

<p><b>1. ZONING BY-LAW AMENDMENT – 3856, 3866, 3876 NAVAN ROAD</b></p> <p><b>MODIFICATION AU RÈGLEMENT DE ZONAGE – 3856, 3866 ET 3876, CHEMIN NAVAN</b></p>
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**COMMITTEE RECOMMENDATION**

**That 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.**

**RECOMMANDATION DU COMITÉ**

**Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant les 3856, 3866 et 3876, chemin Navan, afin de permettre la présence d'un lieu de culte, comme l'expose en détail le document 2.**

**DOCUMENTATION / DOCUMENTATION**

1. Acting Director, Planning Services, Planning, Infrastructure and Economic Development Department report dated 28 March 2017 (ACS2017-PIE-PS-0042).

Rapport du Directrice par intérim, Service de la planification, Direction générale de la planification, de l'infrastructure et du développement économique daté le 28 mars 2017 (ACS2017-PIE-PS-0042).

2. Extract of draft Minutes, Agriculture and Rural Affairs Committee, 6 April 2017

Extrait de l'ébauche du procès-verbal, Comité de l'agriculture et des affaires rurales, le 6 avril 2017

**AGRICULTURE AND RURAL  
AFFAIRS COMMITTEE  
REPORT 23  
12 APRIL 2017**

**2**

**COMITÉ DE L'AGRICULTURE ET  
DES AFFAIRES RURALES  
RAPPORT 23  
LE 12 AVRIL 2017**

**Report to  
Rapport au:**

**Agriculture and Rural Affairs Committee / Comité de l'agriculture et des affaires  
rurales**

**April 6, 2017 / 6 avril 2017**

**and Council / et au Conseil**

**April 12, 2017 / 12 avril 2017**

**Submitted on March 27, 2017**

**Soumis le 28 mars 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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**Ward: CUMBERLAND (19)**

**File Number: ACS2017-PIE-PS-0042**

**SUBJECT: Zoning By-law Amendment – 3856, 3866, 3876 Navan Road**

**OBJET: Modification au Règlement de zonage – 3856, 3866 et 3876, chemin  
Navan**

## **REPORT RECOMMENDATIONS**

- 1. 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.**
- 2. That Agriculture and Rural Affairs 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 12 April 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'agriculture et des affaires rurales recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 visant les 3856, 3866 et 3876, chemin Navan, afin de permettre la présence d'un lieu de culte, comme l'expose en détail le document 2.**
- 2. Que Comité de l'agriculture et des affaires rurales 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 12 avril 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](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

### **Site location**

3856, 3866, 3876 Navan Road

### **Owner**

St. George and St. Antony Coptic Orthodox Church

### **Applicant**

Magdi Farid, Eternal Engineering

### **Description of site and surroundings**

The site is comprised of three parcels of vacant land, with a combined frontage of approximately 80 metres and a lot area of approximately 1370 square metres. The site is located on the south side of Navan Road in the Village of Notre-Dame-des-Champs. Being located within the village, at the eastern edge of its boundary, the site is predominantly surrounded by low-rise residential uses, with vacant rural land to the south and the future Carleton Baptist Church to the north. The village core is located approximately 270 metres west of the site. The location of the property is further shown in Document 1 of this report.

### **Summary of requested Zoning By-law amendment proposal**

The site is currently zoned Village First Density Residential, Subzone E, Village Residential Enterprise Overlay (V1E). It is proposed to amend the Zoning By-law to Rural Institutional, Subzone 1, Exception xxxr (R11[xxxr]). The purpose of the Zoning By-law amendment is to permit for a place of worship and uses which support this function. These include place of assembly, instructional facility, and day care. In addition to these uses, an exception to the R11 zoning includes a permitted maximum height of 14.5 metres. Maximum building height is measured from grade to the mid-peak of a building's roof. Not included in this measurement are ornamental features such as domes, towers, spires, and belfries. These elements are permitted in the

By-law to be as high as their function requires. The proposal currently features a dome at a height of 19 metres and a tower at a height of 24 metres, both measured from grade. Lastly, dwelling unit is proposed as an additional permitted use, which will be limited to two, and intended to provide housing for clergy. Details of the proposed Zoning By-law amendment is discussed in Document 2 of this report.

## **DISCUSSION**

### **Public consultation**

Notification and public consultation was undertaken in accordance with the Public Notification and Consultation Policy approved by City Council for Zoning By-law amendments. Three comments from the general public were received.

For this proposal's consultation details, see Document 3 of this report.

### **Official Plan designation**

The Official Plan designates the subjected site as Village in Schedule A, Rural Policy Plan. Volume 2C of the Official Plan, Consolidated Villages Secondary Plan, Schedule P-1, Notre-Dame-des-Champs, designates the site as Village Residential-Enterprise.

## **Planning Rationale**

The Village of Notre-Dames-des-Champs is one of the City's smaller villages, with limited availability of lands designated for non-residential uses. As a village, the Official Plan encourages a variety of uses that support localized economic development. The Village of Notre-Dames-des-Champs, Schedule P-1 does not designate institutional uses. Determining the location for uses like a Place of Worship is guided by Part 2 – General Policies of Volume 2C of the Official Plan. Institutions are intended to serve the community as well as the surrounding area. As per these policies, institutional uses should be located in close proximity to the village core, must not adversely impact adjacent land uses and respect the character of the surrounding area, and be located on collector or arterial roads. Also, given the nature of institutional uses, public services are required.

Staff believe that these policies are met. The proposed development is located approximately 270 metres from the village core and will be accessed from an arterial Navan Road. The proposed elevations and site layout shown as Documents 4 and 5 respectively are conceptual at this time, however, a subsequent application for Site Plan Control is required. The architectural design will complement the surrounding area, specifically another proposed place of worship opposite this site. Landscaping buffers will create separation between the place of worship and surrounding uses, as well as the road and parking areas. The proposed development will be serviced by public water and private septic system.

## **Provincial Policy Statement**

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

## **RURAL IMPLICATIONS**

There are no implications to the rural area associated with this report.

## **COMMENTS BY THE WARD COUNCILLOR**

Councillor Blais is aware of the application and supports this project.

## **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 recommendation in this report.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with this report. Staff will review accessibility measures at the time of an application for site plan control.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

EP2 – Support growth of local economy.

## **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 Consultation Details

Document 4 Conceptual Site Layout

Document 5 Conceptual North Elevation

Document 6 Overview Data Sheet

## **CONCLUSION**

Planning Staff supports this application as the proposal is consistent with the intent of the Official Plan, the Consolidated Villages Secondary Plan, and the Provincial Policy Statement, representing good planning.

## **DISPOSITION**

Office of the City Clerk and Solicitor, Legislative Services to notify the owner; applicant; Krista O'Brien, Deputy City Treasurer Revenue Branch, Corporate Services (Mail Code: 26-76) of City Council's decision.

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

Legal Services to forward the implementing by-law to City Council.

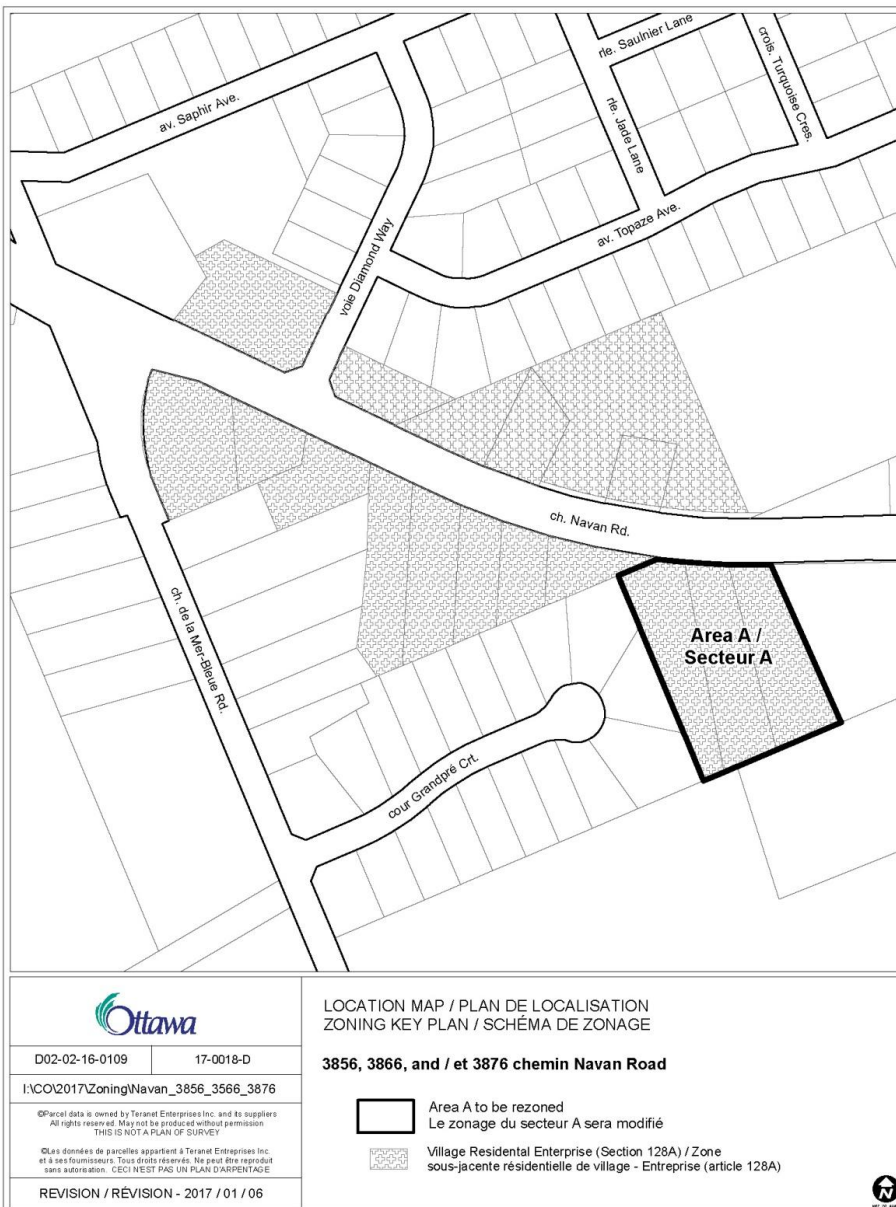
Circulation Services Unit, Planning Services to undertake the statutory notification.



**Document 1 – Location Map**

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa)

This is a location map showing the subject site, being comprised of parcels, 3856, 3866, and 3876 Navan Road.



## **Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law 2008-250 for 3856, 3866, and 3876 Navan Road:

Rezone the lands shown in Document 1 as follows:

- 1) V1E to RI1[xxxxr]; and,
- 2) Add a new exception RI1[xxxxr] to Section 240 – Rural Exceptions with provisions similar in intent to the following:
  - a) Only the following uses are permitted: Place of Worship, Place of Assembly, Instructional Facility, Day Care and Dwelling Unit.
  - b) Maximum building height is 14.5 metres
  - c) Despite 223(1)(b) a maximum of two ancillary dwelling units is permitted when located in a building containing another permitted use.

### **Document 3 – Consultation Details**

#### Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. No public meetings were held in the community.

#### Public Comments and Responses

##### Comment:

The proposed building will affect the value of residential properties and increase property taxes.

##### Response:

There is no evidence to suggest that this development would cause a decrease in property values nor affect property taxes.

##### Comment:

Traffic will be a burden on commutes.

##### Response:

Traffic for the place of worship is off-peak times and will not congest roads during the workday rush hours. The site is accessed via an arterial road, so as not to impact local residential roads, and will be designed for safe access to and from the site.

##### Comment:

The proposed building will destroy the natural surroundings, eliminating the ability to stargaze, bird watch, garden, and enjoy wildlife.

##### Response:

The site is located within the village boundary, where development is encouraged, to avoid impacts on natural, rural, agriculture land. These activities can still be enjoyed

from nearby properties given the proposed separation between buildings.

Comment:

The size of the structure is overpowering.

Response:

The development is proposed over three lots of records, each under the existing Village 1, Subzone E, zone, would allow for maximum building heights of 11 metres and lot coverage of 20 per cent. The proposed building will cover 10 per cent of the total lot area and the proposed height of 14.5 metres will not impact on adjacent residential property given the proposed setback of 28 metres. The main facade is oriented towards the main road.

Comment:

The noise from worship events is unsettling.

Response:

The majority of services will be conducted within the interior of the building. Any noise generated must be in keeping with Noise By-law 2004-253 as amended.

Comment:

The location of the parking lot in relation to adjacent rear yards will generate disruptive noise and lights from vehicles, and encourage on-lookers which will affect the safety and security of residential properties.

Response:

The proposal shows a landscaped buffer between the site and adjacent rear yards. Though the proposed layout is conceptual, the development is subject to Site Plan Control at which time staff will review adequate separation elements such as opaque screening. Construction of landscape and fencing elements and future maintenance are at the cost of the owner/applicant.

Comment:

Additional asphalt will change the climate of the site.

Response:

The proposal currently features landscaping amounting to 35 per cent of the total lot area. This includes surrounding landscape buffers as well as landscaped medians within the parking lot to offer cooling during warmer months.

Comment:

Will church services be disrupted by nearby agricultural uses?

Response:

Nearby agricultural practices will not conflict with the use of this site. At the time of site plan control, measures for mitigating any possible impacts between the uses will be examined.

Comment:

Will the church impact the ability to develop lands surrounding?

Response:

The place of worship is considered to be a compatible use, consistent with the policies for development in place today. At the time of proposed development, compatibility with the surroundings including residential uses and the policies in place at that time will inform the potential for future development.

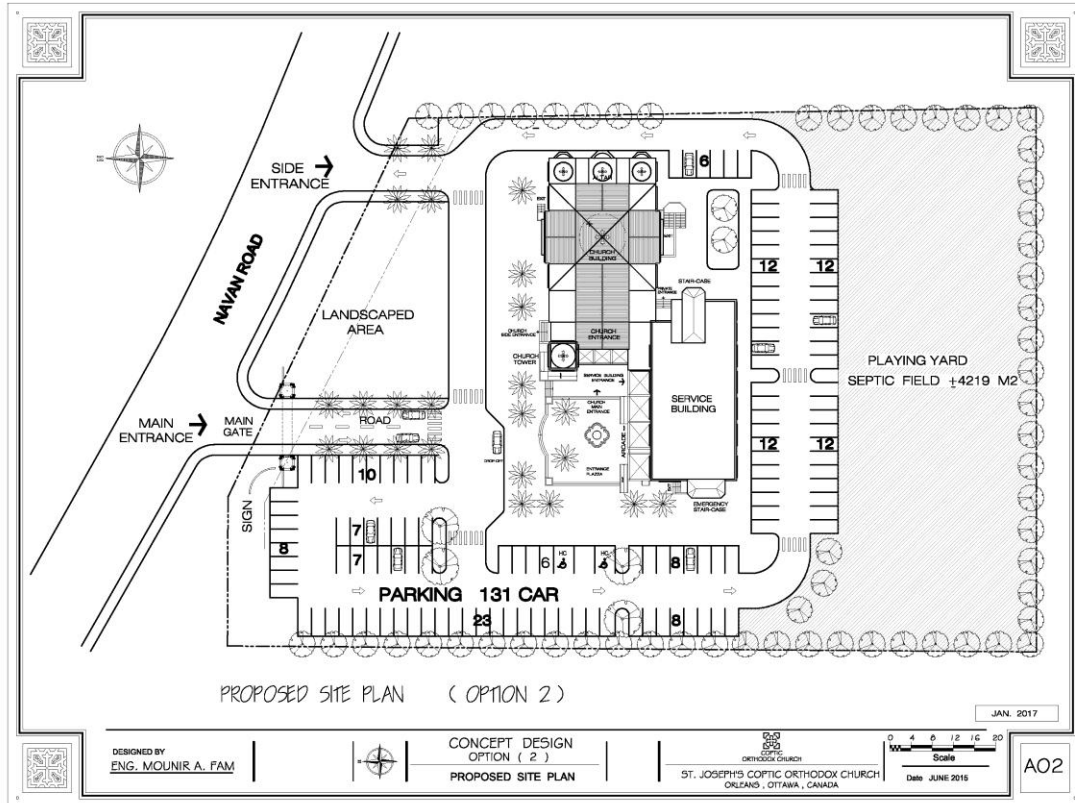
Comment:

Church will be a good addition to the community and complement the newly proposed church.

Community Organization Comments and Responses

None received.

Document 4 – Conceptual Site Layout



Document 5 – Conceptual North Elevation

