

MINUTES

REGULAR COUNCIL MEETING

CITY OF KANATA

TUESDAY, AUGUST 1, 2000

7:00 p.m. Council Chambers

PRESENT

M. Nicholds	Mayor
R. Rutkowski	Councillor
P. Cripps	Councillor

ABSENT

S.E. McKee	Councillor (On Vacation)
L. Mitchell	Councillor (On Course)

STAFF

R. Ottenhof	Deputy City Manager/City Treasurer
G. Kemp	Director, Protective Services/Fire Chief
B. Arthur	Director of Public Works/City Engineer
D. Robertson-Palmer	Manager, Community & Recreation
K. Foulds	Manager, Planning Unit
M. Boughton	Planner, Planning and Development
R. MacInnis	Planner, Planning and Development
L. Donaldson	Acting City Clerk
P. Hall	Acting Administrative Officer

The meeting was called to order at 7:00 p.m.

- **PRAYER**

Mayor Nicholds opened the meeting with a prayer.

- **ADDITIONS/DELETIONS**

259. MOVED by R. Rutkowski and SECONDED by P. Cripps

THAT the Rules of Procedure be waived to permit the following additions/deletions to this evening's Agenda:

ADD: UNDER MOTIONS FOR DIRECTION

L.4 Correspondence from the Ottawa Transition Board dated July 21, 2000 regarding "Retirement" of Existing Municipal Identifiers

CARRIED

- **DECLARATIONS OF INTEREST**

A. **QUESTION PERIOD - 5 MINUTES**

B. **CONFIRMATION OF MINUTES**

260. MOVED by R. Rutkowski and SECONDED by P. Cripps

THAT the minutes of the Regular Council meeting of July 18, 2000, be adopted.

CARRIED

C. RATIFICATION OF DECISIONS

261. MOVED by P. Cripps and SECONDED by R. Rutkowski

THAT the decisions taken in the Committee of the Whole meeting of July 18, 2000, be adopted.

CARRIED

D. PRESENTATIONS/DEPUTATIONS

E. PUBLIC MEETINGS

1. PUBLIC MEETING, Amendment to Zoning By-law 132-93, to Permit a Maximum Building Height of 44.0 Metres, South of Terry Fox Drive and West of Hines Road, NorthTech Campus, Kanata North Business Park (Report 150-08-00)

Mr. Ken Foulds stated that if a person or public body that files an appeal to a decision of the City of Kanata in respect of the proposed amendment being heard at this meeting, does not make an oral submission at this public meeting or does not make written submissions to the City of Kanata before the proposed zoning by-law amendment is adopted, the Ontario Municipal Board may dismiss all or part of the appeal(s).

Using an overhead projector, Mr. Foulds gave a presentation on this report and was available to answer questions. Notice of this public meeting was published in the July 7th, 2000 edition of the Kanata Courier Standard.

Mr. Foulds stated that In May of this year Novatech Engineering, on behalf of Northtech Land Development Inc., made an application to the City for rezoning of a parcel of land in the area of the Kanata North Business Park, which lies to the west of March Road. He added that the parcel in question is approximately 60 hectares in size and constitutes a significant part of the Northtech Subdivision, 12 hectares of which is currently being developed in a number of forms including Cisco, etc. He then described the details and purpose of the rezoning request which were two fold. He then described the rationalization behind the height request, which was partly based on a more efficient utilization of land supply which is becoming quite constrained in Kanata. Secondly he went only to discuss the foreplate separations in current hightech buildings, which, because of the demand for larger floor to floor separation due to the cooling requirements for equipment, take a greater height to have the same number of floors. Mr. Foulds stated that one of the other impacts that was looked at was shadowcast, and whether taller buildings have the impact of casting shadows on the neighbours. He added that the applicant provided significant evidence in this regard to address this issue and it was determined that the shadowcast impact would be very modest within the business park. Mr. Foulds stated that this would provide an opportunity, in this portion of the business park, to provide a variety in the built landscape. He then went on to discuss another important part of the

rationale which was the determination of the impact of the additional space on the infrastructure capabilities of the park. He stated that it was felt that all the impacts could generally be met within the provisions of planned infrastructure for the park, and it was therefore determined that the planned infrastructure could accommodate the increase in employment. Mr. Foulds went on to describe some of the concerns regarding this application besides the shadowcasting, which are the visual environment and the impact on the communities. He stated that staff have suggested a setback buffer where the business park abuts the residential area, at both the north and south ends of the park, which would require a stepback provision where the height would be maintained at its current level. Mr. Foulds then went on to describe and illustrate the step effect which is being proposed for this application and he stated that, based on this stepback principle, staff are prepared to support the height increase in the core area. He went on to describe the other part of the rezoning by-law request concerning the small parcel of land. He stated that staff have consulted with the community on this application and have received significant feedback, including a couple of letters received recently which were given to Council before the presentation tonight. He stated that the majority of the letters received from residents in the South March community specified their concerns with the proposed height increase of the building and the proximity to their community, as well as, the potential of starring into fairly large office towers directly across Terry Fox Drive. He stated that they believe that the staff approach of the stepback principle responds to the concerns of the community and still maintains our current planning principles.

Mayor Nicholds declared the Public Meeting OPEN.

Tracey Hagyard, President of the South March Kanata Community Association stated that they are very concerned about the proposed height increase. She stated that comments from residents had been requested and many were received, both by phone calls and by letters. She added that the concerns are under three headings, the first being developmental - they were concerned about where this would end, how many towers of 10 storeys would there be, and whether it would go higher. She stated that she, and two members of the Community Association Planning Committee, Diane Spencer and Ed Halobowich met with the planner, Wayne Morris, regarding their concerns. Ms. Hagyard stated that they came to the realization that it would be very difficult to ask staff to recommend that this height increase not be permitted, therefore, a compromise was reached, which, she stated, was discussed by Mr. Foulds tonight. She stated that they were also concerned about what the block of towers will look like for the residents and whether it would spoil the quality of life. They also have environmental concerns regarding the Monk Park Trail and other environmentally sensitive areas and, for this reason, they were asking Council to put in the conditions of this application that any development would take into account the animal habitat, the trails, and the quality of life we have come to respect and appreciate in this area. Ms. Hagyard stated that they did appreciate that they cannot stop development and, in fact, they do welcome it and want it, but that there needs to be a compromise and agreement between developers and residents.

Mr. Murray Chown, Senior Planner, Novatech Engineering stated that he was appearing on behalf of Northtech Development Inc., the applicants. He stated that he was surprised that there was not more people speaking. He stated that he wanted to respond to comments by the South March Community Association and also to speak to the staff report. Mr. Chown stated that they certainly support staff's recommendations, as related to the request to increase the permitted height on the bulk of the lands in the

Northtech Business Park. He then referred to attachment 2 of the report, which was put on the overhead screen, and stated that their application, covered all the holdings of Northtech Land Developments Inc. He added that staff have presented the recommendation that they support the increase in height of the bulk of the business park with the exception of two parcels of land, one adjacent to Terry Fox Drive and one adjacent to the future extension of Solandt Road at the south end of the park. He talked about the principle of stepping back the height from Terry Fox Drive to the Core of the community and referred to the letter from the South March Community Association, mentioning in particular the visuals and esthetics and what they were requesting. He stated that in reviewing these comments and the staff report, their client has suggested another solution and that is that rather than limiting the height in the area shown on the attachment to 21.5m and then allowing an increase beyond the dotted line to 44m, step it back so you do not get to the tall buildings until you are approximately 50 metres back from Terry Fox Drive. He then handed out to Council and described a suggested modification to subparagraph (ii) of the subject by-law, which also included an amendment to Schedule "A", reflecting the above proposal. He then discussed the concerns about the impact on environmental areas in the vicinity of this development, which he stated have been dealt with directly through the subdivision process. He stated that his client is responsible for providing additional connections to that pathway system and they were taking every step necessary to maintain, protect and preserve the trail system for now and for the future. Mr. Chown went on to say that, in terms of the scale and massing of development that may occur, one of the things that happens when you go up when building is you create more space between buildings which also creates opportunities for more landscaping, open space and recreational space. He stated that it would provide more opportunities to accommodate the hightech community and they are working hard to participate and accommodate this growth.

Paul Shadbolt, a resident of Morgan's Grant, backing onto Terry Fox, stated that he has written a letter regarding this application, which is included in Council's package, supporting staff's recommendation. He added that upon hearing further consideration being put forth by the developer, he could appreciate where they are coming from, however he felt the stepping should be starting lower than the 5th storey. He then gave comparisons to other areas in Kanata regarding building heights and setbacks and he felt it was an advantage to the residents that back on to the area to have more than 50m. He stated that he agrees with the stepping philosophy, however, he was concerned about where it starts and how quickly it goes up. He spoke about Mr. Chown's comment about going taller, as compared to squatness and the comments made about parking requirements. He added that he felt the current setback that exists in Briarbrook to the hightech buildings that are there is reasonable and appears to be about 150m.

Steve Roberts, resident at 65 Allenby Road, stated that he also will be facing this development. He stated that when he first heard about this development, he tried to imagine a building this size and to figure out the angle and perspective and he did not want to be in some kind of shadow. He then gave his calculations on this building height and how it would cast a shadow on his residence and he also spoke about his comfort level for looking at a building and felt a setback of 226m would be far more comfortable for viewing a 44 metre building. He did favour the stepping program as long as it was kept under some elevation as viewed from Terry Fox and he wanted to put this forth for consideration. Linda Wilson, resident of Allenby Road, backing onto Terry Fox, stated that she agreed with the staff's proposal, however, she also agrees with Dr. Shadbolt, that moving the buildings forward would be too close for her comfort level. She stated that the step plan sounds like a good compromise, and she

agreed that the space between the road and where the buildings start seems to be too close, maybe 100m would be better.

Bev Dewan, resident of Allenby Road, stated that she supports what Paul Shadbolt and the Community Association have said, and she would like to see a minimum of 156 meters, as she faces this development and was not aware this could happen when she purchased her property. Helen Tuczko, resident of Allenby Road, backing on Terry Fox, stated that she supports what Paul Shadbolt has said. She said she bought her property about 11 years ago with the understanding that this area would be low light industrial and that she specifically looked for a house with a southern exposure which they now have and they do not want to lose their sun. She added that she was a little surprised by this application and felt that 50m was not enough, maybe 150m would be ok, however, 200m would be even better. Barney Baker, resident of 47 Allenby Road, stated that the thought of a building this size did not agree with him. He added that if it was set way back in accordance with the wishes of the neighbourhood, as progress has to go on and growth is a necessity for the community, we will have to deal with that.

There being no further comments from the public, Mayor Nicholds declared the Public Meeting CLOSED.

2. PUBLIC MEETING, Road Closing, Part of Goulbourn Forced Road, Described as Parts 2, 3, 4 and 5 on 4R-15776. Declaration as Surplus - Parts 2, 3 and 5 (Report 146-08-00)

This is a Public Meeting as required under the Municipal Act with respect to an application for a road closure.

Mr. Ken Foulds gave a presentation on this report and was available to answer questions. He stated that some time ago when Goulbourn Forced Road was realigned, a piece of land was originally held in this area for a potential continuation of Goulbourn Forced Road across Terry Fox Drive, however, with the realignment at that time this small corner piece became irrelevant in the scheme of things and now there is a need for the City to formally close this portion of Goulbourn Forced Road, which is legally described as Parts 2, 3, 4 and 5 on Plan 4R-15776, as shown in the staff report. Mr. Foulds then described the intended use for each of the 4 Parts. He stated that Minto was doing some work in this area of a residential nature and one piece would be given back to them in exchange for conveyance of this part 236 on Plan 4M-744. He stated that the purpose of tonight's meeting was firstly to close the road and that notification of the closing of the road, as required, was carried in four consecutive Kanata Courier Standards. He added that the second purpose of this meeting was to declare Parts 2, 3 and 5 as surplus, with the City retaining Part 4 and the appropriate bylaws are attached to the report for Council's consideration.

Mayor Nicholds declared the Public Meeting OPEN.

There being no comments from the public, Mayor Nicholds declared the Public Meeting CLOSED.

- **COMMITTEE OF THE WHOLE**

262. MOVED by P. Cripps and SECONDED by R. Rutkowski

THAT Council move into Committee of the Whole to deal with Special Committees, Reports of Municipal Officers and Notices of Motion.

CARRIED

Committee of the Whole Chairperson - Councillor R. Rutkowski**F. MATTERS TABLED/DEFERRED****G. SPECIAL COMMITTEES****REPORTS OF MUNICIPAL OFFICERS****H. REGULAR REPORT AGENDA**

1. 150-08-00 Public Meeting, Amendment to Zoning By-law 132-93, to Permit a Maximum Building Height of 44.0 Metres, South of Terry Fox Drive and West of Hines Road, NorthTech Campus, Kanata North Business Park

A public meeting on this report was held earlier in the meeting. Mr. Ken Foulds was available to answer questions on this report.

Mayor Nicholds asked Mr. Foulds to expand on why staff are recommending 156m. Mr. Foulds referred back to Attachment 2 of the staff report and stated that the suggestion of the setback is not an accident in terms of its delineation and the staff report goes into some detail about the parity with the business park on the east side of March Road. He stated that if we looked at extending the line through to the other side of the business park, there is a strip where there are no buildings in that setback that meet that criteria. He added that it may be helpful for Council to understand how building height has been addressed in other parts of the Kanata North Business Park. Mr. Foulds stated that the applicant is aware that Kanata Research Park has requested relief from the same provision of the zoning by-law, but has done so on a site specific and case by case basis in that area of the park. He stated that those height exemptions have been requested primarily for the four tower blocks, the hotel, and for the site at 411 Legget Drive and he demonstrated their location on the overhead slide. He also stated that in terms of existing provisions, there are no allowances for building heights to exceed the 21.5m maximum in this other portion of the park which also abuts residential lands. Therefore, he stated, it was important to be consistent in both areas of the park, which would equate to a 156m setback in the subject location.

Councillor Cripps stated that in the Kanata Research Park she had not seen any residences close to those exemptions that we made in the park as far as the taller buildings, nothing within that close range. Mr. Foulds responded that the other side of the business park presents a different scenario - not all of that area has been fully developed, but in terms of the boundary, Terry Fox actually follows into the business park lands on that side of the road. He added that the business park development which has occurred in that north section is of a low scale nature and if we had received an application from Kanata Research Park for increased height in those areas, we would have the same concerns.

Councillor Cripps asked Mr. Foulds what staff's opinion was on Mr. Chown's proposal regarding the stepping proposal. Mr. Foulds responded that what the applicant's agent has proposed is common, certainly in more urban forms, traditionally it is not normally seen abutting residences. He

added that the difference here is the opportunity to do 44 metres within 50m of the right-of-way as opposed to 156m, which is proposed, and this would allow an additional 100m strip of development which would give the potential to double the floor space. Mr. Foulds stated that based on staff comments, from an Engineering point of view, we would have to have another look at capacities to confirm that those were still viable. He stated that there is some issues with relation to visual impact, because there is a difference between 50m and 150m.

Councillor Cripps asked about the traffic impact of this proposal, and asked what the residents might do to encourage or put pressure on getting the 417 expanded sooner because of the traffic impact. Mr. Foulds responded that, as council is aware, when you experience the type of growth Kanata is experiencing, the ability to keep pace is a challenge. He added that staff have indicated in the report, the intended job creation potential which could be handled through completion of Terry Fox. He added that the formal completion of the Environmental Assessment and report will be posted for public consideration this fall. He stated that with the form and scale of growth that we anticipate in this part of the city, the need for that connection is paramount. Mr. Foulds stated that we are hoping to see some further report on this from Regional staff this Friday when it becomes public.

Councillor Rutkowski asked if there had been any discussion on this gradual approach and the way it would affect shadows and the elimination of the sun on the properties of these residents across the street, and where we can start so that the sunrise and sunset on these residents' properties will not be affected. Mr. Chown responded that his client had retained the services of Daley Ferraro Associates to complete a sun shadow study in support of this application and using an overhead slide showed the shadowing effect of the proposed 44m building on June 21st at 7:00 a.m. and 9:00 a.m. with a 30 m setback from Terry Fox Drive and he demonstrated that no shadows would be cast on the back yards of residences on Allenby Road. However, in the Winter months, either a building of 21.5m or 44m would have shadows across Terry Fox to the backyards of these residences. Mr. Foulds illustrated the winter shadowing slides for comparison purposes and he stated that the modeling was done on the basis of either having the existing height limitation within that rigid 30m setback for a 44m building and he did not believe that the modeling was done for the stepped approach. Mr. Chown then explained the winter slides and gave an explanation of their description and stated that the difference was not significant for the two buildings. Councillor Rutkowski then asked whether it was correct that the 21m building would just reach backyards, and the 44m building would put residences into shadow. Councillor Rutkowski asked if the proponents could build a 21m building within 12m of the road. Mr. Foulds stated that they could.

Mayor Nicholds stated that she appreciated the proponent's efforts to come up with a further compromise, but Council should still be concerned that the stepping still creates additional height. She stated that she will be supporting staff recommendations. She stated that she shared the concerns of the residents and she felt that staff have put forward a solid rationale behind their recommendation for 156m. Concerning issues raised tonight about the esthetics and appearance of the building, she wanted to assure residents that the development in the Kanata North Business Park has always been of a very high quality. Communities in Bloom judges commented on high quality of the appearance of the business park. Mayor Nicholds stated that the environmental concerns have been addressed and staff will be looking very carefully, through the subdivision process, at the Monk Trail and she spoke about the Community Association's concern about surface parking and that higher

buildings might be more positive. She added that more density will create a better case to get Terry Fox through and would provide a more compelling case as development increases. She also went on to say that this was consistent with the approach elsewhere in the City and that she would not support any amendments to this report, but would be supporting staff's recommendations.

Councillor Cripps stated that she will be supporting staff's recommendations tonight and that she does not want to consider anything smaller than 50m. She stated that she would support the 156m setback which should give the residents a certain comfort level and will allow growth to continue. She stated that she echoed the Mayor's comments re completion of Terry Fox Drive.

Councillor Rutkowski stated that he was not comfortable supporting the staff recommendation this evening, and he felt that the residents should continue this discussion. He stated that his main concern was that the residents should not have shadows in their backyards. Councillor Rutkowski stated that he was going to put a motion on the floor to defer this report based on the fact that he felt that staff and the proponent should get back together again to discuss this issue.

MOVED by Mayor Nicholds

THAT the By-law which forms Attached No. 6 to City Manager's Report No 150-08-00, being an Amendment to Zoning By-law 132-93, as it relates to part of Lots 8 and 9, Concession 3, formerly in the Township of March, now in the City of Kanata, generally located south of Terry Fox Drive east of Hines Road and adjacent the Ontario Hydro Corridor, in the Kanata North Business Park, be listed for adoption on the agenda of the 1st of August, 2000 meeting of Council.

CARRIED
(on a later recorded vote)

Councillor Rutkowski passed the chair to Councillor Cripps

MOVED by R. Rutkowski

THAT this report be deferred

LOST

Councillor Rutkowski resumed the chair and requested a recorded vote on the main motion.

The following recorded vote was then taken on the main motion, and the main motion CARRIED.

RECORDED VOTE

<u>NAME OF MEMBER OF COUNCIL</u>	<u>YEAS</u>	<u>NAYS</u>
Mayor Nicholds	X	
Councillor Cripps	X	
Councillor Rutkowski		X

CARRIED 2 TO 1

- 149-08-00 Alekona Ventures Limited, Site Plan Approval for Conversion of Existing Industrial Space to Office Use with an

Additional 1241.73m² of Floor Space Within an Existing Building, 232 Herzberg Road, Kanata North Business Park

Ms. MacInnis gave a presentation on this report and was available to answer questions. Tracey Hagyard, President of the South March Community Association stated that they support staff's recommendations.

MOVED by Mayor Nicholds

- A. That the site plan application filed on June 1, 2000 by George Nichols, Architect Inc. on behalf of Alekona Ventures Limited requesting the renovation of an existing 1601.61 m² industrial building to add a 1241.73 m² second floor (mezzanine) and convert the building to office uses at 232 Herzberg Road in the Kanata North Business Park, legally known as Part 1, RP 5R-10109, Part of Lot 6, Concession 4, be approved subject to the following conditions:
1. That the Owner shall enter into a Site Plan Agreement with the City of Kanata and that the Standard Conditions of Site Plan Approval as outlined in Parts A and C of City Managers Report # 93-05-97, dated May 13, 1997 shall apply.
 2. That the Owner shall revise all required plans to the satisfaction of the Director of Planning and Development Services.
 3. That the Owner shall submit all fees, securities, and a certificate of insurance as determined by the Director of Planning and Development Services.
- B. That the following special conditions pertaining to the proposed development outlined in Recommendation A to CM Report 149-08-00 be included in the Site Plan Agreement between Alekona Ventures Limited and the City of Kanata:
1. That the owner agrees to prepare and implement a Stormwater Site Management Plan to the satisfaction of the local municipality, RMOC, and CA. Such Site Management Plan shall be in accordance with Stormwater Best Management Practices.
 2. That the owner agrees to prepare and implement an erosion control plan to the satisfaction of the local municipality, appropriate to the site conditions, prior to undertaking any site alterations (filling, grading, removal of vegetation, etc.) and during all phases of site preparation and construction in accordance with the current Best Management Practices for Erosion and Sediment Control.
 3. That the owner agrees to monitor water quality and quantity of the stormwater facility per the MOE Certificate of Approval requirements and as outlined in the Site Management Plan to the satisfaction of the local municipality/RMOC/CA as required. The monitoring strategy should incorporate details of location of the sampling, type of sampling, frequency and a parameter list consistent with the needs of the receiving aquatic environment. Tests shall be completed by an independent and approved laboratory and the results shall be made available in an approved format and timing acceptable to the local municipality/RMOC/CA as required.
 4. That the owner shall design and construct, at no cost to the local municipality/Region, a monitoring facility(ies) and vehicular access to the satisfaction of the local municipality/RMOC.

5. That in accordance with the Regional Regulatory Code, all existing services that will not be utilized, shall be capped at the watermain by the Region. The owner shall be responsible for all applicable costs.
6. That the owner may be required to undertake an engineering analysis certified by a professional engineer, to ensure that the water supply meets municipal/regional standards as the fire flow records indicate a flow of approximately 3400 IGPM at 20 PSI from the hydrant located on Herzberg Road. This test was performed in September 1996 and reflects the conditions on the test date; however there may be variations in flow and pressure depending on the time of day.
7. That the Owner shall note that Ministry of Environment approval is required for the proposed on-site stormwater management facility to service this project. No construction of these works shall commence until the owner has secured a Certificate of Approval from the Ministry of Environment.
8. That the Owner shall be responsible for all costs associated with the relocation/protection of existing Kanata Hydro facilities which may be affected by construction within the area described by the application.
9. That the owner shall be responsible for all costs associated with the provision of electrical service to the addition and/or upgrade of existing electrical service should such be required. It is requested that the applicant contact Kanata Hydro Engineering Department to determine possible costs of servicing the property in the event that the existing electrical arrangement is unsuitable for the additional land.
10. Notwithstanding Condition E6 of Section E - Engineering Requirements of the Standard Site Plan Agreement, should the owner fail to provide the necessary site inspection and written report for works carried out within the City's road allowance, the City shall retain securities to a minimum \$5000 per road cut to be cashed at the discretion of the City Engineer for reinstatement of deficiencies occurring within a duration of 5 years from the date of the work being carried out. Securities will only be released to the owner after the five year period when there is no evidence of deterioration in the area disturbed.
11. That the owner acknowledges and agrees that due to the site's storm water runoff being discharged directly into the Kizell Drain, no excavation and re-construction works on the site are permitted to commence until the erosion and sedimentation, protection measures are approved and installed to the satisfaction of the City and any other approval agency and further that written authorization to commence is provided by the City.
12. That the owner submit all drawings to the City in an approved digitized format.
13. That the Architectural Design submission and exterior materials for the proposed building be approved as outlined in the City Manager's Report No. 149-08-00.

CARRIED

3. 135-08-00 Kanata Research Park Corporation, Site Plan Approval for a 1469m² Golf Course Maintenance Facility, West Side of Fourth Line Road, East of the Ottawa Central Railroad, March Rural Community
-

Ms. MacInnis gave a presentation on this report and was available to answer questions. Tracey Hagyard, President of the South March Community Association stated that they support staff's recommendations on this site. Mr. Murray Chown, Senior Planner, Novatech Engineering stated that they also support staff's recommendations in this report. Mr. Chown stated that the applicant was requesting two modifications to the conditions of this recommendation which were the deletion of the last sentence in Condition 7 and in Condition 23 a change from 3m to 2.7m for the golf cart pathways was requested. Mr. Foulds stated that they had no objection to these modifications.

MOVED by Councillor Cripps

- A. That the site plan application filed by Novatech Engineering Consulting Limited on behalf of Kanata Research Park Corporation requesting the development of a 1469 m², two storey maintenance facility on a 2.5 hectare parcel of land in the March Rural Community, legally known as Part 1 on Plan 4R-12931, Part of Lot 8, Concession 4, Township of March, now in the City of Kanata, be approved subject to the following conditions:
1. That the Owner shall enter into a Site Plan Agreement with the City of Kanata and that the Standard Conditions of Site Plan Approval as outlined in Parts A and C of City Managers Report # 93-05-97, dated May 13, 1997 shall apply.
 2. That the Owner shall revise all required plans to the satisfaction of the Director of Planning and Development Services.
 3. That the Owner shall submit all fees, securities, and a certificate of insurance as determined by the Director of Planning and Development Services.
- B. That the following special conditions pertaining to the proposed development outlined in Recommendation A to CM Report #135-08-00 be included in the Site Plan Agreement between Kanata Research Park Corporation and the City of Kanata:
1. That a "Composite Utility Drawing" be prepared and circulated to all pertinent utility companies for confirmation of their approval prior to the approval of the drawing by the City of Kanata.
 2. That the owner ensure that an adequate quantity and quality of groundwater exists on the site through the preparation of a hydrogeology study by a qualified hydrogeologist. This report shall address the suitability of the site to support a septic system and a well. Further, the owner should install the well in accordance with the study.
 3. That the owner shall obtain approval for the on-site sewage system from the Chief Building Official or its agent.
 4. That within five (5) years of approval of the septic system, the Region will evaluate the sanitary system for this site. At that time, if this area is serviced by the central system, the owner shall be required to connect with the central services (water and sanitary).

5. That the owner shall comply with the requirements of the Regional Regulatory Code (or its successor) at the time connections to the municipal water and sanitary are made.
6. That the owner agrees to prepare and implement an erosion and sediment control plan to the satisfaction of the City of Kanata, appropriate to the site conditions, prior to undertaking any site alterations (filling, grading, removal of vegetation, etc.) and during all phases of site preparation and construction in accordance with the current Best Management Practices for Erosion and Sediment Control.
7. That the owner agrees to prepare and implement a Stormwater Site Management Plan to the satisfaction of the local municipality in conformity with the recommendations made under the Shirley's Brook and Watt's Creek Subwatershed Study by Dillon Consulting. The contribution for central facilities should also be agreed upon between the owner, the City of Kanata and the Region.
8. That the owner prepare a stormwater design plan for the site. This report shall address stormwater quality and quantity and shall be cognizant of the recommendations contained in the report entitled "Stormwater Management Plan, Kanata Research Park" by Novatech Engineering Consultants Limited, dated April 2000.
9. That the owner agrees to implement the recommendations of the storm water management report.
10. That site lighting be directed downward so as to minimize spillage onto abutting properties and into the night sky in accordance with the principles established by the Royal Astronomical Society.
11. That the installation of any fuel tanks meet the Ministry of Consumer and Commercial Relations - Fuel Safety Branch requirements.
12. That the owner acknowledges that the Kanata Hydro Electric Commission will require the payment of funds to design the Electrical Distribution System and will further require the payment of funds prior to the purchase of any materials and prior to the installation of any part of the said system.
13. That the owner acknowledges that an Electrical Facilities Distribution Charge shall be assessed by the Commission, under the Development Charges Act, in an amount to be determined at the current Kanata Hydro rate in effect at the time of actual construction. The assessment shall be dependent upon the service entrance capacity requested by the applicant.
14. That the owner be responsible for the conveyance of easements over the lands to be occupied by the Commission's facilities which are required to supply electrical service to the proposed building.
15. That the owner shall be responsible for all costs associated with the relocation/protection of existing Kanata Hydro facilities which may be affected by the construction of the development.
16. That the owner shall register on title, at their cost, all necessary easements for the provision and protection of Roger's service.
17. That the owner will be responsible for the relocation of Rogers

plant should it be necessary.

18. That the owner acknowledge that Fourth Line Road is to be re-aligned such that the portion of the road abutting this site will become a local road with the southern end of the road terminating at or before the railway crossing.
19. That the owner shall agree that issues relating to Fourth Line Road pertaining to this site which include, but are not limited to, the following: road widening; turning circles; road closing; upgrading of the road; etc., shall be addressed through the subdivision process.
20. That the owner agrees to conserve all existing vegetation and to remove only those trees deemed to be diseased or damaged so as to be a safety concern and, where possible, to relocate trees rather than remove them, all to the satisfaction and approval of the Director of Planning and Development Services.
21. Further, the owner agrees that any trees which are suitable for transplanting but, for whatever reason, are not required for the development of this site shall be transplanted to the golf course or another location to the approval of the Director of Planning and Development Services.
22. That the owner agrees that where chain link fencing is indicated, it shall conform City standards and shall not contain any barbed wire elements.
23. That the asphalt pathway intended for conveyance of golf carts over the land shall be at least 3 metres in width and shall not be constructed so as to interfere with the natural drainage of the site.
24. That the owner agrees to limit disturbance of the site to the minimum area required for the carrying out of the works associated with the construction of the building and service yard and to make good any disturbances to the satisfaction of the Director of Planning and Development Services Group.
25. With respect to condition 24, the owner agrees to install boarding or protective fencing to the satisfaction of the Director of Planning and Development Services.
26. That the Architectural Design submission and exterior materials for the proposed building be approved as outlined in the City Manager's Report No.135-08-00.

CARRIED
(with the following amendment)

MOVED by P. Cripps

THAT the last sentence in Condition 7 be deleted and in Condition 23 the reference to the golf cart pathway width be changed from 3m to 2.7m.

CARRIED

The main motion was then voted on, as amended, and the main motion CARRIED.

4. 137-08-00 Approval of Terms of Reference for the Development of Regional Shopping Centre Design Guidelines and Appointment of Consultant
-

Mr. Michael Boughton gave a presentation on this report and was available to answer questions.

MOVED by Mayor Nicholds

1. THAT Council approve the Terms of Reference, as detailed in Attachment No. 2 to City Manager Report No. 137-08-00, for the development of architectural design guidelines for the Regional Shopping Centre lands within the Kanata Town Centre.
2. THAT Council approve the selection of Lloyd Phillips and Associates Ltd. To undertake the approved Terms of Reference at an upset limit of \$16,500, including GST, transferred from the Industrial Land Reserve Fund.
3. THAT Council authorize the Mayor and City Clerk to execute a formal Consulting Agreement with Lloyd Phillips and Associates Ltd. for completion of the approved Terms of Reference.

4. THAT Council direct staff to commence the work program immediately, as defined in the Terms of Reference, and report back to Council with the final draft of the guidelines upon completion of the work.

CARRIED
(on the following recorded vote)

RECORDED VOTE

<u>NAME OF MEMBER OF COUNCIL</u>	<u>YEAS</u>	<u>NAYS</u>
Mayor Nicholds	X	
Councillor Cripps	X	
Councillor Rutkowski		X

CARRIED 2 TO 1

I. CONSENT AGENDA ITEM

Councillor Rutkowski requested that Item I.6, on Skateboard Park Funding, be removed as a Consent Agenda Item for the purpose of discussion.

MOVED by P. Cripps

THAT the following Consent Agenda Item(s) be adopted by a consent motion:

- I.1 146-08-00 Public Meeting, Road Closing, Part of Goulbourn Forced Road, Described as Parts 2, 3, 4 and 5 on 4R-15776. Declaration as Surplus - Parts 2, 3 and 5

THAT the by-law forming Attachment #1 to Report 146-08-00, closing Parts 2, 3, 4 and 5 on Plan 4R-15776, be enacted by Council on August 1, 2000; and

THAT the by-law forming Attachment #2 to Report 146-08-00, declaring as surplus Parts 2, 3 and 5 on Plan 4R-15776, be enacted and passed by Council on August 1, 2000.

- I.2 152-08-00 Request from Ottawa Transition Board to Freeze the Issuance and Transfer of Taxicab Plate Assignee Licences for the Balance of 2000

THAT in response to a request from the Ottawa Transition Board:

1. City of Kanata Taxicab By-law 120-97, be amended to provide that, until December 31, 2000, taxicab plate assignee licenses shall not be transferable except from a deceased taxicab owner's business;
2. City Council resolve that any amendments to taxi regulations that may be contemplated by the City during the balance of this year shall be forwarded to the Ottawa Transition Board for comment prior to consideration by Council.

- I.3 153-08-00 Purchase of Seven Play Structures

THAT Council approve the acquisition of seven play structures (tender K00-048) from the lowest compliant bidder, Playground Planners, at their tendered price of \$112,374.55.

I.4 147-08-00 To Appoint Two Private Parking Control Officers for the Hazeldean Mall

1. THAT a By-law to amend Schedule "A" of By-law 4-92 by adding Mark A. Echlin, North Gower, Ontario; and Peter H. MacLean, Nepean, Ontario; as a Private Parking Control Officers for the Hazeldean Mall is hereby enacted by Council.

2. That report #147-08-00 be included onto tonight's list of reports to be ratified.

I.5 154-08-00 Request for Exemption to Pool and Fence By-law - 5 Goldridge Drive

THAT Council approve an exemption to By-law 104-89(8), permitting the property owner of 5 Goldridge Drive to erect a portion of the rear yard fence at a height of 8.5 feet.

CARRIED

I.6 155-08-00 Skateboard Park Funding

MOVED by Mayor Nicholds

THAT Council close capital project 1996.35.3529, Houston Crescent Park construction, as this land has now been declared surplus. The current balance is \$7, 268.00 and the funds be directed to the Skateboard Park project 1998-72-3554.

THAT Council close capital project 1999.35.3512, Stonemeadow Park, as the development in this park is now complete. The current balance is \$5,590.00 and the funds be directed to the Skateboard Park project 1998-72-3554.

THAT Council approve additional funding for the Skateboard Park from the Parkland Reserve Fund in the amount of \$7,127.87.

CARRIED

J. NOTICE OF MOTION

- COMMITTEE OF THE WHOLE RISES

MOVED by P. Cripps

THAT this Committee rise.

CARRIED

CORRESPONDENCE AND PETITIONS

K. REFERRALS

L. MOTIONS FOR DIRECTION

1. Resolution, Adopted June 13th, 2000, from the Corporation of the Town of Cobalt Regarding Reconsideration of Charging Municipalities Interest for

Late Payment of the Education Levy

263. MOVED by P. Cripps and SECONDED by R. Rutkowski

THAT the resolution, adopted June 13th, 2000, from the Corporation of the Town of Cobalt regarding reconsideration of charging municipalities interest for late payment of the education levy, receive Council's support.

CARRIED

2. Resolution, Adopted July 10th, 2000, from the Town of Ancaster Regarding Survival of the Ontario Cash Crop Producers through Agricorp
-

264. MOVED by P. Cripps and SECONDED by R. Rutkowski

THAT the resolution, adopted July 10th, 2000, from the Town of Ancaster regarding survival of the Ontario cash crop producers through Agricorp, be received and filed.

CARRIED

3. Correspondence from the Federation of Canadian Municipalities dated July 14, 2000 Regarding National Housing Policy Options Team
-

265. MOVED by P. Cripps and SECONDED by R. Rutkowski

THAT Correspondence from the Federation of Canadian Municipalities dated July 14, 2000 Regarding National Housing Policy Options Team, be given Council's support, in principle, however, no financial support is being given at this time.

CARRIED

4. Correspondence from the Ottawa Transition Board dated July 21, 2000 regarding "Retirement" of Existing Municipal Identifiers
-

266. MOVED by P. Cripps and SECONDED by R. Rutkowski

THAT Correspondence from the Ottawa Transition Board dated July 21, 2000 regarding "Retirement" of Existing Municipal Identifiers, be referred to the City Manager for response and Council to forward comments to City Manager for inclusion.

CARRIED

O. MOTION TO ADOPT DECISIONS/REPORTS & RELEVANT BY-LAWS

267. MOVED by P. Cripps and SECONDED by R. Rutkowski

THAT the following report(s) be adopted this evening:

1. 150-08-00 Public Meeting, Amendment to Zoning By-law 132-93, to

Permit a Maximum Building Height of 44.0 Metres, South of Terry Fox Drive and West of Hines Road, NorthTech Campus, Kanata North Business Park

2. 149-08-00 Alekona Ventures Limited, Site Plan Approval for Conversion of Existing Industrial Space to Office Use with an Additional 1241.73m² of Floor Space Within an Existing Building, 232 Herzberg Road, Kanata North Business Park
3. 135-08-00 Kanata Research Park Corporation, Site Plan Approval for a 1469m² Golf Course Maintenance Facility, West Side of Fourth Line Road, East of the Ottawa Central Railroad, March Rural Community
4. 137-08-00 Approval of Terms of Reference for the Development of Regional Shopping Centre Design Guidelines and Appointment of Consultant
5. 146-08-00 Public Meeting, Road Closing, Part of Goulbourn Forced Road, Described as Parts 2, 3, 4 and 5 on 4R-15776. Declaration as Surplus - Parts 2, 3 and 5
6. 152-08-00 Request from Ottawa Transition Board to Freeze the Issuance and Transfer of Taxicab Plate Assignee Licences for the Balance of 2000
7. 153-08-00 Purchase of Seven Play Structures
8. 147-08-00 To Appoint Two Private Parking Control Officers for the Hazeldean Mall
9. 154-08-00 Request for Exemption to Pool and Fence By-law - 5 Goldridge Crescent
10. 155-08-00 Skateboard Park Funding

CARRIED

Q. BY-LAWS

268. MOVED by P. Cripps and SECONDED by R. Rutkowski

THAT the following by-law(s) be and they are hereby ENACTED and PASSED:

1. By-law 100-00 Being a By-Law to Authorize the Temporary Closing of a Highway for a Recreational Purpose (Frank Finnigan Way, August 19 and 20, 2000)
2. By-law 101-00 Being a By-Law to Authorize the Temporary Closing of a Highway for a Recreational Purpose (Terence Matthews Cres. and Michael Cowpland Drive, August 12, 2000)
3. By-law 102-00 Being a By-Law to Authorize the Temporary Closing of a Highway for a Recreational Purpose (for the Graham Beasley Memorial 5K Roadrace, August 27, 2000)
4. By-law 103-00 Being a By-law to Dedicate a Road, Block 32 on Plan M-280, Being a 0.3 metre Reserve on Solandt Road, Kanata North Business Park

5. By-law 104-00 Being a By-law to Amend Zoning By-law 132-93 to Permit a Maximum Building Height of 44.0 Metres, South of Terry Fox Drive and West of Hines Road, North Tech Campus, Kanata North Business Park (Report 150-08-00 - August 1, 2000)
6. By-law 105-00 Being a By-law for a Road Closing, Part of Goulbourn Forced Road, Described as Parts 2, 3, 4, and 5 on 4R-15776 (Report 146-08-00 - August 1, 2000)
7. By-law 106-00 Being a By-law to Declare as Surplus Parts 2, 3 and 5 on 4R-15776 (Report 146-08-00 - August 1, 2000)
8. By-law 107-00 Being a By-law to Amend By-law 120-97 for the Licensing and Regulating of Taxicabs to Freeze the Issuance and Transfer of Taxicab Plate Assignee Licences for the Balance of 2000 (Report 152-08-00 - August 1, 2000)
9. By-law 108-00 Being a By-law to Appoint a Private Parking Control Officer for Hazeldean Mall (Peter H. MacLean, Nepean) (Report 147-08-00 - August 1, 2000)
10. By-law 109-00 Being a By-law to Appoint a Private Parking Control Officer for Hazeldean Mall (Mark A. Echlin, North Gower) (Report 147-08-00 - August 1, 2000)

CARRIED

R. CONFIRMATION

269. MOVED by P. Cripps and SECONDED by R. Rutkowski

THAT By-law No. 110-00 to confirm the proceedings of the Regular Council meeting of August 1, 2000, be and it is hereby ENACTED and PASSED.

CARRIED

S. ADJOURNMENT

270. MOVED by R. Rutkowski and SECONDED by P. Cripps

THAT this Regular meeting of Council does now adjourn until Tuesday, August 22, 2000 at 7:00 p.m. in the Council Chambers.

CARRIED

The meeting adjourned at 9:00 p.m.

L. Donaldson, Acting City Clerk

M. Nicholds, Mayor