

Subject: Zoning By-law Amendment - 3718 Greenbank Road

File Number: ACS2022-PIE-PS-0075

Report to Planning Committee on 23 June 2022

and Council 6 July 2022

**Submitted on June 10, 2022 by Derrick Moodie, Director, Planning Services,
Corporate Real Estate Office, Planning, Real Estate and Economic Development**

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Ward: Rideau-Goulbourn (21)

Objet : Modification du règlement de zonage – 3718, chemin Greenbank

Dossier : ACS2022-PIE-PS-0075

Rapport au Comité de l'urbanisme

le 23 juin 2022

et au Conseil le 6 juillet 2022

**Soumis le 10 juin 2022 par Derrick Moodie, Directeur, Services de planification,
Bureau des biens immobiliers municipaux, Direction générale de la planification,
des biens immobiliers et du développement économique**

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REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3718 Greenbank Road to rezone the lands from Mineral Aggregate Reserve Subzone 1, Residential Third Density Subzone YY Urban Exception 2767 and Residential Third Density Subzone YY Urban Exception 2617 to Residential Fourth Density Subzone Z, Urban**

Exception XXXX and General Mixed-Use, Urban Exception XXXX, to permit a planned unit development consisting of 228 stacked townhouse units and a future mixed-use/commercial development.

2. That Planning 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 6, 2022," 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'urbanisme recommande au Conseil d'approuver une modification du Règlement de zonage 2008-250 pour la propriété située au 3718, chemin Greenbank en vue de changer le zonage du terrain, de zone de réserve de granulat minéral, sous-zone 1, de zone résidentielle de densité 3, sous-zone YY, avec exception urbaine 2767, et de zone résidentielle de densité 3, sous-zone YY, avec exception urbaine 2617 à zone résidentielle de densité 4, sous-zone Z, avec exception urbaine XXXX et à zone d'utilisations polyvalentes générale, avec exception urbaine XXXX, dans le but de permettre l'aménagement d'un complexe immobilier comprenant 228 logements superposés en rangée et un futur aménagement à utilisation polyvalente et commerciale.
2. Que le Comité de l'urbanisme 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 6 juillet 2022 », 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

3718 Greenbank Road

Owner

Mattamy (Half Moon Bay 3) Ltd.

Applicant

Tim Chadder of J.L. Richards & Associates Ltd.

Architect

Q4 Architects Inc.

Description of site and surroundings

The subject property, known municipally as 3718 Greenbank Road is currently undeveloped and is located within the Half Moon Bay neighbourhood on the west side of future Greenbank Road realignment and northwest of the future Greenbank Road/Kilbirnie Drive intersection.

The property is currently vacant. The general area is developed or is currently being developed with a mix of low-medium density residential uses, such as single detached dwellings, semi-detached dwelling, townhouses and back-to-back townhouses.

Summary of requested Zoning By-law amendment proposal

A companion Plan of Subdivision application is proposed to subdivide the lands into two development blocks. The northern block is approximately 3.09 ha in size and is proposed to be rezoned from Mineral Aggregate Reserve Subzone 1, Residential Third Density Subzone YY Urban Exception 2767 and Residential Third Density Subzone YY Urban Exception 2617 to Residential Fourth Density Subzone Z, Urban Exception (XXXX). The southern block is approximately 1.22 ha in size and is proposed to be

rezoned from Mineral Aggregate Reserve, Subzone 1, to General Mixed-Use, Urban Exception (XXXX).

A Zoning By-law amendment application was submitted to permit the construction of a planned unit development (PUD) on the northern block and a mixed-use/commercial development on the southern block. The proposed PUD will consist of 228 stacked townhouse units, approximately 320 parking spaces, and 114 bicycle parking spaces. The proposed Zoning By-law Amendment would specify zoning standards to accommodate for the proposed development that is subject to a current Site Plan Control Application (City File D07-12-22-0042).

The current zoning (Mineral Aggregate Reserve Subzone 1, Residential Third Density Subzone YY Urban Exception 2767 and Residential Third Density Subzone YY Urban Exception 2617) reflects the zoning from the former sand/gravel pit operation that was previously located to the west of these lands. The aggregate pit license has been surrendered to the Ministry of Northern Development, Mines, Natural Resources and Forestry as of November 10, 2020.

Urban Exception XXXX for the R4Z zone is being sought to:

- Reduce the minimum rear yard setback from 7.5 metres to 3 metres;
- Reduce the minimum interior side yard setback for the northern lot line from 3 metres from the first 21 metres back from the front lot line and 6 metres for the remainder to 3 metres; and
- Reduce the minimum interior side yard setback for the southern lot line from 3 metres from the first 21 metres back from the front lot line and 6 metres for the remainder to 4.75 metres.

Urban Exception XXXX for the GM zone is being sought to:

- Include a car wash and a gas bar as additionally permitted uses;
- Establish a minimum required setback for all yards abutting residential to be 7.5 metres; and
- Require that a minimum of 50% of the ground floor area be occupied by non-residential uses.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendment. A Statutory Public Meeting for the concurrent subdivision application was held November 30, 2021 with Councillor Moffatt and Councillor Harder in attendance. No residents were in attendance.

A summary of the public comments received, and responses is found in Document 3. Notice of this application was circulated to surrounding landowners and one standard City sign was installed giving notice of this Zoning By-law amendment in accordance with the Council approved policy for Public Notification and Consultation and the *Planning Act*. This was concurrent with the notice requirements for the subdivision application.

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

Current Official Plan

The subject application has been examined pursuant to the provisions of the Official Plan and meets the policy objectives of the General Urban designation for the growth of new communities.

The General Urban Area designation permits a full range and choice of housing options combined with conveniently located employment, retail, service, cultural, leisure, entertainment, and institutional uses to facilitate the development of complete and sustainable communities. Policy 3 of Section 3.61 of the Official Plan states that building height in the General Urban Area will continue to be predominantly Low-Rise. Within this range, changes in building form, height and density will be evaluated based upon compatibility with the existing context and the planned function of the area. Policy 5 states that the City supports intensification in the General Urban Area where it will complement the existing pattern and scale of development and planned function of the area. The predominant form of development and intensification will be semi-detached and other ground-oriented multiple unit housing.

New Official Plan

The site is located within the Suburban Transect, which comprises neighbourhoods within the urban boundary located outside the Greenbelt. These neighbourhoods

generally reflect the conventional suburban model and are characterized by the separation of land uses, stand-alone buildings, generous setbacks and low-rise building forms.

The focus of growth within the Suburban Transect is to complete suburban neighbourhoods in a way that supports their gradual evolution to becoming 15-minute neighbourhoods. Growth in the Suburban Transects will encourage more diverse housing forms to meet the changing needs of an evolving demographic. The proposed rezoning is therefore consistent with the goals, objectives, and policies of the Suburban Transect.

The site is designated 'Neighbourhood' in the new Official Plan. Neighbourhoods are urban areas that constitute the heart of communities, and they are intended to permit a mix of building forms and densities. Neighbourhoods are planned for ongoing gradual, integrated, sustainable and context-sensitive development. Policy 3 of Section 6.3.1 of the new Official Plan establishes that building heights shall be low-rise except for where existing zoning or secondary plan allow for greater building heights. Policy 4 of Section 6.3.1 states that Zoning By-laws under the *Planning Act* shall allow a range of residential and non-residential built forms within the Neighbourhood designation, including a full range of Low-rise housing options.

The site also has an 'Evolving Neighbourhood' overlay. The Evolving overlay is applied to areas in close proximity to Hubs and Corridors to signal a gradual evolution over time that will see a change in character to support intensification, including guidance for a change in character from suburban to urban to allow new built forms and more diverse functions of land.

Other applicable policies and guidelines

The site is within the Barrhaven South Urban Expansion Area Community Design Plan (CDP). The CDP was developed in consideration of the 2007 Urban Design Guidelines for Greenfield Neighbourhoods. The subject property is designated Low-medium Density Residential and Commercial. The subject property is the only land identified within the CDP Land use Plan as having a Commercial designation.

The residential and mixed-use development proposed on the subject property align with the overarching CDP vision and conform to its goals and objectives outlined, namely those relating to housing.

Planning rationale

The Zoning By-law amendment requested is consistent with the intent of both the current and new Official Plan as well as with Barrhaven South Urban Expansion Area CDP. The requested R4Z [XXXX] zone is a residential zone that will allow for low-rise development in the form of stacked townhouse units. The requested GM [XXXX] H14.5 zone is a mixed used zone that will allow for a variety of commercial and residential uses.

The proposed Zoning By-law Amendment and development meets the objectives of the Barrhaven South Urban Expansion Area Community Design Plan (CDP). The residential and mixed-use development proposed on the subject property align with the overarching CDP vision and conform to its goals and objectives outlined, namely those relating to housing.

- The General Urban Area designation permits a broad range of uses. The uses being proposed of the subject property conform to the permitted uses within the General Urban Area designation. The development of ground-oriented low-rise housing is permitted throughout this designation.
- The development of a mixed-use block is in conformity with the Official Plan Policies as this block will provide a form of low-rise housing that is appropriate when combined with local, service, type commercial development. The development of the residential block with low-rise dwelling is also in conformity with the intent of the OP, particularly when viewed against the desire for a range of housing types and an increase in density within the new communities.

The proposed Zoning By-law Amendment and development meets the objectives of the Barrhaven South Community Design Plan. The residential and mixed-use development proposed on the subject property align with the overarching CDP vision and conform to its goals and objectives outlined, namely those relating to housing.

- The proposed residential development area is identified as a Low-Medium Density Residential Area on the CDP Land Use Plan. The CDP considers stacked townhouse units to be High Density. As per Section 7.1.1, an OPA will not be required to make the requested change. As the proposed stacked townhouses meet the CDP's objective of developing low-rise and ground-oriented housing within Low-Medium Density Residential Area and exceed CDP Area density targets, the proposed development is appropriate, and the change is minor in nature. The form of development is consistent with the intent of the

designation as it is a low-rise form. The overall density of the site is within the range of development needed to achieve the overall density for the designation.

- The residential development is proposing a density of 74 unit/net hectare. Section 8.11 – Development Monitoring establishes that the CDP’s 34 units per net hectare minimum average density does not constitute a maximum average density, but a minimum density target and therefore, compact development that achieve additional densities while having regard to all other policies of this Plan, shall be permitted.
- The subject property is immediately adjacent to a planned arterial with higher order transit (Bus Rapid Transit), including two BRT stations, and is located within a five-minute walking distance of the commercial block, one of the planned elementary schools, and a park. Increasing the residential unit count in the area provides an opportunity to better meet the overall vision and intent of the CDP as this will increase access to and use of key transit, commercial and community facilities that are planned or exist in the area.
- The proposed mixed-use development conforms with objectives, height requirements and permitted uses for Commercial Areas outlined in Section 5.1.2 of this CDP. The proposed mixed-use development on this portion of the property also conforms to the direction provided by the Demonstration Plan.

The Draft Plan of Subdivision process included the review of a transportation study and servicing report. A Site Plan Control Application including landscaping plan, street cross-sections and detailed engineering will be required prior to development of these blocks. Draft approval for the subdivision is expected to be issued by staff by the end of June 2022.

The proposed residential planned unit development (PUD) on the northern block is being designed to be located a minimum of 3 metres from the western property line. This setback is considered the rear yard setback by definition. As this block fronts on both the future Greenbank Road realignment and Obsidian Street, it is a through lot. The reduced setback will establish a reasonable front yard frontage along both streets. This reduction is appropriate for the context of this block and its abutting land uses and will encourage eyes on the street along both frontages.

The proposed PUD on the northern block has also been designed at a setback of minimum 3 metres from the northern property line which is an interior side yard. This setback, in conjunction with the 6-metre rear yard setback of the future development

abutting this yard to the north, provides a suitable distance between the proposed PUD development and the future residential development.

The proposed 4.75-metre interior side yard setback along the southern property line for the northern block is slightly greater as the abutting development is intended for a non-residential or mixed used development. The minimum 7.5-metre setback for the southern block, which is greater than what the General Mixed Use Zone currently permits, will establish in conjunction with the 4.75-metre abutting setback a suitable separation between the residential and non-residential developments.

The requested inclusion of a car wash and gas bar to the list of permitted uses for the GM exception zone is appropriate due to the block being located directly onto a future arterial road as well as the proximity to the future arterial/collector intersection.

The requirement for a minimum of 50% of the ground floor of any development in the GM exception zone to be occupied by non-residential uses was included by staff to ensure that non-residential uses are developed on this block as was envisioned in the CDP.

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 this report.

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 management implications associated with this report.

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. The on-site infrastructure is expected to remain under private ownership and therefore would not add to the City's inventory of assets to be managed. However, the stormwater management measures required for this subdivision are unique and will involve additional / non-standard maintenance effort and eventual renewal requirements. Maintenance is critical to achieving expected performance of the stormwater system. Alternatives for ensuring that the owner keeps up with maintenance will be reviewed as part of the subdivision approval process.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

This development 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:

- Thriving Communities
- Sustainable Infrastructure
- Economic Growth and Diversification

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-21-0077) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the time required to process and approve the Draft Plan of Subdivision Application.

SUPPORTING DOCUMENTATION

Document 1 Location Map/Zoning Key Plan

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Proposed Plan of Subdivision

Document 5 Proposed Site Plan

CONCLUSION

Planning, Real Estate and Economic Development Department staff recommend approval of this Zoning By-law Amendment proposal. The zoning change is consistent with the current Official Plan policies of the General Urban Area designation, the new Official Plan policies of the Suburban Transect and Neighbourhood designation, the Provincial Policy Statement, and the Barrhaven South Urban Expansion Area Community Design Plan. The proposed residential and general mixed-uses are appropriate for the site and represent 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 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, Innovative Client Services Department to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 3718 Greenbank Road:

1. Rezone the lands, as shown in Document 1
2. Amend Section 239, Urban Exceptions, by adding a new exception similar in intent to the following:
 - a) In Column II add the text, “R4Z [XXXX]”;
 - b) In column V add the following text:
 - “Minimum required rear yard setback for a Planned Unit Development is 3 metres
 - Minimum required interior side yard setback for the northern lot line for a Planned Unit Development is 3 metres.
 - Minimum required interior side yard setback for the southern lot line for a Planned Unit Development is 4.75 metres.”
3. Amend Section 239, Urban Exceptions, by adding a new exception similar in intent to the following:
 - c) In Column II add the text, “GM [XXXX] H14.5”;
 - d) In Column III add the text, “car wash; gas bar”
 - e) In column V add the following text:
 - “Minimum required setback for all yards abutting a lot containing a residential use is 7.5m
 - At least 50% of the ground floor must be occupied by non-residential uses.”

Document 3 – Consultation Details

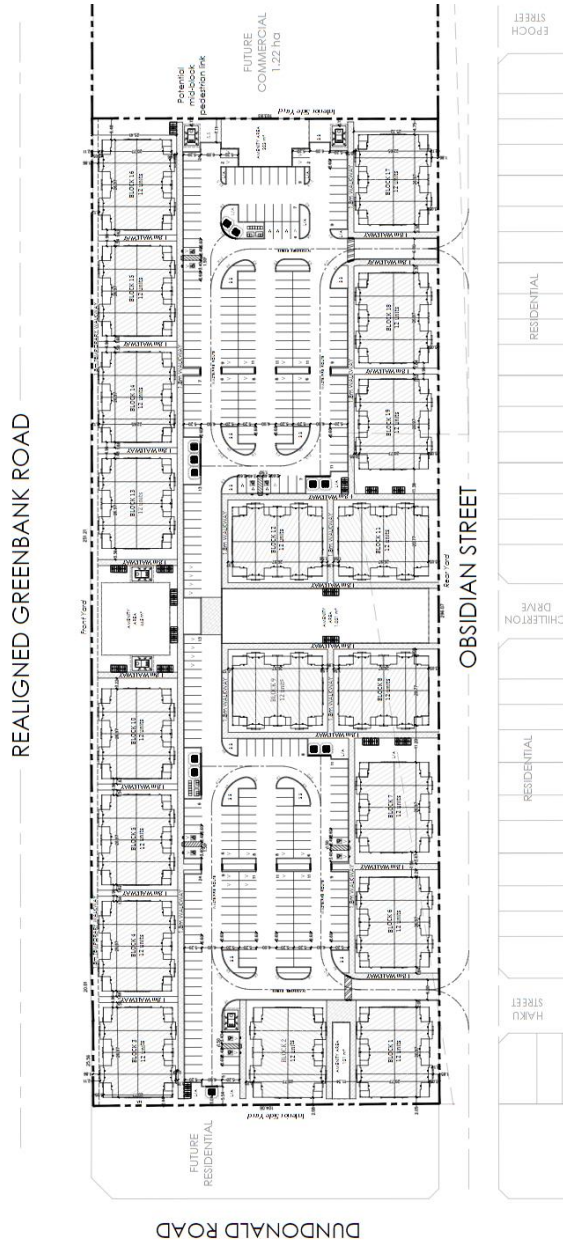
Notification and Consultation Process

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

One Statutory Public Meeting for the concurrent subdivision application was held November 30, 2021 with zero residents in attendance.

No comments were received through the public notification and consultation process.

Document 5 – Proposed Site Plan



DUNDONALD ROAD

REALIGNED GREENBANK ROAD

OBSIDIAN STREET

EPOCH STREET

RESIDENTIAL

CHILBERTON DRIVE

RESIDENTIAL

HARKU STREET