

2. OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT – PART OF 300 GOULBOURN FORCED ROAD

MODIFICATION AU PLAN OFFICIEL ET AU RÈGLEMENT DE ZONAGE – UNE PARTIE DE 300, CHEMIN GOULBOURN FORCED

COMMITTEE RECOMMENDATION

That Council:

- 1. approve an amendment to the Official Plan by designating part of 300 Goulbourn Forced Road as Urban Natural Features as detailed in Document 1; and,**
- 2. approve an amendment to Zoning By-law 2008-250 for part of 300 Goulbourn Forced Road to rezone the new open space corridor to Environmental Protection Zone and realign zoning boundaries as detailed in Document 2.**

RECOMMANDATION DU COMITÉ

Que le Conseil :

- 1. approuve une modification au Plan officiel en désignant Zone de caractéristiques naturelles urbaines une partie du 300, chemin Goulbourn Forced, comme l'expose en détail le document 1;**
- 2. approuve une modification au Règlement de zonage 2008-250 visant une partie du 300, chemin Goulbourn Forced, afin de désigner Zone de protection de l'environnement le nouveau couloir d'espaces ouverts et de déplacer les limites de ce zonage, comme l'expose en détail le document 2.**

DOCUMENTATION / DOCUMENTATION

1. Acting Director's report, Planning Services, Planning, Infrastructure and Economic Development Department dated 11 February 2017 (ACS2017-PIE-PS-0030)

Rapport de la Directrice par intérim, Services de la planification, Service de planification, d'Infrastructure et de Développement économique daté le 11 février 2017 (ACS2017-PIE-PS-0030)

2. Extract of draft Minutes, Planning Committee, 28 February 2017.

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 28 février 2017

3. Summary of Written and Oral Submissions, to be issued separately with the Council agenda for its meeting of 12 April 2017, as part of the Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements'

Résumé des observations écrites et orales, à distribuer séparément avec l'ordre du jour de la réunion du 12 avril 2017 du Conseil, comme faisant partie du Résumé des observations orales et écrites du public sur les questions assujetties aux « exigences d'explication » aux termes de la Loi 73.

**Report to
Rapport au:**

**Planning Committee / Comité de l'urbanisme
February 28, 2017 / 28 février 2017**

**and Council / et au Conseil
March 8, 2017 / 8 mars 2017**

**Submitted on February 11, 2017
Soumis le 11 février 2017**

**Submitted by
Soumis par:
Lee Ann Snedden,
Acting Director / Directrice par intérim,
Planning Services / Services de la planification,
Planning, Infrastructure and Economic Development Department / Services de la
planification, de l'infrastructure et du développement économique**

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**Ward: KANATA NORTH (4) / KANATA
NORD (4)**

File Number: ACS2017-PIE-PS-0030

**SUBJECT: Official Plan Amendment and Zoning By-law Amendment – Part of
300 Goulbourn Forced Road**

**OBJET: Modification au Plan Officiel et au Règlement de Zonage – une partie
de 300, chemin Goulbourn Forced**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council:**
 - a. approve an amendment to the Official Plan by designating part of 300 Goulbourn Forced Road as Urban Natural Features as detailed in Document 1; and,**
 - b. approve an amendment to Zoning By-law 2008-250 for part of 300 Goulbourn Forced Road to rezone the new open space corridor to Environmental Protection Zone and realign zoning boundaries 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 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 8 March 2017," 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 :**
 - a. d'approuver une modification au Plan officiel en désignant Zone de caractéristiques naturelles urbaines une partie du 300, chemin Goulbourn Forced, comme l'expose en détail le document 1;**
 - b. d'approuver une modification au Règlement de zonage 2008-250 visant une partie du 300, chemin Goulbourn Forced, afin de désigner Zone de protection de l'environnement le nouveau couloir d'espaces ouverts et de déplacer les limites de ce zonage, comme l'expose en détail le document 2.**

- 2. Que le Comité de l'urbanisme donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et 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 8 mars 2017, 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](#)

Learn more about [link to Development Application process – Official Plan Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

Part of 300 Goulbourn Forced Road

Owner

KNL Developments Inc.

Applicant

Zoning By-law Amendment: KNL Developments Inc.

Official Plan Amendment: City-initiated.

Description of site and surroundings

The property is located within the area generally bounded by Goulbourn Forced Road to the west, the railway corridor to the north, Kimmins Court to the east and the Beaver Pond Park to the south. The site is identified as Phase 9 of the KNL Developments Inc. subdivision for Kanata North, which received approval from the Ontario Municipal Board (OMB) in 2006. The property is currently vacant and partially wooded. Lands to the south and east are occupied by residential development in the Kanata Lakes community, while lands to the north and west are future phases of the KNL development and are currently undeveloped.

Summary of requested Official Plan Amendment

The proposed Official Plan amendment would amend the designation of a new open space corridor in the Phase 9 lands from General Urban Area to Urban Natural Features to reflect its intended use as an area of environmental protection. In order to implement this change, the following land use change as detailed in Document 2 is proposed to the Official Plan:

- A revision to Schedule B in Volume 1 of the Official Plan to revise a portion of the property from General Urban Area to Urban Natural Features.

Summary of requested Zoning By-law amendment

The proposed rezoning would rezone the new open space corridor from Residential Third Density Zone with exceptions (R3VV [1028] and R3VV [1029]) to Environmental Protection Zone (EP) to reflect its intended use as an area of environmental protection. Other small segments of land would be rezoned to reflect a slight realignment of the lot fabric in the subdivision as a result of adding the open space corridor. The rezoning as shown on the zoning key plan will accomplish the following:

- Area A to be rezoned from EP to R3VV[1028];
- Area B to be rezoned from O1 to R3VV[1028];
- Area C to be rezoned from R3VV[1028] to EP;
- Area D to be rezoned from R3VV[1028] to R3VV[1029];
- Area E to be rezoned from R3VV[1029] to EP.

Brief History of Site

KNL Developments Inc. has approvals in place to develop lands within the arc of Terry Fox Drive, extending eastward to the current terminus of Walden Drive at the Beaver Pond. The land has been designated for development since 1983, subject to an agreement that 40 per cent of the total land be kept as open space. KNL received approval for an Official Plan Amendment, Zoning By-law amendment and Plan of Subdivision from Council in 2004 and approval by Order of the OMB in 2006. The proposed residential subdivision incorporates three further phases of development known as Phases 7, 8 and 9.

The Official Plan designations of the Phase 9 lands currently reflect the OMB-approved draft plan of subdivision from 2006, with environmental lands along the northerly limit of the Beaver Pond designated Urban Natural Features, and the remainder of the lands designated General Urban Area to permit residential development.

In 2010, Council directed KNL Developments Inc. to provide a new 80-metre wide open space corridor through the Phase 9 subdivision to provide an improved connection between the Beaver Pond environmental lands to the south and Trillium Woods to the north. A high-level, large block plan of subdivision for Phase 9 was recently registered and the corridor blocks identified as Blocks 3 and 11 on Plan 4M-1570 in Document 3 were dedicated to the City in September 2016.

The proposed Official Plan Amendment would amend the designation of the new 80-metre corridor from General Urban Area to Urban Natural Features to correctly reflect its intended use.

The zoning of the Phase 9 lands also currently reflects the OMB-approved draft plan of subdivision from 2006. Environmental lands along the northerly limit of the Beaver Pond are zoned Environmental Protection Zone (EP), with the lands between the EP Zone and the railway zoned for residential use, R3VV [1028] and R3VV [1029].

The proposed Zoning By-law amendment would realign the zoning boundaries to reflect the location of the new 80-metre corridor within Phase 9, as identified by Plan 4M-1570. A small area of EP-zoned land that originally was intended to serve as a narrower corridor to Walden Drive is no longer required and will be rezoned to R3VV [1028] to permit residential development. The new 80-metre wide corridor will be rezoned from R3VV [1028] and R3VV [1029] to EP to reflect its use as an area of environmental protection. Some small segments would be rezoned from EP to R3VV[1029] to reflect minor changes to the zoning boundaries along the rear lot lines of lots backing onto the environmental lands.

DISCUSSION

Public consultation

Notification and public consultation was undertaken in accordance with the Public Notification and Consultation Policy approved by City Council for Development Applications. Two individuals commented on the proposal as a result of the notification process. No comments were made in opposition to the applications.

For this proposal's consultation details, see Document 5 of this report.

Official Plan designation

The site is currently located within the General Urban Area designation which permits all types and densities of housing, as well as employment, retail uses, service, industrial, cultural, leisure, greenspace, entertainment and institutional uses.

Urban Design Review Panel

The property is not within a Design Priority Area and is therefore not subject to the Urban Design Review Panel process.

Planning Rationale

This application has been reviewed under the consolidated Official Plan with regard for the Council-approved amendments contained within Official Plan Amendment 150. Amendments introduced by OPA 150 do not impact the proposed Zoning By-law amendment.

Official Plan Amendment

The department supports the proposed amendment to Schedule B of the Official Plan to amend the designation of a portion of the property from General Urban Area to Urban Natural Features.

Lands designated Urban Natural Features provide a valuable contribution to biodiversity and wildlife habitat in the urban area and are enjoyed by residents. Urban Natural Features are natural landscapes and may include woodlands, wetlands, watercourses and ravines on City, Federal, Provincial and privately-owned lands. The Council-approved Urban Natural Areas Environmental Evaluation Study (March 2005) and Addendum Report (March 2006) identified features such as woodlands, wetlands and vegetated ravines throughout the urban area, and established their relative environmental values. The purpose of this designation is to preserve natural features that are currently managed for conservation or passive leisure uses.

Section 3.2.3 of the Official Plan states that additional Urban Natural Features may be identified on Schedule B in certain circumstances including upon securing natural areas in the urban area for conservation purposes, through the development review process or other means. When more up-to-date information becomes available through such means as detailed environmental studies, an adjustment to the definition of features and

functions and an adjustment to the boundaries may be warranted.

In this case, the specific location of the 80-metre corridor was determined by Natural Systems planners and foresters in conjunction with extensive fieldwork to identify the wooded area most worthy of retention. The lands in question were surveyed, identified as blocks on a plan of subdivision and were conveyed to the City in September 2106 through registration of Plan 4M-1571. This Official Plan Amendment is appropriate because it satisfies the intent of policies in Section 3.2.3 by introducing a new area of Urban Natural Features to reflect land identified as having environmental significance and worthy of municipal acquisition. The department therefore supports the proposed Official Plan amendment.

Proposed Zoning Details

As detailed in Document 3, the primary intent of the proposed Zoning By-law amendment is to rezone the 80-metre corridor from R3VV [1028] and R3VV [1029] to EP to reflect its intended use as an open space corridor. The EP Zone is applied to lands which must be protected for ecological, educational and recreational reasons.

One area formerly intended as a much smaller open space connection to Walden Drive will be rezoned from EP to R3VV[1029] to permit residential development. Numerous other small segments will be rezoned to ensure consistency between the zoning boundaries and the proposed lot fabric.

The department supports the proposed Zoning By-law amendments and is of the opinion that the proposal is consistent with the Official Plan.

Provincial Policy Statement

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

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Wilkinson is aware of this report and the recommendations presented.

LEGAL IMPLICATIONS

There are no legal implications associated with the recommendations contained within

this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

ACCESSIBILITY IMPACTS

Design considerations with respect to accessibility are generally addressed through the Site Plan Control review process and are not a key consideration related to a Zoning By-law amendment.

ENVIRONMENTAL IMPLICATIONS

The proposed Official Plan and Zoning By-law amendments are consistent with the Tree Conservation Report approved in December 2010 for Phase 9 of the KNL subdivision. The lands in question were identified as worthy of being acquired by the City and KNL was directed to retain the 80-metre corridor in its natural state as an area of open space. The tree-cutting permit issued for Phase 9 therefore excluded the lands in question. The Official Plan Amendment ensures the protection of the area for conservation and leisure recreation uses.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

ES1 – Support an environmentally sustainable Ottawa.

APPLICATION PROCESS TIMELINE STATUS

This application was processed by the On Time Decision Date established for the processing of Official Plan and Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Official Plan Amendment

Document 2 Zoning Key Plan

Document 3 Details of Recommended Zoning

Document 4 Registered Plan 4M-1570

Document 5 Consultation Details

Document 6 Overview Data Sheet (*previously distributed and held on file*)

CONCLUSION

Planning Services supports the application and proposed Official Plan and Zoning By-law amendments.

DISPOSITION

Office of the City Clerk and Solicitor, Legislative Services to notify the owner; applicant; Krista O'Brien, Deputy City Treasurer Revenue Branch, Corporate Services (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services to forward the implementing by-law to City Council.

Circulation Services Unit, Planning Services to undertake the statutory notification.

Document 1 – Official Plan Amendment

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

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THE STATEMENT OF COMPONENTS

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THE STATEMENT OF COMPONENTS

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.

PART A – THE PREAMBLE

1. Purpose

The purpose of this Official Plan Amendment is to re-designate a portion of the subject site from General Urban Area to Urban Natural Features as shown in Schedule 1. The amendment will reflect its intended use as an area of environmental protection.

2. Location

The affected lands are a portion of a site is located on the west side of Goulbourn Forced Road between Beaver Pond Park to the south and the railway corridor to the north in Phase 9 of the KNL subdivision.

3. Basis

Background

KNL Developments Inc. has approvals in place to develop lands within the arc of Terry Fox Drive, for a multi-phase residential subdivision. The subject site lies within Phase 9 of the KNL subdivision. The Official Plan and zoning designations of the Phase 9 lands currently reflect the OMB-approved draft plan of subdivision from 2006, with environmental lands along the northerly limit of the Beaver Pond designated Urban Natural Features, and the remainder of the lands designated General Urban Area to permit residential development.

In 2010, City Council directed KNL Developments Inc. to provide a new open space corridor through the Phase 9 subdivision to provide an improved connection between the Beaver Pond environmental lands to the south and Trillium Woods to the north. The proposed Official Plan Amendment would amend the designation of the new 80-metre wide open space corridor from General Urban Area to Urban Natural Features to correctly reflect its intended use.

Rationale

The specific location of the 80-metre corridor was determined by extensive fieldwork to identify the area most environmentally significant and worthy of retention, and the lands in question were conveyed to the City in September 2106 through registration of Plan 4M-1571. This Official Plan Amendment adds a new area of Urban Natural Features to reflect land that has been identified as having environmental significance and deemed worthy of municipal acquisition to preserve the natural features for conservation or passive leisure uses.

PART B – THE AMENDMENT

1. Introduction

All of this part of this document entitled Details of the Amendment consisting of the following text constitutes Amendment No. XX to the Official Plan.

2. Details of the Amendment

The City of Ottawa Official Plan, Volume 1 Schedule B is hereby amended as follows by re-designating the lands shown on Schedule 1 from General Urban Area to Urban Natural Features.

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.



Produced by Infrastructure Services and Community Sustainability,
 Planning and Infrastructure Approvals Branch,
 Development Approvals West/Central Division Mapping and Graphics



Services d'infrastructure et Viabilité des collectivités,
 Direction de l'approbation des demandes
 d'aménagement et d'infrastructure, Division de l'approbation
 des demandes d'aménagement, Ouest-Centre, Cartographie/Graphiques.

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

**SCHEDULE 1 to
 AMENDMENT NO.**
 to the OFFICIAL PLAN
 for the CITY OF OTTAWA
Amending Schedule B
 Urban Policy Plan



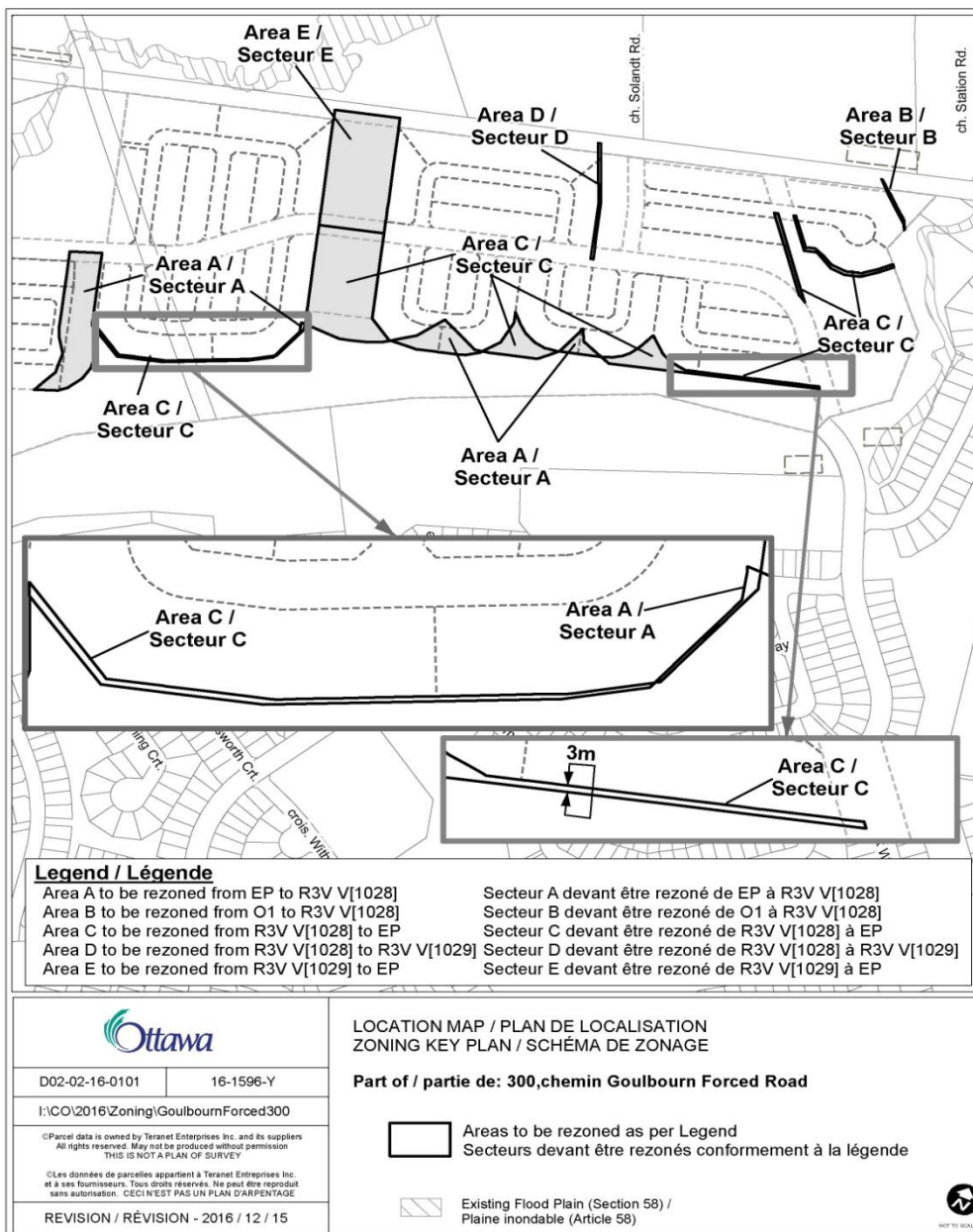
LANDS REDESIGNATED FROM "GENERAL URBAN AREA" TO "URBAN NATURAL FEATURES"
 TERRAINS DONT LA DÉSIGNATION PASSERA DE « ZONE URBAINE GÉNÉRALE » À « CARACTÉRISTIQUES
 NATURELLES ZONE URBAINE »

**ANNEXE 1 de
 L'AMENDEMENT No.**
 au PLAN OFFICIEL
 de la VILLE D'OTTAWA
Modifiant l'Annexe B
 Plan des politiques en milieu urbain

Document 2 – Zoning Key Plan

This is a location plan identifying the lands subject to the proposed Zoning By-law amendment, which are located on the east side of Goulbourn Forced Road between Kanata Rockeries Private and the railway corridor.

For an interactive zoning map, visit geoOttawa



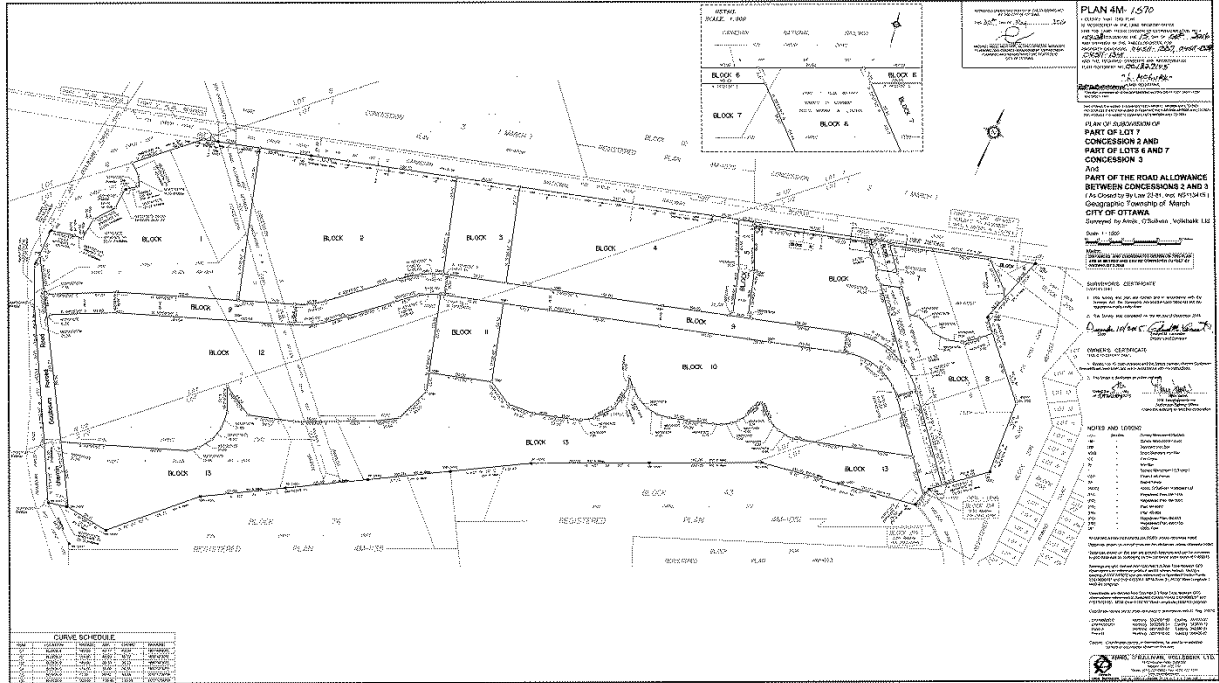
Document 3 – Details of Recommended Zoning

This Document details the recommended amendments to Zoning By-law. 2008-250.

The proposed change to the City of Ottawa Zoning By-law 2008-250 for part of 300 Goulbourn Forced Road is to rezone the lands as shown in Document 2 as follows:

- a) Area A to be rezoned from EP to R3VV[1028];
- b) Area B to be rezoned from O1 to R3VV[1028];
- c) Area C to be rezoned from R3VV[1028] to EP;
- d) Area D to be rezoned from R3VV[1028] to R3VV[1029]; and,
- e) Area E to be rezoned from R3VV[1029] to EP.

Document 4 – Registered Plan 4M-1570



Document 5 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Consultation Policy approved by City Council for Official Plan and Zoning By-law amendments. Two residents provided comments.

Comment:

In exchange for the corridor, KNL has asked for a few other adjacent areas to be rezoned for development, which may impact the adjacent EP areas.

Response:

On the original plan of subdivision, there was a smaller area of land zoned EP to provide an open space connection to Walden Drive. This will be replaced by the new larger corridor, so will be rezoned for residential use. There is also a slight shifting of lots created by the corridor, so other minor corrections are needed to ensure consistency between the lot lines and the zoning boundaries.

Comment:

If KNL clear-cut the 80-metre corridor that they now want to rezone to EP, the land should not be conveyed to the City for open space.

Response:

Trees in the 80-metre corridor were retained when tree clearing in the remainder of Phase 9 took place in 2011. Permission to clear trees was only issued for the areas slated for residential development.

Community Organization Comments and Responses

No comments were received from the Kanata Lakes Community Association.