

Subject: Zoning By-law Amendment – Part of 3432 Greenbank Road

File Number: ACS2024-PDB-PS-0094

Report to Planning and Housing Committee on 9 October 2024

and Council on 16 October 2024

**Submitted on September 27, 2024 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

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Ward: Barrhaven West (3)

**Objet : Modification du Règlement de zonage – Partie du 3432, chemin
Greenbank**

Dossier : ACS2024-PDB-PS-0094

Rapport au Comité de la planification et du logement

le 9 octobre 2024

et au Conseil le 16 octobre 2024

**Soumis le 27 septembre 2024 par Derrick Moodie, Directeur, Services de la
planification, Direction générale des services de la planification, de
l'aménagement et du bâtiment**

**Personne ressource : Mélanie Gervais, urbaniste III, Examen des demandes
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Quartier : Barrhaven-Ouest (3)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3432 Greenbank Road, as shown in Document 1, to permit a low-rise residential 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 October 16, 2024,” 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 concernant la propriété située au 3432, chemin Greenbank, comme le montre le document 1, en vue de permettre l’aménagement d’un lotissement résidentiel de faible hauteur, 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 greffe 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 16 octobre 2024 », 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 3432 Greenbank Road

Owner

Minto Communities (c/o Curtiss Scarlett)

Applicant

Fotenn Planning & Design (c/o Jillian Simpson)

Description of site and surroundings

The subject lands, referred to as the Riversbend Subdivision, are approximately 23.4 hectares in area and located north of River Run Avenue, south of the Jock River, and west of Greenbank Road.

The existing site conditions comprise primarily of former and fallow agricultural lands. To the south and west are low-rise residential uses. To the northwest are vacant City lands for a future District Park and the Jock River.

Summary of proposed development

The proposed development is a low-rise residential subdivision (City file number D07-16-21-0032) with 519 new residential units, comprising of 98 single-detached units and 421 townhouse units. Amongst the townhouse units, 144 will be back-to-back units. In addition, the subdivision has six partial lots that will require consolidation with adjacent lots owned by others (Mattamy Homes) in order to be developed.

A total of 11 new municipal streets, designed to the City's standards for collector and local streets would be created and conveyed to the city. A 0.88 hectares park has been placed in the center of the development, bordering the future District Park. A stormwater management facility of 0.69 hectares will be placed southeast of the Greenbank Road expansion, and two open space areas of 0.66 hectares and 0.11 hectares will be located in the northwest and northeast corners of the development respectively.

The related plan of subdivision (City file number D07-16-21-0032) was draft approved on August 16th 2024 following the lapsing of the 20-day appeal period.

Summary of requested Zoning By-law amendment

The subject lands are currently zoned as Development Reserve (DR) and some portions of land in the northeast and northwest corners of the parcel are subject to a Flood Plain Overlay. The proposed zoning will implement residential dwellings as

proposed within the draft plan of subdivision through a Residential Third Density subzone with exception (R3YY[XXXX]). Land to be dedicated as parkland, open space, and stormwater management pond are proposed to be zoned Parks and Open Space (O1). The lands scheduled to be consolidated with Mattamy Homes are proposed to be rezoned to R3YY[1627] to continue the existing zoning from the Mattamy lands and avoid split-zoning on completed blocks. The current flood plain boundary is proposed to be modified through a cut-fill permit application with the Rideau Valley Conservation Authority (RVCA).

DISCUSSION

Public consultation

Notification of the Zoning By-law Amendment was sent by mail to residents within 120 metres and signs were posted on the property. A public information session for the Plan of Subdivision application which also included information on the Zoning By-law Amendment application was held virtually on February 3, 2022 on Zoom.

For this proposal's consultation details, see Document 4 of this report.

Official Plan designation(s)

The subject property is within a Neighborhood designation of the Suburban Transect with part of the subject lands having the Evolving Neighborhood overlay. The property fronts onto Greenbank Road realignment which is designated as an 'Arterial – Future'. Schedule C2 also identifies a Transitway – At Grade Crossing along the future realigned Greenbank Road with a station south of the subject lands at the intersection of the proposed Greenbank Road and Riverboat Heights.

The policies related to this transect recognize a suburban low-density built form while supporting a gradual evolution to 15-minute neighbourhoods, where services and amenities are located in close proximity to existing neighbourhoods. The policies within the Neighbourhood designation guide development to be low-rise barring certain exceptions. The Evolving Neighbourhood overlay is applied to areas within a 400-meter radius of a rapid transit station to signal a gradual change in character over time to support intensification, which includes guidance for a change in character from suburban to urban to allow new built forms and more diverse functions of land.

The subject lands are located within the 3 kilometres buffer around the Trail Road Landfill. As per policy four and five of Section 10.1.7 of the Official Plan conditions for Notices on Title and an "Impact Assessment Study – Waster Disposal Sites" have been included in the draft conditions for the related subdivision.

As per Section 10.1.1 Natural Hazards: Flooding Hazards and Erosion Hazards, lands in the flood plain are subject to regulations under Section 28 of the Conservation Authorities Act, Official Plan policies and zoning provisions. Flood plain boundaries are determined in consultation with the Conservation Authorities and policies four and five of Section 10.1.1 outline the process for concurrence with the appropriate conservation authority to make revisions to the Flood Plain Overlay. A condition has been included with the plan of subdivision's draft conditions to ensure proper permits are obtained from the RVCA.

Other applicable policies and guidelines

Area-Specific Policy number four states that landowners within the boundary of the Barrhaven South Community Design Plan shall enter into private agreements to share the costs of major infrastructure projects and associated studies and plans required for the development of Barrhaven South so that the costs of such development shall be distributed fairly amongst benefiting landowners. As such, a condition has been included in the plan of subdivision's draft conditions requiring notification from the Trustee of the Barrhaven Landowners Inc. that the owner is party to the agreements and has paid its share of any costs pursuant to the agreements.

Planning rationale

The related phase of the Draft Plan of Subdivision proposes a total of 519 residential units, a park of 0.88 hectares, two open space areas of 0.66 hectares and 0.11 hectares in the northwest and northeast corners respectively, and a stormwater management facility of 0.69 hectares in the southeast. The 519 units will be a mix of single-detached and townhouse units, with 98 single-detached units and 421 townhouse units planned. Access to the subdivision will be provided via Riverboat Heights and Perseus Avenue. In the future, realigned Greenbank Road will become the main access into this subdivision. To implement the draft approved subdivision the site is proposed to be rezoned from Development Reserve to Residential Third Density Subzone YY with Exception XXXX and Parks and Open Space (O1). Additionally, the lands scheduled to be transferred to Mattamy Homes are proposed to be rezoned to R3YY[1627] to continue the existing zoning from the Mattamy lands and avoid split-zoning on completed blocks. The rezoning proposes reducing the minimum lot width, lot area, front yard setback and corner side yard setback for detached dwellings, townhouse dwellings and back-to-back townhouse dwellings while increasing the building height to 12 metres to offer flexibility in dwelling products. Special provisions will also be included to ensure a 5.7 metres setback from the garage to the edge of the sidewalk.

Additionally, special air conditioner condenser projections are being included for townhouses and back-to-back townhouses.

The proposed zoning is consistent with the intent of the current Official Plan where only low-rise ground-oriented dwellings are permitted in suburban neighbourhood areas. Furthermore, the proposal meets the 'Evolving Overlay' of the new Official Plan where proposed built form and site design attributes generally meet most of the urban characteristics described in Table Six of Section Five, and where the suburban performance standards that are retained, do not impede the achievement of a fully urban site design over time.

The RVCA reviewed the plan of subdivision application and acknowledged the required change to the flood plain through inclusion of special draft conditions. A Cut and Fill permission will be required from the RVCA to straighten the sections of flood plain that are on the subject property to align with the proposed open space areas shown as Blocks 98 and 174 on the approved draft plan of subdivision. The *Conservation Authorities Act* gives power to the Conservation Authorities (CAs) to identify and manage natural hazards such as flood plain, to grant permission within areas where natural hazards, including alterations to watercourses, where appropriate and to create programs and services related to risk of natural hazards.

Other technical matters including transportation, stormwater management, servicing, geotechnical, and environment and tree preservation have also been reviewed by City staff through the subdivision review process.

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)

Councillor David Hill provided the following comment:

The councillor is aware of the recommendations in this report. He is concerned about the construction traffic ingress/egress and local resident/pedestrian safety must be prioritized to include construction route restrictions. As this development will stitch together the public recreation space and MUP system parallel to the Jock River, some element of mixed use (a small family restaurant/kiosk/similar) within the development,

would greatly enhance the livability and experience in this area as a 15 minute community.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the recommendations contained within this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

ENVIRONMENTAL IMPLICATIONS

The related draft approved plan of subdivision application will require a permit through the RVCA to modify the flood plain boundary.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- A city that has affordable housing and is more livable for all.
- A city that is more connected with reliable, safe and accessible mobility options.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-21-0113) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the related plan of subdivision application that required draft approval.

SUPPORTING DOCUMENTATION

Document 1 Location Map / Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Plan of Subdivision

Document 4 Consultation Details

CONCLUSION

The Planning, Real Estate and Economic Development Department supports the proposed Zoning By-law amendment to rezone the lands to Residential Third Density Subzone YY Exception XXXX (R3YY[XXXX]), Residential Third Density Subzone YY Exception 1627 (R3YY[1627]) and Parks and Open Space (O1) as per Documents 1 and 2. The application is consistent with the Provincial Policy Statement, the Official Plan, and the draft approved plan of subdivision.

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.

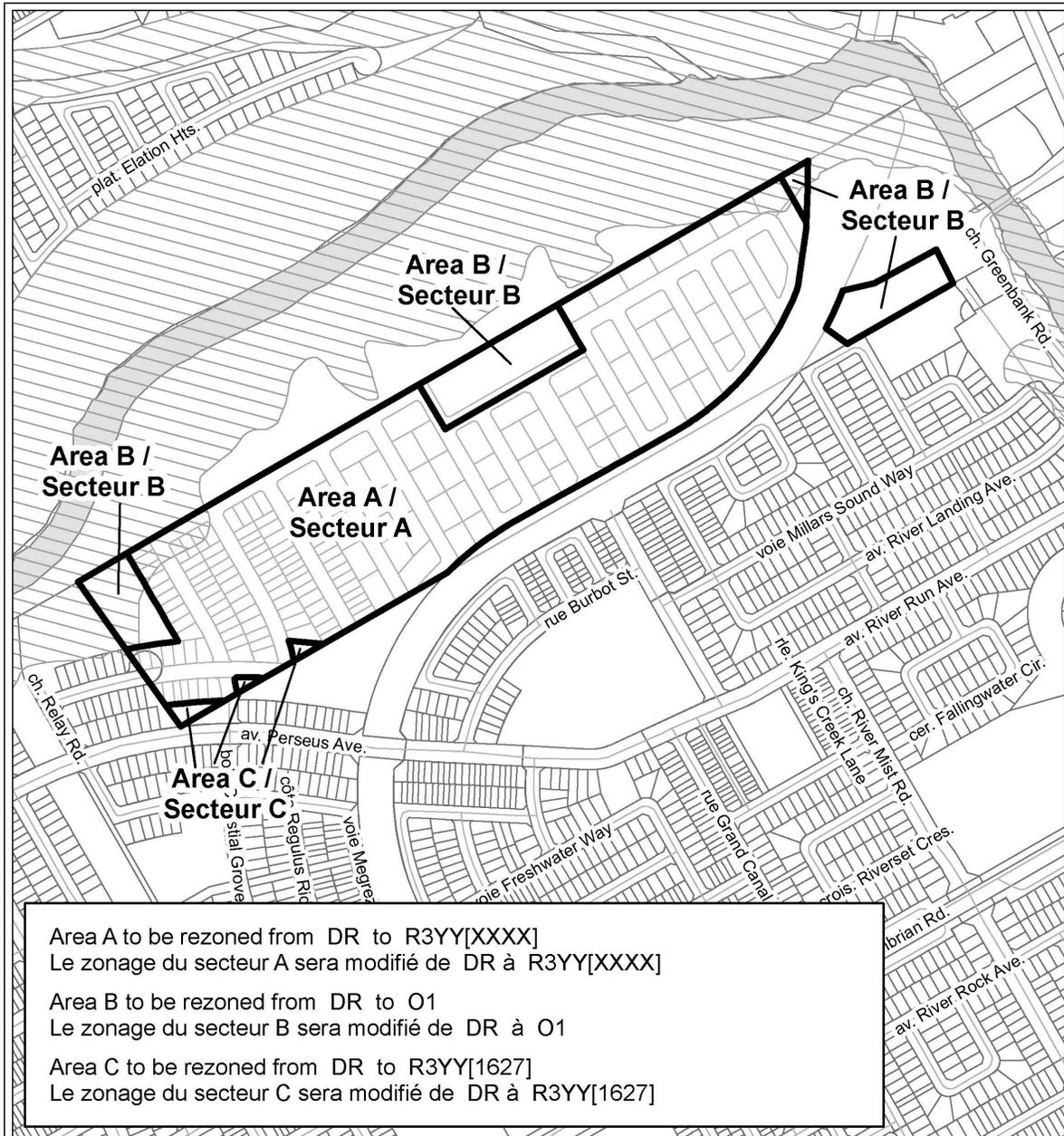
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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 / Zoning Key Map

For an interactive Zoning map of Ottawa visit geoOttawa



Area A to be rezoned from DR to R3YY[XXXX]
 Le zonage du secteur A sera modifié de DR à R3YY[XXXX]

Area B to be rezoned from DR to O1
 Le zonage du secteur B sera modifié de DR à O1

Area C to be rezoned from DR to R3YY[1627]
 Le zonage du secteur C sera modifié de DR à R3YY[1627]



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REVISION / RÉVISION - 2024 / 08 / 22	

LOCATION MAP / PLAN DE LOCALISATION
 ZONING KEY PLAN / SCHÉMA DE ZONAGE

 **3432 chemin Greenbank Road**

 Existing Flood Plain (Section 58) /
 Plaine inondable (Article 58)



Document 2 – Details of Recommended Zoning

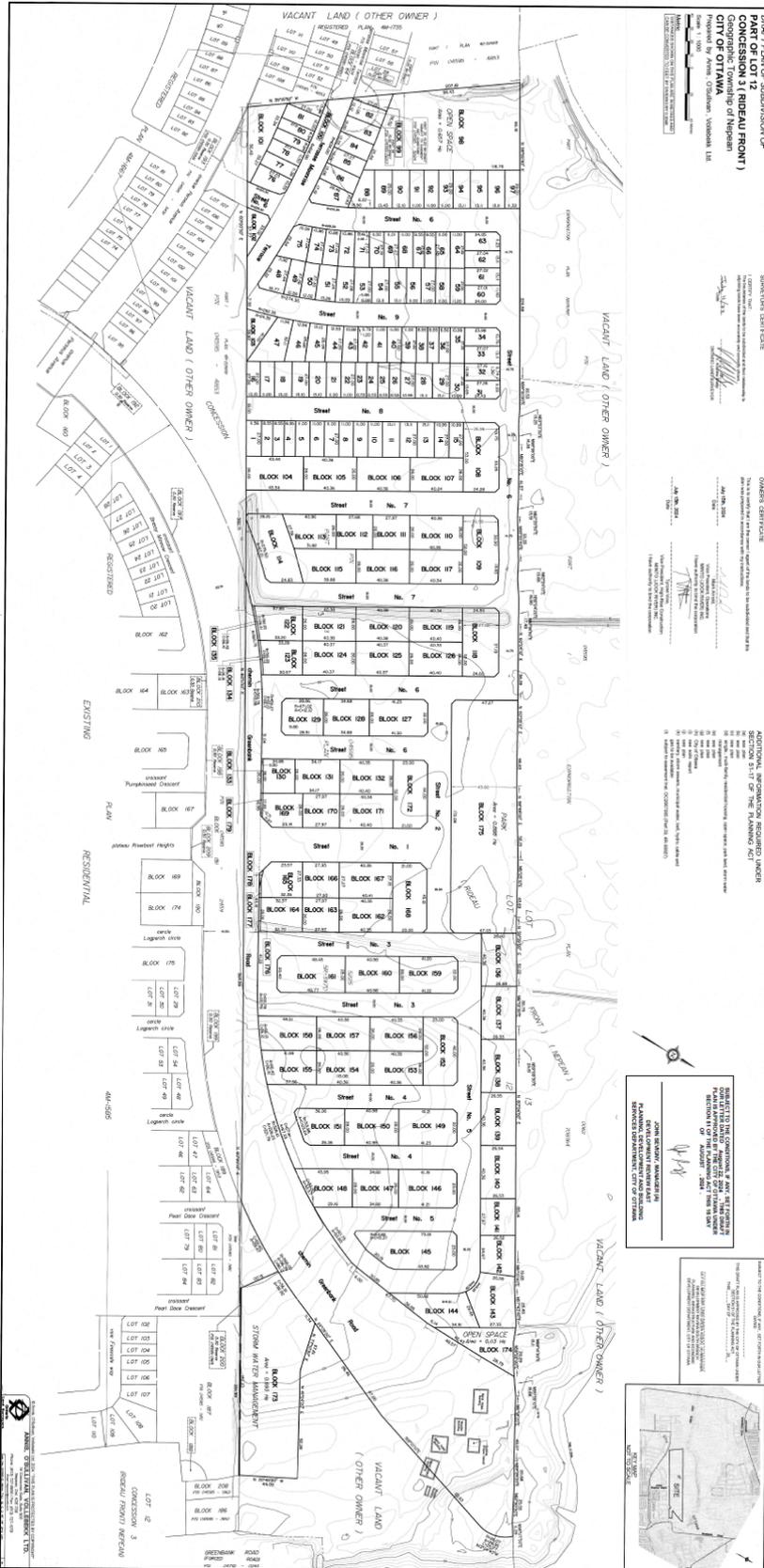
The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 3432 Greenbank Road:

1. Rezone the lands shown in Documents as follows:
 - a. Area A from DR to R3YY[XXXX]
 - b. Area B from DR to O1
 - c. Area C from DR to R3YY[1627]
2. Add a new exception, R3YY[XXXX], to Section 239 - Urban Exceptions with provision similar in effect to the following:
 - a. In Column I, add the text “XXXX”
 - b. In Column II, add the text “R3YY[XXXX]”
 - c. In Column V, add the text:
 - Zone requirements for single-detached dwellings:
 1. Minimum lot width: 8.5 metres
 2. Minimum lot area: 195 square metres
 3. Maximum building height: 12 metres
 4. Minimum Front Yard Setback: 3 metres
 5. Minimum Corner Yard Setback: 2.5 metres
 6. Minimum Rear Yard Setback: 6 metres
 7. Minimum Interior Side Yard Setback: 1.8 metres total, 0.6 metres for one side yard
 8. The minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 5.7 metres.
 9. The area of the driveway may not exceed 65 per cent of the yard in which it is located.

- Zone requirements for townhouse dwellings:
 1. Minimum lot width: 5.7 metres
 2. Minimum lot area: 120 square metres
 3. Maximum building height: 12 metres
 4. Minimum Front Yard Setback: 3 metres
 5. Minimum Corner Yard Setback: 2.5 metres
 6. Minimum Rear Yard Setback: 6 metres
 7. Minimum Interior Side Yard Setback: 1.2 metres
 8. The minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 5.7 metres.
 9. Despite Table 65, an air conditioner condenser is considered a permitted projection when it is located in a corner side yard.

- Zone requirements for back-to-back townhouse dwellings:
 1. Minimum lot width: 6 metres
 2. Minimum lot area: 70 square metres
 3. Maximum building height: 12 metres
 4. Minimum Front Yard Setback: 3 metres
 5. Minimum Corner Yard Setback: 2.5 metres
 6. Minimum Rear Yard Setback: 0 metres
 7. Minimum Interior Side Yard Setback: 1.2 metres
 8. The minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 5.7 metres.
 9. Despite Table 65, an air conditioner condenser is considered a permitted projection when it is located in a corner side yard.

Document 3 – Plan of Subdivision



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. One public meeting for both the Plan of Subdivision and the Zoning By-law Amendment was also held on Zoom on February 3, 2022.

Public Comments and Responses

Residents had concerns with vehicular traffic and the lack of capacity within the existing street network.

Response: A Transportation Impact Assessment was reviewed and accepted by the City's transportation staff.

Residents had concerns with pedestrian and cyclist safety because of increased vehicular traffic.

Response: Construction traffic will not be permitted along Riverboat Heights to ensure student safety. The new streets within the subdivision will include sidewalks and cycle tracks wherever determined to be necessary.

Residents had concerns with school capacity.

Response: The four school boards were circulated the subdivision application and none of them required a school block to be reserved.

Residents had concerns with the lack of transit in the area.

Response: OC Transpo included their standard draft conditions, and any transit route changes will be evaluated by OC Transpo.

Residents had concerns with changes to the flood plain.

Response: Any changes to the flood plain will require a cut-fill permit from the RVCA, draft conditions were required by the RVCA to capture this requirement and Minto will have to apply to the RVCA.

Resident had concerns with the loss of greenspace.

Response: This subdivision is adjacent to a future district park. A new park will also be included within the subdivision which will be adjacent to the future district park.