

Subject: Zoning By-law Amendment – 147 Langstaff Drive

File Number: ACS2023-PRE-PS-0069

Report to Agriculture and Rural Affairs Committee on 6 July 2023

and Council 12 July 2023

**Submitted on June 21, 2023 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

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Ward: West Carleton-March (5)

Objet : Modification du Règlement de zonage – 147, promenade Langstaff

Dossier : ACS2023-PRE-PS-0069

Rapport au Comité de l'agriculture et des affaires rurales

le 6 juillet 2023

et au Conseil le 12 juillet 2023

**Soumis le 21 juin 2023 par Derrick Moodie, Directeur, Services de la planification,
Direction générale de la planification, des biens immobiliers et du développement
économique**

**Personne-ressource : Sarah McCormick, Urbaniste II, Examen des demandes
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Quartier : West Carleton-March (5)

REPORT RECOMMENDATIONS

1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 147 Langstaff Drive, as shown in Document 1, to permit a residential subdivision, including one stormwater management block, a park block, 75 residential lots, and four low-rise apartment blocks as detailed in Document 2.
2. That Agriculture and Rural Affairs 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 July 12, 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 l'agriculture et des affaires rurales recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 visant le 147, promenade Langstaff, un bien-fonds illustré dans le document 1, afin de permettre un lotissement résidentiel comprenant un îlot de gestion des eaux pluviales, un parc, 75 lots résidentiels et quatre îlots d'immeubles résidentiels de faible hauteur, comme l'expose en détail le document 2.
2. Que le Comité de la planification et du logement approuve l'intégration de la section Détails de la consultation du rapport dans le cadre de la « brève explication » du Résumé des mémoires déposés par écrit et de vive voix, à rédiger par le Bureau du greffier municipal et à soumettre au Conseil municipal dans le rapport intitulé « Résumé des mémoires déposés par écrit et de vive voix par le public sur les questions assujetties aux "explications obligatoires" de la *Loi sur l'aménagement du territoire* à la réunion que tiendra le Conseil municipal le 12 juillet 2023 », sous réserve des mémoires qui seront déposés entre la publication de ce rapport et la date à laquelle le Conseil municipal rendra sa décision.

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

147 Langstaff Drive

Owner

Inverness Homes

Applicant

The Stirling Group

Description of site and surroundings

The subject property is located at 147 Langstaff Drive, in the Village of Carp. The property is located north of Donald B. Munro Drive and bound between Carp Road to the west and Langstaff Drive to the east; vehicular access is provided by means of Langstaff Drive.

Summary of proposed development

The subject lands have an area of approximately 8.5 hectares and will accommodate 75 residential townhouse lots, 4 low-rise apartment blocks (approximately 128 dwelling units), a park and stormwater management facilities within the ravine which bisects the property.

The Huntley Curling Club is located to the west of the site, with medical uses and the Huntley Centennial Public School located to the south/east. Village residential uses are located to the north of Langstaff Drive, and the Carp Village Core located to the south.

The development was subject to a draft plan of subdivision (D07-16-19-0034) application which was revised and re-circulated to add additional lands to the draft plan of subdivision. The draft plan of subdivision application was approved on March 28, 2023.

Summary of requested Zoning By-law amendment

An amendment to the Zoning By-law to permit the residential development is required as one of the conditions of the draft plan of subdivision approval which must be satisfied prior to registration of each phase of the subdivision.

The subject property is currently split zoned with the majority of the property zoned Village Residential Third Density subzone B (V3B), with smaller portions of the property zoned Village Residential First Density subzone N (V1N), Village Residential First Density subzone O (V1O), and Rural Institutional, subzone 4 (RI4).

The applicant is requesting to change Zoning By-law 2008-250 to accommodate the development of the subdivision by implementing the following zones on the subject property:

- Village Residential Third Density, subzone B, with rural exceptions (V3B [xxxr], V3B [yyyr]-h and V3B[zzzr]), to accommodate the residential townhouse lots;
- Village Residential Third Density Zone, subzone I, with rural exception (V3I[xxxr]-h) to accommodate the apartment blocks;
- Open Space Zone (O1), to accommodate the stormwater management facility, park and environmental components of the subdivision.

DISCUSSION

Public consultation

Public consultation and notification were undertaken in accordance with the Public Notification and Public Consultation Policy approved by Council for Zoning By-law amendments. No public meetings were held in the community in relation to the proposed Zoning By-law amendment application.

A total of 114 comments were received during the concurrent public circulation process for both the draft plan of subdivision and zoning by-law amendment application.

A public meeting was held on October 27, 2020, via Zoom in relation to the draft plan of Subdivision application.

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

Official Plan designation(s)

The subject property located within the Rural Transect and is identified as Village on Schedule B9 of the Official Plan. The Rural Transect area policies identify that development within Villages will be guided by secondary plans which will evolve Villages to become 15-minute neighbourhoods with vibrant core areas. The Rural Transect also establishes the allowance for higher densities within serviced Villages, for uses that integrate well with the natural environment, and encourages mobility and street connectivity and the connection of rural neighbourhoods with pathways and trails.

The Village designation also identifies that villages should be considered rural neighbourhoods that should evolve into 15-minute neighbourhoods. Distribution of land uses are dependent on the ability to support development on rural private services or on municipal services, where available. Permitted uses include, but are not limited to

residential uses, small-scale office, retail and commercial uses, parks, and institutional uses.

Other applicable policies and guidelines

The subject property is designated Village Residential 3, Village Greenspace and Village Park in the Village of Carp Secondary Plan.

The intent of the Village Residential 3 designation is to provide a range of housing opportunities to accommodate the housing needs of the community. This reserves area for high-density residential uses which includes low-rise apartment buildings as well as ground-oriented residential forms that are in close proximity to the Village Core, medical centre and close to services and activities in the village. The proposed zoning meets the intent of this designation by modifying the zoning of the property to permit townhouse and low-rise apartment buildings on the entirety of the property.

Areas of the property identified as Village Greenspace area proposed to be zoned Open Space. This is in keeping with the intent of the Secondary Plan designation which states that the Village Greenspace designation as areas of open space and other areas which may be used for pathway systems, drainage control area and preservation. The central ravine lands will accommodate stormwater management for the development and will bolster the pathway system within the Village by connecting pathways on the north side of Langstaff Drive through the subject property and into the Village core. Additional Open Space zoning is proposed on the property to accommodate the proposed park, pathway blocks, drainage blocks, and the western ravine hazard lands.

Lands designated Village Park formed part of the Huntley Curling Club lands. Prior to the adoption of the new Official Plan, a lot line adjustment was approved by the Committee of Adjustment (D08-01-22/B-00157) to add a portion of the curling club lands to 147 Langstaff Drive. While the Official Plan did not reflect this change with the adoption of the Village of Carp Secondary Plan, a modification to the designation is proposed through the anomaly report being presented to the Agricultural and Rural Affairs Committee on July 6th. With a modification to the designation from Village Park to Village Residential 3, the zoning recommendation to permit townhouse dwellings will meet the intent of the Secondary Plan.

Planning rationale

The proposed zoning by-law amendment application implements zoning to accommodate the development of a previously approved draft plan of subdivision.

The draft approved plan of subdivision includes a new park and enhances the pathway system within the Village of Carp. The implementation of the Open Space zoning for

these areas meets the intent of both the Official Plan and Village of Carp Secondary Plan which identify that development within Villages will be encouraged to grow as 15-minute communities. The proposed pathway system provides connection between existing pathways to the Village Core, also leading to creating a more vibrant village core.

The zoning of the draft approved subdivision meets the intent of the policies of Section 10 of the Official Plan related to the Protection of Health and Safety. The draft approval of the subdivision identified blocks of land associated with both the central and western ravine lands that encompass erosion hazard lands associated with slope stability management. Through the zoning proposed in this report, these blocks are recommended to be zoned as Open Space, ensuring that no development can occur within these erosion hazard limits of either ravine.

Residential zoning is proposed for the majority of the subject property. Various rural exceptions are proposed to ensure the recommendations of the supporting studies related to the draft plan of subdivision are implemented. All townhouse lots are proposed as Village Residential Third Density, subzone B (V3B), with three (3) rural exceptions proposed. Each rural exception contains the same zoning provisions related to lot area, minimum front, interior, corner and rear yard requirements, maximum lot coverage and minimum landscaped areas. The recommended minimum lot area requirement in this report reflects that, due to the irregular nature of the central ravine lands, the lot fabric of the draft approved subdivision has some lots which are smaller than the average. The proposed minimum lot area of 170 square metres, along with a reduced minimum landscaped area of 20 per cent for lots less than 200 square metres, will accommodate development on these smaller lots.

The need for additional V3B rural exceptions reflects recommendations of various approval technical studies associated with the draft plan of subdivision approval. The second V3B rural exception, V3B[yyyy], includes a provision that identifies a five metre "no touch" area along the rear of the properties. This implements the recommendations of the approved Environmental Impact Statement which identified a five metre tree conservation area. The additional provision identifies that no buildings, structures, or site alteration is permitted within this area.

The third V3B rural exception, V3B[zzzz]-h, identifies a hold on a number of townhouse blocks. Similarly, the zoning proposed for the apartment blocks V3I[xxxx]-h also includes a hold. The hold in both cases reflects, as identified in the Village of Carp Secondary Plan, that there are servicing capacity concerns within the Village. Prior to the hold being lifted, it must be demonstrated that sufficient servicing capacity is available for the proposed development. This ensures that, as per requirements of the Secondary Plan

and Section 4.7 of the Official Plan, that development occurs where sufficient water and sanitary capacity exist.

Staff note that minor amendments are proposed where zoning lines with adjacent properties did not correctly follow lot lines. This results in small areas being amended from Open Space (O1) and Village Mixed Use (VM) to Village Residential Third Density, Subzone B, rural exception (V3B[yyyr]) and from Village Mixed Use (VM) to Open Space (O1).

Provincial Policy Statement

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

RURAL IMPLICATIONS

The proposed Zoning By-law Amendment implements a draft approved plan of subdivision that will provide a range of housing options within the municipally serviced Village of Carp.

COMMENTS BY THE WARD COUNCILLOR(S)

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

ADVISORY COMMITTEE(S) COMMENTS

There are no accessibility impacts associated with this report.

LEGAL IMPLICATIONS

In the event the recommendations are adopted and the resulting zoning by-law is appealed to the Ontario Land Tribunal, it is expected that a three to five day hearing would be required. It is anticipated that the hearing could be conducted within staff resources. Should the application be refused, reasons must be provided. In the event of an appeal, depending on the reasons for refusal, it would be necessary to retain an external planner and possibly a transportation engineer

RISK MANAGEMENT IMPLICATIONS

There are no risk implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

The City is in a process of completing interim upgrades to the main wastewater pump station in Carp in order to accommodate this development. Infrastructure to be transferred to the City as part of this development will increase the inventory of assets

that will need to be operated, maintained and renewed at end-of-life.

FINANCIAL IMPLICATIONS

There are no direct financial implications. In the event the applications are refused and appealed, it would be necessary to retain an external planner. This expense would be funded from within the Planning Services operating budget.

ACCESSIBILITY IMPACTS

Design considerations with respect to accessibility are generally addressed through the Draft Plan of Subdivision review process and are not a key consideration related to a Zoning By-law amendment. New construction will be required to meet the accessibility requirements within the Ontario Building Code.

ENVIRONMENTAL IMPLICATIONS

An Environmental Impact Statement was submitted in support of the concurrent draft plan of subdivision and zoning by-law amendment applications. Recommendations of this report are implemented through the proposed zoning, by including a required 5 metre tree protection area along the rear of a number of townhouse blocks along the southern border of this plan (Rural Exception V3B[yyyr]).

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-19-0143) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity of the issues associated with the development.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 current draft plan of subdivision

CONCLUSION

The Planning, Real Estate and Economic Development Department recommends the approval of this Zoning By-law amendment as it meets the intent of the City's Official Plan, is consistent with the Zoning By-law as well as the previously approved Plan of Subdivision and represents good planning.

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.

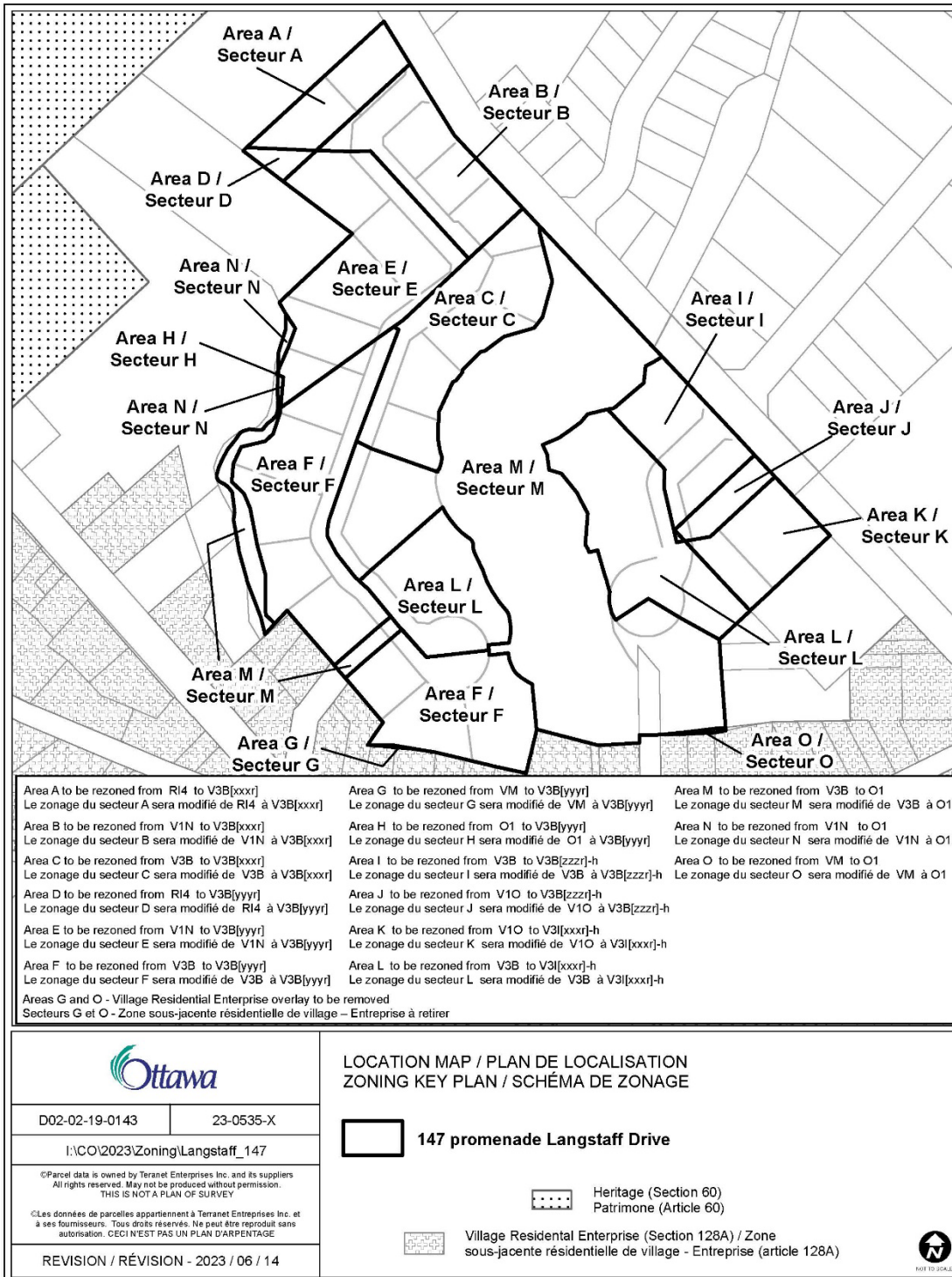
Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Zoning Key Map

For an interactive Zoning map of Ottawa visit geoOttawa

A zoning Schedule illustrating the areas to be rezoned as detailed in the body of the report.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 147 Langstaff Drive:

1. Rezone the lands identified as Area A, as shown in Document 1, from RI4 to V3B[xxxxr].
2. Rezone the lands identified as Area B, as shown in Document 1, from V1N to V3B[xxxxr].
3. Rezone the lands identified as Area C, as shown in Document 1, from V3B to V3B[xxxxr].
4. Add exception, V3B[xxxxr], to Section 240 – Rural Exception with a provision similar in effect to the following:
 - a. Add to Column V provisions:
 - i. Minimum lot area: 170 metres squared
 - ii. Minimum front yard setback: 4.5 metres
 - iii. Minimum interior side yard setback: 1.2 metres
 - iv. Minimum corner side yard setback: 3 metres
 - v. Minimum rear yard setback: 5 metres
 - vi. Maximum lot coverage: 60 per cent
 - vii. Minimum Landscaped area for lots less than 200 metres squared: 20%
5. Rezone the lands identified as Area D, as shown in Document 1, from RI4 to V3B[yyyyr].
6. Rezone the lands identified as Area E, as shown in Document 1, from V1N to V3B[yyyyr].
7. Rezone the lands identified as Area F, as shown in Document 1, from V3B to V3B[yyyyr].
8. Rezone the lands identified as Area G, as shown in Document 1, from VM to V3B[yyyyr].

9. Rezone the lands identified as Area H, as shown in Document 1, from O1 to V3B[yyyyr].
10. Add exception, V3B[yyyyr], to Section 240 – Rural Exception with a provision similar in effect to the following:
 - a. Add to Column V provisions:
 - i. Minimum lot area: 170 metres squared
 - ii. Minimum front yard setback: 4.5 metres
 - iii. Minimum interior side yard setback: 1.2 metres
 - iv. Minimum corner side yard setback: 3 metres
 - v. Minimum rear yard setback: 5 metres
 - vi. Maximum lot coverage: 60 per cent
 - vii. Minimum Landscaped area for lots less than 200 metres squared: 20 per cent
 - viii. No buildings, structures or site alterations are permitted within the required minimum rear yard setback of 5 metres, following the completion of subdivision works which may consist of grading, drainage, retaining walls and naturalization.
 - ix. No buildings, structures or site alterations are permitted within 5 metres of the interior side lot lines that abut the properties known municipally as 3746 Carp Road and 420 Donald B Munro Drive, following the completion of subdivision works which may consist of grading, drainage, retaining walls and naturalization.
11. Rezone the lands identified as Area I, as shown in Document 1, from V3B to V3B[zzzzr]-h
12. Rezone the lands identified as Area J, as shown in Document 1, from V1O to V3B[zzzzr]-h
13. Add exception, V3B[zzzzr]-h, to Section 240 – Rural Exception with a provision similar in effect to the following:
 - a. Add to Column V provisions:
 - i. Minimum lot area: 170 metres squared

- ii. Minimum front yard setback: 4.5 metres
- iii. Minimum interior side yard setback: 1.2 metres
- iv. Minimum corner side yard setback: 3 metres
- v. Minimum rear yard setback: 5 metres
- vi. Maximum lot coverage: 60 per cent
- vii. Minimum Landscape area for lots less than 200 metres squared: 20 per cent
- viii. The hold associated with this rural exception can only be lifted once it has been, demonstrated to the satisfaction of the City, that there is sufficient servicing capacity for the development.

14. Rezone the lands identified as Area K as shown in Document 1, from V1O to V3I[xxxxr]-h

15. Rezone the lands identified as Area L, as shown in Document 1, from V3B to V3I[xxxxr]-h.

16. Add exception, V3I[xxxxr]-h, to Section 240 – Rural Exception with a provision similar in effect to the following:

a. Add to Column V provisions:

- i. Minimum front yard setback: 6 metres
- ii. Minimum interior side yard setback: 1.8 metres
- iii. Minimum corner side yard setback: 6 metres
- iv. Minimum rear yard setback: 6 metres
- v. Minimum lot area of 63 metres squared per dwelling unit
- vi. Maximum lot coverage: 50 per cent
- vii. The hold associated with this rural exception can only be lifted once it has been, demonstrated to the satisfaction of the City, that there is sufficient servicing capacity for the development.

17. Rezone the lands identified as Area M, as shown in Document 1, from V3B to O1.

18. Rezone the lands identified as Area N, as shown in Document 1, from V1N to O1.

19. Rezone the lands identified as Area O, as shown in Document 1, from VM to O1.

20. Remove the Village Residential Enterprise overlay from Areas G and O.

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. One (1) public meeting was virtually held with the community in association with the Plan if Subdivision application.

The public meeting in relation to the draft plan of subdivision application was held on October 27, 2020 – via Zoom. The public comments below reflect the comments received through the concurrent circulation of the draft plan of subdivision and zoning by-law amendment applications.

A total of 114 residents provided comments on the application. A summary and response to public comments is found below. Staff note that a number of non-planning related comments were also received, but not included in the discussion below.

1. There is not enough greenspace, and the park size is not large enough.
and
2. It is understood that cash is proposed instead of a dedicated park space, why make this exception? Parkland for this development should exceed normal requirements.

While reviewing the subdivision application, parkland dedication is reviewed and provided for based on the City's Parkland dedication By-law. Parkland provided in the subdivision meets the requirement of the City's Parkland Dedication By-law. Staff note that due to Provincial changes related to parkland dedication, the draft plan of subdivision was revised in January 2023 to reduce the parkland size, meeting updated parkland requirement rates. The full amount of parkland is being dedicated by means of land conveyance, and cash-in-lieu of parkland is not being provided.

3. The apartment buildings will have a dominating impact, visually and structurally, and will detract from Carp's village character. Apartments should not be approved as part of the plan.

The property is designated Residential – Multi-Unit in the Carp Community Design Plan. Uses permitted in this designation include low-rise apartment buildings that shall not exceed three-storeys. Site Plan Control applications will be required for all apartment blocks, where the site-specific design of the sites will be reviewed.

4. Does Carp really need 193 rental units, and does it need rentals all in the same location?

Staff cannot make decisions based on the type of unit proposed (freehold versus rental).

5. Density is too high, should provide more of a mix, of singles, semis, towns. The density does not meet the character of the village, especially the inclusion of apartment buildings

The property is designated Residential – Multi-Unit in the Carp Community Design Plan. This designation permits a range of uses including low-rise apartment buildings, senior's accommodations, stacked townhouses and ground-oriented multi-unit dwellings such as duplexes and townhouses. This designation is meant to provide residential units that are higher in density, with the intent to provide a range of housing opportunities within the Village which are characteristically more affordable.

6. The development will generate too much traffic for Langstaff Drive to accommodate. This will result in major traffic impacts on the surrounding area.

As per the Transportation Impact Assessment Study, Langstaff operates at an acceptable level of service with the addition of the site generated trips. The development generated trips will have little impact on the study network intersections.

7. Increase in traffic a concern on Langstaff as it is a highly used by pedestrians, especially children.

and

8. What cross walks and off-road paths, integrated with this new development are being considered to make Carp pedestrian friendly?

The proposed development looks to enhance the walkability of the area. The proposal includes the construction of a sidewalk on the south side of Langstaff Drive, along the frontage of the subject property, as well as a pedestrian walkway adjacent to the central ravine. This pedestrian walkway will connect to the pathway system to the north of the Langstaff Drive by the inclusion of a pedestrian crossing. This crossing will provide a safer access point for residents crossing Langstaff Drive. Further, a residential connection is provided in the south end of the proposed development to John Street, ultimately providing

access to the core of the village at the intersection of Carp Road and Donald B Munro Drive.

9. Langstaff should not be considered a collector road as identified in the CDP.

Various factors such as connections to other local roads, school (institutional) on as well as the multi-unit land use classifies Langstaff a collector road. The classification has been established to reflect the anticipated operational needs.

10. The increase in traffic will result in negative impacts on the school, medical centre, sports fields.

As per the TIA, the study area network including Langstaff is anticipated to continue operating at acceptable level of service.

11. Traffic study was conducted during COVID when the buses and schools weren't running at full capacity. What thought has been put towards this?

Volume was collected in Fall of 2019 when the school was running. Please note that as per the TIA, a significant volume of school buses was observed leaving the study area prior to peak period. Additionally, 1 per cent growth rate has been applied to the volumes which still results in acceptable level of service of Langstaff.

12. No access should be provided to Langstaff as the development 'backs' onto the street. Vehicular and pedestrian access should only be from John Street.

The majority of the property's frontage is along Langstaff Drive; access to this street is required to service the development. Staff considered alternative accesses to the property, through John Street, however the connection to the Carp Road and Donald B Munro Drive intersection, creating a five-way intersection was deemed an un-safe connection point.

Through the detailed design of the subdivision, landscaping along the Langstaff Drive frontage will be required.

13. A secondary access from Carp Road should be considered so not all traffic is being directed to Langstaff Drive.

Staff reviewed the potential of providing a secondary access to the subdivision that connects to the intersection of Carp Road and Donald B Munro Drive. It was determined that adding a fifth leg to the intersection was too hazardous. Alternative solutions, by means of a turning circle, would require an increase to the existing intersection, and expropriation of adjacent properties would be

required. Public comment that a smaller turning circle could be provided, is not a feasible option. Sizing of a turning circle is based on the number of accesses required at the intersection, as well as the required vehicular capacity of the intersection.

14. Will upgrades to the intersection of Langstaff and Donald B Munro be required? Will a traffic light be installed due to the increase in vehicular traffic?

The future anticipated volume does not meet the warrants for a traffic signal. The intersection operates at a level of service of A indicating no capacity concerns.

15. Are traffic calming measures such as speed cameras and 40 kilometres per hour signage being considered for Langstaff?

Vertical centreline treatments are installed as a traffic calming measure in order to reduce speeds on the road in the vicinity of the school on Langstaff.

16. Can construction traffic access the site from Carp Road rather than through Donald B Munro?

A construction management plan is required as part of the detailed design of the subdivision plan. Transportation staff will consider this as part of the review of this plan.

17. What are the parking considerations for the development? Minimal zoning requirements are not sufficient.

The proposed development must provide the minimum required parking spaces as identified in the Zoning By-law. While staff can recommend that additional parking be provided, they cannot require an increase in required parking.

Parking related to the apartment blocks will be formally reviewed during the Site Plan Control review process. The Site Plan applications will need to demonstrate that each apartment block meets the minimum parking requirements of the Zoning By-law. The review of the Site Plan Control application(s) will also review the location and layout of the proposed parking areas.

18. The plan should maintain passive green space along the natural ravine.

Passive green space is being maintained along the natural ravine. A pedestrian walkway is also proposed along the ravine lands.

19. Is there sufficient infrastructure to accommodate the additional residential units. There is an existing water pressure strain – any improvements should be borne by the applicant.

Separately to this application the City has become aware that there are capacity concerns in the Village of Carp and it has been reviewing increasing capacity for water treatment. The City permits developers to front-end (pay first and be reimbursed later) changes to infrastructure to fast-track it, however, in this case, the City will be paying for the expansion/modifications; not to assist this specific developer/development, but that are needed for the Village.

20. The CDP states that there is a shortfall in long term sewer capacity for the village. What is the status of the current Carp sewage capacity, has additional infrastructure been added, to accommodate additional development?

Separately to this application the City has become aware that there are capacity concerns in the Village of Carp and it has been reviewing increasing capacity for sanitary conveyance. The City permits developers to front-end (pay first and be reimbursed later) changes to infrastructure to fast-track it, however, in this case, the City will be paying for the expansion/modifications not to assist this specific developer/development, but that are needed for the Village.

21. There has been a lack of community consultation. The developer should have consulted with the community prior to filing an application.

The statutory public meeting for this application was held on October 27, 2020 via Zoom. All documents submitted to the City in support of the application was provided on the City's Development Applications website for public access.

22. Concerns regarding wildlife, including blanding turtles. Was a study even prepared?

An Environmental Impact Statement (EIS) was prepared and reviewed by City staff as part of the subdivision application. The applicant was also required to consult the Ministry of Natural Resources and Forestry (MNR) given the public comment that a Blandings Turtles was found adjacent to the site. The EIS was updated to include areas of Blandings Turtle habitat and provides recommendations related to the preservation of the habitat.

23. Rear yards backing onto Langstaff will result in fencing requirements the whole length of the development. This will close off the development from the existing houses and segregate the development rather than integrate with the community.

A fence or noise wall would create quite a change in scenery for the residents on the north side of Langstaff.

The Noise Study did provide recommendations of a noise wall along Langstaff Drive. The details related to this wall will be determined through the detailed design phase. Landscaping will be required along the Langstaff frontage of the property, this will soften the visual impacts of the noise wall.

24. When was the existing zoning of the property implemented (V1/V3)?

While staff do not have a specific date of implementation of the existing zoning of the property, it is staff's understanding that the current zoning was in place prior to amalgamation.

25. The CDP does not reflect a desire for V3 zoning; and it is clear the community does not want this density either.

Schedule A of the Carp Community Design Plan designates the property Potential Fairground Expansion Area and Residential – Multi-Unit. Policies relating to the Fairground expansion area clearly states that should the City and the community decide not to purchase the lands, or a portion thereof, that the land may be developed in accordance with the provisions of the Residential – Multi-Unit land use category in the plan.

The permitted uses identified in the Residential – Multi-Unit designation includes the townhouse and low-rise apartment building uses proposed in this application.

26. When the CDP was first adopted there were discussions of an Agricultural Museum as a possible use of the land. This is a better option for this site.

A portion of the property is identified as Potential Fairground Expansion Area in the Community Design Plan. There had been an attempt by the residents and former Councillor El-Chantiry, to raise sufficient funds to purchase the lands. Due to the market value of the property, this initiative was unsuccessful, and the lands were purchased by a developer. As per the policies of the Potential Fairground Expansion Area, as the lands were not purchased for public use, the lands can now be developed in accordance with the policies of the Residential – Multi-Unit designation. Staff must review the application in accordance with the policies that are in force and effect for the property.

Document 4 – Current Draft Plan of Subdivision

