

Subject: Zoning By-law Amendment – Part of 3700 Twin Falls Place

File Number: ACS2023-PRE-PS-0127

Report to Planning and Housing Committee on 1 November 2023

and Council 8 November 2023

**Submitted on October 11, 2023 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

Contact Person: Stream Shen, Planner III (A), Development Review South

613-580-2424 ext.24488, stream.shen@ottawa.ca

Ward: Riverside South-Findlay Creek (22)

**Objet: Modification du Règlement de zonage – Partie du 3700, place Twin
Falls**

Dossier: ACS2023-PRE-PS-0127

Rapport au Comité de la planification et du logement

le 1er novembre 2023

et au Conseil le 8 novembre 2023

**Soumis le 11 octobre 2023 par Derrick Moodie, Directeur, Services de la
planification, Direction générale de la planification, des biens immobiliers et du
développement économique**

**Personne ressource: Stream Shen, Urbaniste III (i), Examen des demandes
d'aménagement sud**

613-580-2424 ext.24488, stream.shen@ottawa.ca

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 Part of 3700 Twin Falls Place, as shown in Document 1, to permit an industrial subdivision, 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 November 8, 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 une partie du bien-fonds situé au 3700, place Twin Falls, comme le montre le document 1, en vue de permettre un lotissement industriel, comme l’explique en détail le document 2.
2. Que le Comité de la planification et du logement donne son approbation afin que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et 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 8 novembre 2023 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil 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

Part of 3700 Twin Falls Place

Owner

Riverside South Development Corporation (c/o Marcel Denomme)

Description of site and surroundings

The subject land is located at the northwest corner of Limebank Road and Spratt Road. The site is bounded by NCC owned farmlands to the north, Mosquito Creek and existing low-rise residential to the west, commercial plaza to the south and St. Francis Xavier High School and vacant lands to the east.

Summary of proposed development

The applicant is proposing to construct an industrial subdivision, commonly referred to as the Riverside South Employment Lands. The subdivision application includes a total of 18 industrial blocks, 13 of which are a part of this rezoning application. The remaining lands will be subject to a future zoning by-law amendment application once the proposed hazard boundary has been finalized adjacent to the Mosquito Creek valleyland. The applicant wishes to proceed with this zoning by-law amendment in advance to facilitate the development phase 1 lands along Limebank Road.

Summary of requested Zoning By-law amendment

The applicant is proposing to rezone the lands from Development Reserve Zone (DR) to Light Industrial Zone (IL).

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by Council for development applications. Comments received include concerns related to privacy, light, noise, additional traffic, and loss of natural habitat.

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

Official Plan designation

Under Schedule B of the Official Plan, the site is designated as Industrial and Logistics within the Suburban Transect.

Industrial and Logistics areas are preserved for cluster economic activities relating to manufacturing, logistics, storage and other related uses. They are strategically located to minimize any adverse impacts on sensitive land uses such as residential.

Riverside South Community Design Plan

The property is designated Employment Area within the Riverside South Community Design Plan and consistent with the Official Plan policy direction.

Planning rationale

The proposed industrial park and associated Light Industrial zoning conforms to the policies found within the Official Plan and meets the vision set out from the Riverside South Community Design Plan.

The Light Industrial zoning permits a wide range of low impact light industrial uses, as well as office and office-type uses in a campus like industrial park setting. It prohibits uses which are likely to generate noise, fumes, odours and provide development standards that would ensure compatibility between uses and minimize negative impact on adjacent non-industrial areas. The proposed development is separated from the existing residential area to the west by the Mosquito Creek valleyland. The width of the corridor varies in length, but the closest point is estimated at more than 120 metres from the nearest residential lot. Issues such as site lighting and noise assessment will be reviewed as part of the subsequent Site Plan Control application for each individual block prior to development. There is no anticipated adverse impact on the existing residential homes.

Access to the subdivision will be from the proposed intersection at Leitrim Road Re-alignment and Limebank Road, which is separated from the residential community. The intersection control during the interim will be stop controlled with auxiliary turning lanes until warrant is met to support signals. Leitrim Road Re-alignment is the main arterial road supporting the subdivision. However, the timing of its ultimate design is based on the functional requirement of Ottawa Airport expansion. As such, the timing for the project is unknown. In the interim, to minimize throwaway costs, the applicant is proposing to develop an interim two-lane rural cross section with pedestrian sidewalk at their cost to support this development. The roadway cross section will be finalized through the subdivision detail design process and will be sized to support the intended employment function of the lands. Staff is in support of the proposed alternative to allow development of the employment land to proceed, which will help promote economic prosperity and job creation for the area.

The Riverside South Community Mosquito Creek Master Drainage Plan Update and the Riverside South Community Infrastructure Servicing Study Update – Phase 1 provide the foundation of how the lands are to be serviced. The lands are to be developed with rural street cross-sections, on-site infiltration measures in conjunction with on-site water quality and quantity treatment. In addition to the existing 305mm diameter watermain

on the east side of Limebank Road, an additionally proposed 305mm diameter watermain will be extended from the intersection of Limebank Road and Spratt Road to the Leitrim Road re-alignment to provide watermain looping to the lands. Wastewater flows will be conveyed internally within the local roads, through the Leitrim Road realignment and outletting into the existing 375mm diameter sanitary sewer in Limebank Road.

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 associated with the development.

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 recommendations contained within this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

The City is currently reviewing and updating its Slope Stability Design Guidelines related to Retrogressive Landslide Risks as they may affect development limits of the five remaining Industrial Blocks associated with this report. There are no direct Asset Management Implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The proposed buildings will be required to meet the accessibility criteria contained within the Ontario Building Code.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- A city with a diversified and prosperous economy

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-22-0070) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to complexity associated with the civil design, natural hazard, and roadway design.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

Planning, Real Estate and Economic Development Department recommends approval for the Zoning By-law Amendment application to permit the development of the industrial subdivision at Part of 3700 Twin Falls Place. The proposal is consistent with the Provincial Policy Statement, conforms to the Official Plan policies, meets the vision outlined in the Riverside South Community Design Plan and is considered 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.

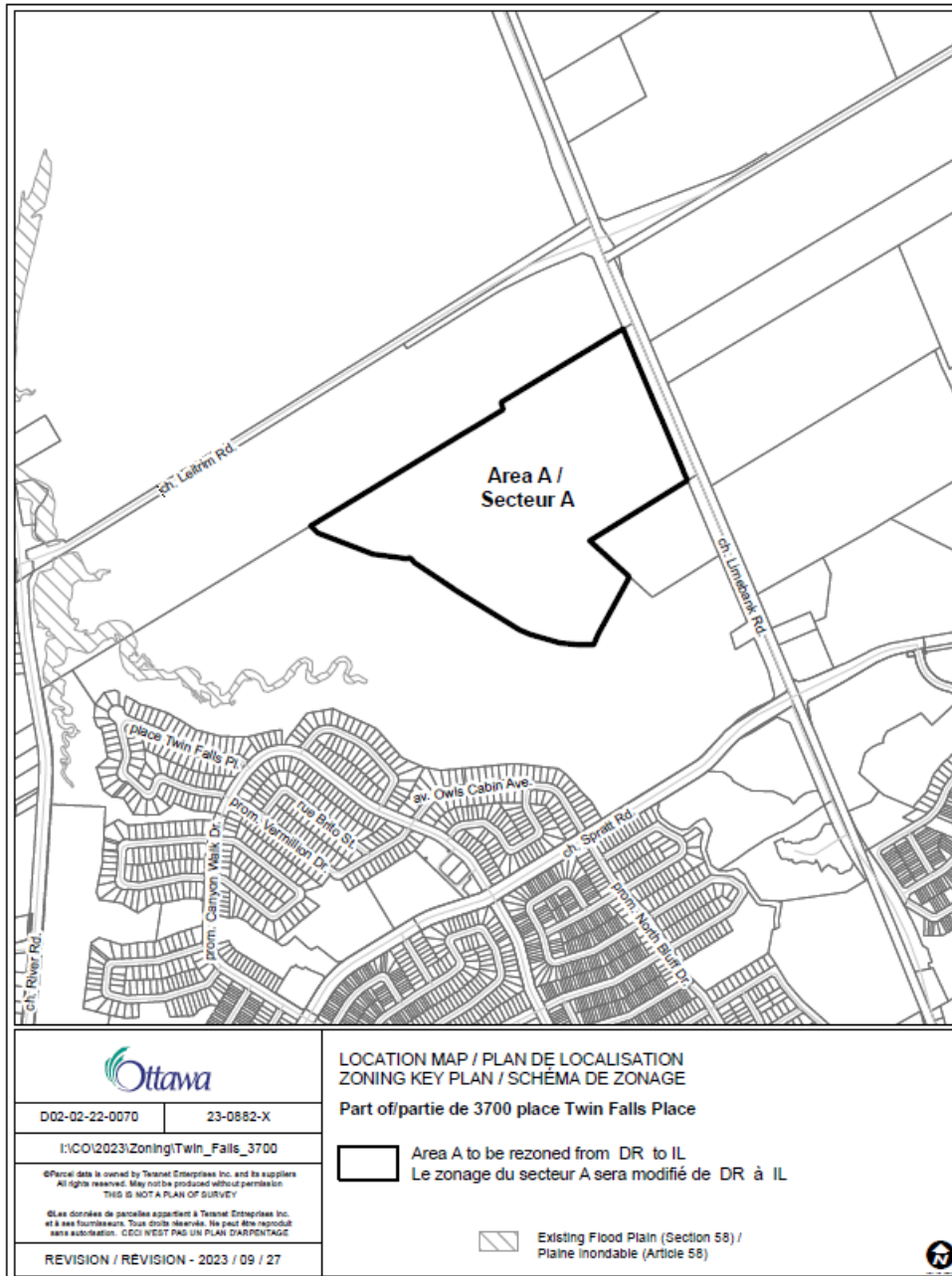
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
Part of/partie de 3700 place Twin Falls Place		Area A to be rezoned from DR to IL Le zonage du secteur A sera modifié de DR à IL	
D02-02-22-0070	23-0882-X	I:\CO\2023\Zoning\Twin_Falls_3700	
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REVISION / REVISION - 2023 / 09 / 27			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for Part of 3700 Twin Falls Place:

1. Rezone the lands as shown in Document 1 from DR to IL.

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.

Comment: Concern about loss of privacy and additional noise as result of the proposed development.

Response: The proposed employment area has always been part of the long-term planning vision for the Riverside South area. The area is separated from the existing residential area to the west by the Mosquito Creek valleyland and their mature forests, which offers a natural buffer to reduce any potential privacy and noise impact. The width of the corridor varies in length, but the closest point is estimated at more than 120 metres from the nearest residential lot. Noise impact assessment will be conducted as part of the subsequent Site Plan Control applications prior to development.

Comment: Concern about additional traffic within the neighbourhood.

Response: The initial application included residential and institutional blocks fronting Spratt Road which was later removed from the proposed plans and will be subject to a new application. The only access to the subdivision is planned directly from Limebank Road which is not anticipated to result in traffic mixing with the neighbourhood streets.

Comment: Concerned about loss of habitat for coyotes and reduction in forested area.

Response: An Environmental Impact Statement (EIS) and Tree Conservation Report was submitted as part of the application and helps to identify significant woodlot and valleyland that will be protected as part of the development. The EIS classified the habitat present on the subdivision and determined a limit of development along Mosquito Creek valleyland to protect the natural functions which is to be at least 15 metres from stable top of slope. Most of the forest and wildlife habitat are being retained within Mosquito Creek. The loss of forest is estimated by the EIS to be approximately 0.21 hectares and a further 0.24 hectares for the pathway along the creek depending on the final path alignment. The EIS identifies several ways to mitigate this loss of forest including an enhanced tree planting and reforestation plan for the unforested parts of the creek.

Coyotes have proven to be highly resilient in urban and developing areas and will likely continue to use the site post-development. Residents in the area can ensure respectful coexistence by limiting access to non-natural food sources and maintaining their distance

if a coyote is seen. Further information is available on Ottawa.ca [Other animals | City of Ottawa.](#)

Comment: Concerned about light pollution to the residential areas.

Response: As part of future Site Plan Control application for each industrial block, the applicant would need to provide a site lighting certificate, demonstrate that there is no light spillage at the property line.

Comment: Would like to have a cycle track along Limebank Road connecting Spratt Road to Leitrim Road.

Response: The request has been forwarded to the City's active transportation team for their consideration. Cycle track along Limebank is not a developer responsibility.

Comment: Concern about whether the proposed uses are compatible with airport operation.

Response: The proposed industrial uses are not considered noise-sensitive uses and is compatible with airport operation.

Comment: Are there proposed changes to the pathway network abutting existing residential homes?

Response: There are no proposed changes. A new multi-use pathway will also be added to the north side of Mosquito Creek.