

- 1. OFFICIAL PLAN, RICHMOND SECONDARY PLAN AND VILLAGE OF RICHMOND COMMUNITY DESIGN PLAN AND ZONING BY-LAW AMENDMENT FOR 6139 AND 6143 PERTH STREET**
- MODIFICATION AU PLAN OFFICIEL, AU PLAN SECONDAIRE DE RICHMOND, AU PLAN DE CONCEPTION COMMUNAUTAIRE DU VILLAGE DE RICHMOND ET AU RÈGLEMENT DE ZONAGE VISANT LE 6341, RUE PERTH**

COMMITTEE RECOMMENDATIONS

- 1. That Council:**
- a. Approve the proposed modifications to the Official Plan and the Richmond Secondary Plan for 6139 and 6143 Perth Street to permit ground oriented attached and low-rise apartment along with a five-storey retirement home on a private communal water system as detailed in Document 2;**
 - b. Approve the proposed modifications to the Village of Richmond Community Design Plan to permit low-rise apartments and retirement home on part of 6143 Perth Street and ground oriented attached on 6139 Perth Street as detailed in Document 3;**
 - c. Approve the proposed amendment to the Zoning By-law for part of 6143 Perth Street from Rural Institution rural exception 715 – RI[715r] H(15) to Village Residential Third Density Subzone 3 rural exception xxx - V3E[xxxxr] to permit residential low-rise apartments, a minimum floor area, minimum setback and maximum height for retirement home and smaller drive aisles and to Village Residential Density 3 subzone E with a rural exception XXY with a holding provision (V3E[XXYr]-h) as detailed in Document 4 and shown in Document 5.**

RECOMMANDATIONS DU COMITÉ

1. Que le Conseil :

- a. approuve les modifications proposées au Plan officiel et au Plan secondaire de Richmond visant le 6143, rue Perth, afin de permettre la construction d'habitations de plain-pied jumelées, d'un immeuble d'appartements de faible hauteur et d'une maison de retraite de cinq étages, qui seraient viabilisés par un réseau de distribution d'eau privé collectif, comme l'expose en détail le document 2;**
- b. approuve les modifications proposées au Plan de conception communautaire du village de Richmond, afin de permettre la construction d'immeubles d'appartements de faible hauteur et d'une maison de retraite sur une partie du 6143, rue Perth, comme l'expose en détail le document 3;**
- c. approuve les modifications proposées au Règlement de zonage visant une partie du 6341, rue Perth, dont la désignation passerait de Zone d'institutions rurales, exception rurale 715 – RI[715r] H(15) à Zone résidentielle de village de densité 3, sous-zone 3, exception rurale xxx - V3E[xxxr], afin de permettre la construction d'immeubles d'appartements de faible hauteur, une surface de plancher minimale, un retrait minimal et une hauteur maximale appliqués à la maison de retraite, et des allées privées plus réduites, et à Zone résidentielle de village de densité 3, sous-zone E, assortie d'une exception rurale XXY et d'une disposition d'aménagement différé (V3E[XXYr]-h), comme l'expose en détail le document 4 et comme l'illustre le document 5.**

DOCUMENTATION / DOCUMENTATION

1. Director, Planning Services, Planning, Infrastructure and Economic Development Department report dated 26 March 2018 (ACS2018-PIE-PS-0042).

Rapport de la Directrice, Services de la planification, Direction de la planification, de l'infrastructure et du développement économique daté le 26 mars 2018 (ACS2018-PIE-PS-0042).
2. Extract of draft Minutes, Agriculture and Rural Affairs Committee, 5 April 2018.

Extrait de l'ébauche du procès-verbal, Comité de l'agriculture et des affaires rurales, le 5 avril 2018.

**AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 33
11 APRIL 2018**

4

**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 33
LE 11 AVRIL 2018**

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
5 April 2018 / 5 avril 2018**

**and Council / et au Conseil
April 11, 2018 / 11 avril 2018**

**Submitted on March 26, 2018
Soumis le 26 mars 2018**

**Submitted by
Soumis par:**

**Lee Ann Snedden
Director / Directrice**

**Planning Services / Services de la planification,
Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

Contact Person/Personne ressource:

**Cheryl McWilliams, Planner III / urbaniste III, Development Review Rural / Examen
des demandes d'aménagement ruraux
(613) 580 2424, 30234, Cheryl.McWilliams@ottawa.ca**

Ward: RIDEAU-GOULBOURN (21)

File Number: ACS2018-PIE-PS-0042

**SUBJECT: Official Plan, Richmond Secondary Plan and Village of Richmond
Community Design Plan and Zoning By-law Amendment for 6139 and
6143 Perth Street**

**OBJET: Modification au Plan officiel, au Plan secondaire de Richmond, au
Plan de conception communautaire du village de Richmond et au
Règlement de zonage visant le 6341, rue Perth**

REPORT RECOMMENDATIONS

- 1. That Agriculture and Rural Affairs Committee recommend Council:**
 - a. Approve the proposed modifications to the Official Plan and the Richmond Secondary Plan for 6139 and 6143 Perth Street to permit ground oriented attached and low-rise apartment along with a five-storey retirement home on a private communal water system as detailed in Document 2;**
 - b. Approve the proposed modifications to the Village of Richmond Community Design Plan to permit low-rise apartments and retirement home on part of 6143 Perth Street and ground oriented attached on 6139 Perth Street as detailed in Document 3;**
 - c. Approve the proposed amendment to the Zoning By-law for part of 6143 Perth Street from Rural Institution rural exception 715 – RI[715r] H(15) to Village Residential Third Density Subzone 3 rural exception xxx - V3E[xxxr] to permit residential low-rise apartments, a minimum floor area, minimum setback and maximum height for retirement home and smaller drive aisles and to Village Residential Density 3 subzone E with a rural exception XXY with a holding provision (V3E[XXYr]-h) as detailed in Document 4 and shown in Document 5.**
- 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 City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of 28 March 2018**

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 :**
 - a. D'approuver les modifications proposées au Plan officiel et au Plan secondaire de Richmond visant le 6143, rue Perth, afin de permettre la construction d'habitations de plain-pied jumelées, d'un immeuble d'appartements de faible hauteur et d'une maison de retraite de cinq étages, qui seraient viabilisés par un réseau de distribution d'eau privé collectif, comme l'expose en détail le document 2;**
 - b. D'approuver les modifications proposées au Plan de conception communautaire du village de Richmond, afin de permettre la construction d'immeubles d'appartements de faible hauteur et d'une maison de retraite sur une partie du 6143, rue Perth, comme l'expose en détail le document 3;**
 - c. D'approuver les modifications proposées au Règlement de zonage visant une partie du 6341, rue Perth, dont la désignation passerait de Zone d'institutions rurales, exception rurale 715 – RI[715r] H(15) à Zone résidentielle de village de densité 3, sous-zone 3, exception rurale xxx - V3E[xxxr], afin de permettre la construction d'immeubles d'appartements de faible hauteur, une surface de plancher minimale, un retrait minimal et une hauteur maximale appliqués à la maison de retraite, et des allées privées plus réduites, et à Zone résidentielle de village de densité 3, sous-zone E, assortie d'une exception rurale XXY et d'une disposition d'aménagement différé (V3E[XXYr]-h), comme l'expose en détail le document 4 et comme l'illustre le document 5.**
- 2. Que Comité de l'agriculture et des affaires rurales 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 de l'avocat général 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 du projet de loi 73 », à la réunion du Conseil municipal prévue le 28 mars 2018, 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.

EXECUTIVE SUMMARY

The Hyde Park (now called Samara) development, in the Village of Richmond, was intended to be an aging in place seniors' campus. The development is serviced by a private communal well water system, municipal sanitary sewer system and private stormwater management system. There are four phases to the development.

Phase 1 and 2 were completed as townhouses off Perth Street. Phase 3A and 3B were approved with three, three-storey independent living buildings and a three and five-storey retirement home off Talos Circle and Cedarstone Street, to the rear of 6143 Perth Street. Construction of Phase 3A was partially built prior to the previous owner's bankruptcy. The 35-unit building in Phase 3A is nearly complete and was approved with self-contained units and with no meal, personal, health or social services. This proposal would see the use change to a low-rise apartment, which would permit occupancy of the building. The balance of Phase 3A is to remain a retirement home. Construction of Phase 3B has not started. The concept filed with this current proposal for that phase is eight, three-storey, 14-unit low-rise apartment buildings. A revised site plan would be required. The intent was and continues to be that the common services such as dining, personal and medical, are provided in the Phase 3A retirement home building and be available to other residences of the campus.

The water service for the Village of Richmond is to be a combination of private wells and municipal communal wells. The Official Plan supports private communal only for

institutional uses. This amendment would see residential as permitted on private communal water services for this development only. A range of housing types and uses is contemplated within the Village with retirement homes supported in all institutional and residential areas. The Richmond Secondary Plan also establishes guidelines for contemplating apartments within the Village.

The proposed amendments remain within the intent of the Official Plan and Secondary Plan with the low-rise apartments forming part of the aging in place campus. The built form will be similar to the existing approved site plan. The City has an existing municipal responsibility agreement for the private communal water system. No new demand on the water and municipal sanitary system is contemplated as part of the amendments. Local intersections will remain functioning at an appropriate level of service.

Public Consultation/Input

Staff met with the Life-lease Committee in August 2017 to discuss the proposal and their concerns. A Community Information and Comments Session was held September 26, 2017 in the Village of Richmond with approximately 100 people attending. Approximately 18 comments, including the life-lease committee comments, were filed during the consultation process.

RÉSUMÉ

L'aménagement Hyde Park (aujourd'hui appelé Samara), situé dans le village de Richmond, était destiné à tenir lieu de campus pour personnes âgées souhaitant vieillir chez elles. Cet aménagement est viabilisé en eau par un réseau de puits privés collectifs, un réseau municipal d'égouts sanitaires et une installation privée de gestion des eaux pluviales. Sa réalisation est prévue en quatre phases. Les phases 1 et 2 correspondent à des maisons en rangée construites le long de la rue Perth. Les phases 3A et 3B, qui ont été approuvées, ont consisté à construire trois immeubles d'habitation de trois étages pour personnes autonomes ainsi qu'une maison de retraite de trois et cinq étages donnant sur le cercle Talos et la rue Cedarstone, à l'arrière du 6143, rue Perth. La construction de la phase 3A a été partiellement réalisée avant la faillite du propriétaire. La construction de l'immeuble

de 35 logements de la phase 3A est presque terminée et a été approuvée comme projet d'unités autonomes sans services de repas, personnels, de soins de santé ou sociaux. Ce projet aurait pour effet de modifier l'utilisation en immeuble d'appartements de faible hauteur, ce qui permettrait l'occupation de l'immeuble. L'autre volet de la phase 3A serait toujours consacré à la construction d'une maison de retraite. La construction de la phase 3B n'a pas commencé. Le concept soumis avec la proposition associée à cette phase est constitué de huit immeubles de trois étages abritant 14 appartements. Un plan d'implantation révisé devra être élaboré. L'objectif était et est toujours de fournir les services courants de repas, personnels et médicaux dans la maison de retraite de la phase 3A, et de les fournir dans d'autres résidences du campus.

Le service de distribution d'eau dans le village de Richmond serait assuré grâce à une combinaison de puits privés et municipaux collectifs. Le Plan officiel ne soutient la mise en service de puits privés collectifs que pour les utilisations institutionnelles. Cette modification vise à autoriser la viabilisation d'utilisations résidentielles à l'aide de services de distribution d'eau privés collectifs pour cet aménagement uniquement. Il est prévu, parmi la gamme de types de logement et d'utilisations dans le village, d'aménager notamment des maisons de retraite autorisées dans tous les secteurs institutionnels et résidentiels. Le Plan secondaire de Richmond contient également des lignes directrices prévoyant la présence d'appartements dans le village.

Les modifications proposées respectent l'intention du Plan officiel et du Plan secondaire, les immeubles d'appartements de faible hauteur faisant partie du campus pour personnes âgées souhaitant vieillir chez elles. La forme bâtie sera similaire à celle prévue dans le plan d'implantation approuvé. La Ville est liée par une entente de responsabilité municipale concernant le réseau privé collectif de distribution d'eau. Aucune nouvelle demande à l'égard du réseau de distribution d'eau et d'égouts sanitaires municipaux n'est envisagée dans le cadre de ces modifications. Les intersections locales continueront de fonctionner à un niveau de service approprié.

Consultation publique et commentaires

Le personnel a rencontré le Comité des baux à vie en août 2017, afin de discuter de la proposition et des préoccupations soulevées. Une séance d'information et de rétroaction publique, à laquelle une centaine de personnes ont assisté, a été organisée le 26 septembre 2017 dans le village de Richmond. Environ 18 commentaires, y compris ceux du Comité des baux à vie, ont été soumis au cours du processus de consultation.

BACKGROUND

The property at 6139 and 6143 Perth Street is on the north side of Perth Street west of Huntley Road in the Village of Richmond. The rear portion of the property fronts onto the east end of Cedarstone Street and Talos Circle. Richmond Gate is the adjacent single-family residential development to the west of the site. To the east is Lions Park, an active community facility. There are a mix of residential and commercial uses along the abutting lands along Perth Street.

The application was originally filed as an Official Plan amendment and a Zoning By-law amendment to amend the Official Plan, Richmond Secondary Plan, Village of Richmond Community Design Plan and Zoning By-law to allow for three storey residential apartment buildings, three and five storey retirement home and commercial uses all on a small private communal well water system. That application has been amended to remove the commercial component and with a request to split the consideration for the approval in two parts. The first part considered in this report is to address the change in use. The second part is to allow for lot creation or separate ownership of the various phases of the development. That second part is still under consideration and may take some time to resolve. The applicant wishes to obtain residential occupancy for the nearly complete building approved as a retirement home but cannot until the zoning for it is amended to allow for low-rise apartment.

The Hyde Park development was previously intended to be an aging in place seniors campus. Phase 1 and 2 were completed (about 2005 and 2010 respectively) as 92 residential townhouses on private roads located off Perth Street, serviced with a

private communal water system and connected to the municipal central sanitary sewer system. Those units are occupied by life-lease tenants.

Phase 3A and 3B were approved in 2010, with a three-storey 35-unit and two three-storey 52-unit independent living buildings and a three and five-storey 124-unit retirement home off of Talos Circle and Cedarstone Street, to the rear of 6143 Perth Street. Construction of Phase 3A commenced in about 2011 and was partially built out prior to the previous owner's bankruptcy. The 35-unit building is nearly complete and was approved with self-contained units and with no meal, personal, health or social services, which under the definition of the zoning by-law would make it a low-rise residential apartment. This proposal would see the use change to a low-rise apartment, which would permit occupancy of the 35-unit apartment building. The balance of Phase 3A is the partially built five-storey building with the three-storey wing. It is to remain a retirement home but with a potential unit count reduction, as some units may change from one to two bedroom. The current owner now wishes to complete the Phase 3A development with the layout pursuant to the approved site plan. The intent was and continues to be that the common services such as dining, personal and medical, are provided in the Phase 3A retirement home building and be available to other residences of the campus.

Construction of Phase 3B has not started. It had originally been site plan approved with two, three-storey, 52-unit retirement homes – with only independent living units. The concept filed with this current proposal for that phase is eight, three-storey, 14-unit low-rise apartment buildings.

Phase 3 would be serviced with an extension of the private well system. Access to Phase 3 would be off Cedarstone Street and Talos Circle and would still be possible through the private roads in Phases 1 and 2. An amendment application to the Site Plan Approval will be required to address any proposed changes to the site.

The amendment to the Official Plan is required as small drinking water systems are only contemplated for institutional uses, such as schools and retirement homes. The amendment to the Richmond Secondary Plan and Village of Richmond Community Design Plan would recognize a land use change from the institutional to residential

to permit Phases 3A and 3B to proceed with residential apartments. The five and three-storey retirement home would still be permitted.

The Zoning By-law amendment would rezone Phase 3 from a Rural Institutional zone to a Village Residential Density 3 Subzone E exception to amend some of the zone provisions.

DISCUSSION

The intent of the original Hyde Park development was to allow for an aging in place campus, providing more active seniors independent living options from the existing primarily bungalow townhouses, to apartments and retirement home units. In order to get occupancy of the 35-unit building in Phase 3A the zoning needs to reflect that the building is low-rise apartment. The balance of Phase 3A – the five-storey with a three-storey wing will continue to be a retirement home with a minimum floor area for units of 5000 square metres. That area reflects the existing approved floor area for the residential units above the first floor where there is typically communal programming. Retirement homes are permitted to have up to 25 per cent of the units for residential care units.

The final phase of the approved development are two additional three-storey buildings which were to house 53 residential units each for a total of 106 units. The concept plan proposes eight three-storey buildings containing 14 units each for a total of 112 units. Phase 3B changes will require Site Plan Approval and would be subject to further demonstrating that there is capacity within the existing municipal sanitary system and within their own private communal water system. As such, a holding provision will be placed on the Phase 3B lands.

While the applicants are contemplating future lot creation to divide the phases into legally conveyable freehold parcels, there are issues surrounding this approach. The issues relate to policy, financial and technical matters for the City, the Ministry of Environment and Climate Change (MOECC), the current life-lease occupants and the owner. Because of those complexities, the ability to create lots within the development will take some time to resolve and a future report will be needed to be brought to Agriculture and Rural Affairs Committee to consider further changes required to the

Official Plan, Secondary Plan, Community Design Plan (CDP) and a Zoning By-law amendment to facilitate.

Provincial Policy Statement

The Provincial Policy Statement (PPS) sets out a hierarchy for servicing with full municipal services being the ideal and is less supportive of split public and private servicing. It does still contemplate private communal water systems. For all servicing, it looks to ensure that they are safe, financially viable and have an appropriate source of water. The owner has indicated by allowing residential apartments and recognizing the townhouses as existing residential uses as part of this development, it will help ensure the financial viability of the development and thus the viability of the private communal drinking water system. The Richmond Secondary Plan does have policies that contemplate full municipal water service, and private communal water for this development does not preclude that possibility.

Alternative and affordable housing options are also supported by the PPS. The proposed land use changes will allow for a broader range of housing types and potentially a range of affordability, not only for the aging population but for the general population of the Village and the surrounding area.

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

City Official Plan, Richmond Secondary Plan and Village of Richmond Community Design Plan

The lands are designated Village on Schedule A of the Official Plan, which permit a range of uses. Volume 2C of the Official Plan contains the Richmond Secondary Plan, and designates this site Residential One and Two Unit, Residential Ground Oriented Attached and Institutional. The existing Richmond Secondary Plan and Village of Richmond CDP and zoning recognizes the ground oriented attached (townhouses in Phases 1), as well as the more institutional nature of the balance of the site known as Phases 3A and 3B. Phase 2 of the townhouses is not designated in the Secondary Plan and CDP as ground oriented attached, but is zoned appropriately. The rear portion of

the property is designated Institutional. Retirement homes are permitted in all residential designations in the Secondary Plan and CDP. The site is identified through the Official Plan and Infrastructure Master Plan as being serviced with municipal sanitary sewer services.

Private Communal

The MOECC guideline D-5-3 contemplates residential uses on private communal services. The City's Official Plan contemplates private communal systems only where there is one lot and one owner and operator for the system(s) for up to five residential units, or for institutional uses such as schools and retirement homes.

In order to obtain MOECC approval for private services, the Ministry requires that the City to be ultimately responsible for those systems through municipal responsibility agreements (MRA) that are between owners and the City. Limiting the permitted uses on private communal systems limits the exposure for the City being responsible for the maintenance, operating and financial liability of those private systems. The City further limits that exposure by requiring owners to provide a one year operating fund and a capital reserve fund to be held in trust to allow the City to access funds to maintain and operate systems if required to do so by the MOECC. The City currently has a MRA with the owner of this development that covers Phases 1, 2 and 3.

In order to allow the Phase 3A building to proceed with occupancy as a residential apartment, the Official Plan, Secondary Plan, and CDP needs to allow the residential use on the private communal services. The Phase 3A apartment is intended to have the opportunity to share the retirement home amenities that would be located in the retirement home that would form the balance of Phase 3A buildings.

It should be noted that the Phase 1 and 2 townhouses are residential uses as per the Secondary Plan, CDP and zoning, and are serviced with the existing private communal water system. This amendment would also allow for the low-rise apartment use to be include on the Phase 3B lands at the north end of the site.

The applicants are proposing the same number of units as currently approved within Phase 3A on the private communal water and municipal sanitary system and have

demonstrated that the proposed change of use will not impact either system. Phase 3B changes are still conceptual and the details of the number of units are not confirmed.

Use and Provisions

The originally approved Hyde Park development has three designations within the Secondary Plan and CDP. Phase 1 of the life-lease or townhouses are designated Residential – Ground-Oriented Attached and Phase 2 is designated as Residential One and Two Unit. The amendment would designate Phase 2 as Ground Oriented Attached to reflect the built form. The balance of the lands, being Phases 3A and 3B are currently designated Institutional. The proposed designation for the Institutional portion of the site is Residential – Apartment allowing a five-storey retirement home. Retirement home is a permitted use in all residential designations in the Village of Richmond Secondary Plan and CDP. The maximum building height for the residential apartments is four storeys. The criteria to consider low-rise apartments in the Secondary Plan and CDP include: compatibility through building transition maximum height of four-storeys, a maximum density of 99 units per hectare, proximity to parks and located on arterial roads. The site backs onto Lions Park. The property does front onto Perth Street, though the apartments themselves would not. The density as shown in the concept plan would be about 60 units per hectare.

Zoning

The zoning as proposed, and detailed in Document 4, will ensure that the Phase 3A continues as was previously site plan approved and that 3B be further reviewed prior to being permitted to develop.

The current zoning of Rural Institutional rural exception 715, height limit of 15 metres (RI[715r] H(15)) applies to Phases 3A and B. The south part of the site is zoned Village Mixed Use Subzone 4 (VM4). The requested amendment is to rezone the rural institutional zone to Village Residential Third Density Subzone E, which allows for both low-rise apartment and the retirement home. Though not specifically requested, that zone also permits for a range of residential housing forms from singles through townhouses and stacked townhouses. The concerns of residents, the approved site plan and the intent of the Secondary Plan to look at compatibility through building

transition, the zoning will reflect a maximum of five-storey for the retirement home with a minimum setback reflective of the location of the existing approved five-storey retirement home located furthest from the single-family residential homes. The existing approved retirement home height is not changing but the grades around the building are changing making the building height, for zoning compliance, reading as higher than 15 metres. The change in height to 16 metres is minor and it is for a building furthest away from the existing single family residential community.

The requested V3E zone has an existing maximum building height of 15 metres and therefore no exception is required. Provisions will be added to the exception zone that applies to Phase 3A to ensure that the retirement home is built to a minimum floor area for the residential units of the 5000 square metres to help ensure that the retirement home remains a vital part of the aging in campus, and is located as far as possible from Talos Circle.

A servicing study has been filed in support of the change in use for 3A and 3B. Staff accept that it demonstrates that there is capacity within the private communal water system, the private storm water system, and the municipal sanitary sewer system for the proposed changes of use in Phase 3A, which is specifically to change the 35-unit retirement home to a 35-unit low-rise apartment. Further assessment of any future development of Phase 3B is required prior to staff being satisfied that capacity exists for that future development. The zoning amendment to apply a holding provision to Phase 3B will ensure the appropriate development of the lands, with the lifting of the holding provision being subject to demonstrating servicing and revision to the approved site plan.

RURAL IMPLICATIONS

The proposal would allow for the completion of a development geared for seniors and provides for alternative housing forms within the Village of Richmond.

CONSULTATION

Notification and public consultation was undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications.

Staff met with the Life-lease Committee in August 2017 to discuss the proposal and their concerns. A Community Information and Comments Session was held September 26, 2017 in the Village of Richmond with approximately 100 people attending.

Approximately 18 comments, including the life-lease committee comments were filed during the consultation process. Most comments expressed concerns with the proposal both the existing approved development and the proposed changes. A number of the concerns with changes should be resolved with the resubmission filed by the applicant subsequent to the community meeting and with the holding provision on the Phase 3B.

For this proposal's consultation details, see Document 6 of this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Moffatt is looking to ensure that the development of this site, geared mainly for seniors, progresses forward in a safe manner that is compatible with the existing community. Specifically, the Councillor is looking for the sidewalk connection from this development to Perth Street along Nixon Farm Drive, that the second access to the site off Talos Circle be closed with the completion of Phase 3A and that 3B have a holding provision to ensure further review.

LEGAL IMPLICATIONS

There is no legal impediment to the adoption of the recommendations in this report.

As is noted in this report, an issue to be resolved moving forward is the question of the possible division of ownership of the property. Municipal Responsibility Agreements have to date been entered into with one party only. Detail discussions will need to take place, and Council approval sought where such agreements are to be entered into with more than one party.

RISK MANAGEMENT IMPLICATIONS

There are existing risks for the City with this site. The site plan and related municipal responsibility agreements and servicing types mean that should the MOECC can order the City to take over operation of the water system. The MRA sets out reserve funds to allow for capital cost replacement of the system and annual operating costs all held in

trust in the event that should happen. With the proposed change to the uses allowed on that existing approved system the risk could be that there may be additional people using the system as a result of there being apartments and not just retirement homes.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no financial implications with the approval of the recommendations in this report.

ACCESSIBILITY IMPACTS

There are no proposed accessibility impacts with the change in use to allow for low-rise apartments.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

Sustainable Environmental Services; Healthy and Caring Communities; Governance, Planning and Decision-Making, and Financial Sustainability.

APPLICATION PROCESS TIMELINE STATUS

This application was not processed by the "On Time Decision Date" established for the processing of Official Plan and Zoning By-law amendments due to the complexity of issues and workload volumes.

SUPPORTING DOCUMENTATION

Document 1 Location Plan

Document 2 Draft Official Plan Amendment

Document 3 Draft Community Design Plan Amendment

Document 4 Details of Recommended Zoning By-law Amendment

Document 5 Zoning Key Map

Document 6 Consultation Details

Document 7 Site Concept Plan

CONCLUSION

The Richmond Secondary Plan identifies the servicing for the Village as municipal sanitary services and a mix of private water wells and municipal communal wells. It also contemplates that ultimately the Village could be serviced by municipal communal well systems. This amendment would not preclude that opportunity of this development connecting to a municipal well system in the future. The amendments proposed to the Official Plan, Secondary Plan, CDP and Zoning By-law to permit the low-rise apartments and allow the five-storey retirement home reflect the same built landscape as is approved but allows options for housing types and assists in the financial viability for the aging in place campus. The amendments are intended to apply to and be only appropriate for this development as it is; partially built and occupied, intended to maintain the intent of the aging in place campus, and has approved servicing in place.

DISPOSITION

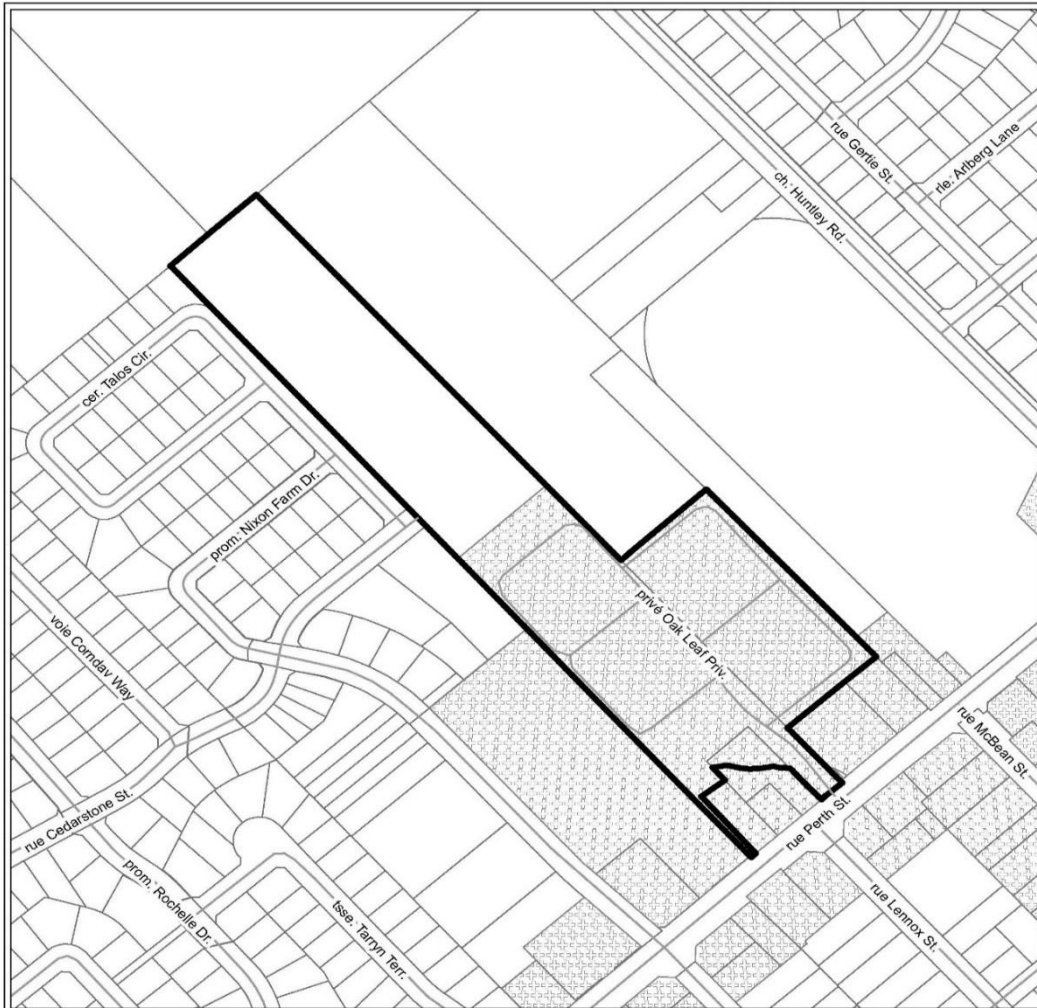
Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

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

Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-laws to City Council.

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

Document 1 – Location Plan



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL	
D02-02-17-0034	17-1110-X	 6139, 6143 rue Perth Street	
D01-01-17-0007			
I:\CO\2017\Zoning\Perth_6139_6143			
<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>			
<small>©Les données de parcelles appartiennent à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE.</small>			
REVISION / RÉVISION - 2017 / 07 / 14		 Village Residential Enterprise (Section 128A) / Zone sous-jacente résidentielle de village - Entreprise (article 128A)	

AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 33
11 APRIL 2018

21

COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 33
LE 11 AVRIL 2018

Document 2 – Official Plan Amendment

Official Plan Amendment XX to the Official Plan for the City of Ottawa

INDEX

THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE

PURPOSE

LOCATION

BASIS

PART B – THE AMENDMENT

INTRODUCTION

DETAILS OF THE AMENDMENT

IMPLEMENTATION AND INTERPRETATION

SCHEDULE 1 OF AMENDMENT XX – OFFICIAL PLAN FOR THE CITY OF OTTAWA

PART C – THE APPENDIX

PART A – THE PREAMBLE

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. XX to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment XX to the Official Plan for the City of Ottawa.

1. Purpose

The purpose of the amendment is two fold. It is to site specifically revise the Official Plan policy with respect to allowing residential uses on a private communal water system and to amend the Village of Richmond Secondary Plan in Volume 2 C of the Official Plan to change the designation of lands to permit low-rise apartment in addition to the already permitted institutional use (retirement residence).

2. Location

The amendment applies to the property at 6139 and 6143 Perth Street.

3. Basis

Background

The Hyde Park (now called Samara) development was previously intended to be an aging in place senior's campus. Phase 1 and 2 were completed as 92 life-lease residential townhouses on private roads located off Perth Street, serviced with a private communal water system and connected to the municipal central sanitary sewer system.

Phase 3A and 3B were approved in 2010, with a three-storey 35-unit and two three-storey 52-unit independent living buildings and a three and five-storey 124-unit retirement home off of Talos Circle and Cedarstone Street, to the rear of 6143 Perth Street. Construction of Phase 3A commenced in about 2011 and was partially built out prior to the previous owner's bankruptcy. The 35-unit

building is nearly complete and was approved with self-contained units and with no meal, personal, health or social services, which under the definition of the zoning by-law would make it a low-rise residential apartment. This proposal would see the use change to a low-rise apartment, which would permit occupancy of the 35-unit apartment building. The balance of Phase 3A is the partially built five-storey building with the three-storey wing. It is to remain a retirement home but with a potential unit count reduction, as some units may change from one to two bedroom. The current owner now wishes to complete the Phase 3A development with the layout pursuant to the approved site plan. The intent was and continues to be that the common services such as dining, personal and medical, are provided in the Phase 3A retirement home building and be available to other residences of the campus.

Construction of Phase 3B has not started. It had originally been site plan approved with two, three-storey, 52-unit retirement homes – with only independent living units. The concept filed with this current proposal for that phase is eight, three-storey, 14-unit low-rise apartment buildings.

Rationale

The Provincial Policy Statement, the Official Plan and Richmond Secondary Plan set the guidelines for the development and servicing of the Village of Richmond. The water service for the Village is to be a combination of private wells and municipal communal wells. The Official Plan supports private communal only for institutional uses. The range of housing types and uses is contemplated within the Village with retirement homes supported in all institutional and residential areas. The Secondary Plan also establishes guidelines for contemplating apartments within the Village.

The proposed amendments remain within the intent of the Official Plan and Secondary Plan with the low-rise apartments forming part of the aging in place campus. The built form will be similar to the existing approved site plan. The City has an existing municipal responsibility agreement for the private communal water system. No new demand on the water and municipal sanitary system is

contemplated as part of the amendments. Local intersections will remain functioning at an appropriate level of service.

PART B – THE AMENDMENT

1. Introduction

All of this part of this document entitled Part B – the Amendment consisting of the following text and the attached Schedule(s) constitutes Amendment No. XX to the Official Plan for the City of Ottawa.

2. Details

A. The following changes are hereby made to Volume 1 of the Official Plan for the City of Ottawa:

- i. Section 4.4.2.4 is hereby amended to add “4. Notwithstanding policy 1 and 2, small water works that are owned and operated and managed by the single owner of 6139 and 6143 Perth Street and its related addresses for the complex of buildings may be considered for institutional, multiple attached residential and low rise residential uses.

B. The following changes are hereby made to Volume 2C of the Official Plan for the City of Ottawa:

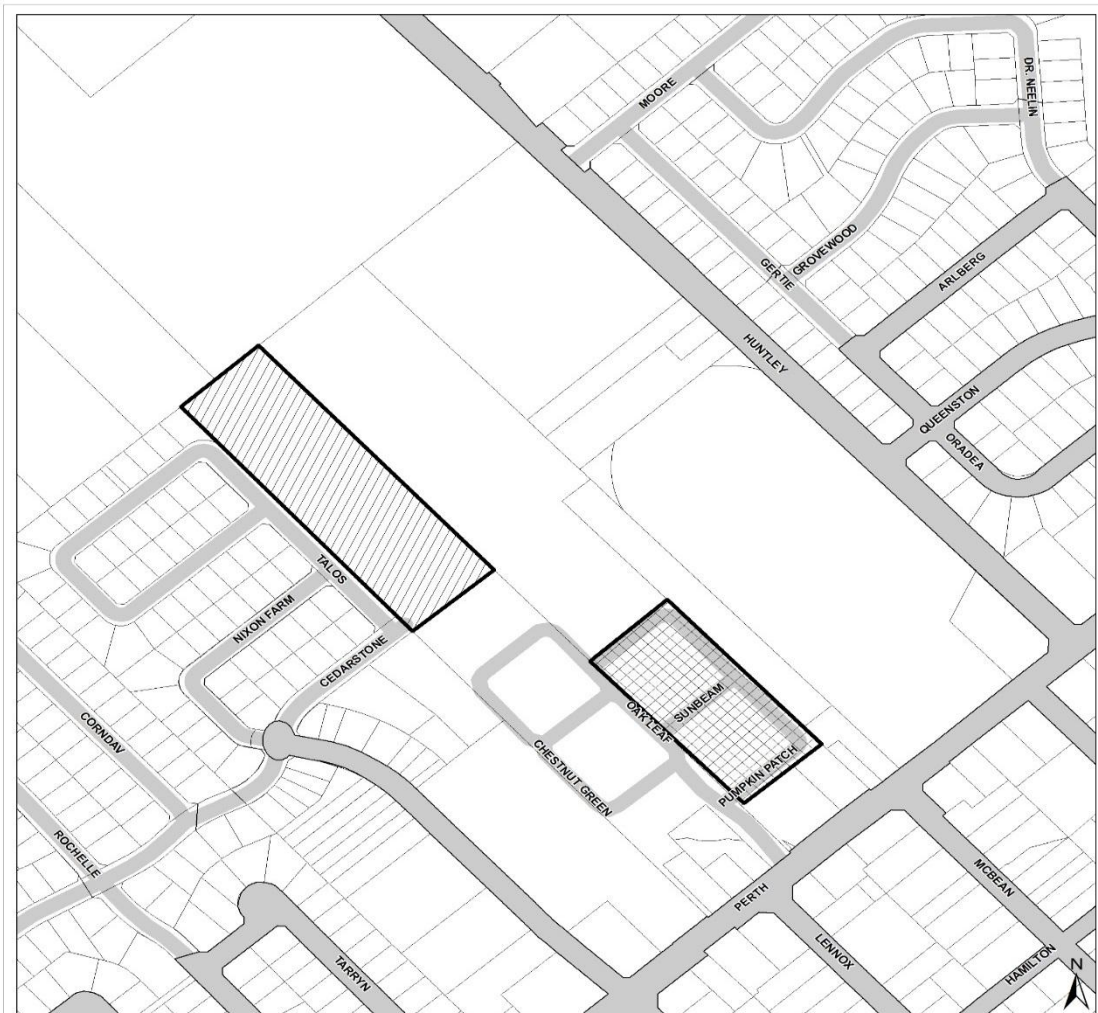
- i. Schedule A of the Richmond Secondary Plan is hereby amended to redesignate the lands at 6143 Perth Street from Institutional to Residential Apartment as shown in Schedule A below.
- ii. Schedule A of the Richmond Secondary Plan is hereby amended to redesignate the lands at 6139 Perth Street from Residential One and Two Unit to Residential Ground Oriented Attached as shown in Schedule A below
- iii. Section 3.3 of the Richmond Secondary Plan is hereby amended to “5. For the lands at 6143 Perth Street retirement residence is also permitted and

that use shall comprise a minimum gross floor area of 5000 square metres,
with a maximum of five storeys.

3. Implementation and Interpretation

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.

SCHEDULE 1



Prepared by
Planning, Infrastructure and Economic Development Department,
GIS and Data Management



Préparé par: Services de la planification,
de l'infrastructure et du développement économique,
SIG et Gestion des données

D01-01-17-0007 18-0225-A

E:\AAStaff\Sheila\OPAs\2016\OPA Village\Richmond.mxd

Revision: Rev #:

© Permit data is owned by Torontor Enterprises Inc. and its suppliers.
All rights reserved. May not be reproduced without permission.
Permet data appartient à Torontor Enterprises Inc. et à ses fournisseurs.
Tous droits réservés. Ne peut être reproduit sans autorisation.

Scale - N.T.S. / Echelle N.A.F.

**SCHEDULE 1 to
AMENDMENT NO.**

to the OFFICIAL PLAN
for the CITY OF OTTAWA

Amending Schedule A - Land Use
Richmond Secondary Plan



LANDS REDESIGNATED FROM "RESIDENTIAL - ONE AND TWO UNIT" TO "RESIDENTIAL - GROUND
ORIENTED AT TACHED"
TERRES DONT LA DÉSIGNATION EST PASSÉE DE « RÉSIDENTIEL - UNE ET DEUX UNITÉS » À « RÉSIDENTIEL -
CONTIGÜES DE PLAIN-PIED »



LANDS REDESIGNATED FROM "INSTITUTIONAL" TO "RESIDENTIAL APARTMENTS"
TERRES DONT LA DÉSIGNATION EST PASSÉE DE « INSTITUTIONNEL »
À « RÉSIDENTIEL - APPARTEMENTS »

**ANNEXE 1 de
L' AMENDMENT No.**

au PLAN OFFICIEL
de la VILLE D'OTTAWA

Modifiant l'annexe A - Utilisation du sol
Richmond - Plan de conception communautaire

Document 3 – Draft Community Design Plan Amendment

Pursuant to Section 8.0 Implementation of the Village of Richmond Community Design Plan is amended as follows:

- A. Section 4.3.3 Residential- Apartments is hereby amended to add “5. A retirement home is a permitted use at 6143 Perth Street and is an integral part of the aging in place campus at this location. The height limit should be five-storeys for a retirement home”;
- B. Schedule A: Land Use is to be amended as shown in Schedule 1 of Document 2, for 6139 Perth Street the Residential One and Two Unit designation will change to Residential Ground Oriented Attached and for 6139 Perth Street the Institutional designation will be change to Residential Apartment.

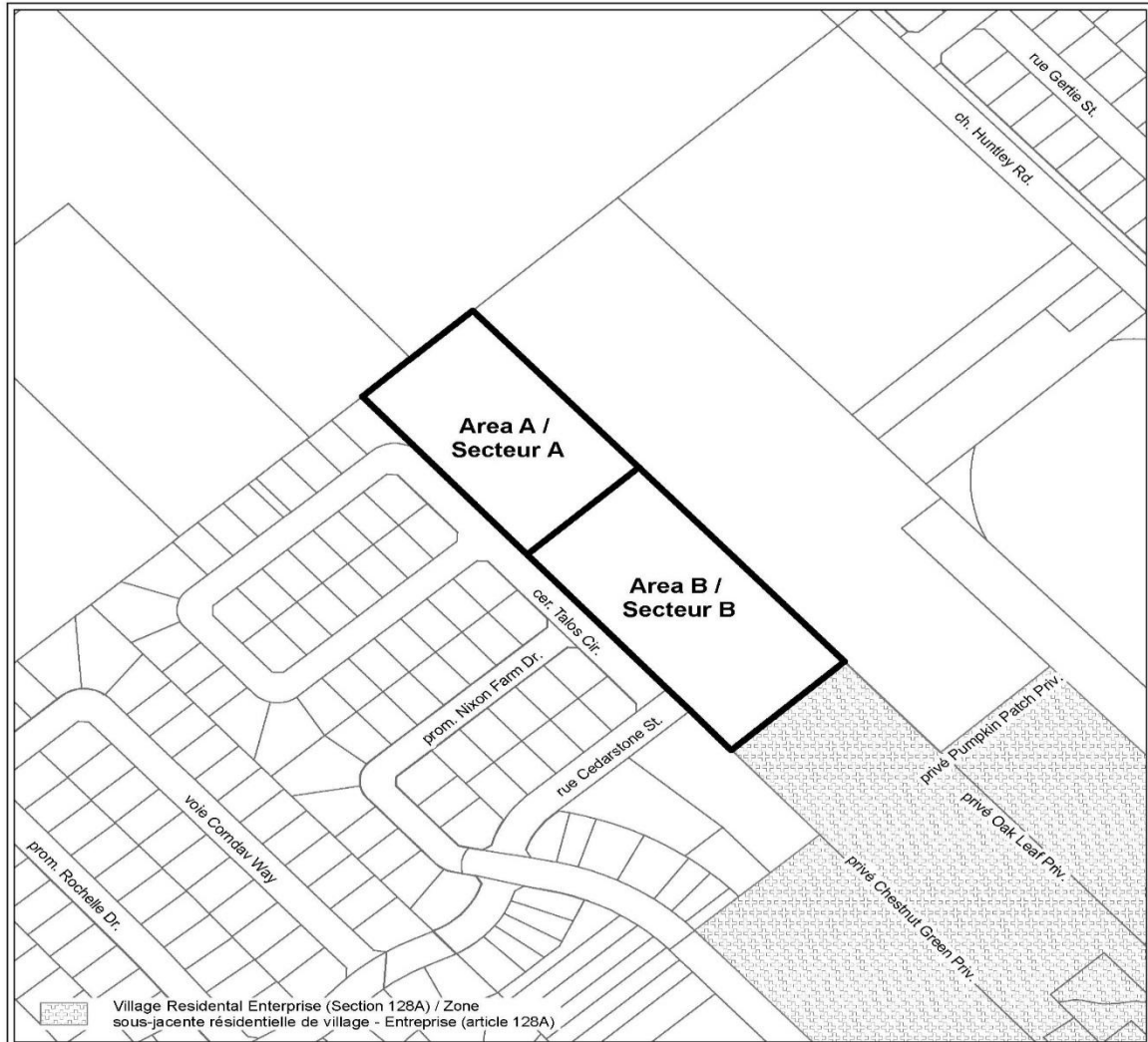
Document 4 – Details of Recommended Zoning By-Law Amendment

The proposed change to the City of Ottawa Zoning By-law 2008-250 for 6143 Perth Street:

1. To rezone that lands shown in Document 5 as Area A from RI[715r] H(15) to V3E[XXX1r]
2. To rezone the lands shown in Document 5 as Area B from RI[715r] H(15) and to V3E[XXX2r]-h.
3. Add a new exception, V3E[XXX1r], Section 240 – Rural Exceptions with a provision similar in effect to the following:
 - a) Add to Column V Provisions -
 - Retirement Home
 - i. minimum floor area – 5000 m²
 - Minimum drive aisle width – 6 m
 - Retirement home maximum height when located at least 40 m from a V1 zone : 16 m
4. Add a new exception, V3E[XXX2r]-h, Section 240 – Rural Exceptions with provisions similar in effect to the following:
 - a) Add to Column V Provisions –

The holding provisions will be lifted when servicing capacity has been demonstrated and the related site plan approved.

Document 5 – Zoning Key Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-17-0034	18-0225-X	 Part of / partie de 6143 rue Perth Street	
I:\CO\2018\Zoning\Perth_6143		Area A to be rezoned from RI(715 r) H(15) to V3E(xxxr) Le zonage du secteur A sera modifié de RI(715 r) H(15) à V3E(xxxr)	
<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 RI(715 r) H(15) to V3E(xx)r-h Le zonage du secteur B sera modifié de RI(715 r) H(15) à V3E(xx)r-h	
<small>©Les données de parcelles appartiennent à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2018 / 02 / 27			

Document 6 – Consultation Details

Comment:

The Life-lease Owners Committee representing the 92 life-lease holders filed a few sets of comments and are summarized as follows:

- Request for the City to amend the policies to allow multiple owners for the water system
- That the severance of the lands be granted
- That the City only allow for the approval of the site plan and building permits if Silver Maple Development enters into agreements with The Groves (Life-lease Community) and others to ensure that the water system is operated and managed on a not for profit basis.

Response:

The division of land and multiple owners of the communal or shared services in the development is a matter that is not yet resolved and staff will continue to work with the owners and the life-lease community to find solutions to the issues.

The City is not in a position to tie the existing site plan and building permits to third party agreements.

Concern was expressed with the notification not going out to all local residents.

Response:

Notification followed City policy to the local registered Community Associations, a sign was posted both on Perth Street and at the end of Cedarstone Drive, and notice was sent to property owners within 120 metres.

Concern was expressed over the Phase 3A construction traffic using the private roads through Phases 1 and 2.

Response:

The construction traffic is all on the same property as the life-lease and it is up to the owner to address access.

Comment:

Protection of the investment of the life-lease tenants from the current owner with respect to the existing infrastructure and the future growth is required.

Response:

While the City is not in the business of protecting an individual's finances staff are aware of the issues and understand that the solution sought by both the owner and the life-lease holders may be addressed through lot creation. That is a matter that to be addressed in a subsequent report.

Comment:

How are The Groves (life-lease) impacted by the zoning to residential from institutional as it relates to the well system? The owner should be required to clarify its intention to sever off Phase 1 and 2.

Response:

Phase 1 and 2 (The Groves) is not impacted nor is the well system itself with the proposed rezoning. The owner has identified it is seeking to split the various phases of the development into separate parcels. Because of the complexities of doing that on a shared private system and other shared services, the matter is still being resolved and will be subject of future reports and potentially future applications to create parcels.

Comment:

It was noted that the online description was not complete in describing the rear low-rise apartment concept for Phase 3B.

Response:

The online plans, specifically the Site Concept Plan prepared by Hobin, does show the concept for 3B.

Comment:

Traffic Study – did it take into account the new houses and that only Nixon Farm Drive has lights at Perth Street?

Response:

The traffic study reviewed existing and future build out based on the existing and proposed road network, and intersection.

Comment:

Why is traffic not going through the existing development directly off of Perth Street?

Response:

The revised submission does maintain the access off of Perth Street through the balance of the property, but shows one acces off of Cedarstone Drive.

Comment:

What will the increase in traffic be given the proposal to change the units with limited access?

Response:

The traffic study as filed with the first submission that included no Phase 3 connection through Phases 1 and 2 and also included all residential apartment (233) and the commercial pads showed a 220 per cent increase in trips in the morning peak hour and 63 per cent increase in the afternoon peak hour. Transportation engineering staff reviewed the study and agreed that while there was an increase in trips generated the intersection of Perth Street and Nixon Farm Drive remained at an acceptable level. With

the revised submissions the unit count in Phase 3A remaining at 124 retirement units and 35 residential apartments, the commercial pads being removed and the holding zone placed on Phase 3B no further transportation studies were required at this time.

Comment:

There is concern over the volume of traffic that would be coming out onto Talos Circle, down Cedarstone Drive, Nixon Farm Drive to Perth Street and the safety of pedestrians.

Response:

Staff reviewed the traffic study and noted that increases based on the change of use have a negligible impact on the functioning of the intersections, but did note there is a gap in the connection of the sidewalk on Nixon Farm out to Perth Street. Both the Councillor and staff requested that that gap be added to the 'missing links' program and it has been. In addition, the second access existing onto Talos Circle is to be closed when Phase 3A is constructed. Any further connections contemplated to the north in Phase 3B will be subject to further site plan approval.

Comment:

It was suggested that a new road be created to connect the back of Phase 3 out to Huntley Road.

Response:

It was noted that the only connection within the Village is through Lions Park, which would divide the park.

Comment:

There does not seem to be adequate parking available and there are concerns with parking on street.

Response:

The changes with the applicant's second submission result in the unit count remaining the same for Phase 3A and the proposal changes to 3B will be subject to further review.

That and the removal of the commercial units result in the required parking being available on-site for Phase 1, 2 and 3A.

Comment:

The wells are all private on Talos Circle and there are concerns with this development increasing use of water from the same aquifer. Is the use of the 2009 study results appropriate and should be updated?

Response:

With the second submission changing the Phase 3A back to mirror the previous approved 3A and the holding provision over Phase 3B. The use of the 2009 report is appropriate.

Comment:

How will the sewer system be affected by the hundreds of new units?

Response:

Based on the concept plan filed the proposal if approved as shown would result in six additional units, though many of them would change from retirement to residential. The applicant's have demonstrated in the servicing submissions that the Phase 3A change in use of the 35-unit building can be accommodated within the existing capacity of the approved development. Capacity will have to be further demonstrated for Phase 3B prior to the holding provision being lifted on the zoning.

Comment:

Concern was expressed with the impact on property values with rental properties near by.

Response:

The City cannot zone to limit tenure and there still maybe some future opportunity that some of the units (other than the retirement home) may become a condominium. There

have been no studies that have demonstrated property value impacts from a change from one residential form to another.

Comment:

The abutting developer noted that there was a 30 cm reserve along Talos Circle, that they were obligated to maintain the hedgerows and plantings and there is off site run off from agricultural lands and homes in Richmond Gate that runs through the property. Accesses along Talos Circle as proposed within the first submission will require owner to contribute to the road and sidewalk development.

Response:

The subsequent submission removed one of the accesses to Talos and the second existing one is not site plan approved nor is the Councillor willing to support it remaining open beyond the construction of Phase 3A. Phase 3B will be reviewed through a site plan process to address drainage, access and landscaping. The existing site plan approval had addressed grading, drainage and landscaping.

Comment:

Numerous concerns were filed with respect to the proposed commercial pads and the impact on traffic, safety, services and other local business along Perth Street.

Response:

The revised submission removed the commercial pads.

Document 7 – Site Concept Plan

