

3. Zoning By-Law Amendment – 3798 Bank Street

Modification du Règlement de zonage– 3798, rue Bank

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 3798 Bank Street to permit an environmental preserve and education area and forestry operation, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification du *Règlement de zonage n° 2008-250* visant le 3798, rue Bank, afin d'y autoriser l'aménagement d'une aire de conservation et d'éducation environnementale, ainsi qu'une opération forestière, comme le précise le document 2.

DOCUMENTATION/DOCUMENTATION

1. Director's Report, Economic Development and Long Range Planning Services, Planning, Infrastructure and Economic Development Department, dated January 16, 2019 (ACS2019-PIE-EDP-0007)

Rapport du directeur, Services de Développement économique et planification à long terme, Direction générale de la planification, de l'Infrastructure et du développement économique, daté le 16 janvier 2019 (ACS2019-PIE-EDP-0007)

2. Extract of draft Minutes, Planning Committee, February 28, 2019

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 28 février 2019

3. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of March 27, 2019, 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 March 6, 2019".

Résumé des observations écrites et orales à distribuer séparément avec

l'ordre du jour de la réunion du 27 mars 2019 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 6 mars 2019 ».

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
28 February 2019 / 28 février 2019**

**and Council
et au Conseil
6 March 2019 / 6 mars 2019**

**Submitted on 16 January 2019
Soumis le 16 janvier 2019**

**Submitted by
Soumis par:
John Smit,**

Director / Directeur

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

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**Ward: GLOUCESTER-SOUTHGATE
(10)**

File Number: ACS2019-PIE-EDP-0007

SUBJECT: Zoning By-law Amendment – 3798 Bank Street

OBJET: Modification du Règlement de zonage– 3798, rue Bank

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to
Zoning By-law 2008-250 for 3798 Bank Street to permit an environmental**

preserve and education area and forestry operation, as detailed in Document 2.

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 March 6, 2019," 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 du *Règlement de zonage n° 2008-250* visant le 3798, rue Bank, afin d'y autoriser l'aménagement d'une aire de conservation et d'éducation environnementale, ainsi qu'une opération forestière, comme le précise le document 2.
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 6 mars 2019 », 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

3798 Bank Street

Owner

National Capital Commission

Applicant

City-initiated

Description of site and surroundings

The 21.5 hectare (53.1 acres) site is located on Bank Street, south of Lester Road, within the Greenbelt. It was formerly the Capital Golf Center. The golf course and mini putt have closed and the National Capital Commission (NCC)'s lease with the operator has expired. Most of the site is landscaped for the golf course with open areas (former fairways), small ponds (former water hazards), small sand pits (former sand hazards) and forested boundaries between holes. Access is from Bank Street via an existing gravel driveway and parking is within an existing gravel parking lot.

To the north, west and south west of the site, the lands remain in a natural state with woodlands and wetlands. To the south, there is Kemp Park, an estate residential subdivision. Opposite Bank Street, to the east, there are scattered low-density residential development and natural areas.

Proposed Development

The former Capital Golf Center, located within the Greenbelt Pine Grove Sector, will be restored to adjacent natural area conditions. Specifically, the site will be re-naturalized by planting trees, establishing meadow habitat, reconnecting recreational trails, enhancing the trailheads and parking lot. These lands will be an important addition to Greenbelt natural area link that connects to the Pine Grove Forest Core Natural Area and will contribute to enhancing biodiversity. This Greenbelt restoration project will also provide an opportunity to encourage community engagement and environmental stewardship.

Brief history of proposal

The NCC's Greenbelt policy regarding "no net loss" requires compensation of equivalent natural features and functions in case of any negative impacts from

development. The subject site fulfills a portion of the offset requirements associated with proposed soundstage campus and creative hub on the Greenbelt Research Farm at 1740 Woodroffe Avenue.

In November, the NCC approved an amendment to the Greenbelt Master Plan 2013 to redesignate the golf course from “Non Federal Facility and Operations” to “Natural Link Area” and remove the permissions for the golf course and mini putt. The City’s Planning, Infrastructure and Economic Development Department has initiated this application to rezone the subject lands to align the City’s planning policies with the federal policies.

DISCUSSION

Public consultation

NCC Public Consultation

In September 2018, the NCC provided the public with the opportunity to be informed about this proposed re-naturalization and to provide their feedback through an Open House at the Greenbelt Research Farm site and online with a web page. The re-naturalization of the former golf course, as part of compensatory measures for development within the Greenbelt Research Farm, received 116 positive mentions and the promotion of connectivity received two positive mentions in comments.

City of Ottawa Public Consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications.

In total, four residents provided comments and/or their contact information to the City by telephoning, filling in comment sheets or sending an email. One supported the proposal and commented that the golf course and nearby development had reduced the amount of wildlife formerly seen on the site. Two had questions about the proposed re-naturalization as they live nearby. City staff will provide their contact information to the NCC so that they may be advised of these details and the NCC’s consultation. Another had questions about the rezoning process and Planning Committee date.

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

Official Plan

The subject lands are currently designated “Greenbelt Rural” in the Official Plan. Lands designated Greenbelt Rural on Schedule B are to be used for farming, forestry, recreation, and small-scale commercial uses directly related to rural activities within the Greenbelt, such as bed and breakfasts, farm-gate sales, and farmer and artist markets.

Schedule K, Environmental Constraints, identifies the site within the Ottawa Airport Operating Influence Zone. Schedule L1 of the Official Plan identifies nearby lands as Natural Heritage System features. These Natural Heritage System components include the provincially significant Lester Road Wetland and a large significant woodland that abuts the northern edge of the site.

Zoning

The site is currently zoned “Parks and Open Space Subzone A, Rural Exception 451 (O1A[451r])”. The City is proposing to rezone the lands to an “Environmental Protection (EP)” zone so that only an environmental preserve and education area and a forestry operation would be permitted.

Other applicable policies and guidelines

Ottawa International Airport Authority

Within the Ottawa Macdonald-Cartier International Airport Zoning Regulations, the site is within the Bird Hazard Zone and take-off approach surface 25R and 25C where regulations apply to prohibit any “owner or lessee of land within the limits of the bird hazard zone” from using “any part of that land for activities or uses attracting birds that create a hazard to aviation safety”. The Ottawa International Airport Authority has requested no ornamental trees or shrubs which may attract birds be planted on the subject site and has provided a list. The NCC acknowledges the concern and suggestions regarding ornamental trees or shrubs. The NCC Greenbelt Staff will work with the Airport Authority on the details of the landscape strategy as part of the naturalization of the former golf course.

Planning Act

The *Planning Act* requires that all City planning decisions be consistent with the Provincial Policy Statement (PPS), as the document that provides policy direction on matters of Provincial interest related to land use development.

Provincial Policy Statement

The proposal is subject to the policies contained within the 2014 PPS, which came into effect on April 30, 2014. Staff have reviewed this proposal and have determined that the proposed Zoning By-law amendment is consistent with the matters of Provincial interest as outlined in the PPS.

Planning rationale

The closure of the golf course and proposed re-naturalization of the site is consistent with the goals of the National Capital Commission's Greenbelt Master Plan, which prioritizes the protection and enhancement of the natural environment. The site is located within the Pine Grove Sector of the Greenbelt and the NCC has already redesignated it to Natural Link, which reflects its intended future condition and is consistent with the surrounding Greenbelt lands. The Pine Grove Forest Core Natural Area is located north and west of the Natural Link lands. The City's Official Plan identifies extensive Natural Heritage System components in this area. Re-naturalizing the site will protect and enhance the substantial ecological values of the Pine Grove Sector and the City's Natural Heritage System. From a recreational perspective, the enhancement of the existing trailhead and the expansion of the Greenbelt trail network through the site will improve public access to the Greenbelt. The proposed rezoning of the former golf course to Environmental Protection recognizes the intended use of these lands, and aligns the City's Zoning By-law with the amended Greenbelt Master Plan.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor is aware of the application related to this report.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendation.

RISK MANAGEMENT IMPLICATIONS

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

ASSET MANAGEMENT IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The trails and parking areas will be designed to meet federal and provincial accessibility criteria.

TERM OF COUNCIL PRIORITIES

This project addresses the following 2015-2018 Term of Council Priorities:

- Sustainable Environmental Services
- Healthy and Caring Communities
- Governance, Planning and Decision-Making

APPLICATION PROCESS TIMELINE STATUS

This rezoning was City initiated and therefore was not subject to the "On Time Decision Date" established for the processing of Zoning By-law amendment applications. The rezoning was however processed within the time frame associated with processing of rezoning applications.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

The Planning, Infrastructure and Economic Development department is satisfied that the proposed Zoning By-law amendment conforms to the policies of the City's Official Plan. The requested zoning changes support enhanced ecological connections and

public access to the Greenbelt for recreation, and the Environmental Protection zoning will align the City's Zoning By-law with the NCC's amended Greenbelt Master Plan. In conclusion, planning staff recommend that this Zoning By-law amendment be approved.

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; 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.

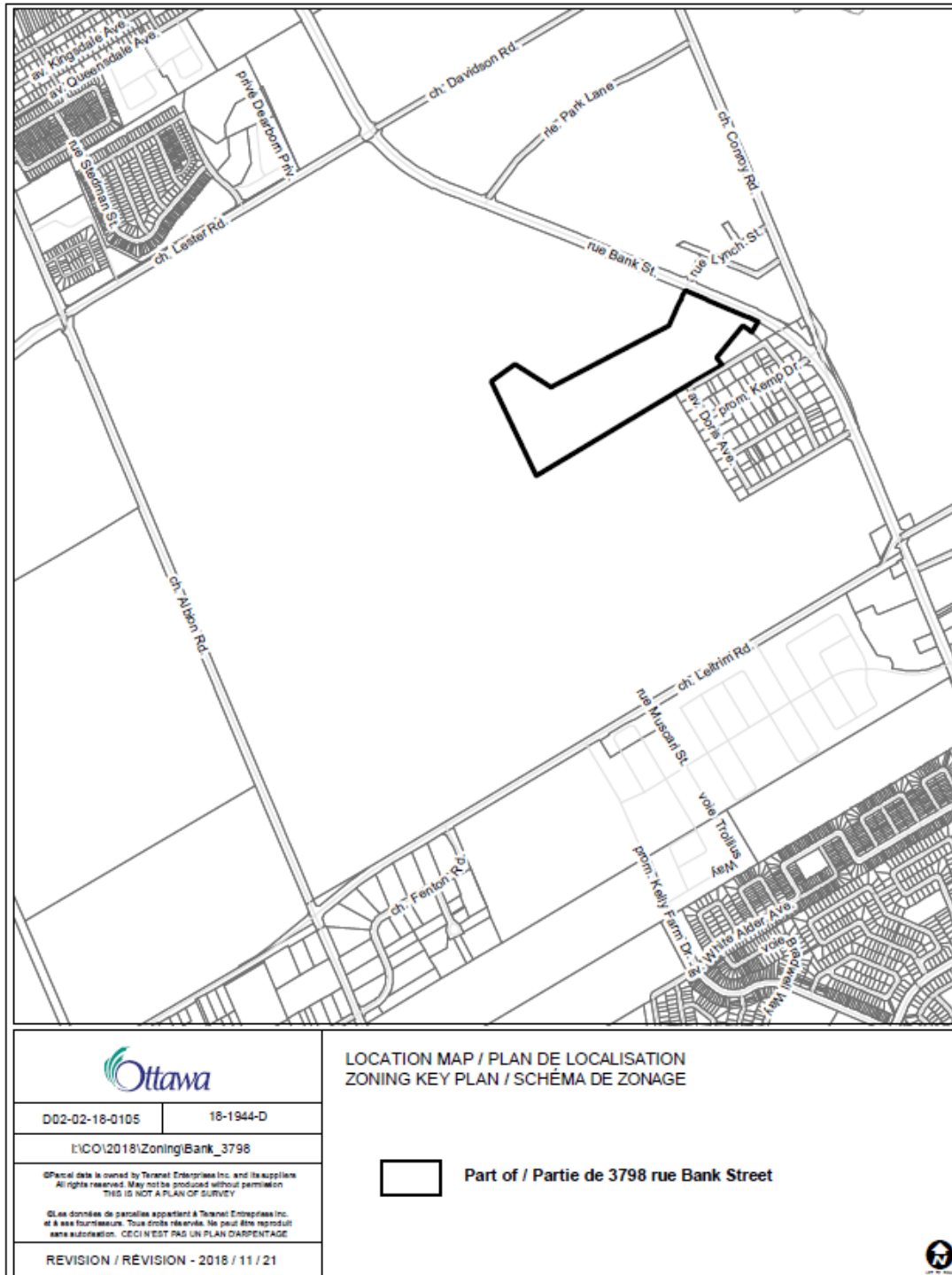
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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

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

Document 1 – Location Map

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



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law 2008-250 for 3798 Bank Street is to rezone the property shown on Document 1 from O1A[451r] to EP.

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.

In total, four residents provided comments and/or their contact information to the City by telephoning, filling in comment sheets or sending an email. One supported the proposal and commented that the golf course and nearby development had reduced the amount of wildlife formerly seen on the site. Two had questions about the proposed re-naturalization as they live nearby. City staff will provide their contact information to the NCC so that they may be advised of these details and the NCC's consultation. Another had questions about the rezoning process and Planning Committee date.

Public Comments and Responses

Comment: Please let us know if any drawings, site plans or master plans for the development are available for comment, as the details are where the impact is identified.

Response: City staff do not have additional details on the re-naturalization works proposed by the NCC at this time, but will provide the resident's contact information to the NCC so that they may be kept informed.

Comment: This is a welcome idea. The noise, pesticides and human activities from the golf course and nearby Findlay Creek development have made this parcel sterile of wildlife. I hope it will not become a dog park.

Response: The NCC aims to re-naturalize the site, which should also improve wildlife habitat. Recreational trails are proposed and the NCC has no intention of creating a dog park.