements that incorporate carbon and methane-reducing, energy-reducing components

Effect of Submissions on Committee Decision:

Debate The Committee spent twenty-five minutes on this item

Vote: The Committee CARRIED this item with an amendment to replace Schedules A, B and C of the report

Effect of Submissions on Council Decision: Council considered all written and oral submissions in making its decision, and CARRIED this item as amended by Planning Committee, as set out in full below:

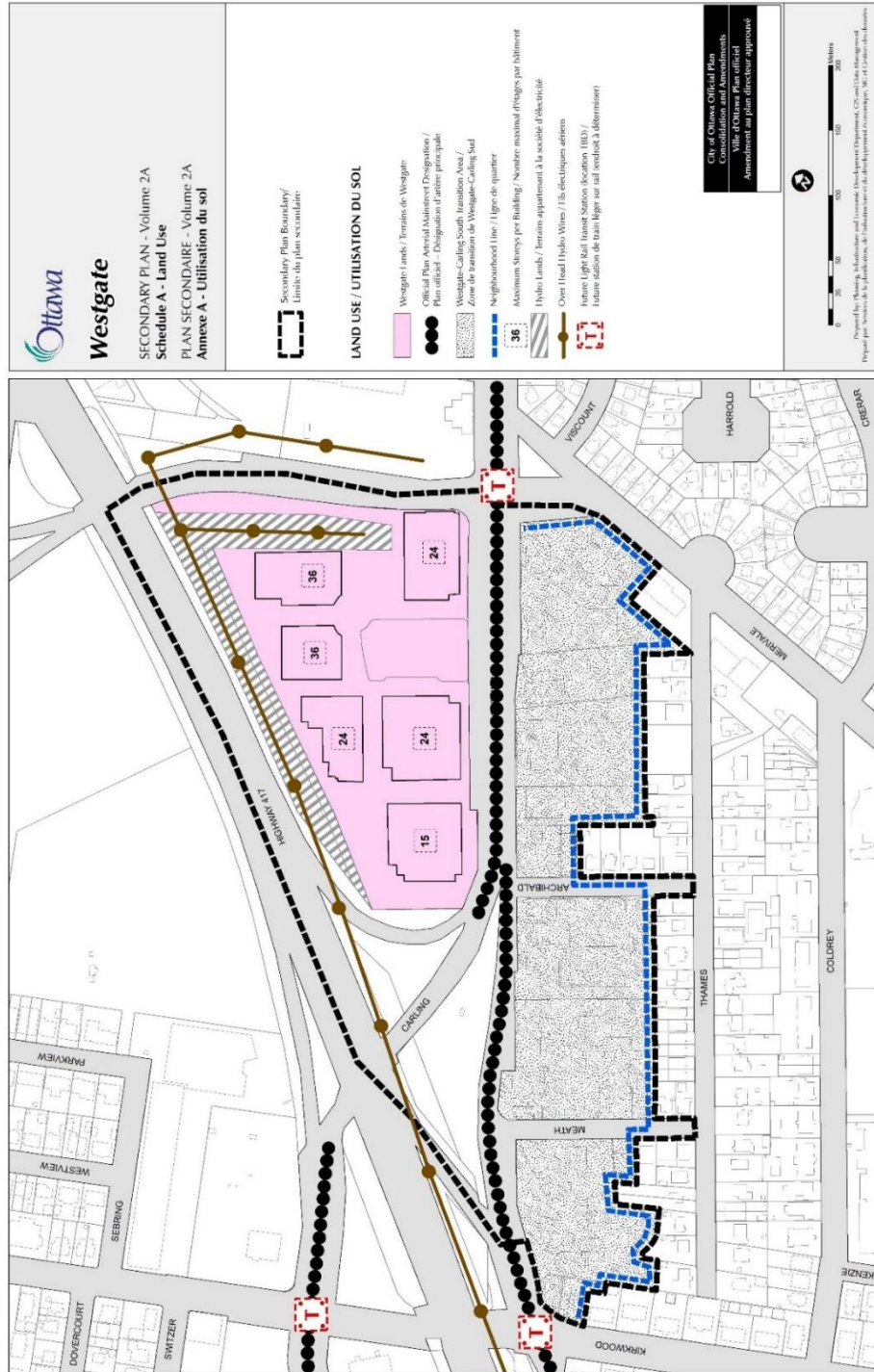
That Council approve:

1. **an amendment to the Official Plan to add to Volume 2a the Westgate Secondary Plan, detailed in Document 2 – Proposed Official Plan**

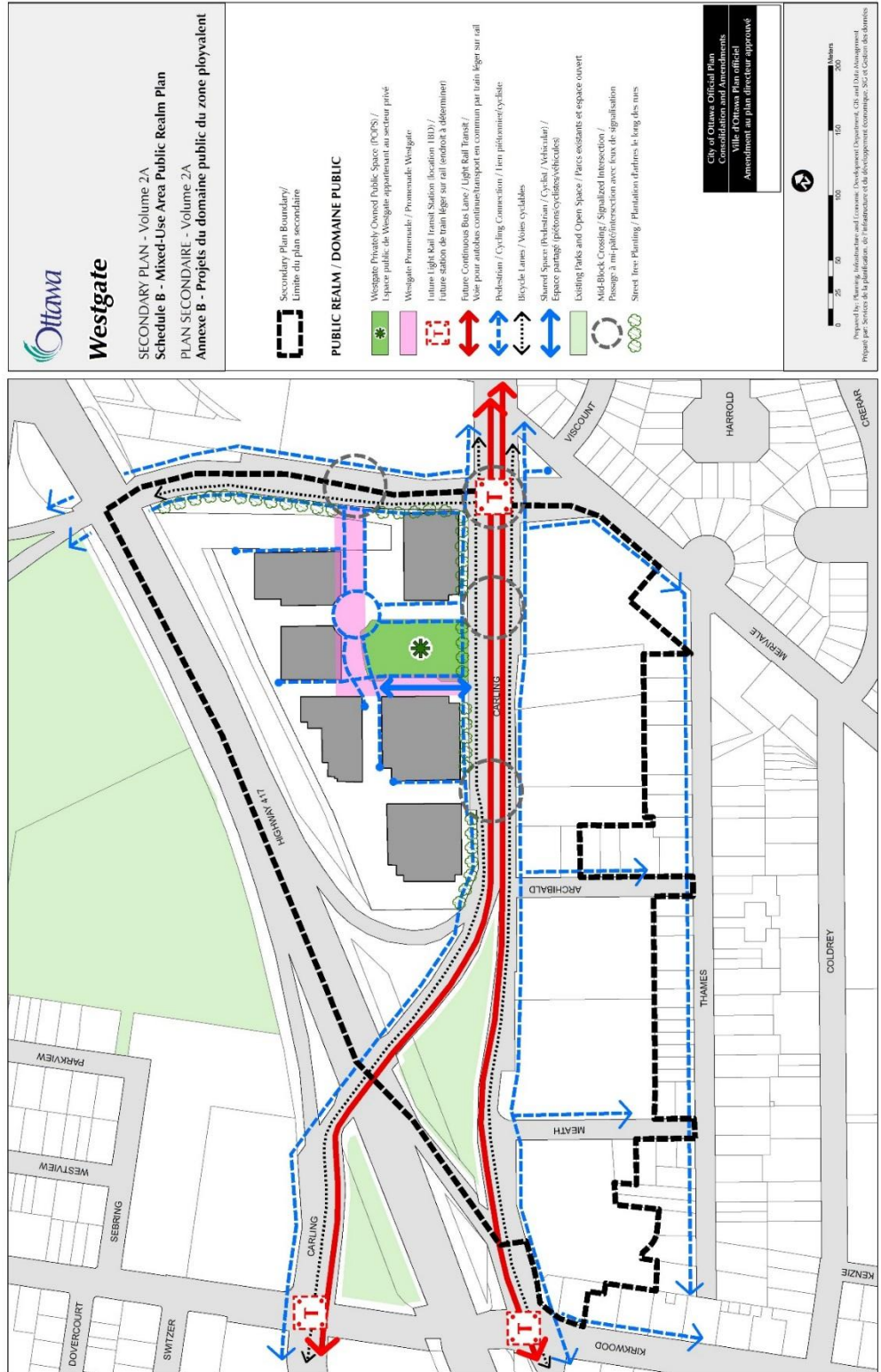
Amendment – Westgate Secondary Plan, as amended by replacing Schedules A, B and C with the attached Schedules (see Attachment 1);

- 2. an amendment to Zoning By-law 2008-250 for 1309 Carling Avenue to permit five mixed use high-rise towers as detailed in Document 4 – Zoning By-law Amendment Height Schedule and Document 5 – Details of Recommended Zoning; and**
- 3. that pursuant to the *Planning Act*, subsection 34(17) no further notice be given.**

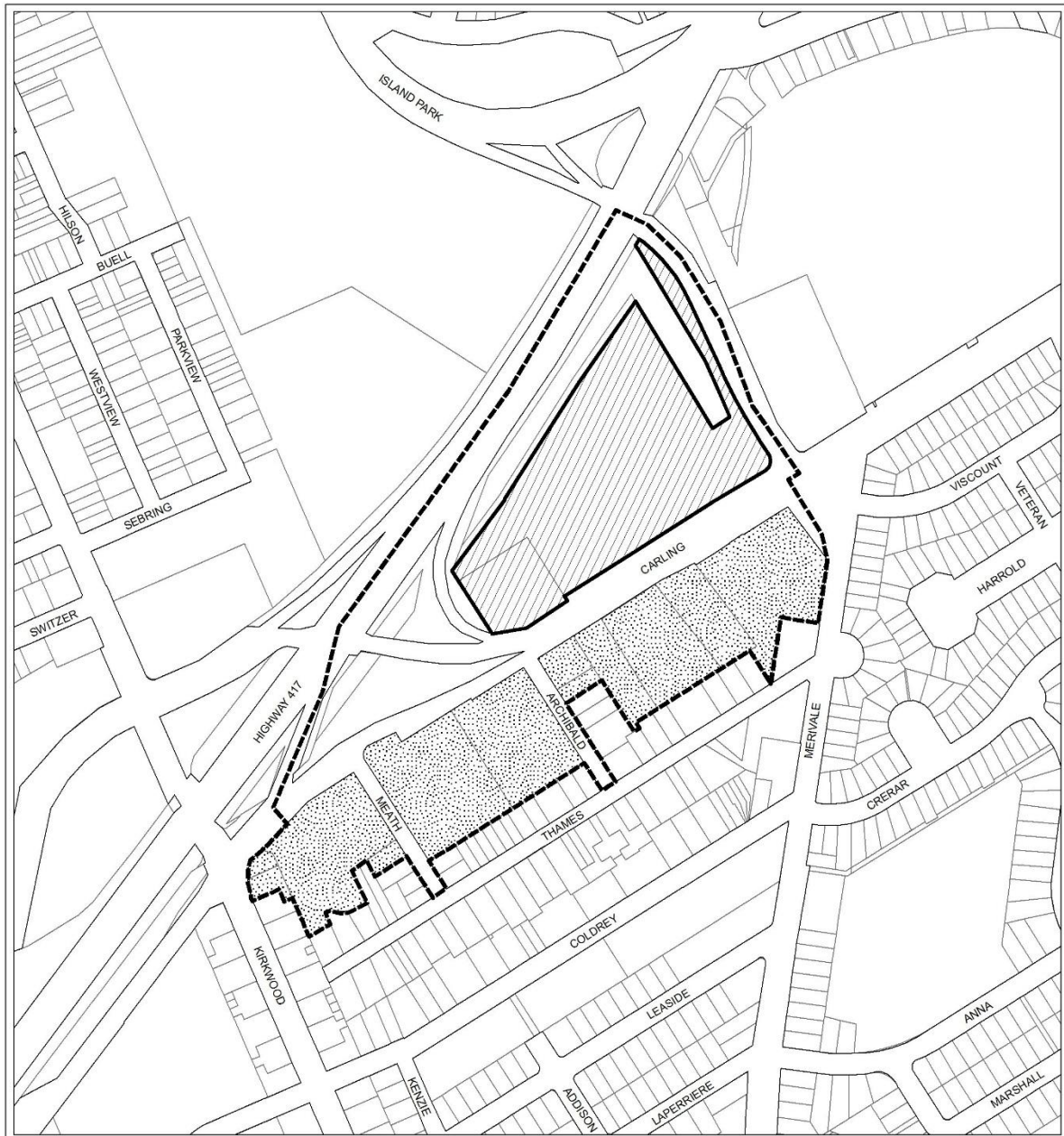
Revised schedule A



Revised Schedule B






Revised Schedule C



WESTGATE

SECONDARY PLAN - Volume 2A
Schedule C - Location

PLAN SECONDAIRE - Volume 2A
Annexe C - Location

-  Boundary of Secondary Plan / Limite du plan secondaire
-  Westgate Lands / Terrains de Westgate
-  Westgate-Carling South Transition Area / Secteur de transition Westgate - Carling Sud



Summary of Written and Oral Submissions

ZONING BY-LAW AMENDMENT – 1960 SCOTT STREET (ACS2017-PIE-PS-0015)

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 at Planning Committee: 5**
- **Number of Submissions received between 21 March and 12 April 2017: 8**
- **Primary arguments in support:**
 - the applicant spoke in support of the application
- **Primary concerns and arguments in opposition:**
 - development will have serious impact on standard of living for community as a whole, resulting in loss of privacy, increased traffic, sun shadowing on certain properties, and light pollution at night
 - proposal does not respect the objectives of the Westboro Community Design Plan and Secondary Plan, as it doesn't take into account environmental, economic and social considerations
 - if LRT construction necessitates zoning changes to intensify near planned transit stations, applications that alter neighbourhood character should be refused until a new community design plan is implemented
 - the proposal makes no mention of inclusion of affordable housing, or inclusion of elements that incorporate carbon and methane-reducing, energy-reducing components
 - an acceptable building would be one of eight to ten storeys, with an architectural style consistent with the Westboro Connection development next door on McRae Avenue.
 - if the City were to allow this proposal, it would further open the door to more gross exceptions to current height rules in Westboro, at which point zoning for height will become meaningless

- the new building will have significant traffic and parking impacts on the immediate and nearby vicinities
- if the parking proposal is allowed to proceed, the City should enforce current parking rules along Scott Street, including the three-hour default limit, and should also trade its permission for money to complete the curb and landscaping along Scott Street from Island Park Drive to Churchill Avenue, as was recently done east of Island Park Drive
- the parking and loading bay on Scott Street will have traffic impacts on Scott and Clifton Streets; the access should be moved to McRae Avenue
- the proposed building is of poor architectural quality
- if the proximity to LRT is the rationale for the height beyond what is currently zoned the need for so much parking is questionable
- there will be increased traffic with more people trying to use the same routes to get to the 417
- cut-through traffic in the neighbourhood will increase and requires enforcement
- the amount of glass in the proposed design will be a danger to the bird population
- it will destroy all incentive to walk or cycle along this route and will not make for a pleasant walk to the transit station
- economics should not be the primary reason to accept the proposal
- not supportive of variances to community development plans and requirements for Main Streets
- when approving variances the City should obtain “enforceable” commitments to: improve livability; improve the environment and safety; improve parking and manage height diversity; consider the impacts of future building developments
- does not help create safe and attractive streets, balance the needs between pedestrians and motorized vehicles or increase economic viability
- the Wesboro Community Design Plan and Secondary Plan need to be refreshed

Effect of Submissions on Committee Decision:

Debate The Committee spent one hour and twenty-five minutes on this item

Vote: The Committee CARRIED this item as presented

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

Summary of Written and Oral Submissions

ZONING BY-LAW AMENDMENT – 1400 CARLING AVENUE (ACS2017-PIE-PS-0038)

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 at Planning Committee:** 1
- **Number of Submissions received between 21 March and 12 April 2017:** 1
- **Primary arguments in support:**
 - The applicant spoke in support of the application
- **Primary concerns and arguments in opposition:**
 - The proposal makes no mention of inclusion of affordable housing, or inclusion of elements that incorporate carbon and methane-reducing, energy-reducing components

Effect of Submissions on Committee Decision:

Debate The Committee spent ten minutes on this item

Vote: The Committee CARRIED this item as presented

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

Summary of Written and Oral Submissions

ZONING BY-LAW AMENDMENT – 47 HAVELOCK STREET (ACS2017-PIE-PS-0040)

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 at Planning Committee: 2**
- **Number of Submissions received between 21 March and 12 April 2017: 0**
- **Primary arguments in support:**
 - The applicant spoke in support of the application
- **Primary concerns and arguments in opposition:**
 - incompatibility with the neighbourhood
 - insufficient parking
 - will exacerbate traffic and congestion
 - insufficient side yard setback
 - will cause loss of privacy to immediate neighbour
 - will be noise issues stemming from rooftop amenity area

Effect of Submissions on Committee Decision:

Debate The Committee spent eighteen minutes on this item

Vote: The Committee CARRIED this item as presented

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

Summary of Written and Oral Submissions

OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT – 125 MARKETPLACE AVENUE AND 101A LINDENSHADE DRIVE (ACS2017-PIE-PS-0033)

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 at Planning Committee: 0**
- **Number of Submissions received between 21 March and 12 April 2017: 2**
- **Primary arguments in support:**
 - None submitted
- **Primary concerns and arguments in opposition:**
 - Will compound existing traffic and parking issues
 - Height above 4 stories will detract from the look of the neighbourhood, impede existing views, impact light and negatively affect existing property values
 - Increase in emergency vehicles will mean increased noise
 - Site plan included in staff report is too small to read

Effect of Submissions on Committee Decision:

Debate The Committee Carried this item without discussion

Vote: The Committee CARRIED this item as presented

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

Summary of Written and Oral Submissions

OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS – 102 BILL LEATHEM DRIVE (ACS2017-PIE-PS-0041)

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 at Planning Committee: 2**
- **Number of Submissions received between 21 March and 12 April 2017: 3**
- **Primary arguments in support:**
 - the type of community support that the Salvation Army is proposing for the new building is good for the community
 - places of worship and community centres are not noise sensitive land uses and should be permitted on the Site
 - federal and provincial policies indicate a study must be done to identify the potential impact of the proposed use and consider design and construction standards to mitigate any impact, which has been done in this case
 - the City's policies are inconsistent with federal and provincial policies that permit the consideration of the proposed uses if mitigation measures are employed
 - a noise study has been done and indicated that the existing noise level is less than the level of noise anticipated from an arterial road, and that the building can be designed and built to attenuate interior sound levels to the provincially acceptable level
 - major facilities and noise-sensitive land uses can cohabitate with proper buffering, separation and design
 - the development is located in the South Merivale Business Park, in the Employment Area, and Official Plan Amendment 180 reinforces that institutional uses (community centres, places of assembly, places of worship) are permitted in Employment Areas

- a Salvation Army service is a jubilant and often loud celebration and does not typically require a quiet meditative environment
- there will be no negative impact on the long-term operations of the airport
- it is not appropriate to refuse a site-specific application because of possible land transfer in the future
- the Salvation Army spent seven years looking for a potential site before determining this site to be the most appropriate in terms of location, size and compatibility with the surrounding community
- **Primary concerns and arguments in opposition:**
 - the proposed development is located 2500 m off the end of the airport's most used runway, and the development should not be permitted within the Airport Operating Influence Zone (AOIZ) in order to safeguard the public's economic interests by protecting the long-term operation of airport, and in order to prevent any adverse effects of aircraft noise on public health and safety
 - the proposed development is a noise-sensitive use that is prohibited within the AOIZ, and this prohibition of noise-sensitive uses is consistent with the federal and provincial policies
 - the Salvation Army was made aware, early on, of the AOIZ stipulations and the Airport Authority's opposition to the proposal
 - the Airport Authority will not support any application to establish a noise-sensitive development within the AOIZ
 - if this application were permitted to move forward the Authority could be impacted by any or all of the following: the applicant does not comply with stated intentions of not complaining about noise; noise-related grievances originate from facility users or employees; further noise sensitive uses are permitted in this area due to the integrity of the AOIZ being eroded, thereby creating more complaints; ownership of the subject property may change in the future, and with new owners, users and employees are not bound by any "promise" to not complain about noise
 - an increase in noise complaints may result in the Airport Authority's regulator imposing an operating curfew on the Ottawa International Airport, meaning aircraft movements would be prohibited during certain hours, dramatically

impacting the Airport's ability to connect Ottawa with the rest of the country, and the world. Curfews would also reduce Ottawa's current and future air cargo operations

- airport sanctions could restrict the size of aircraft that are permitted to operate from the airport during certain hours, which could lead to the cancellation of critical non-stop services to London-Heathrow and Frankfurt while diminishing the ability to permit future non-stop service to distant locations, as these routes require large and often noisier aircraft capable of flying overseas. Reduced airport output would mean substantial losses to Ottawa's economy.

Effect of Submissions on Committee Decision:

Debate The Committee spent two hours and ten minutes on this item

Vote: The Committee CARRIED this item with an amending motion to replace the staff recommendation and approve the application, subject to certain conditions, as follows:

That Recommendation 1 of Staff Report ACS2017-PIE-PS-0041 be amended by replacing the word "refuse" with the word "approve"; and

BE IT FURTHER RESOLVED THAT the proposed site-specific amendments shall be subject to the following conditions:

- 1. That the only noise-sensitive land uses permitted at this location shall be those defined exclusively as place of assembly, place of worship and community centre;**
- 2. That the above noise-sensitive land uses shall only be permitted where the Owner has provided a noise study to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development. It is understood that the noise mitigation measures recommended in the noise study shall be implemented to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development;**
- 3. That the following uses are prohibited at this location:**
 - daycare
 - rooming unit and rooming house

- retirement home
 - residential care facility
 - shelter
4. That an appropriate covenant be placed on title reflecting the fact that the property in question is within the Ottawa Airport Operating Influence Zone.

Committee also directed staff to study where these larger places of worship and places of assembly should be placed in the future and to prepare a motion for Council at its April 12, 2017 meeting outlining how this will be done.

Effect of Submissions on Council Decision: Council considered all written and oral submissions in making its decision, and CARRIED the recommendations of the Planning Committee with further amendments, as set out in full below:

That Council approve:

1. an amendment to Zoning By-law 2008-250 and an amendment to the City of Ottawa Official Plan to permit the development of a multi-purpose facility which is proposed to include place of worship, place of assembly and community centre uses in the 'Ottawa Airport Operating Influence Zone';
2. that the proposed site-specific amendments shall be subject to the following conditions:
 - a. that the only noise-sensitive land uses permitted at this location shall be those defined exclusively as place of assembly, place of worship and community centre;
 - b. that the above noise-sensitive land uses shall only be permitted where the Owner has provided a noise study to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development. It is understood that the noise mitigation measures recommended in the noise study shall be implemented to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development;

- c. that the following uses are prohibited at this location:**
 - daycare
 - rooming unit and rooming house
 - retirement home
 - residential care facility
 - shelter

- d. that an appropriate covenant be placed on title reflecting the fact that the property in question is within the Ottawa Airport Operating Influence Zone.**

- e. that Planning Services undertake a study relating to select institutional uses in Employment Areas, and provide to Planning Committee and Council by Q1 2018 a report and recommendation(s) on any suggested modification(s) to the Zoning By-law and/or policy documents.**

CARRIED with the following Direction to Staff:

That the covenant placed on title as a result of recommendation 2.d) be very specific as to the airport-related noise and impacts that can be expected

Summary of Written and Oral Submissions

ZONING BY-LAW AMENDMENT – TO PERMIT FARMERS’ MARKETS IN VILLAGE SQUARE PARK, BYRON LINEAR TRAMWAY PARK AND THE RIVERVIEW PARK AND RIDE (ACS2017-PIE-PS-0014)

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 at Planning Committee: 0**
- **Number of Submissions received between 21 March and 12 April 2017: 10**
- **Primary arguments in support:**
 - is an essential venue for local organic produce
 - has a unique atmosphere due to the variety of vendors onsite, live music and greenspace
 - has contributed to the vitality and life of the neighbourhood
 - is a great opportunity to shop locally, support area farmers and meet neighbours, as well community associations to set up and provide information on community events
 - is an enhancement to the community and its health as a place that supports healthy and sustainable food, local growers and a community gathering space
- **Primary concerns and arguments in opposition:**
 - has diminished enjoyment of neighbouring residences and area as a result of the traffic, parking, congestion, noise, litter and property / lawn damage associated with the market’s customers
 - can have a negative impact on children’s safety and wellbeing
 - is out of scale
 - the staff report incorrectly identifies the barn located on the unaddressed parcel of land abutting Village Square Park as a ‘heritage’ barn

- the City should have to post "special event "parking restrictions for the Saturday market on the adjacent streets, specifically Golden, Brierwood and Highland

Effect of Submissions on Committee Decision:

- Debate The Committee Carried this item without discussion, other than the approval of a technical amendment to address language in the report
- Vote: The Committee Carried this item with a technical amendment to remove the word “heritage” from the report where it is used to describe the barn located on the unaddressed parcel of land abutting Village Square Park

Effect of Submissions on Council Decision: Council considered all written and oral submissions in making its decision, and CARRIED this item as amended by Planning Committee, with a further amendment, as set out below:

1. That Council approve:

- a. **an amendment to Zoning By-law 2008-250 to permit farmers’ markets in three locations in the city: Village Square Park in Stittsville, part of 6000 Abbott Street East and an unaddressed parcel to the east of Village Square Park; a portion of the Byron Linear Tramway Park along Richmond Road between Broadview Avenue and Golden Avenue; and Riverview Park and Ride – 650 Earl Armstrong Road, as detailed in Documents 1 and 2, with the following amendment to the staff report:**
 - **that the word “heritage” be struck from paragraph 3 of page 5 of the report where it is used to describe the barn located on the unaddressed parcel of land abutting Village Square Park;**
- b. **that staff be directed to initiate a temporary rezoning to permit a farmers’ market at the Optimiste Park for a period of three years; and**
- c. **that there be no further notice pursuant to Subsection 34 (17) of the *Planning Act***

Summary of Written and Oral Submissions

ZONING BY-LAW AMENDMENT – 3856, 3866, 3876 NAVAN ROAD

(ACS2017-PIE-PS-0042) CUMBERLAND (19)

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 at Agriculture and Rural Affairs Committee: 0**
- **Number of Submissions received between 6 April and 12 April 2017: 1**
- **Primary arguments in support :**
 - The representative for the proponent was present to speak but declined since the item carried on consent.
- **Primary concerns and arguments in opposition:**
 - It will be a tall structure overwhelming the neighbours..
 - It will have a large parking lot right up against backyards, so they will get all the noise, lights, heat in the summer, snow in the winter, and all disturbances invading their privacy.
 - Concern for safety with the increased number of trucks in the area

Effect of Submissions on Committee Decision:

Debate The Committee spent 1 minute on this item (Carried on Consent)

Vote: The Committee CARRIED this item as presented.

Effect of Submissions on Council Decision: Council considered all written and oral submissions in making its decision, and CARRIED this item with as presented by the Agriculture and Rural Affairs Committee.

That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3856, 3866, 3876 Navan Road to permit a place of worship as detailed in Document 2.