

1. ZONING BY-LAW AMENDMENT – 5651 FIRST LINE ROAD
MODIFICATION DU *RÈGLEMENT DE ZONAGE* – 5651, CHEMIN FIRST
LINE

COMMITTEE RECOMMENDATION AS AMENDED

That Council approve

1. An amendment to Zoning By-law 2008-250 for 5651 First Line Road to permit a residential Plan of Subdivision, as detailed in Documents 1 and 3.
2. That the text, “V1C[871r] to V1C[871r] SXXX” in Documents 1 and 4, be replaced with the text, “V3A[871r] to V3A[871r] SXXX”;
3. That Document 4, the text, “Delete and add a new exception to” be replaced with “Amend exception”, and the text, “4. Add a new exception” be replaced with the text, “4. Add a new provision to”;
and,
4. That no further notice be provided pursuant to Section 34(17) of the *Planning Act*.

RECOMMANDATION DU COMITÉ, TELLES QUE MODIFIÉES

Que le Conseil approuve

1. une modification du *Règlement de zonage 2008-250* visant le 5651, chemin First Line, afin de permettre l'aménagement d'un lotissement résidentiel, comme le précise le documents 1 et 3.
2. que les occurrences de « V1C[871r] à V1C[871r] SXXX » dans les documents 1 et 4 soient remplacées par « V3A[871r] à V3A[871r] SXXX »;

3. **que dans le document 4, l'on remplace « Supprimer l'exception [...] et en ajouter une nouvelle à » par « Modifier l'exception », et « 4. Ajouter une nouvelle exception » par « 4. Ajouter une disposition à »;**
4. **qu'aucun nouvel avis ne soit donné, en vertu du paragraphe 34(17) de la *Loi sur l'aménagement du territoire*.**

Documentation/Documentation

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated October 25, 2019 (ACS2019-PIE-PS-0109)

Rapport du directeur, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 25 octobre 2019 (ACS2019-PIE-PS-0109)
2. Extract of draft Minutes, Agriculture and Rural Affairs Committee, November 7, 2019

Extrait de l'ébauche du procès-verbal, Comité de l'agriculture et des affaires rurales, le 7 novembre 2019

**AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 8
NOVEMBER 27, 2019**

3

**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 8
LE 27 NOVEMBRE 2019**

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
7 November 2019 / 7 novembre 2019**

**and Council
et au Conseil
27 November 2019 / 27 novembre 2019**

**Submitted on 25 October 2019
Soumis le 25 octobre 2019**

**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:

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demandes d'aménagement ruraux**

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Ward: RIDEAU-GOULBOURN (21)

File Number: ACS2019-PIE-PS-0109

SUBJECT: Zoning By-law Amendment – 5651 First Line Road

OBJET: Modification du *Règlement de zonage* – 5651, chemin First Line

REPORT RECOMMENDATIONS

1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 5651 First Line Road to permit a residential Plan of Subdivision, as detailed in Documents 1 and 3.
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 November 27, 2019", 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 du *Règlement de zonage 2008-250* visant le 5651, chemin First Line, afin de permettre l'aménagement d'un lotissement résidentiel, comme le précise le documents 1 et 3.
2. Que le 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, 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 27 novembre 2019 », 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

5651 First Line road

Owner

Minto Communities Inc.

Applicant

Minto Communities Inc.

Description of site and surroundings

Situated in the Village of Manotick's Mahogany Community, the subject site is located west of the now under construction Phase 1. The site "Phase 2+" (Phases 2, 3 and 4) is bounded by Mahogany Creek (formerly the Unnamed Drain) to the east, Manotick Estates to the north, Century Road to the south, and future development lands to the west (First Line Road).

Summary of requested Zoning By-law amendment proposal

The intent of the proposed Zoning By-law amendment is to change the zoning for a portion of the Draft Approved Plan of Subdivision lands located at 5651 First Line Road from Village Residential First Density, Subzone C, Exception 870r, (V1C [870r]), Village Residential Third Density Subzone A, Exception 871r and 872r, (V3A [871r] and [872r]) and Development Reserve Subzone 1 (DR1), to Village Residential First Density, Subzone C, Exception 870r, with amendments (V1C[870r]), Village Residential Third Density Subzone A, Exception 871r and 872r with amendments (V3A [871r] and [872r]). Such amendments are required to accommodate the development of a portion of the initial Phase of development (Subdivision File # D07-16-17-0017). The requested changes will increase maximum lot coverage, reduce interior side-yards and lot widths and increase the maximum driveway coverage area.

Brief history of proposal

The City of Ottawa received a Zoning By-law amendment to address a number of technical deficiencies in addition to making revisions to a previously approved Zoning By-law amendment for Phases 2 to 4.

On October 19, 2018, the Draft Plan of Subdivision was approved. The Draft Plan of Subdivision includes the second, third and fourth phases, of the Mahogany Community. The Draft Plan of Subdivision proposes 868 housing units, which includes a mix of housing types with varying lot sizes, a school, parks, open space, and a roadway network, with two connections to Century Road. The complete Mahogany Community (Phases 1 to Phase 5) will contain a maximum of 1,400 dwelling units.

On October 10, 2018, Zoning By-law Amendment (ZBLA) No. 2018-349 approved zoning for portions of Phases 2 to 4.

This application proposes to correct errors made in the previously approved ZBLA. Additionally, revisions to the current by-law is requested for the following:

- to meet a new housing demand for other unit types;
- to address technical servicing requirements with regarding to water service connections
- to increase driveway coverage from 50 per cent to 60 per cent where double width driveways are provided on corner lots, pie shaped lots and where townhouse blocks provide for double car width driveways.

Changes to the unit types will also require a revision to the approved Draft Plan of Subdivision. The introduction of new residential unit types will reduce the current approved Draft Plan of Subdivision of 868 units to 850; a decrease of 18 units (see Land Use Distribution Table). Revisions to the Plan of Subdivision are considered minor and no formal notification is required.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

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

Official Plan designations

The site is designated as "Village" on Schedule "A" in the Official Plan. A variety of land uses are encouraged to provide for the daily needs of the rural community and to ensure that they remain rural in character and scale. The proposed Phase 2+ development of the Mahogany Community conforms to the strategic directions and policies of the Official Plan.

Other applicable policies and guidelines

Additional policies for the Village of Manotick are set out in the approved Manotick Secondary Plan (2016). The Manotick Secondary Plan sets out detailed policies that provide direction as to how the Village will develop in the future, with a vision to "maintain a village atmosphere in a growing inclusive community that respects Manotick's historic beginnings, where residents' daily needs are met and where visitors are welcome in a pedestrian-oriented commercial core".

The Secondary Plan facilitates the logical phasing of development in the area (the integration of transportation links, parks and open space, schools, pedestrian links and stormwater) and forms the basis for various, subsequent Plans of Subdivision.

Schedule "A" - Land Use, of the Secondary Plan designates the site as the "Mahogany Community". Notwithstanding other policies in the Secondary Plan, Section 2.3.5 set-out specific policies for the Mahogany Community. For the purpose of this Zoning By-law amendment they are:

- Policy 2.3.5. (1): "All development shall be on the basis of central water and wastewater services".

Central water and wastewater provided

- Policy 2.3.5. (2): “The Mahogany Community Development Concept Plan (January 2008) as approved by the City of Ottawa, will be used as the basis for the approval of subsequent Plans of Subdivision, Site Plans and Zoning”.

Proposed development conforms to Concept Plan

- Policy 2.3.5. (3): “The location of land uses will be in accordance with Schedule C – Mahogany Land Use”.

Single Family (Low/Medium) density and Mixed Residential are dispersed throughout the community as directed by Schedule C.

- Policy 2.3.5. (5): “The land use and associated densities below will be permitted in the Mahogany Community”:
 - a. Single Family (Low Density) areas will provide for approximate lot sizes of 22 metres x 50 metres.

Approved Draft Plan provides for lots of approximately 22 X 50.

- b. Single Family (Moderate Density) areas may have a density up to seven units per gross residential acre (16 units per gross residential hectare);

The current average density of the Single Family (Moderate Density) areas is approximately 13.4 units per gross residential hectare.

- c. Mixed Residential areas may have a density up to 14 units per gross residential acre (35 units per gross residential hectare), and consist of singles, street townhouses, semi-detached, linked bungalows and multiple clusters provided that no more than 25 per cent of the total residential units on the lands shown conceptually on Schedule C are Mixed Residential. Mixed Residential shall be integrated into the overall residential development.

The current average density of the Mixed Residential areas is approximately 21.4 units per gross residential hectare.

- Policy 2.3.5. (7): “The total amount of development in Phase 1 to 5 shown on Schedule D – Phasing for Mahogany Community shall not exceed 1,400 dwelling units”

The proposed total unit count for Phases 1 - 5 remains at 1400 units.

Land Use Distribution

Phase 2+	Draft Approved Total Unit Count	Percentage Total	Revised Plan Total Unit Count	Revised Percentage Total
Single Family Low Density	31	2.21%	31	2.21%
Single Family Moderate Density	640	45.7	639	45.64%
Mixed Residential	197	14.07%	180	12.86%
Phases 2 - 4 Total	868	62%	850	60.71%
Phase 1	211	15.07%	211	15.07%
Phase 5 Projection	321	22.9%	339	24.21%
Phases 1 – 5 Total	1400	100%	1400	100%

The proposed revisions to the Zoning By-law and Draft Approved Plan of Subdivision conform to the policies as set in out Section 2.3.5 above. With respect to increased driveway coverage areas, City staff recognize that there are issues with providing double car driveways on certain lot types, namely corner, pie shape lots and on certain

product type units like adult townhouse bungalows. Impacts on the streetscape are negligible.

Details of Zoning and Plan of Subdivision Revisions (see Document 2)

Area 1

The 45' and 52' single detached dwellings will be replaced with 38' single detached dwellings. **Revision to Zoning By-law:**

For a detached dwelling:

- a minimum lot area of 330 square metres instead of 350 square metres;
- minimum lot width of 11.4 metres instead of 12 metres;
- a maximum lot coverage of 50 per cent instead of 40 per cent;
- a minimum interior side yard setback of 1.2 metres instead of 1.25 metres; and
- a maximum driveway area coverage of 60 per cent of the yard in which it is located instead of 50 per cent.

For a townhouse dwelling:

- a minimum interior side-yard setback 1.2 metres instead of 1.6 metres; and
- a maximum driveway area coverage of 60 per cent of the yard in which it is located instead of 50 per cent.

Area 2

The executive townhouses that were located along the Wilson Cowan Drain will be replaced with 45' and 52' single detached dwellings to allow the community to continue to meet the appropriate density requirements. **Revision to Draft Plan of Subdivision required.**

Area 3

The 45' and 52' single detached dwellings will be replaced with 38' single detached dwellings to keep the number of units consistent. **Revision to Draft Plan of Subdivision required.**

Area 4

The 38' single detached dwellings will remain the same. However, all 38' lots in draft approved subdivision lots do not meet the current zoning lot width and area.

Revision to Zoning By-law:

For a detached dwelling:

- a minimum lot area of 330 square metres instead of 350 square metres;
- a minimum lot width of 11.4 metres instead of 12 metres;
- a maximum lot coverage of 50 per cent instead of 40 per cent;
- a minimum interior side yard setback of 1.2 metres instead of 1.25 metres; and
- a maximum driveway area coverage of 60 per cent of the yard in which it is located instead of 50 per cent.

For a townhouse dwelling:

- a minimum interior side yard setback 1.2 metres instead of 1.6 metres and
- a maximum driveway area coverage of 60 per cent of the yard in which it is located instead of 50 per cent.

Area 5

Provide 45' and 52' single detached dwellings to accommodate watermain looping and adjust the boundary. The 45' and 52' single detached dwellings were already there and there will be no change to the lots. **Revision Zoning By-law amendment:**

- a maximum lot coverage of 55 per cent instead of 50 per cent;
- a minimum interior side yard setback of 1.2 metres instead of 1.25 metres; and
- a maximum driveway area coverage of 60 per cent of the yard in which it is located instead of 50 per cent.

Area 6

The bungalow townhouses will remain the same. However, they do not meet the current zoning for maximum driveway area coverage. **Revision to Zoning By-law Amendment:**

- a maximum driveway area coverage of 60 per cent of the yard in which it is located instead of 50 per cent.

Area 7

The 45' and 52' single detached dwellings will remain the same. However, they will include the same amendments to ensure consistency. **Revision to Zoning By-law amendment:**

- a maximum lot coverage of 55 per cent instead of 50 per cent;
- a minimum interior side yard setback of 1.2 metres instead of 1.25 metres; and
- a maximum driveway area coverage of 60 per cent of the yard in which it is located instead of 50 per cent.

Area 8

Larger corner lots removed from bungalow/townhouse provisions to allow for single detached dwellings.

Planning Rationale

The purpose of this Zoning By-law amendment is to correct errors in the previous approved Zoning By-law. Additionally, revisions to the approved zoning to meet a

new housing demand for other unit types and to address technical servicing requirements is also requested.

The subject application has been examined pursuant to the provisions of the Provincial Policy Statement, the Official Plan, the Manotick Secondary Plan and Section 51 of the *Planning Act*. This examination has revealed that the application, subject to conditions submitted herewith, is complete. The proposed development does not have any financial impacts to the City. The owner is to pay all costs associated with the development of the park and stormwater facilities.

Provincial Policy Statement

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

RURAL IMPLICATIONS

The proposal is consistent with the Draft Approved Plan of Subdivision and policies that guide residential development in the Official Plan's Villages.

COMMENTS BY THE WARD COUNCILLOR

Councillor Moffatt is aware of this report.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the recommendations within this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts with this report.

ENVIRONMENTAL IMPLICATIONS

The subject application has been examined pursuant to the Official Plan and the Manotick Secondary Plan. The Conservation Authority and City Staff have reviewed the reports and plans provided with the Plan of Subdivision and Zoning By-law amendment applications. All matters of interest have been secured through the approved conditions of the Draft Plan of Subdivision.

TERM OF COUNCIL PRIORITIES

This project addresses the following 2015-2018 Terms of Council Priority:

- EP2 - Support growth of local economy

APPLICATION PROCESS TIMELINE STATUS

The application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to complexity of the issues associated with the requested revisions and the recently approved Plan of Subdivision.

SUPPORTING DOCUMENTATION

Document 1 Location Plan

Document 2 Revisions to Plan of Subdivision and Zoning By-law Areas

Document 3 Schedule

Document 4 Details of Recommended Zoning

Document 5 Consultation Details

CONCLUSION

The proposed rezoning conforms to the policies of the Official Plan and the Manotick Secondary Plan and the implementation of the Draft Approved Plan of Subdivision. The Planning, Infrastructure, Economic Development Department recommends approval.

DISPOSITION

Legislative Services, Office of the City Clerk to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; 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, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

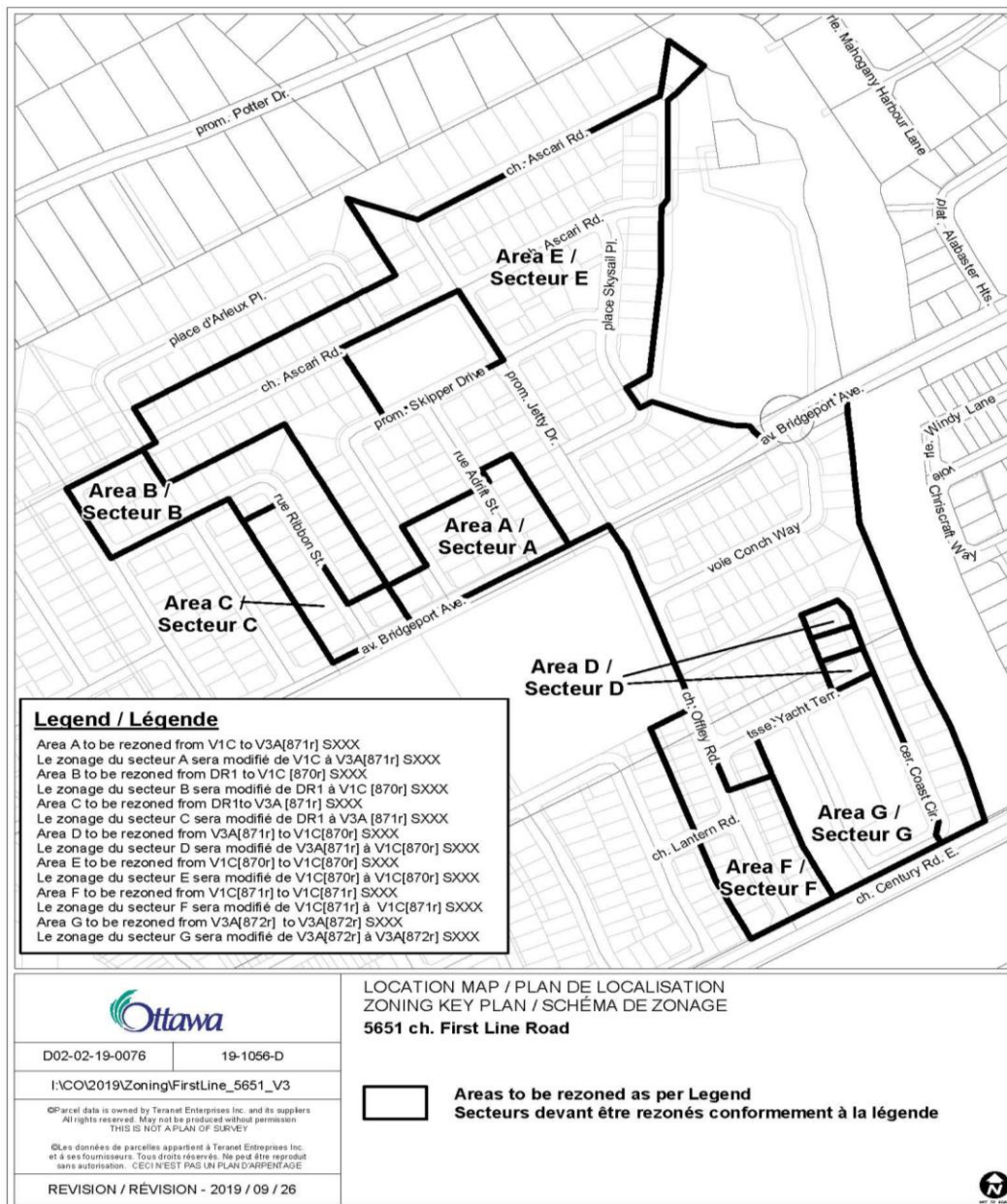
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

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

Document 1 – Location Map

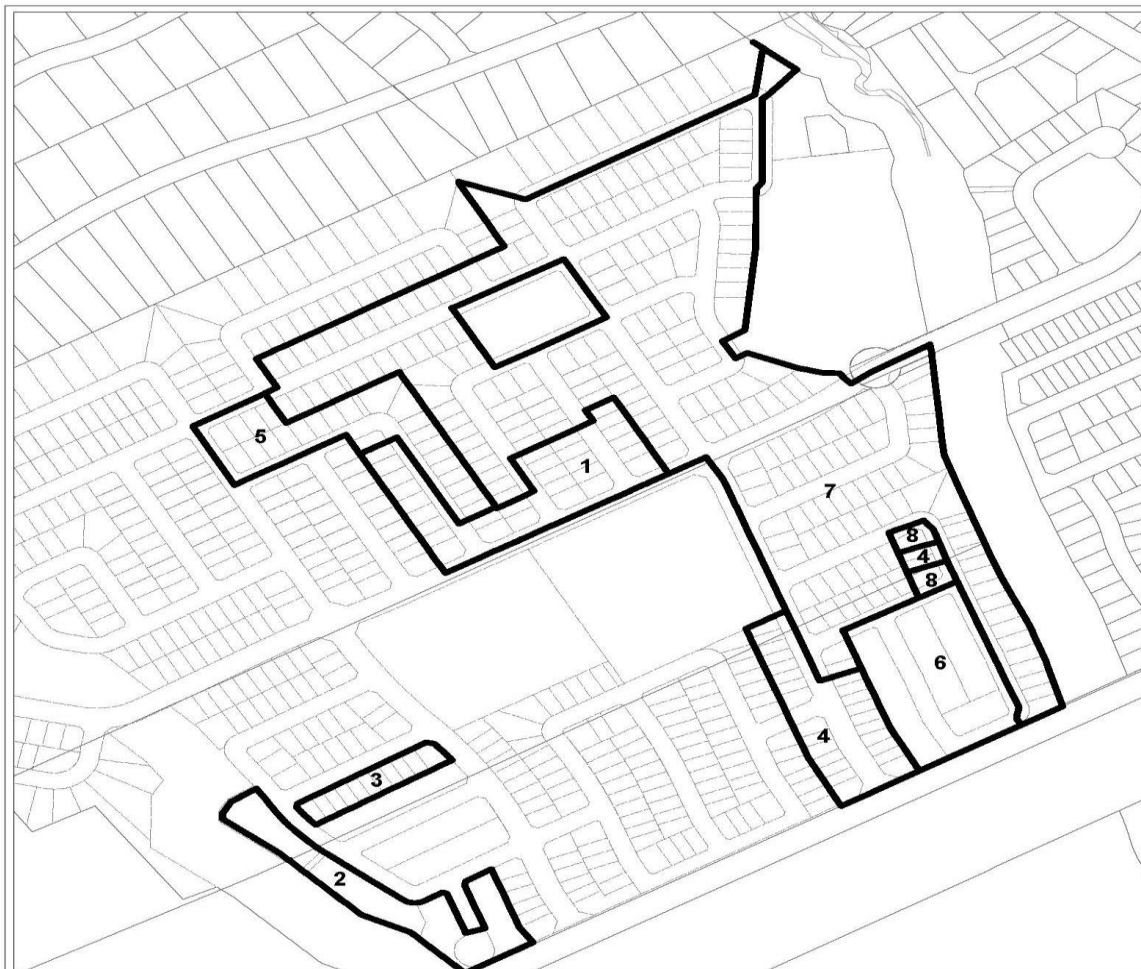
For an interactive Zoning map of Ottawa visit geoOttawa.




This location map includes the property addressed as 5651 First Line Road and identifies the areas to be rezoned.



Document 2 – Revisions to Plan of Subdivision and Zoning By-law Areas

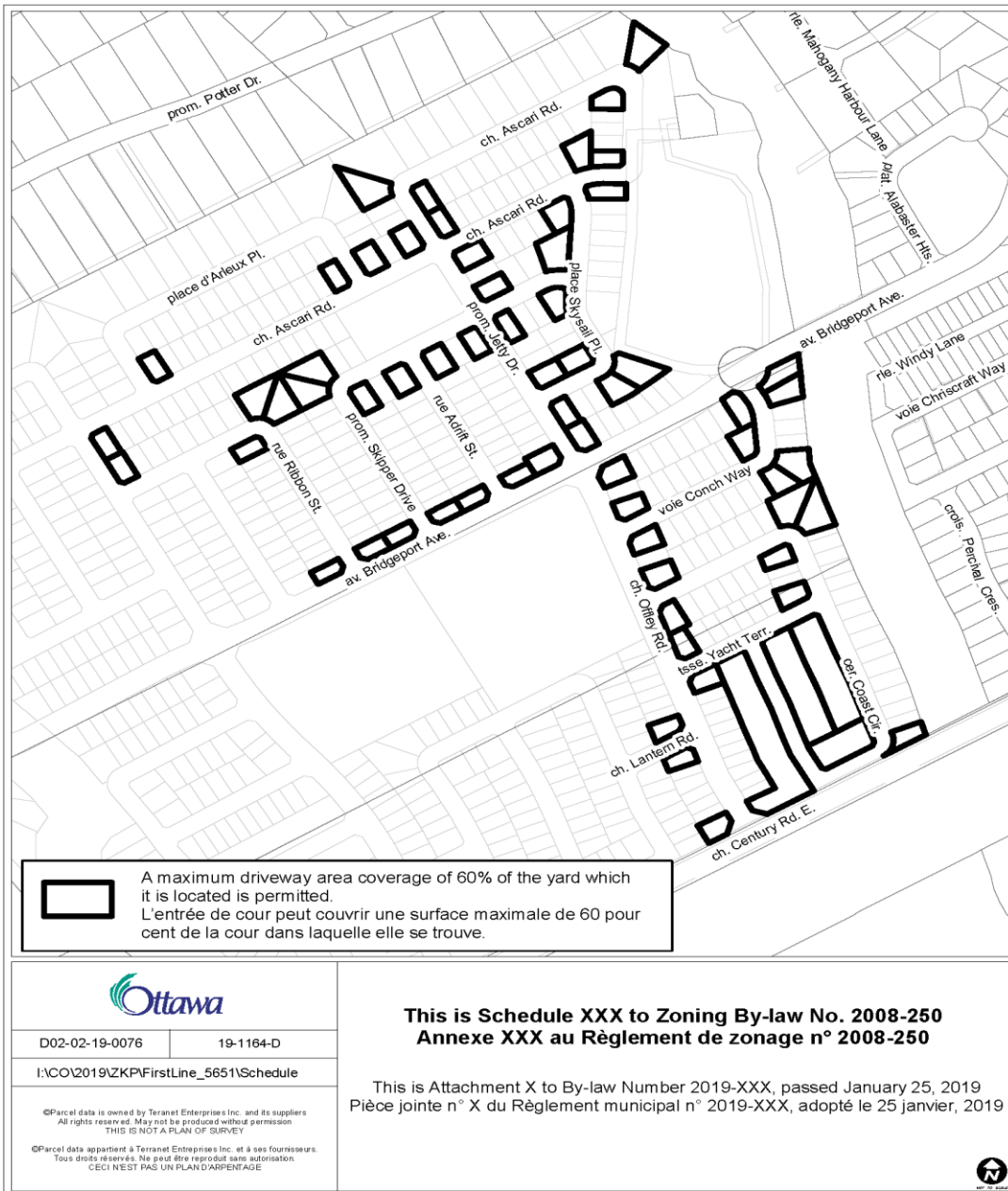
This location map includes the property addressed as 5651 First Line Road and identifies the changes to the Draft Approved Plan of Subdivision and Zoning By-law Areas.





		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-19-0076 19-0814-D		5651 ch. First Line Road	
I:\COV2019\Zoning\FirstLine_5651_V2		 Revisions To Plan of Subdivision and Zoning By-law / Révisions au plan de lotissement et règlement de zonage	
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REVISION / RÉVISION - 2019 / 10 / 11			

Document 3 – Schedule

This Schedule includes the property addressed as 5651 First Line Road and identifies specific lots for driveway area changes to Zoning By-law.




 A maximum driveway area coverage of 60% of the yard which it is located is permitted.
 L'entrée de cour peut couvrir une surface maximale de 60 pour cent de la cour dans laquelle elle se trouve.


 D02-02-19-0076 19-1164-D
 I:\CO\2019\ZKP\FirstLine_5651\Schedule
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This is Schedule XXX to Zoning By-law No. 2008-250
Annexe XXX au Règlement de zonage n° 2008-250
 This is Attachment X to By-law Number 2019-XXX, passed January 25, 2019
 Pièce jointe n° X du Règlement municipal n° 2019-XXX, adopté le 25 janvier, 2019



Document 4 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 5651 First Line Road:

1. Rezone the lands shown in Document 1 as follows:
 - a) Area A from V1C[870r] to V3A[871r] SXXX
 - b) Area B from DR1 to V1C[870r] SXXX
 - c) Area C from DR1 to V3A[871r] SXXX
 - d) Area D from V3A[871r] to V1C[870r] SXXX
 - e) Area E from V1C[870r] to V1C[870r] SXXX
 - f) Area F from V1C[871r] to V1C[871r] SXXX
 - g) Area G from V3A[872r] to V3A[872r] SXXX
2. Delete and add a new exception to V3A[871r] Section 240 - Rural Exception with the provisions similar to the intent to the following:

The following applies to a detached dwelling:

- a) In Column V – Provisions replace the text, “minimum lot area of 350 square metres” with the text, “minimum lot area of 330 square metres”.
- b) In Column V - Provisions replace the text, “minimum lot width of 12 metres” with the text, minimum lot width of 11.4 metres”.
- c) In Column V – Provisions replace the text, “maximum lot coverage of 40 per cent” with the text, “maximum lot coverage of 50 per cent”.
- d) In Column V – Provisions replace the text, “minimum interior side yard setback of 1.25 metres” with the text, “minimum interior side yard setback of 1.2 metres”.

- e) Despite anything to the contrary, the lands shown on SXXX are permitted to have a driveway cover 60 per cent of the yard in which it is located.

The following applies to a townhouse dwelling:

- f) In Column V – Provisions replace the text, “minimum interior side-yard setback 1.6 metres” with the text, “minimum interior side yard setback of 1.2 metres”.
 - g) Despite anything to the contrary, the lands shown on SXXX are permitted to have a driveway cover 60 per cent of the yard in which it is located.
3. Delete and add a new exception V1C[870r] to Section 240 - Rural Exception with the provisions similar to the intent to the following:
- a) In Column V – Provisions replace the text, “maximum lot coverage of 50 per cent” with the text, “maximum lot coverage of 55 per cent”.
 - b) In Column V – Provisions replace the text, “minimum interior side-yard setback 1.25 metres” with the text, “minimum interior side yard setback of 1.2 metres”.
 - c) Despite anything to the contrary, the lands shown on SXXX are permitted to have a driveway cover 60 per cent of the yard in which it is located.
4. Add a new exception V3A[872r] to Section 240 - Rural Exception with the provisions similar to the intent to the following:
- a) Despite anything to the contrary, the lands shown on SXXX are permitted to have a driveway cover 60 per cent of the yard in which it is located.
5. Part 17 – Schedules of the said By-law No. 2008-250 is amended by adding Document 3 as Schedule [xxx].

Document 5 – Consultation Details

Notification and Consultation Process

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

Public Comments and Responses

Comment:

- Timing. Mid-summer, suspect planning change season!
- Community consultation – signage, councillor awareness, letter distribution, no ability to find on council website based on keyword search.
- Reduced lot sizes, higher density and reduced number of properties. Math doesn't add up. Eighteen less units in phases 2+, but no reduction in total numbers. Small blocks and higher density should enable more lots (not less) or larger green space, but that's unlikely. And if the overall number doesn't change where will they find 18 house lots in Phase 5.

Response:

The resident was contacted and advised of the City's process in providing notification to the community. Additionally, an explanation on how to access ottawa.ca and the development search tool was provided. With respect to the concerns with lot sizes, and higher densities, it suggested that they review the planning rationale submitted in support of the application and contact the lead planner if they had any further concerns. No further contact was made.