

Subject: Zoning By-law Amendment – 4775 and 4875 Spratt Road

File Number: ACS2022-PIE-PS-0032

Report to Planning Committee on 14 April 2022

and Council 27 April 2022

**Submitted on March 29, 2022 by Lily Xu, Acting Director, Planning, Real Estate
and Economic Development**

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Ward: Gloucester-South Nepean (22)

**Objet : Modification du règlement de Zonage – 4775 et 4875, chemin
Spratt**

Dossier : ACS2022-PIE-PS-0032

Rapport au Comité de l'urbanisme

le 14 avril 2022

et au Conseil le 27 avril 2022

**Soumis le 29 mars 2022 par Lily Xu, Directrice par intérim, Direction générale de
la planification, des biens immobiliers et du développement économique**

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Quartier : Gloucester Nepean-Sud (22)

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 4775, 4875 Spratt Road to rezone the lands from Development Reserve (DR) to Residential Fourth Density, Subzone Z (R4Z), Residential Fourth Density, Subzone Z , with an exception (R4Z [xxxx]), Open Space (O1), Minor Institutional (I1) and Mixed Use (GM) to permit a new residential subdivision, as detailed in Document 2.
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 April 27, 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 visant les 4775 et 4875, chemin Spratt, afin de faire passer la désignation de ces terrains de Zone d'aménagement futur (DR) à Zone résidentielle de densité 4, sous-zone Z (R4Z), Zone résidentielle de densité 4, sous-zone Z, assortie d'une exception (R4Z [xxxx]), Zone de parc et d'espace vert (O1), Zone de petites institutions (I1) et Zone d'utilisations polyvalentes (GM), et ainsi permettre l'aménagement d'un lotissement résidentiel, comme l'expose en détail le document 2.
2. Que le Comité de l'urbanisme donne son approbation à ce 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 27 avril 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

4775 and 4875 Spratt Road

Owner

Riverside South Development Corporation (RSDC)

Applicant

Marcel Denomme

Description of site and surroundings

The subject lands are located on the east side of Spratt Road, midway between Earl Armstrong Road and Rideau Road and are part of Phase 17 in the Riverside South Community. The site is currently vacant, covered with scrub and approximately 59 hectares in area. The planned Bus Rapid Transit Corridor including the proposed BRT “South Spratt Station” is located to the north and approximately 1.5 kilometres to the east is the planned Riverside South Community Core which is envisioned to provide mixed-use, commercial and institutional uses.

Summary of requested Zoning By-law amendment proposal

The current zoning on the property is Development Reserve (DR). The Development Reserve Zone limits the range of permitted uses to those which will not preclude future development.

The applicant proposes to rezone the property to:

- Residential Fourth Density, Subzone Z (R4Z), and Residential Fourth Density, Subzone Z with exception (R4Z [xxxx]) for the residential properties,
- Parks and Open Space Zone (O1) for the parks,
- A split zone of Minor Institutional Zone (I1) and R4Z for the school block, and
- General Mixed Use (GM) for the commercial block.

The R4Z zone permits a mix of residential forms ranging from detached dwellings to low-rise apartments. The proposed R4Z [xxxx] zone would permit a height increase from 11 metres to 14 metres for the back-to-back townhouses to allow for an access to the rooftop terrace. The O1 zone permits parks, open space and related compatible uses such as a farmer's market. The I1 zone permits community uses such as schools, community centres and libraries; and the GM zone permits commercial uses such as a bank, convenience store, medical facility, office, restaurant and retail store as well as select residential uses such as low- and mid-rise apartment buildings, stacked dwellings and retirement homes. The current proposal is for a mix of detached dwellings, townhouses, 1 medium density residential block, 2 park blocks, 1 school block and 1 commercial block.

Associated Application

The associated Draft Plan of Subdivision (D07-16-20-0018) was approved in October 2021 and will ultimately result in the construction of 1,240 new residential units in a mix of detached dwellings, townhouses and low-rise apartments. One community park, one parkette, a school block and a commercial block will round out the development. The development will be constructed in phases, starting at the northern edge.

DISCUSSION

Public consultation

A public consultation was held for the associated Draft Plan of Subdivision via Zoom on January 18, 2021. Councillor Meehan, her assistant; the Applicant (Riverside South Development Corporation); the Applicant's consultants; and City staff were in attendance. Ten residents attended the meeting.

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

Official Plan designation(s)

Current Official Plan

The property is within the General Urban Area designation in Schedule B of the Official Plan, which permits a wide range of residential forms and commercial uses. Spratt Road, which provides vehicular access along the western boundary, is designated as a major collector on Schedule E of the Official Plan. According to Schedule D of the Official Plan, Spratt Road is a planned BRT corridor with a proposed BRT Station to the north of the subject lands.

New Official Plan

Within the new City of Ottawa Official Plan (new OP), the lands are identified on Schedule B6 as part of the Suburban Transect, with a mix of the Neighbourhood designation and Evolving Neighbourhood overlay. The policies relating to this transect recognize a suburban pattern of built form while supporting an evolution to a 15-minute neighbourhood, where services and amenities are located in close proximity to existing neighbourhoods. A full range of low-rise housing options are permitted, including ground-oriented dwellings such as detached, semi-detached, and townhouses, as well as low-rise apartment building forms.

Other applicable policies and guidelines

The site is located within the Riverside South Community Design Plan (CDP). The subject lands are designated low and medium density residential, park, local commercial and school. The applicable CDP guidelines that have been incorporated into the development include providing sidewalks on both sides of collector roads, buildings with entries visible from the street garages recessed from the front of the porch and/or flush with the front wall of the dwelling and functional porches.

Planning rationale

The proposal aligns with both the General Urban Area policies in the current Official Plan and the Neighbourhood designation and Evolving Neighbourhood overlay in the new Official Plan, which permit a full range and choice of housing types and a broad mix of uses. The proposed residential, commercial, school and park uses are in accordance with both Official Plans and are located as directed in the Riverside South Community Design Plan. The requested R4Z, O1, I1, and GM zones are appropriate for the proposed uses, and exception xxxx is necessary in order to accommodate the back-to-back townhouse units.

Provincial Policy Statement

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

RURAL IMPLICATIONS

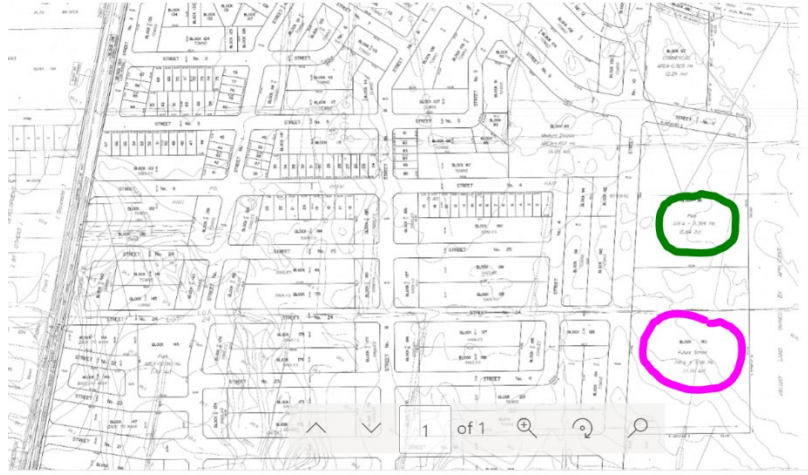
There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor provided the following comments, which are followed by staff response.

1. I would like to know the width of the new homes proposed.
 - The lots will be 6m wide for the townhouses and 9m wide for the detached dwellings. This is permitted in the R4Z zone - and has become the standard for new subdivisions.
2. I have noticed in new subdivisions the homes are much narrower - and they look awful.
 - The lots are narrower in new subdivisions, which is a result of the cost of the land and final cost of each unit and as well as meeting City density targets - which requires more units in smaller areas.
3. Sidewalks? Not through the driveways.
 - Sidewalks will be located on collectors and will be set back from the curb - so yes, the driveway will be divided. This has been determined to be the safest location for sidewalks - so that pedestrians are further distanced from vehicles. A condition will be included in the subdivision agreement to notify residents that they may have a sidewalk on their street - so that they can make informed decisions.
4. Setbacks? As large as possible - enough for a mature tree.
 - The setbacks for both towns and detached dwellings will be 3m. Staff will ask for as many trees as possible, but in many cases, the location of the utility boxes prevent the planting of trees - especially for townhouses.
5. And can you locate the school for me? Is it on a main road, and what will be a busy road? Not ideal, given the traffic problems we are experiencing at other new school.
 - The school will be on Ralph Hennesey, which is a collector road. Staff understand the concern about children walking to school and wanting schools on local roads, but it has been determined that schools are best placed on collector's - so that they can accommodate the traffic that will be generated by school buses, school staff and parents. If a school is placed

on a local street - it would make the local street much more challenging because they are not designed to handle the same capacity of vehicles. The school is the pink circle below and the park is the green circle.



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

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 the 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

Buildings within this subdivision will be required to meet all accessibility measures as outlined in the Ontario Building Code.

ENVIRONMENTAL IMPLICATIONS

A Tree Conservation Report (TCR) was prepared for the proposal and provided justification for the removal of most of the trees due to the required increase in grade. Full tree protection measures will be required for any of the trees that are to be maintained. An Environmental Impact Statement (EIS) was conducted for the associated subdivision which outlines requirements for construction, such as being aware of and receiving permits to remove species at risk, ensuring silt fencing is installed, using permeable surfaces when possible, etc.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Thriving Communities

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-20-0064) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the need to draft approve the associated Draft Plan of Subdivision first.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Draft Plan of Subdivision

CONCLUSION

The proposal is supported by the Planning, Real Estate and Economic Development Department as it is consistent with the Provincial Policy Statement, meets applicable policies in the Official Plan and the Riverside South Community Design Plan. The requested zones are appropriate.

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.

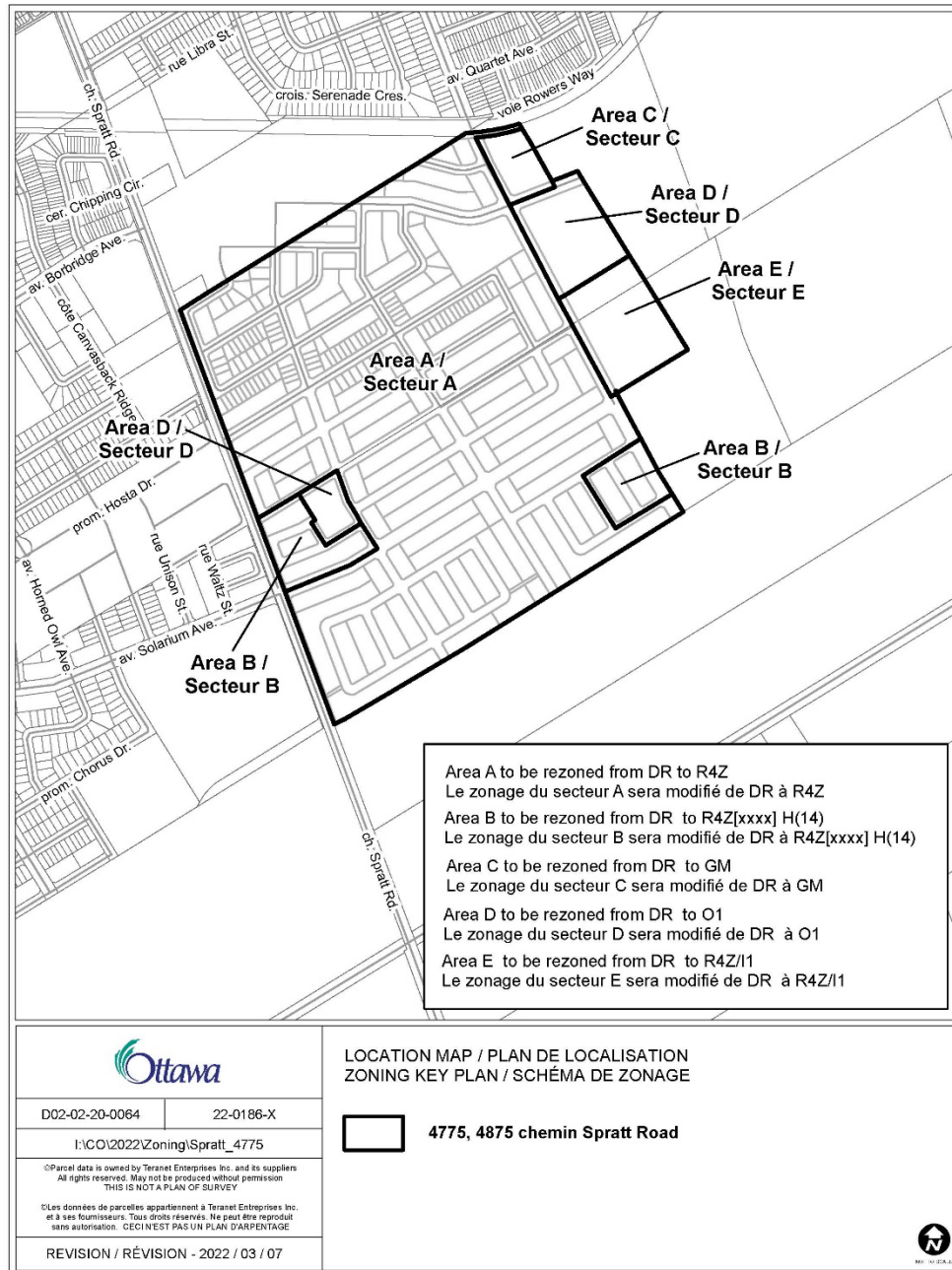
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoottawa.ca)

The location map below shows the property at 4775 and 4875 Spratt Road along with the proposed zones for residential, commercial, park and school development.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 4775 and 4875 Spratt 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 text, “the maximum permitted height for a back-to-back town house dwelling is 14m”

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 (1) virtual public meeting was held via Zoom on January 18, 2021.

Public Comments and Responses

Comment: The residents were concerned about the current, and future traffic that will be generated from this proposal as well as the timing for the Bus Rapid Transit.

Response: The area is being developed as per the City's Transportation Master Plan and local Community Design Plan which encourages residents to use alternate modes of transportation when possible. The City does not have any transportation-related concerns.

Document 4 – Draft Plan of Subdivision

