



August 17, 2018

ACS2018-PIE-PS-0098

NOTICE OF PLANNING COMMITTEE MEETING

Dear Sir/Madam:

Re: Site Plan Control – 140 Main Street (Immaculata High School)

This is to advise you that the above-noted matter will be considered by the City of Ottawa Planning Committee on **Tuesday, August 28, 2018**.

The meeting will begin at 9:30 a.m. in the Champlain Room, City Hall, 110 Laurier Avenue West, Ottawa. You are welcome to attend the meeting and present your views.

Attached is a copy of the report outlining the Departmental recommendation.

The Committee will consider any written submissions in respect to this matter if provided to the Committee Coordinator of the Planning Committee at 110 Laurier Avenue West, Ottawa, K1P 1J1 or by fax at 613-580-9609 or by e-mail at Melody.Duffenais@ottawa.ca.

If you wish to speak to the Committee, please call the Committee Coordinator, Melody Duffenais at 613-580-2424, extension 20113 in advance of the meeting and preferably, by at least 4:30 p.m. on the day before the meeting.

If you wish to listen to this meeting via audiocast on Ottawa.ca, you may do so by accessing the URL below when the meeting is underway:

http://app05.ottawa.ca/sirepub/agendaminutes/index_en.aspx

For information on the item itself, please contact the undersigned at 613-580-2424, extension 14270 or e-mail at Robert.Sandercott@ottawa.ca.

Yours truly,

Original signed by

Robert Sandercott, Planner
Planning, Infrastructure and Economic Development Department
Attach.



Le 17 août 2018

ACS2018-PIE-PS-0098

AVIS DE RÉUNION DU COMITÉ DE L'URBANISME

Madame, Monsieur,

Objet : Plan d'implantation – 140, rue Main (École Secondaire Immaculata

La présente vise à vous informer que le Comité de l'urbanisme de la Ville d'Ottawa étudiera l'article cité sous rubrique **le mardi 28 août 2018**.

La réunion commencera à 9 h 30 dans la salle Champlain, hôtel de ville, 110, avenue Laurier ouest, Ottawa. Vous pourrez y présenter votre point de vue.

Veillez trouver ci-joint une copie du rapport comprenant la(es) recommandation(s) du Service. Le rapport est disponible en anglais seulement. Toutefois, si vous désirez obtenir des éclaircissements, veuillez communiquer directement avec l'urbaniste qui se fera un plaisir de répondre à vos questions en français.

Le Comité étudiera les rapports écrits traitant de la question qui sont présentés à la coordinatrice du Comité de l'urbanisme, 110, avenue Laurier ouest, Ottawa, K1P 1J1, par télécopieur au 613-580-9609 ou par courrier électronique à Melody.Duffenais@ottawa.ca.

Si vous souhaitez prendre la parole devant le Comité, veuillez téléphoner au coordonnateur du Comité, Melody Duffenais au 613-580-2424, poste 20113, avant la réunion et préférablement avant 16 h 30 la journée précédant la réunion.

Si vous souhaitez écouter la réunion à l'aide de la diffusion audio sur ottawa.ca, vous n'avez qu'à accéder au lien URL ci-dessous lorsque la réunion aura commencé :

http://app05.ottawa.ca/sirepub/agendaminutes/index_fr.aspx

Pour obtenir des renseignements au sujet, veuillez communiquer avec la personne soussignée, au 613-580-2424, poste 27889 ou par courriel à Steve.Gauthier@ottawa.ca.

Veillez agréer, Madame, Monsieur, l'expression de mes sentiments les meilleurs,

Original signé par

Steve Gauthier, Urbaniste

Direction générale de la planification, de l'infrastructure et du Développement économique

p.j.



**REQUEST TO SPEAK FORM
FICHE DE DEMANDE D'INTERVENTION**

Please complete the 'Request to Speak' form and give to the Committee Coordinator at the beginning of the meeting.

Veillez remplir la fiche de « Demande d'intervention » et la remettre à la coordonnatrice / au coordonnateur du Comité au début de la réunion.

Committee and Meeting Date
Comité et date de la réunion _____

Subject / Objet _____

Please indicate your position with respect to the REPORT RECOMMENDATION:

- I agree
- I oppose

Veillez donner votre opinion sur la RECOMMANDATION DU RAPPORT :

- Je suis d'accord
- Je suis en désaccord

Name / Nom : _____

Company, Agency or Community Organization (if applicable):
Société, agence ou organisme communautaire (s'il y a lieu) : _____

Street and / or e-mail address, Postal Code and Telephone / Adresse municipale et / ou courriel, code postal et numéro de téléphone : _____

Personal Information contained on this form is collected pursuant to s. 83 (5) of By-Law No. 2016-377 and s. 14 (4) of By-Law No. 2007-104, and will be used as a record of, and possible follow up to, participation in this meeting. Questions about this collection should be directed to the City Clerk, 110 Laurier Avenue, Ottawa, Ontario, K1P 1J1. Telephone (613) 580-2424, ext. 21215.

Les renseignements personnels contenus dans le présent formulaire sont recueillis en vertu du p. 83 (5) du Règlement municipal n° 377-2016 et du p. 14 (4) du Règlement municipal n° 104-2007, et seront utilisés à des fins de référence et de suivi éventuel à la participation à cette réunion. Toute question concernant cette collecte de renseignements doit être adressée au greffier, 110, avenue Laurier Ouest, Ottawa (Ontario) K1P 1J1. Téléphone (613) 580-2424, poste 21215.

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
28 August 2018 / 28 août 2018**

**Submitted on 7 August 2018
Soumis le 7 août 2018**

**Submitted by
Soumis par:
Lee Ann Snedden,
Director / Directrice**

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

**Contact Person
Personne ressource:**

**Robert Sandercott, Planner / Urbaniste, Planning Services / Service de la
Planification, Development Review Central / Examen des demandes
d'aménagement centrale
613-580-2424, 14270, Robert.Sandercott@ottawa.ca**

Ward: CAPITAL (17) / CAPITALE (17) File Number: ACS2018-PIE-PS-0098

SUBJECT: Site Plan Control – 140 Main Street (Immaculata High School)

OBJET: Plan d'implantation – 140, rue Main (École Secondaire Immaculata)

REPORT RECOMMENDATIONS

That Planning Committee approve a revision to the existing Site Plan Control agreement to permit the change of the existing sports field to artificial turf, the installation of additional lights around the sports field, increased vegetation and the conditions of approval, as provided in Documents 2, 3, 4 and 5.

RECOMMANDATIONS DU RAPPORT

Que la Comité de l'urbanisme approuve le changement apporté à l'entente de plan d'implantation actuelle, ainsi que les conditions liées à cette entente, afin que l'on puisse couvrir le terrain sportif de gazon synthétique et accroître l'éclairage et la végétation autour du terrain, comme l'expliquent les documents 2, 3, 4 et 5.

BACKGROUND

Site location

140 Main Street (Immaculata High School)

Owner/Applicant

Ottawa Catholic School Board

Description of site and surrounding uses

The site, containing Immaculata High School, is located between Graham Avenue to the north, Main Street to the east, Hazel Street to the south and Echo Drive to the west in Ward 17. The 2,036 square metre, irregular-shaped lot has direct frontage on Main Street.

The site includes a series of buildings serving Immaculata High School as well as surface parking and a large sports field located on the southern portion of the site. The surrounding area includes institutional and commercial buildings immediately north and east of the property. Low- and mid-rise residential uses can also be found to the north, east and south. The Rideau Canal is located west of the site, separated by Echo Drive, Colonel By Drive and a mixed-use pathway.

Proposal

The subject property is subject to an existing Site Plan Control Agreement, which was registered on title in 1993. Among other things, the plans approved as part of this agreement stipulate that the existing sports field on the southern portion of the site be comprised of grass and/or sod.

The Ottawa Catholic School Board has submitted the Site Plan Control application to permit several changes to the sports field. These changes include the conversion of the grass field to artificial turf, the upgrade of the track to a rubberized surface, the installation of four light poles, some fencing/gate changes and additional landscaping.

The landscaping changes will also include additional trees and plantings between the sports field and the southerly property line. No changes to the existing buildings, surface parking or land use are proposed.

DISCUSSION

In evaluating the proposed modifications to the site, staff are of the opinion that the proposed physical changes are minor in nature. Given that the proposed changes are to an existing sports field, the proposed construction will not impact the site's conformity with the Official Plan and Zoning By-law.

As part of the operations of the sports field, the school board is intending to lease this facility for private sports purposes. While this does not contravene the City's Zoning By-law, in order to ensure that the proposed operations of the sports field do not cause negative impacts on the neighbourhood, which is immediately adjacent to this facility, staff have requested that the following measures be implemented as part of the Site Plan Control approval:

- A site lighting plan, indicating zero-foot candles at the southern property line
- Additional vegetation along the southerly lot line, which abuts low-rise residential properties
- A requirement that the lights serving the sports field be turned off no later than 9 p.m. Sunday through Thursday and 10 p.m. on Fridays and Saturdays and no further activity take place after those times
- A requirement that no activity on the sports field take place prior to 9 a.m. on Saturdays and Sundays

All new and revised plans and conditions can be found in Documents 2, 3, 4 and 5 of this report.

The Ottawa Catholic School Board has not concurred with the conditions of approval pertaining to the permitted hours of operation and consequently, approval of this Site Plan Control application cannot proceed through delegated authority and must now be reviewed by Planning Committee.

It is the opinion of staff that, given the proximity of this field to residential neighbours located directly to the south of this site, the conditions proposed related to the hours of operation are necessary and appropriate for the functions of the sports field. Although it is acknowledged that most similar City-owned facilities are permitted to operate until 11

p.m. as per the Parks and Facilities By-law, staff note that these facilities are generally located at a greater distance from abutting residential properties and that this is a required revision to the existing Site Plan Control approval. It is noted that the southerly extent of the subject sports field is located approximately five metres away from the southerly property line abutting existing low-rise residential properties. As such, staff recognize that there is a higher potential for impacts on the nearby residential areas in this instance, which are most appropriately mitigated by reduced hours of operation for the field. All conditions registered on title as part of the 1993 Site Plan Control approval will continue to apply.

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.

CONSULTATION

Given the scope of the requested revisions to the site, and in particular that they do not involve additions to the existing building or parking areas on-site, this application was not subject to the Public Notification and Consultation Policy for Site Plan Control applications. However, given the level of community interest in this application, the department accepted comments from neighbouring residents and the general public as part of the circulation for this file. As part of the application circulation, comments from a total of 39 residents, the majority of which were in opposition to the requested amendments, were received.

A summary of the comments received in relation to this application, as well as staff responses to these comments, are detailed in Document 6 of this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Chernushenko provided the following comments:

“In recognition of the proximity to the adjoining residences, the intent to have three games played simultaneous and due to the significant change this represents to the existing property and community, I have requested that the hours of operations of the field be adjusted in both the mornings and evenings to ensure that this rejuvenated field

does not unduly impact the community. Specifically, I have requested the hours of operation to be as follows:

Lights will be turned off on the sports field no later than 9 p.m. every Sunday through Thursday, and no later than 10 p.m. on Friday and Saturday.

No activity will take place on the sports field prior to 9 a.m. on Saturday and Sunday.”

LEGAL IMPLICATIONS

Site Plan approval is governed by the *Planning Act*, Section 41. Subsection 41(7) provides the jurisdiction for the City to impose conditions of approval. Matters with respect to lighting are identified as an area in which conditions of approval may be imposed. There is no provision in subsection 41(7) which provides for a condition to be imposed in respect of hours of operation. An applicant may appeal any conditions with which it does not agree to the Local Planning Appeal Tribunal. The jurisdiction and procedure of the Tribunal in respect of site plans were not altered by the provision of Bill 139.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

HC2 – Revitalize recreation services

APPLICATION PROCESS TIMELINE STATUS

The application was not processed by the "On Time Decision Date" established for the processing of Site Plan Control applications not subject to public consultation, as a result of differing positions between staff and the applicants with respect to the necessity of a condition for hours of operation of the sports field. This ultimately resulted in the withdrawal of delegated authority.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Proposed Landscape Plan

Document 3 Proposed Site Lighting Plan

Document 4 Conditions of Approval

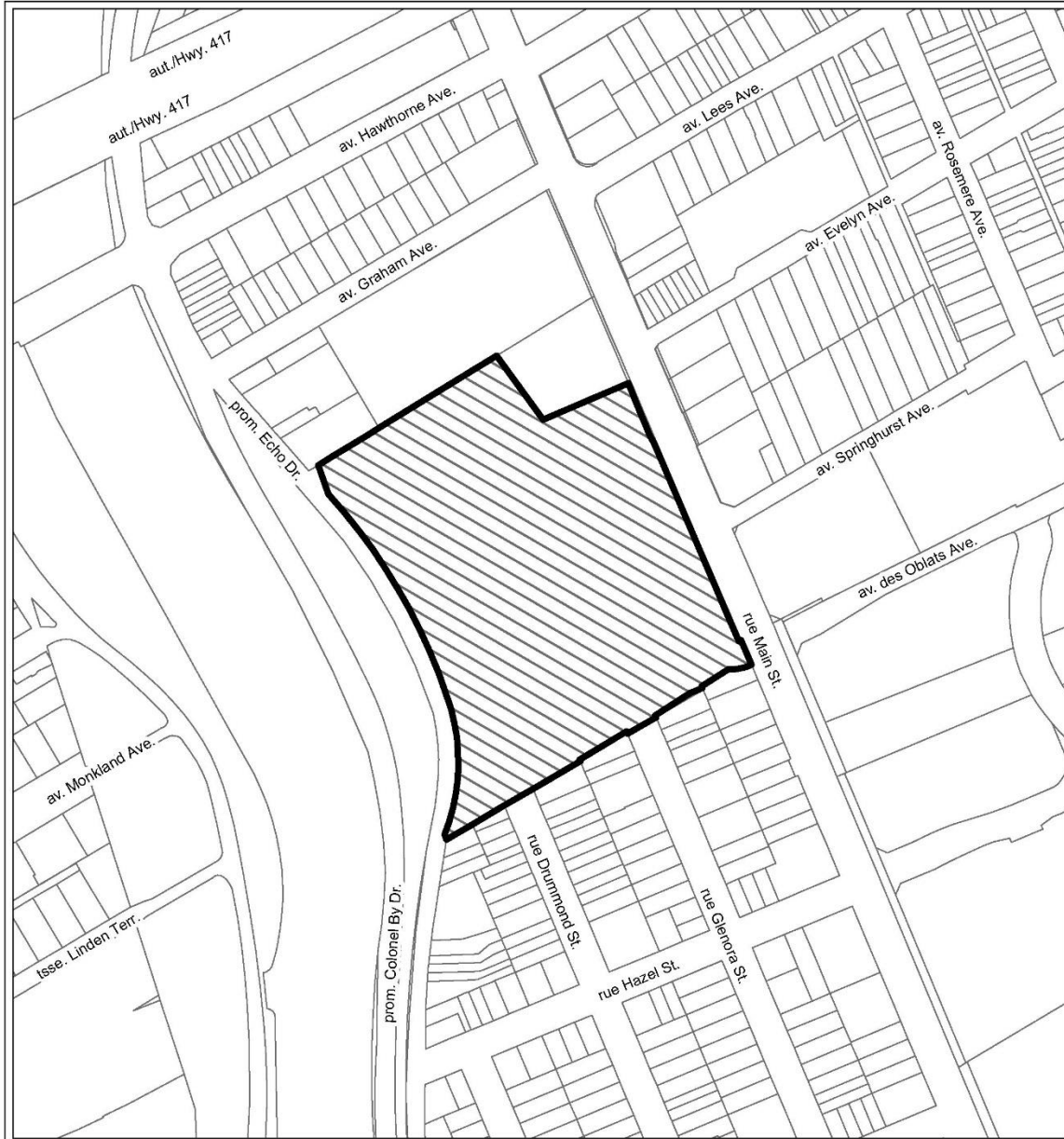
Document 5 List of Approved Plans and Reports

Document 6 Summary of Public Comments

DISPOSITION

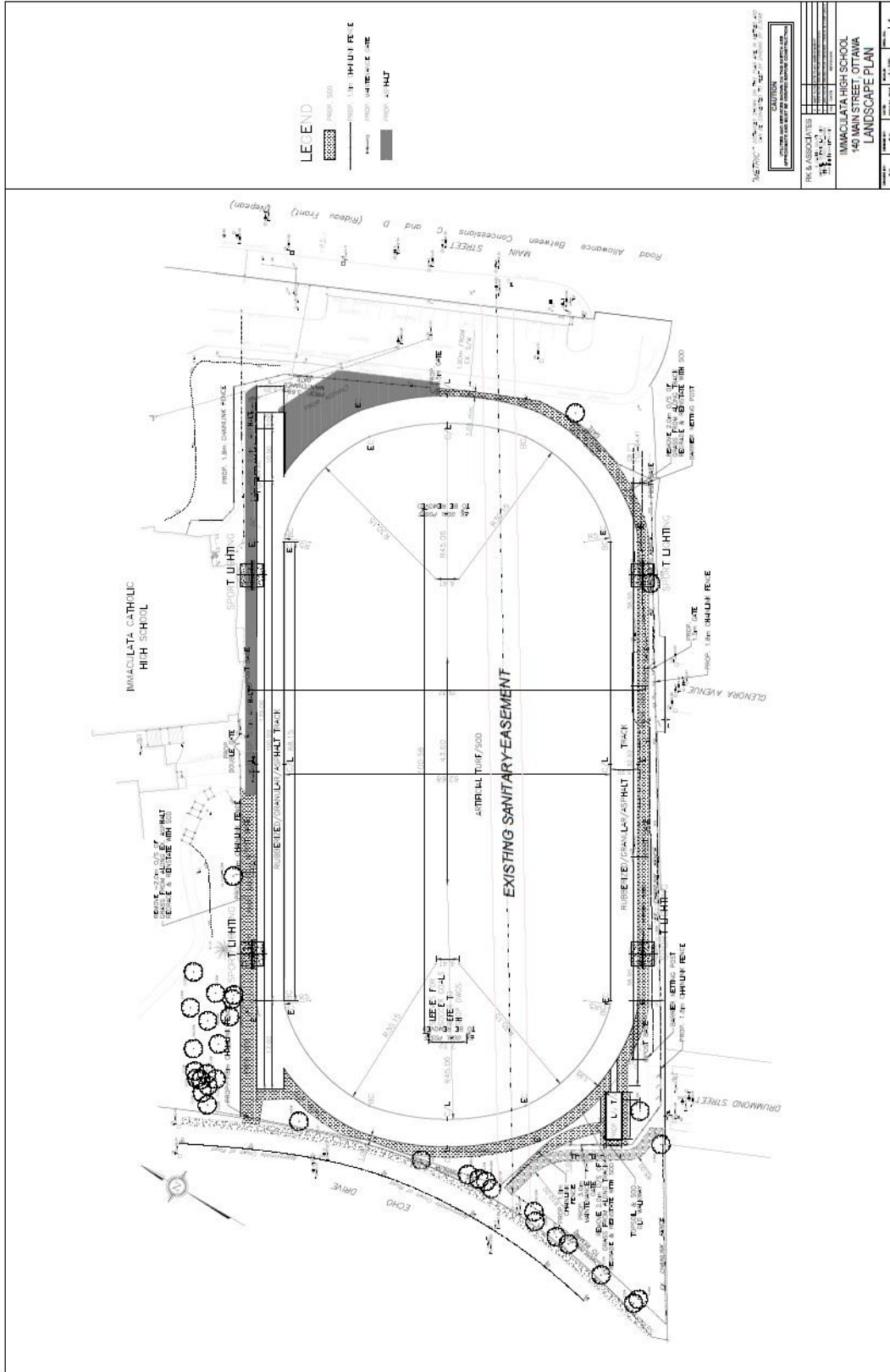
City Clerk and Solicitor Department, Legislative Services, to notify the owner, applicant, Program Manager, Assessment, Financial Services Branch of Planning Committee's decision.

Document 1 – Location Map

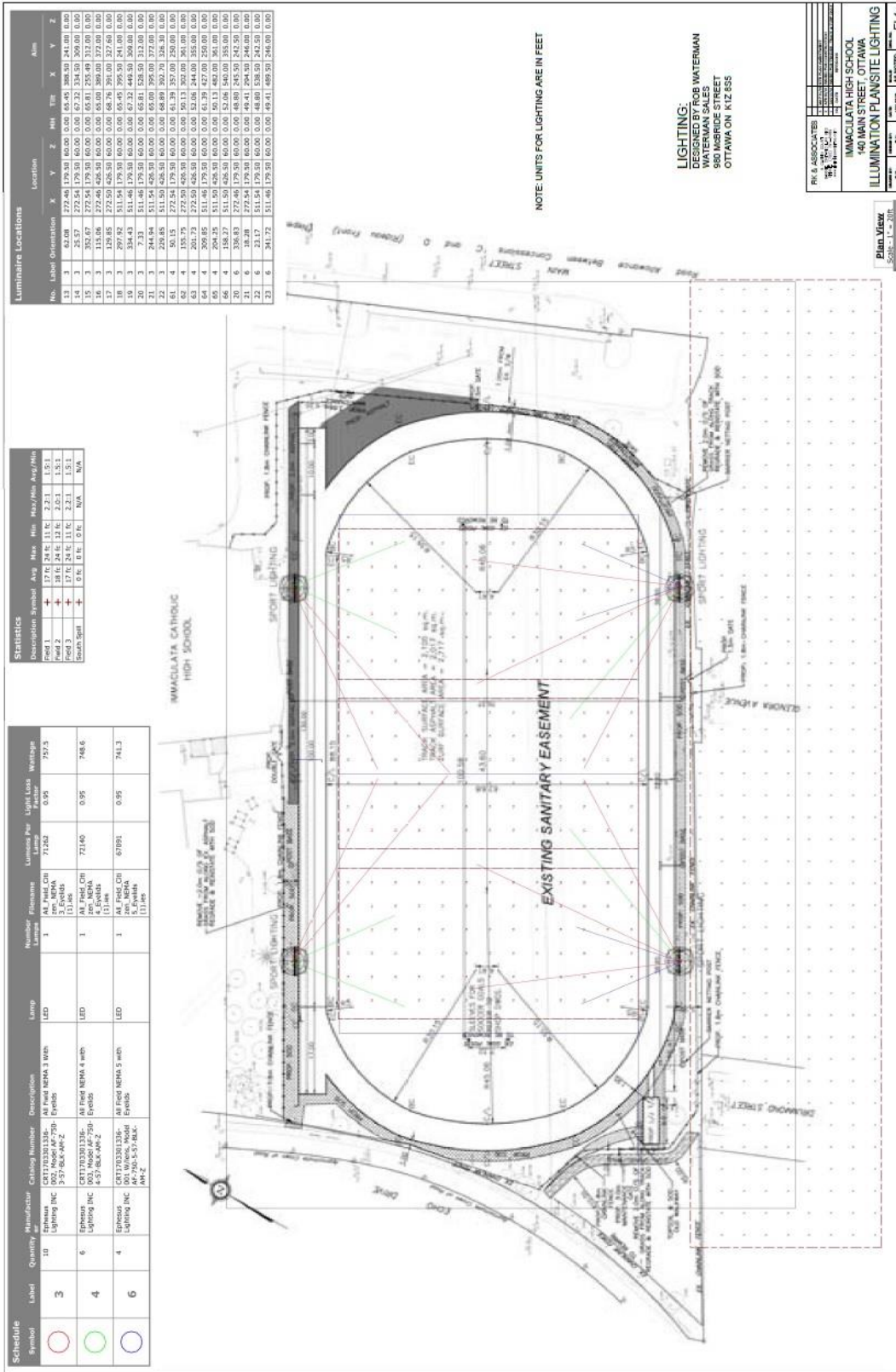


		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-18-0088	18-0755-B	 140 rue Main Street	
I:\CO\2018\SiteMain_140			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small>			
<small>©Les données de parcelles appartient à Teranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>		 <small>NOT TO SCALE</small>	
REVISION / RÉVISION - 2018 /06 / 06			

Document 2 – Proposed Landscape Plan



Document 3 – Proposed Site Lighting Plan



Document 4 – Conditions of Approval

1. Amending Agreement

The owner shall enter into a standard amending site development agreement consisting of the following conditions. In the event the owner fails to enter into such agreement within one year, this approval shall lapse.

All plans and conditions previously approved and registered as agreement #N666318 on July 26, 1993 shall otherwise continue to apply.

2. Reinstatement of City Property

The owner(s) shall reinstate at its expense, to the satisfaction of the General Manager, Planning, Infrastructure, and Economic Development Department, any property of the City, including, but not limited to, sidewalks and curbs, boulevards, that are damaged as a result of the subject development.

3. Construction Fencing

The owner(s) shall be required to install construction fencing at its expense, in such a location as may be determined by the General Manager, Planning, Infrastructure, and Economic Development Department.

Special Conditions

4. Lighting

The owner's engineer shall ensure that the design measures indicated in the Report on Lighting Design have met the objectives of the proposed lighting design by providing confirmation with measured lighting readings of the final build of the lighting system to confirm the intended lighting targets have been met.

5. Permitted Hours of Operation

The owner acknowledges and agrees that the light standards serving the sports field shall be turned off at no later than 9:00 PM every Sunday through Thursday, and no later than 10:00 p.m. every Friday and Saturday. The owner further agrees that no activity take place on the sports field prior to 9:00 a.m. every Saturday and Sunday.

Document 5 – List of Approved Plans and Reports

1. Landscape Plan, Drawing L1, prepared by RK and Associates, dated Jan 10/18, revision 3 dated May 31/18.
2. Coloured/Demonstration Landscape Plan, Drawing L2, prepared by RK and Associates, dated Jan 10/18, revision 3 dated May 31/18.
3. Grading and Drainage Plan, Drawing C1, prepared by BaseTech Consulting Inc., dated Jan 10/18, revision 3 dated May 31/18.
4. Illumination Plan/Site Lighting, Drawing EL1, prepared by RK and Associates, dated Jan 10/18, revision 3 dated May 31/18.

And as detailed in the following report(s):

1. Report on Lighting Design, prepared by Waterman Sales Ltd., dated June 12, 2018.

Document 6 – Summary of Public Comments

Comments were received from 39 residents in response to the circulation of the Site Plan Control application, the majority of which expressed concerns with and/or were in opposition to the proposed changes. A summary of the primary concerns expressed in the comments received, as well as staff responses to these comments, are below.

- Concern regarding the potential loss of public use of the field, and/or that the sports field should not be used for commercial operations.
- Alternatively, there should be specific hours when the field is made open for general use.

Response

The purpose of this application is specifically to amend the existing Site Plan Control Agreement to modify the surface used for the existing sports field and to add additional site lighting around the field. There are no restrictions or regulations with respect to who can or cannot use the sports field.

The existing sports field, as an ancillary use to the Immaculata High School, is a permitted use within the I1A – Minor Institutional Zone of the City of Ottawa Zoning By-law. This zone also includes recreational and athletic facilities as a permitted use, which would allow the operation of such a facility independent of the high school use.

Neither the City of Ottawa Zoning By-law, nor the existing Site Plan Control Agreement, regulate who is permitted to use the sports field on-site, nor the organizational structure of who is responsible for operating the field.

- Vegetation (trees and shrubs) should be increased on the site, particularly to the south of the sports field towards neighbouring properties, in order to reduce the potential impacts of noise and lighting from the sports field.

Response

The planting of additional trees and shrubs is being included in the proposed landscape plan. These trees and shrubs will be concentrated along the southern boundary of the site where no such vegetation exists. The revised landscape plan including these plantings would form part of the subject approval.

- Concerns relating to the use of artificial turf on the sports field, in particular in relation to the potential for artificial turf to create a “heat island” effect, resulting in

increased air temperatures in proximity to the field. Preference that the field should be comprised of grass/sod.

Response

There are no City regulations that restrict the permitted type of landscaping or materials used on a sports field.

- The operation of the field should be limited to no later than 8:30 p.m. on weeknights and 9pm on weekends. Some residents also requested that operation start no earlier than 10 a.m. on weekend mornings.

Response

Staff are of the opinion that requiring the operation to be limited to 9 p.m. on weekday nights and between 9 a.m. and 10 p.m. on weekend nights, as expressed in the site lighting conditions, will be appropriate for the site, given its immediate proximity to existing low-density housing. It is noted that, as part of the conditions of approval, the lighting for the field will be required to be turned off at those times, preventing further use of this space beyond those hours.