

Subject: Zoning By-law Amendment – Part of 673 Rideau Road

File Number: ACS2022-PIE-PS-0086

Report to Planning Committee on 7 July 2022

and Council 31 August 2022

**Submitted on June 27, 2022 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

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Ward: Osgoode (20)

Objet : Modification du Règlement de zonage – 673, chemin Rideau

Dossier : ACS2022-PIE-PS-0086

Rapport au Comité de l'urbanisme

le 7 juillet 2022

et au Conseil le 31 août 2022

**Soumis le 27 juin 2022 par Derrick Moodie, Directeur Direction générale de la
planification, des biens immobiliers et du développement économique**

**Personne ressource : Tracey Scaramozzino, Urbaniste II, Examen des demandes
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Quartier : Osgoode (20)

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for Part of 673 Rideau Road to rezone the lands to permit the development of a mix of residential building forms and open space, 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 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 2008-250 visant le 673, chemin Rideau, afin de modifier la désignation de zonage du terrain et ainsi permettre la construction de diverses formes d’habitation et l’aménagement d’un espace ouvert, comme le précise le document 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 », à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

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 673 Rideau Road

Owner

Cardel Homes

Applicant

J.L. Richards & Associates Limited

Architect

Cardel Homes

Description of site and surroundings

The lands included within the Draft Plan Approval are currently vacant and within the urban boundary.

The lands to the north are approved for future residential development. Lands to the south are agricultural farmlands within the rural designation and lands to the west are developed with older residential dwellings fronting on River Road. Lands to the east are vacant.

Summary of requested Zoning By-law amendment proposal

The Zoning By-law Amendment seeks to change the current zoning of Development Reserve (DR) Zone to Residential Third Density Subzone Z (R3Z) and to Parks and Open Space, Subzone 1 (O1). Due to historical mapping errors, some small slivers of land within the urban boundary were zoned Agricultural (AG) and lands outside the urban boundary were zoned DR incorrectly. This amendment will correct the mapping error and align zoning boundaries with the urban boundary.

The existing DR zone is to “recognize lands intended for future urban development” and limits the uses to mostly those that are currently on site

The proposed Residential Third Density Zone will allow for the development of a subdivision consisting of 469 units with a mix of residential building forms from single detached dwellings to townhouse dwellings. The Subzone Z is used for residential development primarily within Developing Communities throughout the City to “promote efficient land use and compact form while showcasing newer design approaches”. The O1 zone is proposed for the block which will be used for parkland dedication purposes and for a pedestrian walkway block.

DISCUSSION

Public consultation

The file was subject to the Council-Approved public consultation policy, comprised of mailed notifications to residents and registered community groups as well as a sign posted on site. The mandatory meeting for the draft plan of subdivision was held on February 13, 2018, with approximately 32 members of the public in attendance.

Concerns that were expressed by the public include lack of access to City services, desire for an increased focus on pedestrians and transit, traffic, construction annoyances and trees. The full comments and City responses are located in Document 3.

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

Official Plan designation(s)

Current Official Plan

The lands are designated as General Urban in the City of Ottawa's current Official Plan. This designation permits a wide range of residential forms, including those included within the proposed application.

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 the Neighbourhood designation. 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.

Other applicable policies and guidelines

This area is covered by the Riverside South Community Design Plan (CDP) which designates these lands as "low density, residential", which permit the proposed development.

Planning rationale

The proposed development is for a subdivision consisting of 469 units, a park block, and numerous public roads and walkway blocks. The proposal aligns with both the General Urban Area policies in the current Official Plan and the Neighbourhood designation in the new Official Plan, which permits a full range and choice of housing types and a broad mix of uses. The proposal is also in accordance with the Riverside South Community Design Plan in terms of land use, built form and density. Proper servicing, transportation network, parkland and environmental matters of the development are reviewed through the associated subdivision.

The requested R3Z and O1 zones are appropriate for the proposed uses. All provisions of R3Z zone will be met and no exception is proposed. The small slivers of land that are either being zoned from AG or to AG are technical corrections due to the mapping technology used at the time when the subject lands were brought into the urban boundary.

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.

COMMENTS BY THE WARD COUNCILLOR

The Ward 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 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 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.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Thriving Communities

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-17-0091) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the need to approve the associated Draft Plan of Subdivision first.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

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.

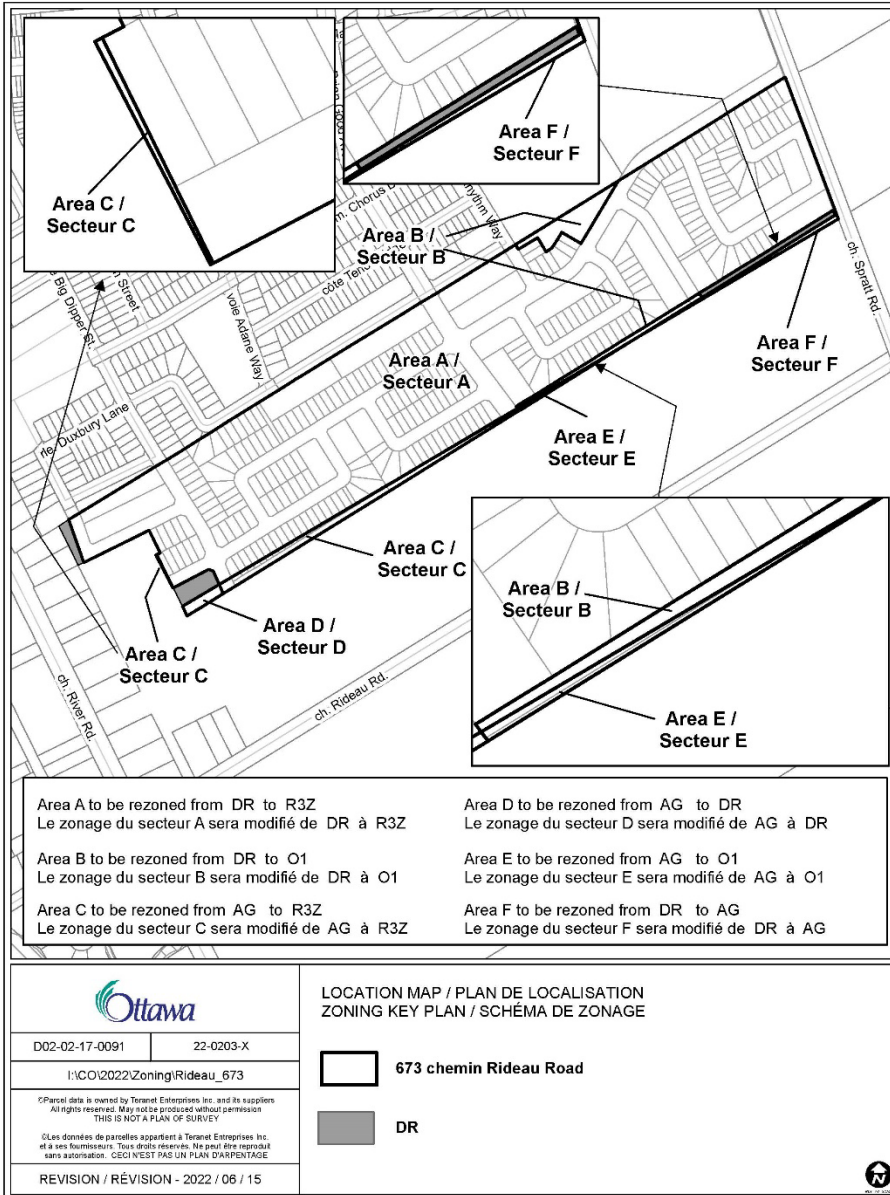
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 673 Rideau Road:

1. Rezone the lands, as shown in Document 1.

Document 3 – Consultation Details

Notification and Consultation Process

This application was subject to the Public Notification and Consultation Policy. The statutory public meeting was held on February 13, 2018 with approximately 32 members of the public in attendance.

Comment	Staff Response
<ul style="list-style-type: none"> • Lack of access to city services such as library, community centre and transit. • Design should promote use of transit through walkways and sidewalks. 	<ul style="list-style-type: none"> • A library and community centre are proposed in the Community Core. • Transit service is proposed along River and Spratt Roads, Brian Good Avenue and Solarium. • A sidewalk plan has been prepared, at least one sidewalk is provided on each street. • Walkway links has been requested from the window street to provide access to Spratt Road, further discussion regarding walkways to take place prior to registration.
<ul style="list-style-type: none"> • Better monitoring during construction to address concerns with obstruction with machinery, building materials, trucks, dirty roads and gravel. Signage, detours and flag personnel should be clearly located and/or present. Safe working conditions for the workers and a safe environment for the residents should be provided during construction. 	<ul style="list-style-type: none"> • A Construction Traffic Management Plan will be required where construction access will be on existing streets.
<ul style="list-style-type: none"> • Traffic flow in and out of Riverside South is a growing concern and includes the Hunt Club/Riverside Drive intersection at rush hour. At certain times of the day, the volume 	<ul style="list-style-type: none"> • The Transportation Impact Assessments for all developments in this quadrant have been reviewed and where warranted, appropriate changes have been made.

<p>on the roads (Brian Good, Spratt, River Road and Summerhill) is high and it can be difficult to turn left either to exit the community or enter from the main road.</p>	
<ul style="list-style-type: none">• Consideration should be given to maintaining greenspace as a buffer between uses. Mature and healthy trees that do not impede the proposed density or required infrastructure should be left as a community benefit.	<ul style="list-style-type: none">• A landscaping plan will be required prior to registration of the subdivision and will indicate any trees to be preserved.• Fencing or a landscaped buffer will be required between the existing and proposed development.