

- 4. ZONING BY-LAW AMENDMENT – 1039 TERRY FOX DRIVE AND 5331 FERNBANK ROAD**
- MODIFICATION AU RÈGLEMENT DE ZONAGE – 1039, PROMENADE TERRY FOX ET 5331, CHEMIN FERNBANK**

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 1039 Terry Fox Drive and 5331 Fernbank Road to permit residential uses and additional employment uses, as detailed in Document 3.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant le 1039, promenade Terry Fox et le 5331, chemin Fernbank, afin de permettre la présence d'utilisations résidentielles et d'utilisations d'emploi supplémentaires, comme l'expose en détail le document 3.

DOCUMENTATION/DOCUMENTATION

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated 13 June 2017 (ACS2017-PIE-PS-0031)

Rapport de la Directrice, Service de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 13 juin 2017 (ACS2017-PIE-PS-0031)
2. Extract of draft Minutes, Planning Committee, 27 June 2017

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 27 juin 2017
3. Summary of Written and Oral Submissions, to be issued separately with the Council agenda for its meeting of 23 August 2017, as part of the Summary of Oral and Written Public Submissions for Items Subject to Bill

73 'Explanation Requirements'

Résumé des observations écrites et orales, à distribuer séparément avec l'ordre du jour de la réunion du 23 août 2017 du Conseil, comme faisant partie du Résumé des observations orales et écrites du public sur les questions assujetties aux « exigences d'explication » aux termes de la Loi 73.

**Report to
Rapport au:**

**Planning Committee / Comité de l'urbanisme
June 27, 2017 / 27 juin 2017**

**and Council / et au Conseil
July 12, 2017 / 12 juillet 2017**

**Submitted on June 13, 2017
Soumis le 13 juin 2017**

**Submitted by
Soumis par:**

**Lee Ann Snedden,
Director / Directrice,**

Planning Services / Service de la planification

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

Contact Person / Personne ressource:

**Louise Sweet, Planner III / Urbaniste III, Development Review West / Examen des
demandes d'aménagement ouest**

(613) 580-2424, 27586, Louise.Sweet@ottawa.ca

**Ward: KANATA SOUTH (23) /
KANATA-SUD (23)**

File Number: ACS2017-PIE-PS-0031

**SUBJECT: Zoning By-Law Amendment – 1039 Terry Fox Drive and 5331
Fernbank Road**

**OBJET: Modification au Règlement de zonage – 1039, promenade Terry
Fox et 5331, chemin Fernbank**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to
Zoning By-law 2008-250 for 1039 Terry Fox Drive and 5331 Fernbank Road**

to permit residential uses and additional employment uses, as detailed in Document 3.

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 12 July 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 le 1039, promenade Terry Fox et le 5331, chemin Fernbank, afin de permettre la présence d'utilisations résidentielles et d'utilisations d'emploi supplémentaires, comme l'expose en détail le document 3.
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 12 juillet 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

1039 Terry Fox Drive and 5331 Fernbank Road

Owner

Martin M. van Gaal

Applicant

Carl Furney, Fotenn Consultants Inc.

Description of site and surroundings

The lands are located in Kanata South Business Park, immediately east of Terry Fox Drive, north of Fernbank Road and south of the Trans Canada Trail pedestrian pathway. The 25.5-hectare property has frontage on Terry Fox Drive, Fernbank Road and also has approximately 150 metres of frontage along the north and south sides of Cope Drive, respectively, as shown on Document 1. The Monahan Municipal Drain runs through the subject lands bisecting the centre parcels on an east-west axis. A Hydro One transmission corridor crosses the subject lands north of the Monahan Drain and south of Michael Cowpland Drive. The site is vacant and surrounding land uses include business park uses located to the northeast as part of the South Kanata Business Park and the Trail West community consisting of medium density residential uses located to the east. To the west are new residential subdivisions and neighbourhood commercial uses (Walmart Centre) being developed as part of the Fernbank Community Design Plan. The Glen Cairn neighbourhood is located to the immediate north.

Summary of requested Zoning By-law amendment proposal

The Kanata South Business Park is currently zoned Business Park Industrial Zone, Subzone 4 (IP4), which permits a mix of office related and low impact employment and light industrial uses in a business park setting, and also allows for some complementary service and commercial uses.

As illustrated on the concept plan submitted with the application and attached as Document 2, the applicant is requesting that two portions of the subject lands, the northern portion located north of the Monahan Drain and the southerly portion located south of Cope Drive, be rezoned to the parent Business Park zone (IP) with site specific exceptions to permit additional business park and ancillary uses and modify certain performance standards. In addition, the applicant is requesting that the central portion

located between the Monahan Drain and Cope Drive be rezoned to permit residential uses consisting of townhouses, stacked and low-rise apartment buildings, similar to the existing zoning of the Trail West residential development located to the east. The property is currently designated Enterprise Area, which in addition to permitting a range of industrial and employment-generating uses, permits limited residential uses.

DISCUSSION

Public Consultation

Notification and public consultation was undertaken in accordance with the Public Notification and Consultation Policy approved by City Council for development applications. Approximately 16 comments were received from the adjacent residents and landowners. Comments were both in support and opposition to the application, as detailed in Document 4.

Official Plan Designation

Schedule B, (Urban Policy Plan) of the City's Official Plan designates the subject lands as an Enterprise Area. One of the key objectives of this designation is to ensure that sufficient land is reserved primarily for places of business and economic activity. Both Enterprise and Employment areas permit industrial and employment-generating uses, such as warehousing, storage, office, institutional and research and development uses, as well as a variety of ancillary uses such as child care, recreational uses, and service commercial uses at a smaller scale. The Enterprise designation permits some residential uses, where appropriate, and subject to a Zoning By-law amendment.

Official Plan Amendment 150, adopted at the completion of the comprehensive five-year review in 2013 and currently under appeal, did not change the land use designation or policies that apply to the subject property.

On December 14, 2016, Council adopted the Ottawa Employment Land Review Final Report: 2016 Project Update. From this review, Official Plan Amendment 180 was adopted on January 25, 2017, and to date remains with the Ministry of Municipal Affairs and Housing for provincial review and approval. This amendment would further alter the Official Plan as amended by Official Plan Amendment 150 and has significant implications on policies related to Employment Lands. Although not yet in full force and effect, this Official Plan Amendment represents Council's desired direction with regard to employment land policies, among other land use matters. Therefore, the review of this application has had regard for the policies set out in Official Plan Amendment 180.

Amendment 180 removes the Enterprise Area designation from the Official Plan, and for the subject site re-designates the portion of the subject property north of the Monahan Drain to Urban Employment Area and the area south of the Drain and north of Fernbank Road as General Urban Area. The Official Plan Amendment also sets forth amended policies and land use permissions within this designation. Of note, the Urban Employment Area policies allow for site specific amendments to the Zoning By-law to permit a variety of institutional and ancillary uses, such as recreational, health and fitness, child care, service commercial uses i.e. convenience store, doctor and dentist office, bank, restaurant and gas bar, only if the use is compatible with existing and potential permitted uses as specified in the Zoning By-law, and only if there remains an ability for the urban employment lands to achieve its target of at least 2000 jobs. The policies further state that compatibility assessment will be guided by the Ministry of the Environment and Climate Change D Series Guidelines. This application has been reviewed in accordance with this document.

Other applicable policies and guidelines

The Ministry of the Environment and Climate Change published “Guideline D-6 - Compatibility between Industrial Facilities” to prevent or reduce land use compatibility problems as a result of a sensitive land use and industrial land uses encroaching on one another. The aim of the guidelines is to avoid complaints in the future by ensuring that industrial uses and sensitive land uses are properly separated or appropriate mitigation measures are in place to avoid future conflicts. A key cause of complaint is air emissions emanating from an industry, such as noise, vibration, odour and dust. The Guidelines identify three classifications of industrial facilities based on this, with Class 1 being the least noxious. The Kanata South Business Park can be considered, in its entirety, a Class 1 industrial area.

Planning rationale

Through the review of the development proposal, an analysis has been undertaken to assess the appropriateness of the amendments within the provincial policy and municipal policy contexts.

Areas A and C – Proposed IP, Exception Zones

The Zoning By-law amendment application is requesting portions of the property, identified as Areas A and C on Document 1, be rezoned to the parent Business Park Industrial Zone (IP[xxx1] -h) to permit additional employment and low-impact industrial type uses and ancillary uses. In contrast with the IP4 subzone of the South Kanata

Business Park, the IP parent zone permits a wider range of uses and more flexible performance standards to achieve the employment density targets in the Enterprise Area designation. The IP zone also permits the addition of a variety of complementary uses such as recreational and athletic facility, instructional facility, bank and service commercial, (i.e. convenience store, personal service business, restaurant, and gas bar), provided that the cumulative gross floor area does not exceed 2,999 square metres (excepting recreational and athletic facility) and that the gross floor area of each individual use does not exceed 300 square metres. The additional employment and complementary uses being recommended as additional permitted uses for the subject lands are as follows: animal care, animal hospital, bank, bank machine, broadcasting station, gas bar, car wash, convenience store, hotel, instructional facility, medical facility, personal service business, drive-through facility, recreational and athletic facility, and restaurant.

The complementary uses, which occupy small sites as individual occupancies or in groupings as part of a small plaza, are to serve the employees of the business park, the general public in the immediate area, and passing traffic. Retail uses are prohibited as well as outdoor storage and any uses which are likely to generate noise, fumes or other similar obnoxious impacts. The Kanata South Business Park, while having the more restrictive IP4 zoning, is currently comprised of a wide range of uses through site specific zoning exceptions to the IP4 zone. Some of the sites are permitted to have instructional facilities, schools, fitness and recreation and personal service uses and restaurants. Based on the existing mix of business park uses to the east and commercial development to the south west, the proposed amendment to add more permitted uses is considered compatible.

The proposed employment uses on the northern portion (Area A) are intended to reflect the prevailing built form of the existing business park uses located to the immediate east. The large lot pattern in the South Kanata Business Park will be continued along the proposed extension of Michael Cowpland Drive. Plan of Subdivision and Site Plan Control applications will be forthcoming to permit further subdivision and controlled development of the subject lands. The Plan of Subdivision application will also be the catalyst to complete the public road dedication and construction of the extension of Michael Cowpland Drive to Terry Fox Drive. The completion of this major collector road westward to Terry Fox Drive will be a positive factor for the entire Kanata South Business Park as it provides a separate traffic access to the employment uses in the Business Park and contributes to the seamless integration of the subject lands.

At least 50 percent of the developable land in an Enterprise Area must be devoted to employment uses. The employment areas of the subject lands comprise a land area of approximately 17.11 hectares which represents over 50 percent of the subject developable area. The proposed Zoning By-law amendment permits flexibility and provides for an appropriate mix and range of employment uses to meet long-term needs.

Proposed Areas B and F – Proposed Residential Zones

The Zoning By-law amendment application is also requesting that the central portion of the subject lands be rezoned from IP4 (Kanata South Business Park) to R3X[xxx2]-h and R4Y[xxx4]-h (Residential Third and Fourth Density) with exceptions. The new residential neighbourhood which will be located south of the Municipal Drain will consist of approximately 180 townhouses fronting on public streets and a public park. The R4Y[xxx4]-h zoning is being applied to an area adjacent to the intersection of Cope Drive and Terry Fox Drive (Area F) which will permit approximately 70 stacked or apartment units in low-rise buildings. Enterprise Areas are areas of employment which are permitted to accommodate the integration of housing. Although these areas must provide opportunity for a concentration of employment, they may also support medium and high density housing consisting of a mix of housing types in the form of townhouses, stacked townhouses or apartments. As indicated earlier, the Official Plan states that Enterprise Areas must have at least 50 percent of the developable land devoted to employment uses, which in this case it does, and have the potential to provide for at least 2,000 jobs. The City of Ottawa employment statistics indicated that the Kanata South Business Park is currently exceeding the minimum target of 2000 jobs for the area.

The proposed residential uses are in conformity with Official Plan policies in that the proposal offers a positive environment for the integration of some housing without detracting from the area's employment potential. Furthermore, the overall design of the residential portion reflects and integrates well into the adjacent Trail West residential neighbourhood located to the east, which is also zoned R3X. The proposed allocation of a public park and addition of pedestrian pathways, including an extension of the existing pedestrian pathway along the Monahan Drain, further ensures the new development will respect the character of the existing area. This is further enforced by zoning the existing municipal drain to an Environmental Protection zone (EP3) to ensure it is maintained across the subject lands. The detailed design and layout of the area and conditions of

development will be achieved through the submission and approval of Plan of Subdivision and Site Plan Control applications.

Amendments to Performance Standards and Holding Provision

In addition to the applicant's request to add to the permitted uses in the business park lands and rezone a portion to permit residential development, staff are recommending certain performance standards and a holding symbol be added as site specific exceptions to the zoning. For the portions of the employment land that are being rezoned to the parent IP zone, staff are not supportive of all permitted uses within the IP zone being allowed on the subject lands. These uses include automobile dealership, automobile rental establishment and service station. For Area C, the employment area south of Cope Drive, staff are also recommending that a gas bar not be permitted as it is seen as an undesirable land use in the area given the proximity of other gas stations and existing residential development. As the existing IP zone limits each ancillary use to a maximum gross floor area of 300 square metres (excepting recreational and athletic facility), the applicant is requesting that this be increased to 750 square metres for restaurants and medical facilities. Staff are supportive of this request as 750 square metres will provide more opportunity for a range of health services to be provided in a larger medical facility space and with respect to restaurants, the increased size is more in keeping with the larger format size of restaurants currently being constructed and a desire to provide higher end dining opportunities (non fast-food) in business parks.

Staff are also recommending the inclusion of a holding provision for the northern employment parcel (Area A) and the residential parcels (Area B and F). The holding symbol may not be removed until such time as it has been demonstrated that the proposed infrastructure, being water, sanitary and stormwater management needed to support the proposed development, can be designed in accordance with City guidelines and standards.

Finally, a second condition of removing the holding provision is the approval of a Traffic Impact Study supporting the proposal. The required detailed engineering work and traffic analysis will be completed at the time of the processing of the Plan of Subdivision and Site Plan Control applications. In addition, in order to ensure that these employment lands develop in an organized manner and that Michael Cowpland Drive is constructed, an additional holding provision is proposed for the northern parcel (Area A) that would not allow development until an agreement has been entered into that will assure construction of Michael Cowpland Drive.

Staff are satisfied the subject lands are suitable for the proposed uses and meets the intent of the Official Plan.

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 rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Hubley is aware of the conditions outlined in this report.

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 financial implications associated with this report.

ACCESSIBILITY IMPACTS

Accessibility impacts will be addressed through the Site Plan Control approval process.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

C1 – Contribute to improvement of quality of life

GP1 – Governance, Planning and Decision Making

EP2 – Support Growth of the Local Economy

APPLICATION PROCESS TIMELINE STATUS

The application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to a need to address issues relating to the types of permitted uses, provision of required infrastructure and construction of Michael Cowpland Drive.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Concept Plan (distributed separately)

Document 3 Details of Recommended Zoning

Document 4 Consultation Details

CONCLUSION

Based on the Planning argument provided, it is the department's position that the proposal is in keeping with the policy direction of current Official Plan and the Council approved Official Plan Amendment 180 and is considered compatible with existing and permitted uses surrounding the site. Staff recommends approval.

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.

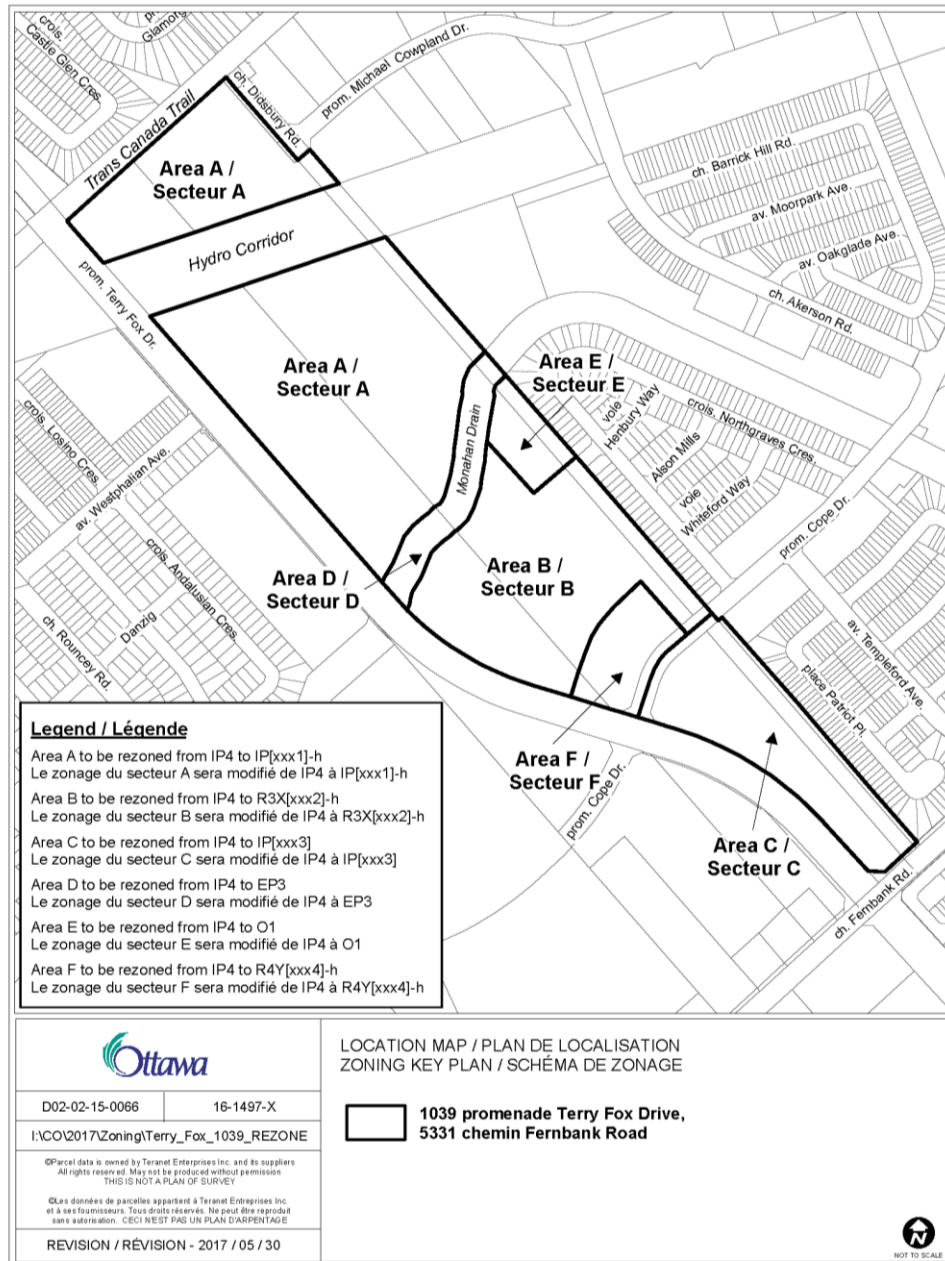
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa

The Zoning Key Map outlines the subject property and the applicable zones that are being recommended for the various portions.



Document 3 – Details of Recommended Zoning

The proposed changes to the City of Ottawa Zoning By-law 2008-250 for part of 1039 Terry Fox Drive and 5331 Fernbank Road are as follows:

1. That the lands shown in Document 1 be rezoned as follows:
 - a) Area A from IP4 to IP [xxx1]-h;
 - b) Area B from IP4 to R3X[xxx2]-h;
 - c) Area C from IP4 to IP[xxx3];
 - d) Area D from IP4 to EP3;
 - e) Area E from IP4 to O1; and
 - f) Area F from IP4 to R4Y[xxx4]-h.
2. Amend Section 239, Urban Exceptions, by adding new exceptions as follows:
 - a) Add a new exception [xxx1] with provisions similar in effect to the following:
 - i. In Column II add the text “IP [xxx1]-h”;
 - ii. In Column IV add the following:

“all uses until such time as the holding symbol is removed.;

automobile dealership;

automobile rental establishment;

automobile service station”; and,
 - iii. In Column V add the following text:

“despite Section 205 (2)(c), the maximum gross floor area for a
medical facility is: 750 square metres;

despite Section 205(2)(c), one restaurant use may be a maximum of
750 square metres;

minimum lot area: 2000 square metres;

The holding symbol may not be removed until such time as it has been completed:

- 1) It has been demonstrated to the satisfaction of the General Manager of Planning Infrastructure and Economic Development:
 - a) that the proposed infrastructure for the subject lands being water, sanitary and stormwater management and sewers can be designed in accordance with the City Guidelines and Standards; and
 - b) that the existing infrastructure, including but not limited to the Monahan Drain, has the existing residual capacity to accommodate the subject lands and its proposed land use.
 - 2) An agreement has been entered into between the City and the property owner regarding a schedule and construction of the extension of Michael Cowpland Drive from its existing terminus within the Kanata South Business Park to Terry Fox Drive at the intersection of Westphalian Avenue.
 - 3) A Traffic Impact Study has been completed and approved for the subject land and supports the proposed development of the subject lands.”
- b) Add a new exception [xxx2] with provisions similar in effect to the following:
- i. In Column II add the text “R3X[xxx2]-h”;
 - ii. In Column IV add the following text:

“all uses until such time as the holding symbol is removed;
planned unit development”; and
 - iii. In Column V add the following zone provisions for semi-detached dwellings and townhouse dwellings:

“minimum lot width: 5.5 metres;
minimum lot area: 150 square metres;

maximum lot coverage: 55%;

maximum building height: 11 metres;

minimum front yard setback: 4.5 metres;

minimum rear yard setback: 6.0 metres;

minimum corner side yard setback: 3.0 metres;

minimum interior side yard setback: 1.2 metres and

minimum length of a parking space: 5.5 metres.

The holding symbol may not be removed until such time as it has been completed:

- 1) It has been demonstrated to the satisfaction of the General Manager of Planning Infrastructure and Economic Development:
 - a) that the proposed infrastructure for the subject lands being water, sanitary and stormwater management and sewers can be designed in accordance with the City Guidelines and Standards; and
 - b) that the existing infrastructure, including but not limited to the Monahan Drain, has the existing residual capacity to accommodate the subject lands and its proposed land use.
 - 2) A Traffic Impact Study has been completed and approved for the subject land and supports the proposed development of the subject lands.”
- c) Add a new exception [xxx3] with provisions similar in effect to the following:
- i. In Column II add the text “IP [xxx3]”
 - ii. In Column IV add the following text:
“automobile dealership;
automobile rental establishment;

automobile service station;

gas bar; and

car wash”.

iii. In Column V add the text:

“despite Section 205 (2)(c), the maximum gross floor area for a medical facility is: 750 square metres.;

despite Section 205(2)(c), one restaurant use may be a maximum of 750 square metres; and

minimum interior side yard: 7.5 metres”.

d) Add a new exception [xxx4] with provision similar in effect to the following:

3. In Column II add the text “R4Y[xxx4]-h”

4. In Column IV add the following text

“all uses until such time as the holding symbol is removed;

detached dwelling;

semi-detached dwelling; and

duplex dwelling”.

5. In Column V add the text:

The holding symbol may not be removed until such time as it has been completed:

1) It has been demonstrated to the satisfaction of the General Manager of Planning Infrastructure and Economic Development:

a that the proposed infrastructure for the subject lands being water, sanitary and stormwater management and sewers can be designed in accordance with the City Guidelines and Standards; and

- b) that the existing infrastructure, including but not limited to the Monahan Drain, has the existing residual capacity to accommodate the subject lands and its proposed land use.
- 2) A Traffic Impact Study has been completed and approved for the subject land and supports the proposed development of the subject lands.”

Document 4 – 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.

Comments and Responses:

Comment:

Six comments were received supporting the proposal as they believe it will provide more opportunity for the development of increased commercial and personal service uses into the area which will serve adjacent residents. The proposed residential development is supported because it is reflective of the existing residential development in the Trail West community. Further support indicated that the current use of the lands for agricultural purposes is no longer appropriate. Adjacent residents welcomed the proposed new residential uses which will provide additional parkland and multi-use pathways including the construction of the extension of the pathway along the Monahan Drain. One comment expressed the desire to see the inclusion of affordable housing into the development.

Response:

Staff acknowledge the support of the subject application.

Comment:

The proposed development should not be permitted as it is too dense and the land should remain as open space.

Response:

The lands were never planned to be left as vacant open space. The lands currently have development rights and the construction of a business park and complementary uses has always been contemplated in this location.

Comment:

Concerns were expressed regarding the density of the proposed residential and the allowing the construction of apartment units.

Response:

The proposed residential development is in keeping with the density of the adjacent Trail West community which currently permits attached housing and low-rise apartment buildings.

Comment:

The proposed development will increase traffic in the area and there is already too much congestion on Cope Drive. The roads are unsafe for pedestrians.

Response:

As per the Transportation Brief submitted with the application, site generated traffic is not considered significant and will operate at acceptable levels of service. In addition, the subject lands are located along an arterial road and not internal to the Kanata South Business Park. The proposed accesses are sufficient to accommodate project site-generated traffic. The Holding symbol on the amended zoning requires the submission and approval of Traffic Impact Studies accompanying any future development applications which will provide staff the opportunity to closely evaluate any potential traffic increases and how best to control traffic in and around the site. The proposed increase in permitted uses could be the impetus to the development of the employment lands which as part of the development will include the extension of Michael Cowpland Drive to Terry Fox Drive. Completion of this major collector to Terry Fox Drive will provide an alternate route for vehicular traffic travelling between Terry Fox Drive and Eagleson Road, thus providing relief to Cope Drive.

Comment:

The increase in the types of ancillary uses that will be permitted in Area C which is adjacent to existing residential uses will be noisy and emit odours.

Response:

Staff appreciates these concerns and are recommending a special exception be added to the zoning of Area C, which is the area adjacent to the existing residential uses. The current setback requirement in the IP4 zone for businesses adjacent to a residential zone is 7.5 metres whereas the parent IP zone requires only 6 metres. Staff are recommending the 7.5 metre setback be maintained. Also provisions for adequate buffering and screening of any new development will be reviewed at the time of site plan control approval.

Comment:

Adjacent commercial property owners expressed opposition to permit unrestricted retail stores and retail food stores on the lands. The original proposal to create a shopping centre on the southern portion is not permitted in the Enterprise Area and does not confirm to Official Plan policies. The comment explicitly cites the proposal to permit retail uses does not achieve the planned function of the ancillary uses of the Enterprise Area and conflicts and undermines the planned function of planned retail facilities in the area.

Response:

Staff agree with the comments and are not recommending that retail stores and retail food stores be added to the list of permitted uses.