

<p>7. Zoning By-law Amendment – 2960 Leitrim Road</p> <p>Modification du Règlement de zonage – 2960, chemin Leitrim</p>

Committee recommendations

That Council approve the following:

- a) Amend the Zoning By-law 2008-250 for 2960 Leitrim Road and one unaddressed parcel to permit a low-rise subdivision, including a City park block, as detailed in Document 2; and
- b) Amend the Leitrim Community Design Plan to designate 2960 Leitrim Road and one unaddressed parcel as General Urban, as shown in Document 5.

Recommandations du Comité

Que le Conseil :

- a) modifie le *Règlement de zonage n° 2008-250* pour le 2960, chemin Leitrim et pour une parcelle sans adresse afin de permettre d'aménager le lotissement de faible hauteur, dont un îlot à vocation de parc de la Ville, selon les modalités précisées dans la pièce 2;
- b) modifie le Plan de conception communautaire de Leitrim pour attribuer au 2960, chemin Leitrim et à une parcelle sans adresse la désignation de secteur urbain général, comme l'indique la pièce 5.

For the information of Council

The Committee CARRIED the following motion:

Motion No PLC 2022-61/4

Moved by Co-chair S. Moffatt

THEREFORE BE IT RESOLVED that with respect to report ACS2022-PIE-PS-0039, the Comments by Ward Councillor” section be revised to “The Councillor is aware of the application related to this report.”

THEREFORE BE IT FURTHER RESOLVED that there be no further notice pursuant to Section 34 (17) of the *Planning Act*.

Pour la gouvernance du conseil

Le Comité a ADOPTÉ la motion suivante :

Motion No CUR 2022-61/4

Motion du coprésident S. Moffatt

PAR CONSÉQUENT, IL EST RÉSOLU QUE dans ledit rapport, la section « Commentaires du conseiller de quartier » soit remplacée par « Le conseiller du quartier est au courant de la demande faisant l'objet du rapport »;

IL EST EN OUTRE RÉSOLU, en vertu du paragraphe 34 (17) de la *Loi sur l'aménagement du territoire*, qu'aucun nouvel avis ne soit donné.

Documentation/Documentation

1. Report from the Acting Director, Planning Services, Planning, Real Estate and Economic Development, dated April 14, 2022 (ACS2022-PIE-PS-0039)

Rapport de la Directrice par intérim Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'immobilier et du développement économique, daté le 14 avril 2022 (ACS2022-PIE-PS-0039)

2. Extract of draft Minutes, Planning Committee, April 28, 2022

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 28 avril 2022

Subject: Zoning By-law Amendment – 2960 Leitrim Road

File Number: ACS2022-PIE-PS-0039

Report to Planning Committee on 28 April 2022

and Council 11 May 2022

**Submitted on April 14, 2022 by Lily Xu, Acting Director, Planning, Real Estate and
Economic Development**

Contact Person: Kelby Lodoen Unseth, Planner II, Development Review South

613-580-2424, 12852, Kelby.LodoenUnseth@ottawa.ca

Ward: Gloucester-South Nepean (22)

Objet : Modification du Règlement de zonage – 2960, chemin Leitrim

Dossier : ACS2022-PIE-PS-0039

Rapport au Comité de l'urbanisme

le 28 avril 2022

et au Conseil le 11 mai 2022

**Soumis le 14 avril 2022 par Lily Xu, Directrice par intérim, Direction générale de la
planification, des biens immobiliers et du développement économique**

**Personne ressource : Kelby Lodoen Unseth, Urbaniste II, Examen des demandes
d'aménagement sud**

613-580-2424, 12852, Kelby.LodoenUnseth@ottawa.ca

Quartier : Gloucester Nepean-Sud (22)

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve the following:**
 - a) Amend the Zoning By-law 2008-250 for 2960 Leitrim Road and one unaddressed parcel to permit a low-rise subdivision, including a City park block, as detailed in Document 2; and**

- b) Amend the Leitrim Community Design Plan to designate 2960 Leitrim Road and one unaddressed parcel as General Urban, as shown in Document 5.
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 May 11, 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 municipal :
 - a) de modifier le *Règlement de zonage n° 2008-250* pour le 2960, chemin Leitrim et pour une parcelle sans adresse afin de permettre d'aménager le lotissement de faible hauteur, dont un îlot à vocation de parc de la Ville, selon les modalités précisées dans la pièce 2;
 - b) de modifier le Plan de conception communautaire de Leitrim pour attribuer au 2960, chemin Leitrim et à une parcelle sans adresse la désignation de secteur urbain général, comme l'indique la pièce 5.
2. Et que le Comité de l'urbanisme 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 11 mai 2022 », 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

2960 Leitrim Road and one unaddressed parcel

Owner

Barrett Co-Tenancy

Applicant

Melissa Cote, Tartan Land Consultants Inc.

Description of site and surroundings

The site is located on the south side of Leitrim Road, east of the future Leitrim Road realignment and west of Kelly Farm Drive. The approximately 18.0-hectare site has 150 metres frontage along Leitrim Road and is currently undeveloped. To the north, across Leitrim Road is the National Capital Commission (NCC) Greenbelt, to the south are lands for the stormwater management pond ('Pond 2'), Diamond Jubilee Park and an established residential development, to the east is the currently developing Findlay Creek Village Stage 4, Phase 1 lands and to the west is the Albion Industrial Park and future lands for employment purposes.

Summary of requested Zoning By-law amendment proposal

The proposal is to amend the zoning of the site from IL2[1528] H(14)-h (Light Industrial, subzone 2, exception 1528, maximum height 14 metres, holding zone) to R3Z (Residential Third Density, Subzone Z). The zoning amendment is a companion application to a subdivision application (City File #D07-16-20-0004) which was draft approved on September 9, 2021. The subdivision proposes 152 single detached units, 246 townhome units, one park block, one open space block, three walkway blocks, and six streets.

The R3 zone permits a mix of dwelling types including single detached and townhouse dwelling units, and the Z subzone outlines different performance standards, such as maximum building height, lot width and area, which promotes efficient land use and compact form.

The park block and open space block are proposed to be zoned O1 (Parks and Open Space).

The R3Z and O1 zones include a maximum height of 11 metres, which is lower than the existing maximum height of 14 metres in the IL zone. Prior development restrictions, through the use of the 'holding provision' on the property, related to the type of industrial uses not permitted to operate on the lands. This rezoning proposal for residential uses renders the holding provision obsolete.

DISCUSSION

Public consultation

Public consultation was conducted in accordance with the procedure for Zoning By-law amendment applications. Owners within 120 metres of the subject site were notified through a direct mailing and a sign was posted on the site. The statutory public meeting for the concurrent Plan of Subdivision application was held over the Zoom platform on August 25, 2020. No members of the public were in attendance; however six written submissions were received.

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

Official Plan designation(s)

Current Official Plan

The subject area is designated as General Urban Area, according to Schedule B of the Official Plan (OP). The intent of the General Urban Area is to encourage the development of a range of housing types to meet varying types of ages and incomes, such as a low-rise ground-oriented typology, and within these neighbourhoods, allowing for recreational site to meet the needs of residents.

Schedule C identifies Leitrim Road as a cycling spine route, and location of a multi-use pathway. The proposed subdivision is located south of Leitrim Road, a designated

arterial roadway, and west of Kelly Farm Drive which is designated a collector road, as shown on Schedule E.

An Urban Employment Area, as outlined in Section 3.6.5, exists west of the site and contains light industrial uses. Urban Employment areas are concentrated into nodes, typically located in centrally located areas, or in proximity to 400 series highways. This area serves the local community and is in proximity to the Macdonald-Cartier International Airport.

Annex 10 – Land Use Constraints Due to Aircraft Noise. The site is outside the Airport Operating Influence Zone, and inside the 25 NEF/NEP Line. Warning clauses on title for noise sensitive land uses are required in accordance with the City of Ottawa Environmental Noise Control Guidelines, and will be implemented through the associated plan of subdivision.

New Official Plan

Within the new City of Ottawa Official Plan (OP), the subject area is within the Suburban Transect, and is defined with the Neighbourhood designation within Schedule B7. The Suburban Transect is generally characterized by low-rise development within neighbourhoods and along minor corridors.

The Neighbourhood designation will also guide neighbourhoods to function as 15-minute neighbourhoods. The permitted building heights shall be low-rise, except where site-specific circumstances permit additional height. It is outlined in Section 6.3.1.5. that permitted densities will be distributed in the neighbourhood by allowing higher densities and permitted height in areas closer to rapid-transit station, corridors and major neighbourhood amenities. This allows relatively lower densities and predominantly ground-oriented dwelling forms further away from corridors and major amenities, which is suitable to this area.

Schedule C3 identifies a Major Pathway running along the east side of the subdivision from White Alder Avenue to Leitrim Road. As outlined in Section 4.1.2, the inclusion of space to connect to the existing and planned network of pathways and cycling facilities is a way to help promote 15-minute neighbourhoods. Schedule C4 identifies Leitrim Road as an arterial roadway, and Kelly Farm Drive as a collector.

The Ottawa International Airport Economic District boundary is defined adjacent to the west edge of the proposed development. However, the site remains outside the Airport Operating Influence Zone, and inside the 25 NEF/NEP Line, where warning clauses on title for noise sensitive land uses are required and will be implemented through the associated plan of subdivision.

Other applicable policies and guidelines

The lands are located within the boundaries of the Leitrim Community Design Plan (CDP). The CDP initially identified the subject lands as employment lands, however this designation has been reviewed through the completion of the Leitrim Road Environmental Assessment, and is deemed compatible for residential development. The change from the employment land use coincides with the new boundary of the Ottawa Airport Operating Influence Zone, which has shifted westward to mirror the new Leitrim Road realignment. An amendment to the Leitrim Community Design Plan land use map is provided in Document 5.

Planning rationale

The subdivision proposes 67 single detached units and 86 townhouse units in Phase 1, as well as 84 single detached units, 160 townhouse units and a 1.18-hectare park block in Phase 2 (see Document 4). The total unit count for both phases is 397.

The future realigned Leitrim Road forms the western and northern limits of the subdivision. Vehicle accesses to Kelly Farm Road will be provided at two new entrances: at Segun Raji Way forming an intersection with Barrett Farm Drive and the second at Street 5. The Storm Water Management (SWM) Pond 2 is located along the southern boundary and a portion of Street 4 is single loaded to provide visual and potential physical access to the facility. As well, a portion of Street 3 is a window street to provide a break from the noise wall required at the time the realigned Leitrim Road is constructed. Through this window street and a walkway block, access to the future multi use pathway will also be provided. Block 211 will be an Open Space block conveyed to the City and as it is not considered parkland dedication, it will not contain active recreational facilities. The active park block to serve this development, Block 212, will be located in the south portion of the development.

The development will be connected with walkways and sidewalks, enhancing connections for active transportation within the community, to the proposed transit stops and to amenities beyond the site. The identification of cycling routes on Schedule C provides additional opportunities for alternative modes of transportation through the area.

The proposal aligns with low- and medium- density residential designations to mix single-detached and townhouse dwelling types creating variation in densities and unit types. High-density residential is not contemplated for this site due to the distance from Bank Street, which is consistent with the Leitrim CDP.

The proposed residential zoning and maximum 11 metre height provisions are compatible with the sites location inside the 25 NEF/NEP Line, yet outside of the Airport Operating Influence Zone.

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 direct 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.

Assets acquired through development of these lands will add to City's inventory for operations and maintenance, as well as lifecycle renewal and replacement in the long term.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The Zoning By-law amendment proposal relates to new buildings that would have been and will be constructed in accordance with the Ontario Building Code; there are no accessibility impacts.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Thriving Communities

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-20-0010) 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	Location Map and Zoning Key
Document 2	Proposed Zoning By-law Amendment
Document 3	Public Consultation Details
Document 4	Proposed Draft Plan of Subdivision
Document 5	Revised CDP Land-Use Plan

CONCLUSION

The Planning, Real Estate and Economic Development Department recommends approval of the application to rezone the lands from IL2[1528] H(14)-h to R3Z to allow

the development of detached and townhouse dwelling units. As well, the inclusion of the zoning designation O1 to establish a neighbourhood park. The application is consistent with the Provincial Policy Statement, The Official Plan, and the Leitrim Community Design Plan.

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.

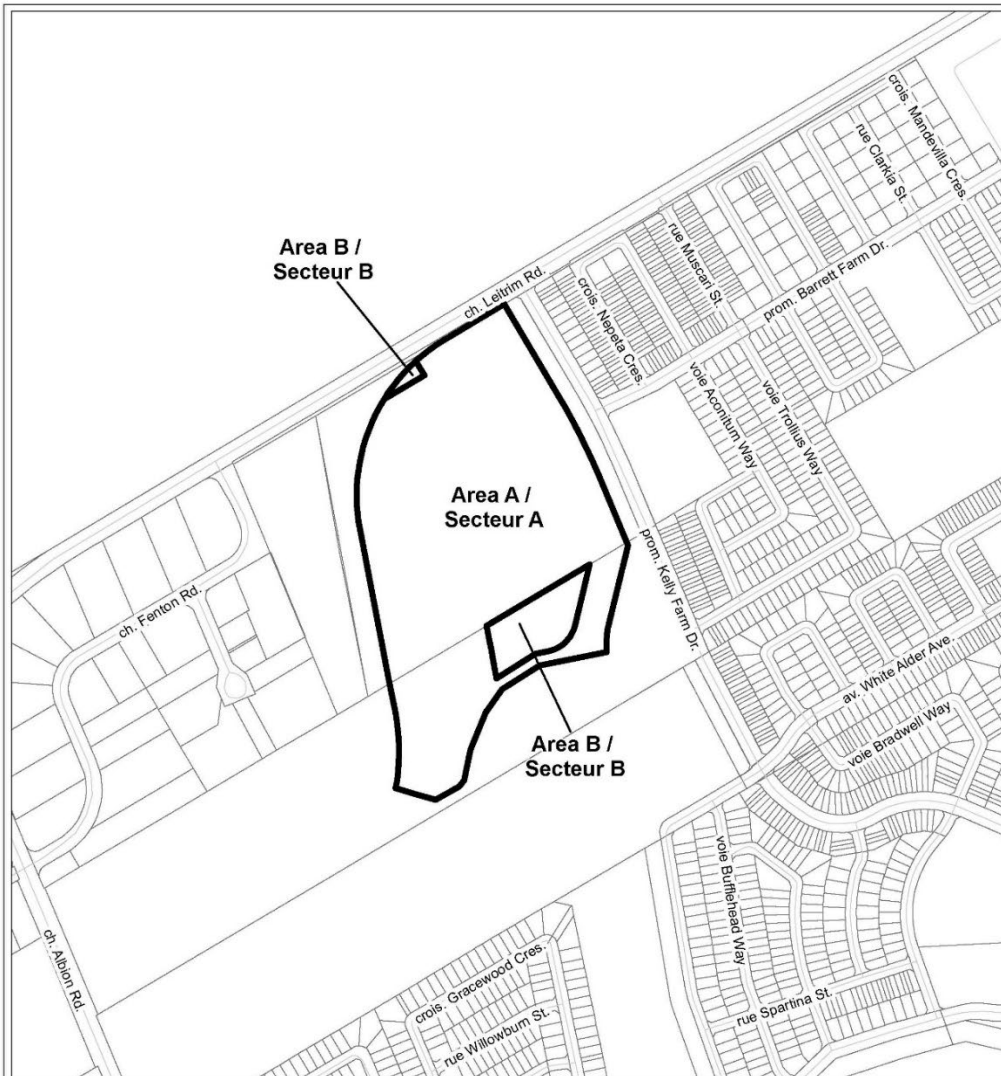
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.




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 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHEMA DE ZONAGE	
D02-02-20-0010	22-0205-X	 3100 chemin Leintrim Road	
I:\CO\2022\Zoning\Leintrim_3100		Area A to be rezoned from IL2[1528] H(14)-h to R3Z Le zonage du secteur A sera modifié de IL2[1528] H(14)-h à R3Z	
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small>		Area B to be rezoned from IL2[1528] H(14)-h to O1 Le zonage du secteur B sera modifié de IL2[1528] H(14)-h à O1	
<small>©Les données de parcelles appartient à Teranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>			
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Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 2960 Leitrim Road and one unaddressed parcel:

1. Rezone the lands shown in Document 1 as follows:
 - a) Area A from IL2[1528] H(14)-h to R3Z
 - b) Area B from IL2[1528] H(14)-h to O1

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.

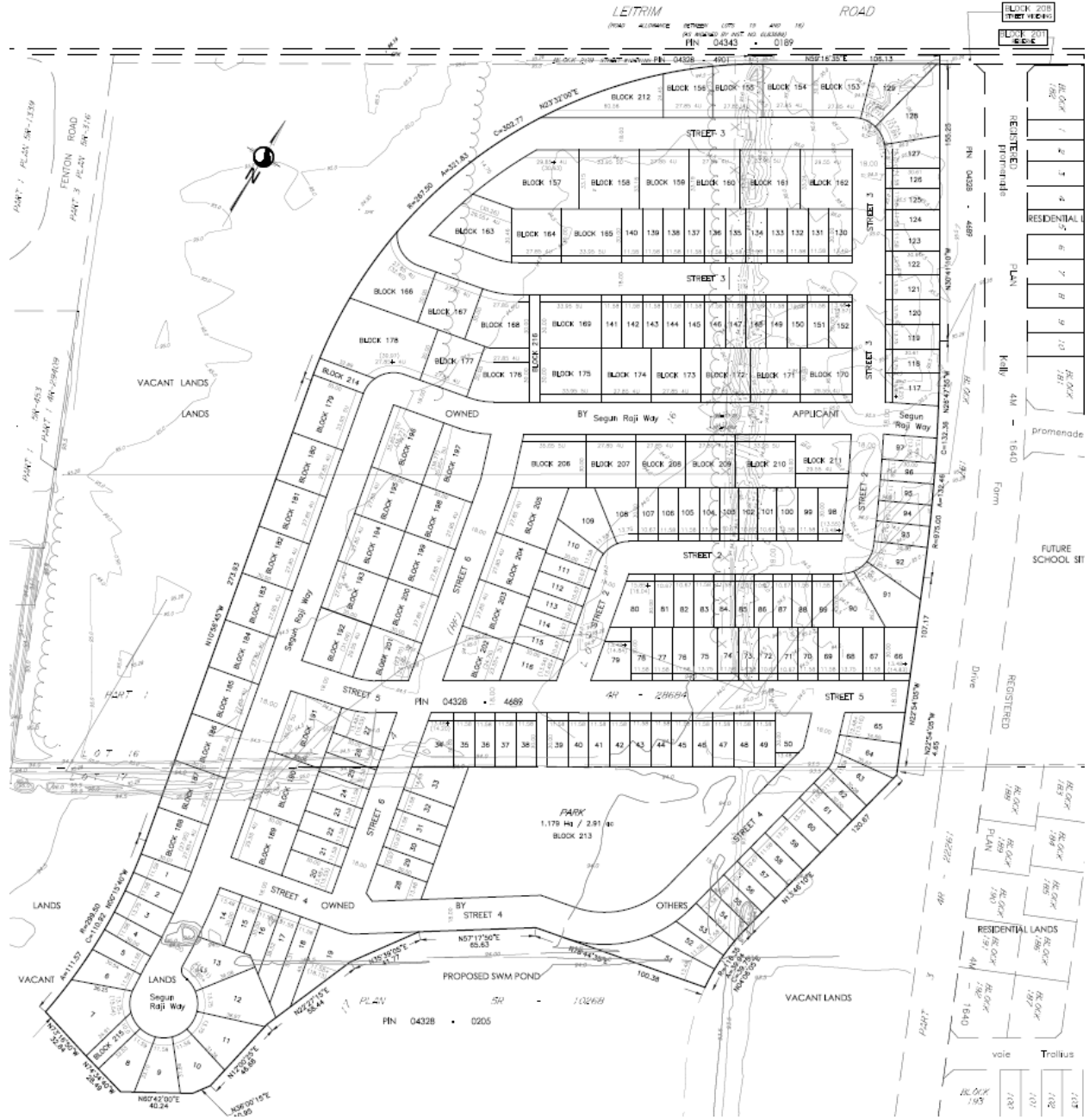
The statutory public meeting for the concurrent subdivision application was held electronically on August 25, 2020. No members of the public attended.

Written comments were submitted by six members of the public. The following is a summary of the comments and the City's response:

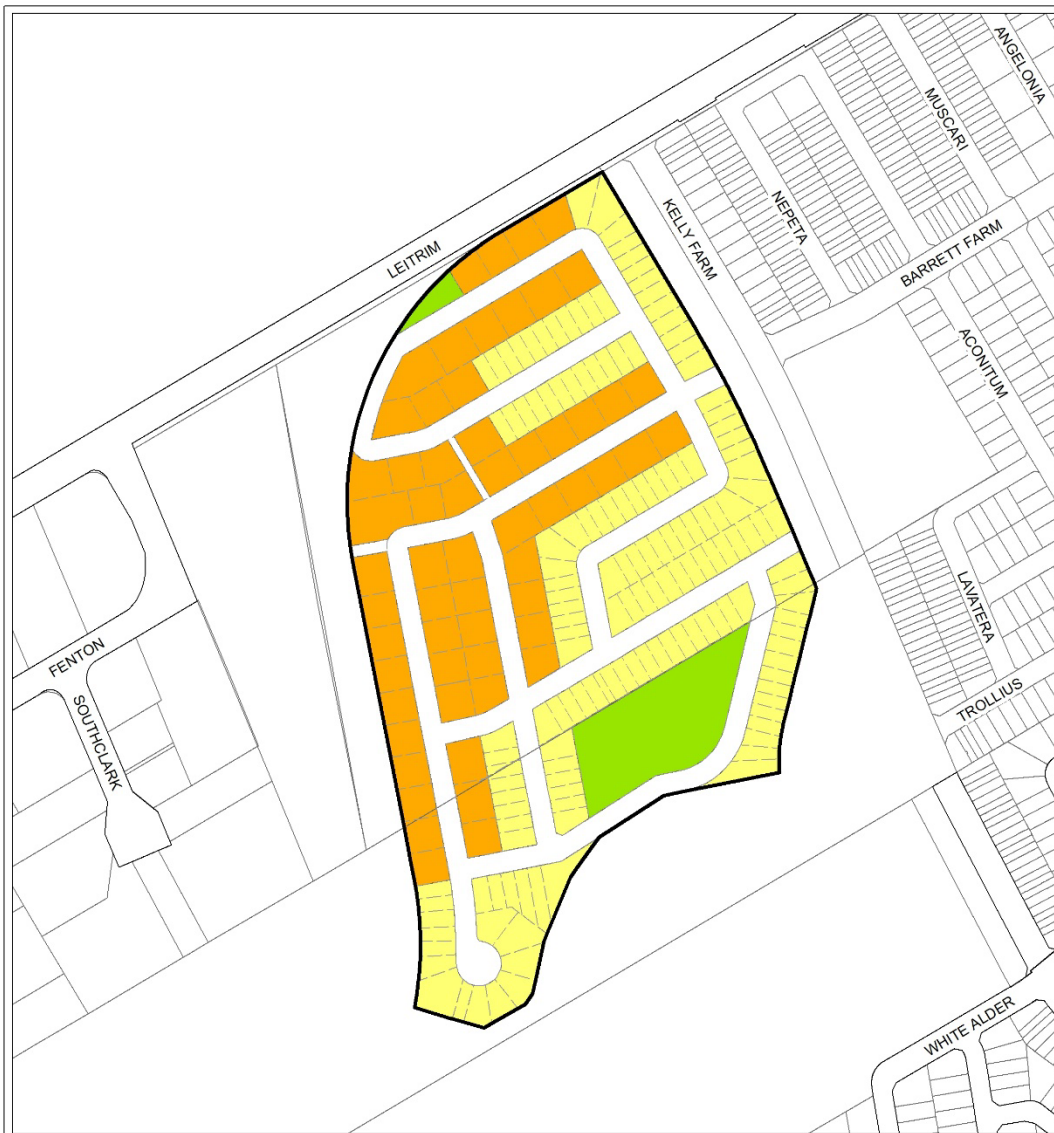
Comment	City response
Disappointed with the amount of rear lotting on open space and future Leitrim Road	Single loaded roads results in lost units for the developer, a section of Street 3 has been re-designed as a window street to the future realigned Leitrim Road
Poor pedestrian connectivity	Sidewalks and walkways have been detailed in the draft conditions providing sufficient pedestrian connectivity within the community as well as to existing and future amenities to the wider community
Location of park block should be moved further north	Park block placement is to the satisfaction of Parks and Facilities Planning
Concern with the proximity of the residential development to uses in the adjacent business park and possible impacts on their operations	Condition has been included to require a warning clause in the subdivision agreement that the site is in close proximity to non-residential uses which






	may on occasion generate noise and odour.
Community requires additional amenities to support the residents	Park amenity provided complies with the parkland dedication, in addition, a smaller open space block will be conveyed to the City, school sites in the community is at the timing of the relevant school board, commercial development is being proposed at various locations in Leitrim
Will the realigned Leitrim Road be completed before the homes are occupied?	Construction of realigned Leitrim Road is dependent on third runway for airport, currently not planned before 2031

Document 4 – Proposed Draft Plan of Subdivision



Document 5 – Revised CDP Land-Use Plan



		EXCERPT FROM LEITRIM COMMUNITY DESIGN PLAN / EXTRAIT DU PLAN COMMUNAUTAIRE DE LEITRIM	
D02-02-20-0010	22-0313-A	 2960 chemin Leitrим Road	
I:\CO\2022\One_Offs\Leitrим_2960CDP Desig		 Low Density Residential / Résidentielle de faible densité	
<small>©Parcel data is owned by Teranel Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small>		 Medium Density Residential / Résidentielle de densité moyenne	
<small>©Les données de parcelles appartient à Teranel Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE</small>		 Open Space / Espace Ouvert	
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