

Subject: Zoning Bylaw Amendment – 1053, 1075 and 1145 March Road

File Number: ACS2022-PIE-PS-0110

Report to Planning Committee on 25 August 2022

and Council 31 August 2022

**Submitted on August 5, 2022 by Derrick Moodie, Director, Planning, Real Estate
and Economic Development**

Contact Person: Lisa Stern, Planner, Development Review West

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Ward: West Carleton-March (5)

**Objet : Modification du Règlement de zonage – 1053, 1075 et 1145, chemin
March**

Dossier : ACS2022-PIE-PS-0110

Rapport au Comité de l'urbanisme

le 25 août 2022

et au Conseil le 31 août 2022

**Soumis le 5 août 2022 par Derrick Moodie, Directeur, Direction générale de la
planification, des biens immobiliers et du développement économique**

**Personne ressource : Lisa Stern, Planner, Examen des demandes
d'aménagement ouest**

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Quartier : West Carleton-March (5)

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1053, 1075 & 1145 March Road to permit a subdivision including lots for 261 single detached dwellings, blocks for 329 townhouse dwellings, a portion of a school site, institutional blocks for a municipal Park and Ride and a fire station, a neighbourhood park, a**

stormwater management pond, environmental protection lands and various open space blocks, as detailed in Documents 1 and 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 August 31, 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* (n° 2008-250) pour les 1053, 1075 et 1145, chemin March afin de permettre l’aménagement d’un lotissement comprenant des lots pour 261 maisons unifamiliales, des îlots pour 239 maisons en rangée, une partie d’une école, des îlots institutionnels pour un parc-o-bus et une caserne de pompiers, un parc de quartier, un bassin de rétention des eaux pluviales, des terrains désignés zone de protection de l’environnement et divers îlots d’espace vert, comme il est expliqué en détail dans les documents 1 et 2.
2. Que le Comité de l’urbanisme approuve 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 31 août 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

1053, 1075 & 1145 March Road

Owner

CU Developments and City of Ottawa (future fire station site)

Applicant

Novatech Consultants

Description of site and surroundings

The subject property is located within the northwest quadrant of the Kanata North Urban Expansion Area and is approximately 48.05 hectares in size and located on the west side of March Road. The site is currently undeveloped and consists of open cultivated fields.

Surrounding land uses include St. Isidore Catholic Church, its associated cemetery, and St. Isidore Catholic School to the east, as well as a number of rural estate subdivisions comprised of detached dwellings on large lots, to the northeast, west, south and southwest.

Summary of Proposal

The applicant is proposing to develop a residential subdivision comprised of lots for 261 single detached dwellings, blocks for 329 townhouse dwelling units, a portion of a school site, a future municipal Park and Ride, a municipal fire station, environmental protection lands and various park and open space blocks.

The proposed street network is based on the Kanata North Community Design Plan (CDP). The subdivision will be accessed from March Road through a new collector road with future connection to the adjacent subdivision at 927 March Road. The applicant intends to provide a new signalized intersection at March Road and Street No. 1. Sidewalks and pathways will provide connections throughout the subdivision, along the open space, storm pond, the park and school block.

The subject sites also include environmental features comprised of two Shirley's Brook tributaries. Both blocks for the environmental features conform to Kanata North Community Design Plan vision and will be dedicated to the City. The development will incorporate a neighbourhood park (2.22 ha) on the west side of the site. In alignment with the CDP, the park is part of an integrated system of parkland within the CDP area.

In accordance with the CDP, a portion of a future Le Conseil des écoles publiques de l'Est de l'Ontario (C.E.P.E.O) school site is proposed. The remainder of the block will be provided from 1015 March Road (lands owned by others).

A future Park and Ride facility (2.486 ha) is provided at Street Number 1 and March Road. This location was selected to capture ridership from the rural area, and to allow the Park and Ride to function as the terminus of the future BRT along March Road. This land will be purchased by the City when the funds become available.

A parcel for a municipal fire station at the intersection of future Street 1 and March Road was previously severed from the property and transferred to the City but is part of the subject Zoning By-law Amendment.

The subdivision received draft approval on December 21, 2021 and a condition of approval was to ensure that the site conforms to the City's Zoning By-law, thereby the reason for this application.

Summary of requested Zoning By-law amendment proposal

The purpose of the application is to rezone the lands from Rural Countryside (RU) to various zones to implement the plan of subdivision. The proposed Zoning By-law amendment seeks to rezone the subject lands to:

- Residential Third Density Subzone Z, with a site-specific exception and Schedule YYY, subject to a holding provision (R3Z[XXX1] -h) to permit single, semi-detached, and townhouse dwellings in the Low Density Residential designation of the Community Design Plan. The site-specific exception would allow for a 5% increase in driveway widths for interior lots and a 15% increase in driveway widths on corner lots.
- Residential Fourth Density Subzone Z and exception XXXX, subject to a holding provision (R4Z [XXXX]-h) to permit multi-unit residential housing including townhouses, stacked townhouses and low-rise apartments.
- Environmental Protection Zone (EP) to limit development within the natural areas. Parks and Open Space Zone (O1) to enable development of a park and stormwater management facilities.
- Dual-zoned Minor Institutional Zone Subzone A (I1A)/ Residential Third Density Subzone Z, with a site-specific exception (R3Z[xxx1]) to permit the development

of the proposed school, or alternatively, residential uses in the event that the school block is not required by the school board.

- Minor Institutional Zone Subzone A (I1A) to permit a Park and Ride and City Fire Station. A municipal Park and Ride is a rapid transit use that is permitted in any zone.
- Development Reserve Zone (DR) for the lands south of Murphy Court to restrict development until such a time as a future application determines the lotting and servicing scheme for these lands.

A holding symbol for Exception XXX1 and XXX2 is in place to ensure any flooding risk is properly mitigated prior to site development. The requirements have been developed in consultation with and approved by the Mississippi Valley Conservation Authority.

A holding symbol for Exception XXX3 is required to ensure that logical servicing of the area west of March Road will occur prior to development on Block 298.

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 applications. The statutory public meeting for the subdivision application was held on April 3, 2019, at the Richcraft Recreation Complex's Minto Community Room located at 4101 Innovation Drive. The meeting was attended by the Ward Councillor, city staff, the developer's representatives and approximately 54 residents. Public comments mainly related to congestion along March Road, concern about impact to private wells, and concern about impacts to trees.

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

Official Plan designation(s)

Current Official Plan

Pursuant to Schedule B of the Official Plan, the lands are designated General Urban Area and Urban Natural Features. March Road is designated as a transit priority corridor on Schedule D of the Official Plan.

New Official Plan

The proposed new Official Plan (OP), adopted by Council in November 2021, has been developed to reflect the opportunities and challenges that face the City as it continues to evolve. The proposed new Official Plan introduces a new Transect framework to further direct growth to the appropriate locations of the city. Until the new Official Plan is approved by the Province, the policies in the new Official Plan are informative and not determinative.

The subject site abuts March Road which is identified as Mainstreet Corridor within the Suburban Transect of the new Official Plan. The remainder of the site is identified as Neighbourhood subject to the Evolving Neighbourhood Overlay on Schedule B5. The Suburban Transect speaks to the evolution of these areas into mixed use 15-minute neighbourhoods. The Mainstreet Corridor policies of the Suburban Transect permit high-rise buildings in proximity to transit, and on sites that are of sufficient size to allow for a transition in built form massing. The Neighbourhood designation permits low-rise residential intensification. The Evolving Neighbourhood Overlay is applied to lands adjacent to corridors to signal an 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. The proposal meets the intent of the new Official Plan.

Other applicable policies and guidelines

The properties are also subject to the Kanata North Community Design Plan which was approved by Council in 2016. The plan envisioned a master-planned community of approximately 3,000 dwelling units with a range of housing options and a vibrant, well-defined mixed-use core along March Road.

The subject lands are located within the northwest quadrant of the CDP and are designated for a mix of uses, including street-oriented residential, multi-unit residential, a school, a park, creek corridors, a storm water management pond, a fire station and a park-and-ride.

Planning rationale

Under Section 3.6.1, the General Urban Area designation permits the development of a full range and choice of housing types in combination with conveniently located retail and service uses.

The proposed Zoning By-law amendment responds to the policies for the General Urban Area by providing a range of residential dwelling types from single detached homes to low rise apartments. The proposed subdivision plan is consistent with the Community Design Plan, providing a mix of low- and medium-density residential options that presents an efficient suburban community integrated with both active and passive open space. The proposed plan of subdivision, including the proposed collector and local road alignments, the school and park locations are all in keeping with the intent and approach of the Kanata North Community Design Plan and contribute to creating a livable community by offering compact development with a street pattern to facilitate connectivity.

The proposed R3Z exception, which allows for an increase in driveway widths, is minor in nature and will not have an impact on tree plantings in the right-of-way.

The studies submitted in support of the application confirm that there are adequate municipal services in terms of water, sanitary sewer and stormwater facilities.

A subsequent Site Plan Control application will be required for the development of the multi-use residential sites to be zoned R4Z. Through a future site plan control process or through a future plan of subdivision for the lands east of future Street 1, the logical servicing of the lands between March Road and future Street 1, including St. Isadore School and church properties, will be confirmed. A holding symbol has been placed on the R4Z parcel until such a time as this servicing scheme has been finalized.

Lastly, part of the subdivision is located adjacent to the Shirley's Brook Tributary 2. This corridor is being protected through a 40-metre natural corridor identified within the Kanata North Community Design Plan. However, until such a time as the storm water management pond is constructed, there are parts of the property that remain in the floodplain. As a result, a holding symbol restricting development is being proposed on the additional area captured by the Conservation Authority flood plain limit, which may only be lifted once certain criteria has been completed and accepted by the Mississippi Valley Conservation Authority and the floodplain has been removed from the properties. The wording for the holding zone has been reviewed and agreed to by the Conservation Authority.

It is staff's opinion that the proposed residential development and requested zoning conforms to the relevant Provincial policies and meets the intent of the current and new Official Plan's designation, which allows for a range of residential densities and uses. The proposed plan complies with the urban design and development guidelines of the Official Plan.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2014 and 2020 Provincial Policy Statements.

RURAL IMPLICATIONS

This site is within the Urban Area but abuts the Rural Area, as shown on Schedules A and B of the City's Official Plan. Hydrogeological investigations were conducted to characterize existing geological and hydrogeological conditions of the study area and analyze the potential impacts of the development with respect to existing wells, septic systems, and tile drainage systems to surrounding residents in the Rural Area. Adverse impacts are not anticipated; however, a monitoring program will be implemented to document any changes to existing wells during and after construction. If issues are reported by residents within 500m of the site, wells will be sampled, and if there are adverse impacts, remedies such as new wells or connections to city services will be investigated and provided by the applicant.

COMMENTS BY THE WARD COUNCILLORS

Councillor El-Chantiry and Councillor Curry support the application.

LEGAL IMPLICATIONS

There are no legal impediments to the implementation of the recommendations of the report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications to 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 proposed buildings will be required to meet the accessibility criteria contained with the Ontario Building Code.

ENVIRONMENTAL IMPLICATIONS

Tree Conservation Report and Environmental Impact Statement reports were prepared to identify any ecological constraints that might affect the development proposal for the subject lands. As per the Environmental Management Plan completed in support of the Kanata North CDP, the northern tributary of Shirley's Brook (tributary 2) is poorly defined and has been degraded by cattle grazing. As part of the subdivision works, this channel will be improved and realigned. Tributary 3 at the south end of the site will be retained and restored. Both Tributaries 2 and 3 are identified as Blanding's turtle habitat, which is identified as an endangered species by the province. The restoration of the stream corridors for tributaries 2 and 3 provides an opportunity to improve existing habitat and connectivity through the creation of new features such as refuge pools and nesting areas. Following development, the risk of road-related mortality will be better controlled and mitigated through the construction of a turtle exclusion fence for Blanding's turtles that can be installed on both sides of the 40 m creek corridor, except where adjacent to park blocks. An Overall Benefit Permit has been granted by the Ontario Ministry of Natural Resources and Forestry for the works. After restoration, a 40m creek corridor, provided from the centreline of the creek, will be dedicated at no cost to the City as a condition of the plan of subdivision.

At the time that the CDP was created, the stand of trees in the southwest corner of the subdivision lands was linked to Woodlot S-12, thereby justifying its protection as a natural feature. The forested area that linked the stand of trees in the subdivision lands to Woodlot S-12 was cleared by the abutting landowner. The Environmental Impact Statement/Tree Conservation Report (dated June 2018) therefore concluded that since the southwest tree stand is no longer linked to Woodlot S-12, it should no longer be considered natural feature requiring protected.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Thriving Communities.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-18-0078) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity of issues associated with natural area protection and engineering.

SUPPORTING DOCUMENTATION

Document 1: Zoning Map

Document 2: Details of Recommended Zoning

Document 3: Consultation Details

Document 4: Concept Plan

CONCLUSION

The proposed development conforms to the Official Plan and considers the need for residential intensification, community facilities and schools and adequate natural area protection. In consideration of the applicable Official Plan policies and compatibility of the use in the area, the Zoning By-law amendment is recommended for approval.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owners; 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.

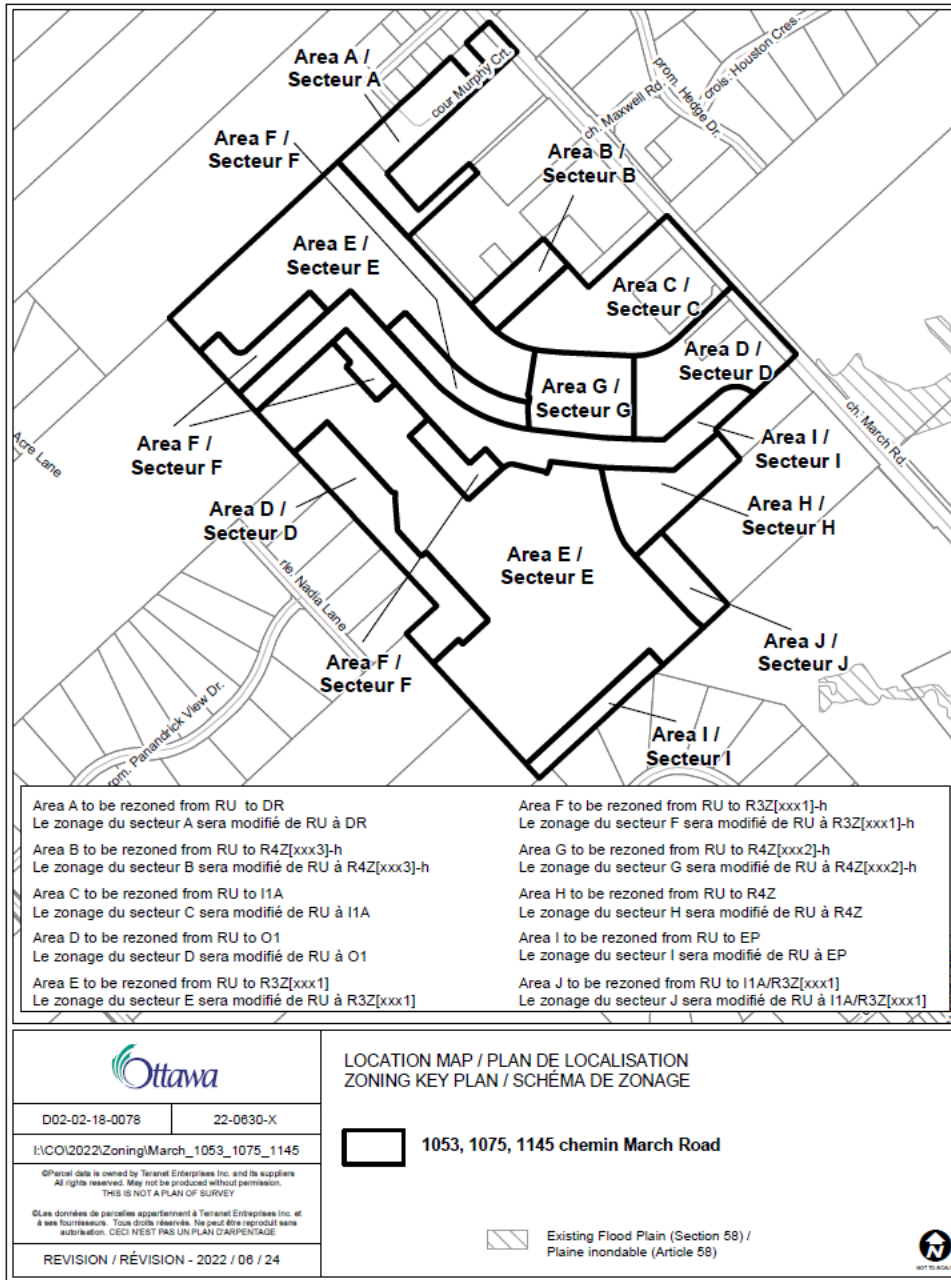
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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



Document 2 – Details of Recommended Zoning

1. Rezone the lands shown in Document 1 as follows:
 - a. In Area A, from RU to DR
 - b. In Area B, from RU to R3Z[XXX3]-h
 - c. In Area C, from RU to I1A
 - d. In Area D, from RU to O1
 - e. In Area E, from RU to R3Z[XXX1]
 - f. In Area F, from RU to R3Z[XXX1]-h
 - g. In Area G, from RU to R4z[XXX2]-h
 - h. In Area H, from RU to R4Z
 - i. In Area I, from RU to EP
 - j. In Area J, from RU to I1A/R3Z[XXX1]
2. Add a new exception XXX1 to Section 239, Urban Exceptions, with provisions similar in effect to the following:
 - a. In Column II, add the text: R3Z
 - b. In Column V, add the text:
 - For interior lots, a maximum of 55 % of the area of the front yard may be used for a driveway.
 - On a corner lots a maximum of 65% of the area of the front yard may be used for a driveway.
 - No construction of buildings is permitted prior to the removal of the holding symbol.
 - An amendment to this by-law to remove the holding provision, in part or in full, is permitted once the following have been addressed to the satisfaction of the General Manager of Planning, Real Estate and Economic Development:

1. Approval of detail design for the stormwater management pond and Shirley's Brook Tributary 2 realignment and restoration plan within the 1053, 1075 and 1145 March Road subdivision;
 2. Submission of an Environmental Compliance Approval application to the Ministry of Environment, Conservation and Parks for the stormwater management pond within the 1053, 1075 and 1145 March Road subdivision;
 3. Written permission from Mississippi Valley Conservation Authority based on Ontario Regulation 153/06 for the works outlined in item 1) above; and
 4. Provision of updated floodplain mapping for the Shirley's Brook Tributary 2 to the City of Ottawa by the Mississippi Valley Conservation Authority illustrating removal of the floodplain from the lot.
3. Add a new exception XXX2 to Section 239, Urban Exceptions, with provision similar in effect to the following:
- a. In Column II, add the text: R4Z
 - b. In Column V, add the text:
 - No construction of buildings is permitted prior to the removal of the holding symbol.
 - An amendment to this by-law to remove the holding provision, in part or in full, is permitted once the following have been addressed to the satisfaction of the General Manager of Planning, Real Estate and Economic Development:
 1. Approval of detail design for the stormwater management pond and Shirley's Brook Tributary 2 realignment and restoration plan within the 1053, 1075 and 1145 March Road subdivision;
 2. Submission of an Environmental Compliance Approval application to the Ministry of Environment, Conservation and

Parks for the stormwater management pond within the 1053, 1075 and 1145 March Road subdivision;

3. Written permission from Mississippi Valley Conservation Authority based on Ontario Regulation 153/06 for the works outlined in item 1) above; and
 4. Provision of updated floodplain mapping for the Shirley's Brook Tributary 2 to the City of Ottawa by the Mississippi Valley Conservation Authority illustrating removal of the floodplain from the lot.
4. Add a new exception XXX3 to Section 239, Urban Exceptions, with provisions similar in effect to the following:
- a. In Column II, add the text: R4Z
 - In Column V, add the text:
 1. No construction of buildings is permitted prior to the removal of the holding symbol.
 2. An amendment to this by-law to remove the holding provision, in part or in full, is permitted once the following have been addressed to the satisfaction of the General Manager of Planning, Real Estate and Economic Development:
 - a. Completion of the necessary studies, reports and designs including the preparation of infrastructure reports as well as preparation of site plans or plans of subdivision that demonstrate how all of the lands between the collector roadway "1", as identified in draft approved subdivision D07-16-18-0023, and March Road will be logically serviced to the satisfaction of the General Manager of Planning, Real Estate and Economic Development.

Document 3 – Consultation Details

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 subdivision application was held on April 3, 2019 at the Richcraft Recreation Complex's Minto Community Room located at 4101 Innovation Drive. The meeting was attended by the ward Councillor for Ward 5, the former ward Councillor for Ward 4, city staff, the developer's representatives and approximately 54 residents.

Summary and response to comments

Comment: Concern about traffic congestion along March Road

Response: A Transportation Impact Study was prepared by Novatech Engineering for the proposed subdivision. The study indicates that the Kanata North Transportation Master Plan examined the network concept, and it was shown that adequate capacity will be provided by the road network to support the proposed development. The applicant is also proposing a signalized intersection at March Road and Street No. 1 with auxiliary turning lanes to service the proposed development. Although March Road widening is currently within the City's ultimate 2031 Network Concept, it is not within the City's 2031 Affordable Network, meaning construction will not proceed prior to 2031. The road network project list will be subject to review as part of the Transportation Master Plan update following the adoption of the new Official Plan.

Comment: Concern about impacts to private wells

Response: The applicant has submitted a Hydrogeological Existing Conditions Report and Sentinel Well Groundwater Monitoring Program prepared by Paterson Group which do not anticipate adverse impacts. If issues are reported by residents within 500m of the site, it is the developer's responsibility to sample wells and if there are adverse impact to provide a new well or connect residents to city service.

Comment: Concern about impacts to trees behind properties on Nadia Lane

Response: The Environmental Impact Assessment submitted in support of the subdivision identified the preservation of the white pines where possible along the western edge of the site. The municipal park block is intended, in part, to preserve the line of maturing white pine along the western site boundary.

Document 4 - Draft Plan of Subdivision

