

Subject: Zoning By-law Amendment – Parts of 6335 and 6409 Perth Street

File Number: ACS2022-PIE-PS-0123

Report to Agriculture and Rural Affairs Committee on 29 September 2022

and Council 5 October 2022

**Submitted on September 13, 2022 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

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Ward: Rideau-Goulbourn (21)

**Objet : Modification du Règlement de zonage – Parties du 6335 et du 6409,
rue Perth**

Dossier : ACS2022-PIE-PS-0123

Rapport au Comité de l'agriculture et des affaires rurales

le 29 septembre 2022

et au Conseil le 5 octobre 2022

**Soumis le 13 septembre 2022 par Derrick Moodie, Directeur, Services de la
planification, Direction générale de la planification, des biens immobiliers et du
développement économique**

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Quartier : Rideau-Goulbourn (21)

REPORT RECOMMENDATIONS

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for parts of 6335 and 6409 Perth Street, as shown in Document 1, to permit a revised residential subdivision, as detailed in Document 2.**

2. That Agriculture and Rural Affairs 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 5, 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’agriculture et des affaires rurales recommande au Conseil d’approuver une modification au Règlement de zonage 2008-250 concernant des parties des biens-fonds situés au 6335 et au 6409, rue Perth, comme le montre le document 1, en vue de permettre un lotissement résidentiel révisé, comme l’explique en détail le document 2.
2. Que le Comité de l’agriculture et des affaires rurales 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 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 5 octobre 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

Parts of 6335 and 6409 Perth Street

Owner

Richmond Village Development Corporation

Applicant

Caivan Development Corporation

Description of site and surroundings

The property lies to the north of Perth Street near the western edge of the Village of Richmond, within what is known as the Western Development Lands. It includes primarily the lands for the revised third phase of the draft approved subdivision, including the hydro owned corridor but excluding the Phase 1 and 2 of the registered subdivision known as Fox Run. A small portion of the lands extend onto the adjacent lands owned by the applicant subject to another subdivision application. Lands to the west and north are being farmed and to the east and south are existing and developing residential subdivisions.

Summary of requested Zoning By-law amendment proposal

The proposed zoning amendment will rezone to reflect the proposed amendments to the draft plan as a result of a hydro corridor forming part of the development lands. The corridor will be split zoned between the existing zoning to the north and the lands south of the corridor (still in Phase 3) will be rezoned from the Village Residential Second Density Subzone E rural exception 779 with holding provisions (V2E[779r]-h) to Village Residential Third Density Subzone B rural exception 780 with holding provisions V3B[780r]-h. The small portion of the lands to the west will be rezoned to V3B exception zone to complete a block and a lane. The balance of the hydro lands will be zoned to Open Space zone to reflect the Van Gaal Drain, connecting walkway and servicing block to the east and the portion of the park block to the west. The holding provision will be on all zones.

Brief history of proposal

The zoning, originally approved through an Ontario Municipal Board settlement, was based on the draft approved subdivision plan. The applicants have made some modifications to the plan to incorporate the hydro corridor lands which will form part of the development but will remain in public ownership as roads, paths, open space and parks. A small portion to complete one block and one lane from the adjacent lands (under separate application) will be included in this Zoning and Plan of Subdivision.

DISCUSSION

Public consultation

A public consultation meeting was held on December 16, 2021 as part of the mandatory public meeting for the revised subdivision application. It was a virtual meeting with the Ward Councillor in attendance. The majority of the comments and concerns related to the proposed subdivision to the east of the Van Gaal Drian and to any subsequent changes to the drain itself. The proposed subdivision to the east is still in the draft approval process and the works to the Van Gaal Drian were completed.

Official Plan designation(s)

The application was filed in December 2021 and will be evaluated against the existing Official Plan and must also include an evaluation of the application against the Council approved new Official Plan and Secondary Plan.

Current Official Plan

The Official Plan designation is Village on Schedule A. The Village designation supports a variety of residential uses. Schedule K shows some of the lands affected as designated Flood Plain and all of the lands within the Vulnerability Score 6 of the Wellhead Protection Area of the Richmond Well.

New Official Plan

The designation in the new Official Plan is also Village in Schedule B9 and shows as being within the Vulnerability Score of 6 for the Wellhead Protection Area on Schedule C15. The Village designation permits residential uses whose scale and form are limited by servicing. This part of the village has full municipal services therefore a wider range of housing types can be supported. The Village of Richmond is subject to the Secondary Plan per Volume 2B. The policies remain similar to current Official and Secondary Plans as they relate to this proposal.

Other applicable policies and guidelines

The Village of Richmond Secondary Plan designates the lands as Residential – One and Two Unit, Residential – Ground Oriented Attached, Potential Convenience Commercial, Open Space, Park and Flood Plain. Ground oriented attached for the Western Development Lands include townhouses, those with rear-lanes and back-to-back townhouses. The unit mix for the ground oriented attached dwellings is a minimum

of 20-30% of the Western Development Lands. The proposal is consistent with the total unit counts and mix identified in the Secondary Plan.

Planning rationale

The revised plan of subdivision and amended zoning would result in an increase of 107 units above that contemplated within the original subdivision draft approval of the approximately 750 units. No residential development is contemplated in the hydro corridor itself. The holding provision will remain on all of the Phase 3 plan until such time as it has been demonstrated, in conjunction with the Rideau Valley Conservation Authority, that the lands have been removed from the flood plain and that there is adequate servicing capacity to accommodate the units in each phase. Currently it is acknowledged that any units over and above the original 750 units approved by the Ontario Municipal Board are not supported by the servicing currently existing and immediately planned for Richmond, and specifically the Western Development Lands. The servicing capacity includes municipal well water system, municipal sanitary system and the storm water system.

The proposed Zoning By-law amendment is in keeping with the intent of the Village of Richmond Secondary Plan for the proposed residential uses and remains consistent with the intent of the draft approved subdivision.

Provincial Policy Statement

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

RURAL IMPLICATIONS

The lands lie within a rural village and the proposal will allow for the appropriate development of the Village of Richmond.

COMMENTS BY THE WARD COUNCILLOR

The Councillor is aware of the application related to this report.

ADVISORY COMMITTEE(S) COMMENTS

There were no comments received from the Advisory Committees relating to this report.

LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendations of this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts with this application.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications with this report.

TERM OF COUNCIL PRIORITIES

This application supports the following 2019-2022 Term of Council Priorities: Economic Growth and Diversification and Thriving Communities and Governance, Planning and Decision-Making.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-21-0107 was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications due to resolving issues with the revised draft plan.

SUPPORTING DOCUMENTATION

Document 1: Location Map

Document 2: Details of Recommended Rezoning

CONCLUSION

The Planning, Real Estate and Economic Development Department supports this Zoning By-law amendment as it is consistent with the Provincial Policy Statement, the City's old Official Plan, the City's new Official Plan, and the Zoning By-law.

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.

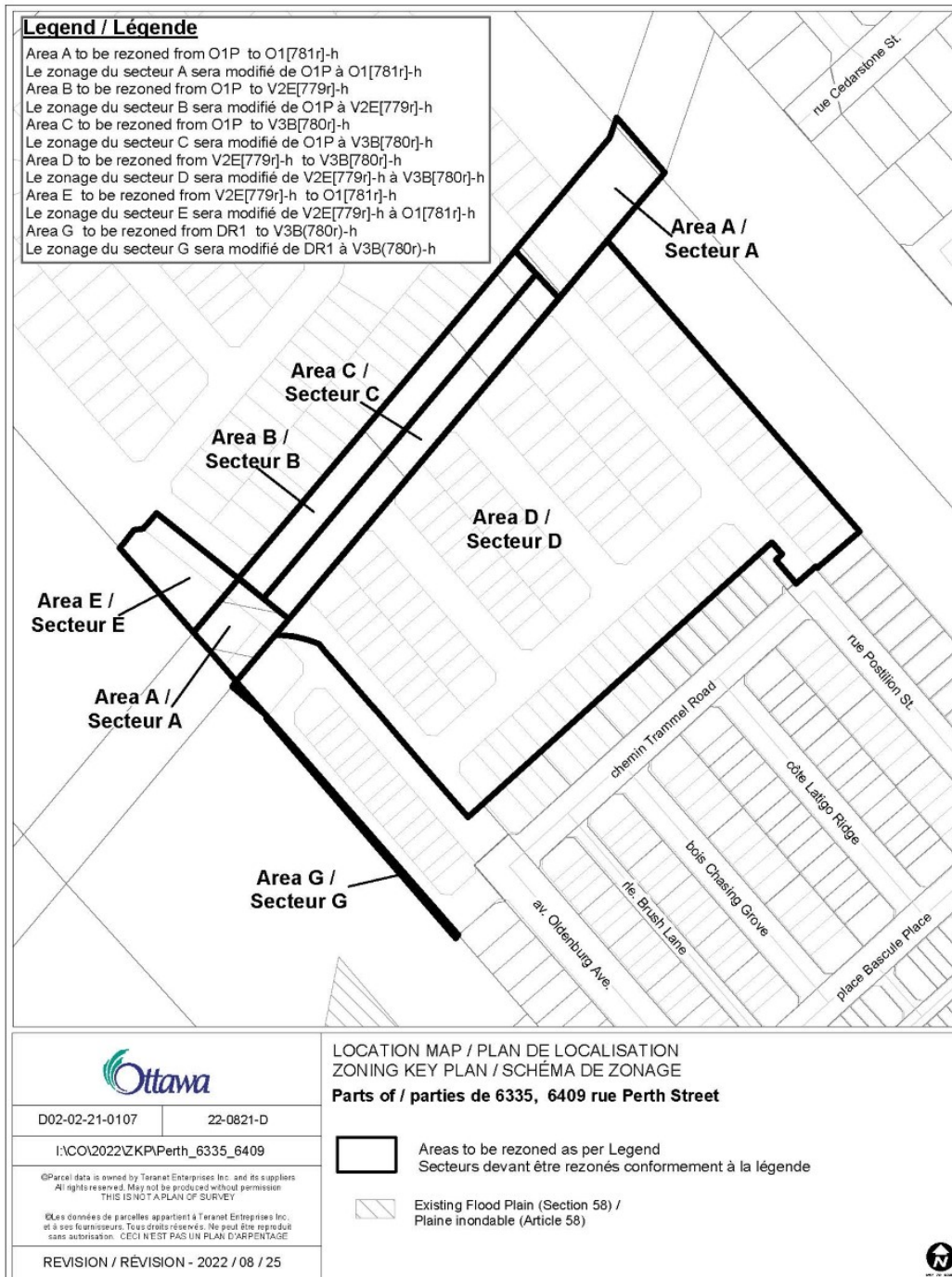
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

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.com)

Shows the lands north of Perth Street as far north as the block that was owned as a hydro corridor being rezoned to open space and a village residential third density zone.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for parts of 6335 and 6409 Perth Street:

1. Rezone the lands shown as Area A in Document 1 from O1P to O1(781r)-h
2. Rezone the lands shown as Area B in Document 1 from O1P to V2E(779r)-h
3. Rezone the lands shown as Area C in Document 1 from O1P to V3B(780r)-h
4. Rezone the lands shown as Area D in Document 1 from V2E(779r)-h to V3B(780r)-h
5. Rezone the lands shown as Area E in Document 1 from V2E(779r)-h to O1(781r)-h
6. Rezone the lands shown as Area G in Document 1 from DR to V3B(780r)-h