

Subject: Zoning By-Law Amendment - 788 River Road and an unaddressed parcel

File Number: ACS2023-PRE-PS-0058

Report to Planning and Housing Committee on 7 June 2023

and Council 14 June 2023

**Submitted on May 25, 2023 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

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Ward: Riverside South-Findlay Creek (22)

**Objet :Modification du Règlement de zonage – 788, chemin River et parcelle sans
adresse**

Dossier : ACS2023-PRE-PS-0058

Rapport au Comité de la planification et du logement

le 7 juin 2023

et au Conseil le 14 juin 2023

**Soumis le 25 mai 2023 par Derrick Moodie, Directeur, Services de la planification,
Direction générale de la planification, des biens immobiliers et du développement
économique**

**Personne ressource : Tracey Scaramozzino, Urbaniste II, Examen des demandes
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Quartier: Riverside-Sud-Findlay Creek (22)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 788 River Road and an unaddressed parcel, as shown in Document 1, from R1WW and DR zones to R3Z and O1 zones to permit the development of a subdivision with two new roads and 54 residential dwellings, as detailed in Document 2.
2. That Planning and Housing 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 Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* ‘Explanation Requirements’ at the City Council Meeting of June 14, 2023 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 la planification et du logement recommande au Conseil d’approuver une modification du *Règlement de zonage* (n° 2008-250) pour faire passer la désignation de zonage du 788, chemin River et d’une parcelle sans adresse, comme le montre le document 1, de zones R1WW et DR à zones R3Z et O1 afin d’autoriser l’aménagement d’un lotissement comprenant 2 nouvelles routes et 54 habitations, comme il est indiqué dans le document 2.
2. Que le Comité de la planification et du logement accepte que la section du présent rapport sur les 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 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 de la *Loi sur l’aménagement du territoire*, à la réunion du Conseil municipal prévue le 14 juin 2023 », à 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

788 River Road

Owner

Nicolls Island Holdings Inc.

Applicant

Evan Garfinkel Regional Group

Architect

n/a

Description of site and surroundings

The property is located on the west side of River Road, halfway between Earl Armstrong Road and Rideau Road. The addressed parcel of 788 River Road is developed with a detached dwelling and the unaddressed parcel is vacant. To the west of the property lies the RCMP campground along the Rideau River. To the east of the property, across River Road, lies new residential developments and future development land. There are detached dwellings along River Road to the north and south of the subject lands.

Summary of the requested Zoning By-law Amendment proposal proposed development

The proposed subdivision involves the construction of two new roads and 54 residential units. The units include 27 detached dwellings (bungalows and two storeys) and 27 townhouses, as shown in Document 5.

Associated Application

The associated Draft Plan of Subdivision (D07-16-20-0022) was approved on May 24, 2023.

Summary of requested Zoning By-law amendment

The site of the detached dwelling is zoned Residential First Density Subzone WW (R1WW) which permits detached residential units. The associated vacant land is zoned Development Reserve (DR) which recognizes lands intended for future urban

development and permits a limited number of uses such as agricultural uses, detached dwellings and group homes.

The applicant proposes to rezone the properties to Residential Third Density, Subzone Z (R3Z) and Parks and Open Space Zone (O1) to facilitate the residential development.

The R3Z zone allows a mix of residential building forms ranging from detached to townhouse dwellings, as reflected in the proposed development.

DISCUSSION

Public consultation

A public consultation meeting for the Draft Plan of Subdivision was held on July 6, 2022, via Zoom. The applicant, property owner, City staff and former City Councillor were in attendance. Eight residents attended. Comments and responses are provided in the “Supporting Documents” section of this report.

Official Plan designation(s)

The property is designated as “Suburban Transect” in Schedule B of the Official Plan, which permits a wide range of residential forms, from low to mid-density development. The related transect policies recognize a suburban pattern of built form while supporting the development of 15-minute neighbourhoods, where essential services and amenities are located within proximity to existing neighbourhoods.

Other applicable policies and guidelines

Riverside South Community Design Plan

The Riverside South Community Design Plan aims to promote building better and smarter suburbs within the area. The Community design plan aims to support efficient land use patterns through the provisioning of various residential units, which includes detached and townhouse dwellings as proposed in this application.

Planning rationale

The proposal aligns with the Suburban Transect policies within the Official Plan, which permits a wide range of housing types. The proposed subdivision of low-rise residential units is in accordance with the Official Plan and follows the applicable guidelines outlined within the Riverside South Community Design Plan. The requested R3Z zone is appropriate for the proposed land use. Servicing is available for the site, and there is appropriate access for vehicles, cyclists and pedestrians. Environmental issues have been addressed with the proposed development being built outside of the floodplain and

outside of the 30-metre setback from the high-water mark. The environmentally constrained lands are being zoned to Parks and Open Space Zone (O1) and conveyed to the City. Some of the archaeological finds on the site have been properly removed, while others that are not within the development lands have been left in-situ as per requirements from the Ontario Ministry of Tourism and Culture.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

RURAL IMPLICATIONS

There are no rural implications.

COMMENTS BY THE WARD COUNCILLOR(S)

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

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

It has been confirmed that there is sufficient capacity in the existing water, wastewater and stormwater infrastructure systems to accommodate the proposed development. Assets acquired through development of these lands will add to City's inventory for operations and maintenance, as well as lifecycle renewal and replacement in the long term. The additional inventory will include a new local sanitary sewage pumping station. Facilities such as this require significant on-going operations and maintenance effort.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D07-16-20-0022) was not processed by the "On Time Decision Date" established for the processing of Zoning

By-law amendments due to the need to approve the related Draft Plan of Subdivision first.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Zoning Key Plan

Document 4 Consultation Details

Document 5 Draft Plan of Subdivision

CONCLUSION

The above proposal is supported by the Planning, Real Estate and Economic Development Department as it is consistent with the Provincial Policy Statement, meets applicable policies in the Official Plan and the Riverside South Community Design Plan. The requested zones are appropriate for the proposed development.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

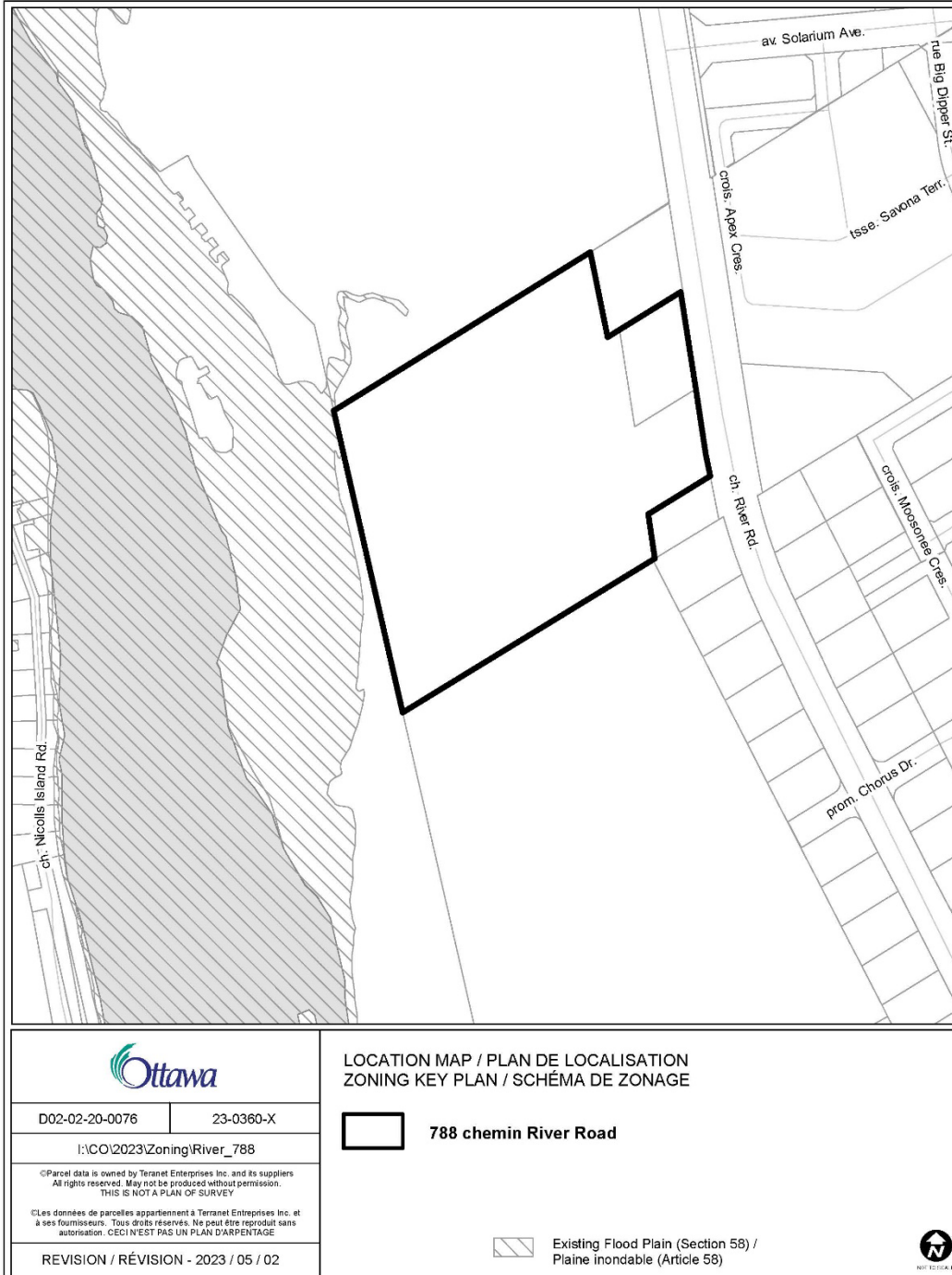
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Location Map

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

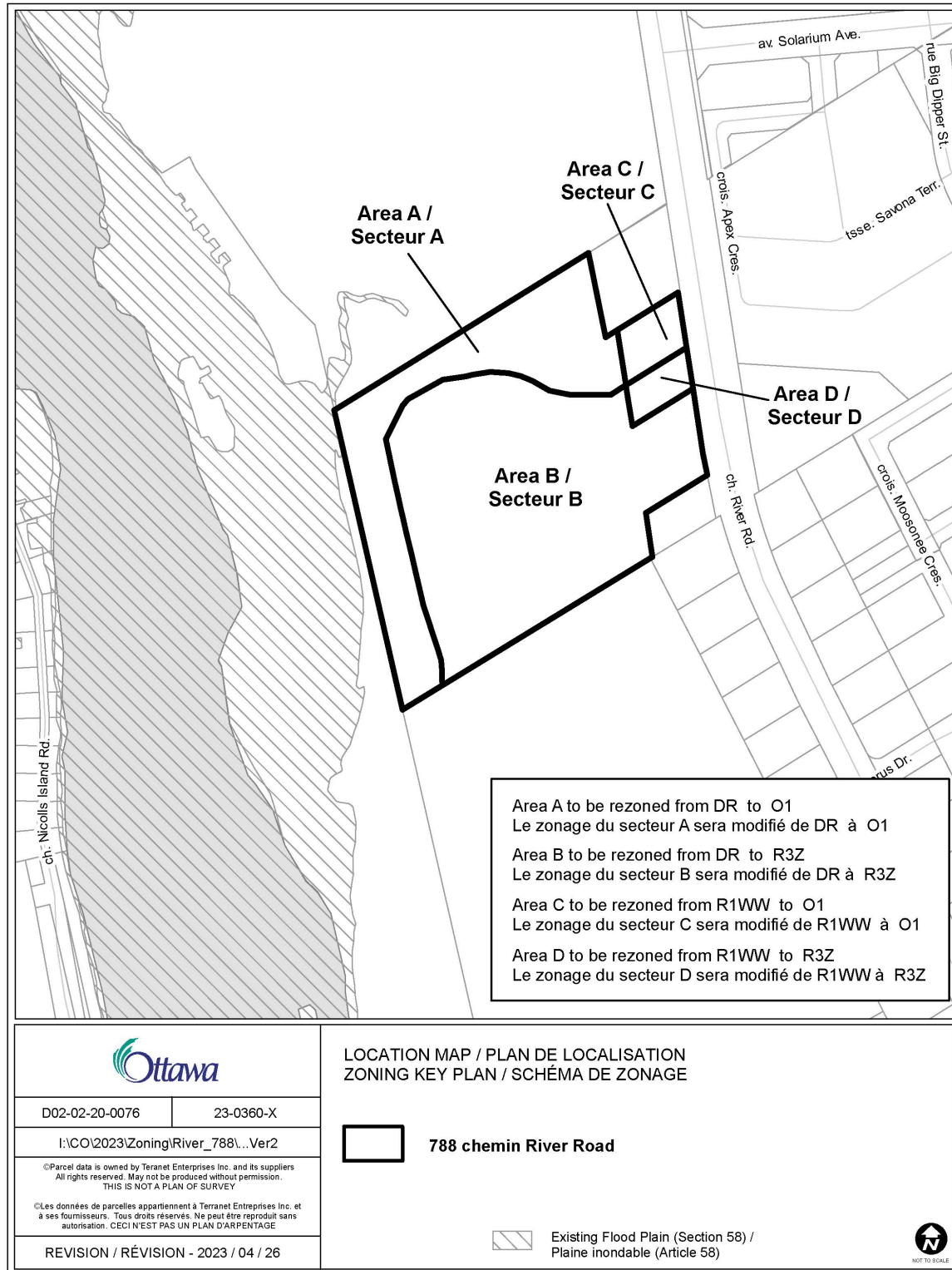


Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 788 River Road and an unaddressed parcel:

1. Rezone the lands, as shown in Document 3 and as follows:
 - a. Area A: from DR to O1
 - b. Area B: from DR to R3Z
 - c. Area C: from R1WW to O1
 - d. Area D: from R1WW to R3Z

Document 3 – Zoning Key Plan



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.

A public consultation meeting for the Draft Plan of Subdivision was held on July 6, 2022, via Zoom. The applicant, property owner, City staff and former City Councillor were in attendance. Eight residents attended. Comments and responses are as per below.

The attendees asked questions about the planning process, about the increase in traffic and the impact on the floodplain and ravine.

City staff clarified the planning process, explained that the proposed number of residential dwellings did not warrant a traffic study, that the floodplain was not going to be developed and that the protection of the ravine lands was a focus of this development with input from the Rideau Valley Conservation Authority.

