

4. Zoning By-law Amendment – 1211 Old Montreal Road

Modification du Règlement de zonage – 1211, chemin Old Montréal

Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 1211 Old Montreal Road to change the existing zoning and zone boundaries to correspond with the revised lot and block configuration on the draft final plan of subdivision for Phases 5, 6 and 7 of Cardinal Creek Village, as detailed in Document 3 and shown in Document 4.

Recommandation du Comité

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant le 1211, chemin Old Montréal en vue de changer le zonage et les limites de zonage actuels afin qu'ils puissent correspondre à la configuration du lot et du pâté révisés dans l'ébauche du plan de lotissement final des phases 5, 6 et 7 du village Cardinal Creek, comme l'explique le document 3 et comme l'illustre le document 4.

For the Information of Council

The committee approved the following motion:

THEREFORE BE IT RESOLVED that Planning Committee direct staff in Planning Infrastructure and Economic Development to begin the negotiations to enter into a front-ending or development agreement to fund the works required to complete Montreal Road through Cardinal Creek.

AND BE IT FURTHER RESOLVED that pursuant to the *Planning Act*, subsection 34(17) no further notice be given.

Pour la gouverne du Conseil

Le Comité a approuvé la motion suivante :

IL EST RÉSOLU QUE le Comité de l'urbanisme demande au personnel de la Direction générale de la planification, de l'infrastructure et du

développement économique d'entamer des négociations en vue de conclure une entente initiale ou une entente d'aménagement visant à financer les travaux requis pour terminer le chemin de Montréal jusqu'au village Cardinal Creek.

IL EST EN OUTRE RÉSOLU, en vertu du paragraphe 34(17) de la *Loi sur l'aménagement du territoire*, qu'aucun nouvel avis ne soit donné.

Documentation/Documentation

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated November 13, 2019 (ACS2019-PIE-PS-0107)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 13 novembre 2019 (ACS2019-PIE-PS-0107)

2. Extract of draft Minutes, Planning Committee, November 28, 2019

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 28 novembre 2019

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
28 November 2019 / 28 novembre 2019**

**and Council
et au Conseil
11 December 2019 / 11 décembre 2019**

**Submitted on 13 November 2019
Soumis le 13 novembre 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**

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Ward: CUMBERLAND (19)

File Number: ACS2019-PIE-PS-0107

SUBJECT: Zoning By-law Amendment – 1211 Old Montreal Road

OBJET: Modification du Règlement de zonage – 1211, chemin Old Montréal

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1211 Old Montreal Road to change the existing zoning and zone boundaries to correspond with the revised lot and block**

configuration on the draft final plan of subdivision for Phases 5, 6 and 7 of Cardinal Creek Village, as detailed in Document 3 and shown in Document 4.

2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of December 11, 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'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 visant le 1211, chemin Old Montréal en vue de changer le zonage et les limites de zonage actuels afin qu'ils puissent correspondre à la configuration du lot et du pâté révisés dans l'ébauche du plan de lotissement final des phases 5, 6 et 7 du village Cardinal Creek, comme l'explique le document 3 et comme l'illustre le document 4.
2. Que le Comité de l'urbanisme 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 11 décembre 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

1211 Old Montreal Road

Owner

Tamarack (Cardinal Creek) Corporation

Applicant

Peter Hume

Description of site and surroundings

The property is situated on the north side of Old Montreal Road, east of Cardinal Creek Drive. It is a 50-hectare parcel of largely undeveloped land within the developing residential community of Cardinal Creek Village. An old farmstead building is the only remaining structure on site and will be incorporated into the future community park. A considerable area of the site has been prepared for development, but there remains a significant stand of trees and a forested area that are to be protected.

The surrounding properties to the east and south remain largely rural residential in character, while to the west are the earlier phases of the low-density residential subdivision still under construction. The lands to the north, which slope downward considerably to Hwy. 174 along the Ottawa River shoreline, remain largely undeveloped. Document 1 highlights the site.

Summary of requested Zoning By-law amendment proposal

The application to amend Zoning By-law 2008-250 proposes several minor readjustments to the existing zone boundaries in effect over Cardinal Creek Village to correspond with minor changes to the planned street pattern and the lot and block layout within the future phases of the developing subdivision. The application also proposes to change the zoning of a local park shown on the previously approved Draft Plan of Subdivision from Open Space (O1) to Residential Third Density (R3Z), consistent with the above planned minor changes. Finally, a portion of the lands currently zoned Environmental Protection (EP) is proposed to be more appropriately rezoned to Environmental Protection, Subzone 1 (EP1) to recognize planned utility installations for stormwater management purposes.

DISCUSSION

Public consultation

Notification and public consultation were performed in accordance with the Public Notification and Consultation Policy approved by City Council for Zoning By-law Amendments. No community information and comment sessions were held concerning this application.

No objections to the proposed Zoning By-law amendment were received.

Official Plan designations

The site is designated “General Urban Area” and “Urban Natural Features” on Schedule B, Urban Policy Plan, of the City’s Official Plan. Section 3.6 of the Official Plan outlines the policies for the General Urban Area, which generally permit a broad range of housing types and densities, as well as employment, retail uses, service, industrial, cultural, leisure, greenspace, entertainment and institutional uses.

Section 3.2.3 of the Plan refers to the policies for Urban Natural Features, the purpose of which is to preserve natural features that are currently managed for conservation or passive leisure uses. The policies further state that adjustments to the definition and interpretation of the boundaries of a nature feature are permitted when more up-to-date information becomes available through such means as detailed environmental studies. In such instances, the City’s Zoning By-law is to reflect the most up-to-date and accurate information and, therefore, any changes, whether minor or major, require an amendment to the Zoning By-law. Minor changes to the boundaries do not require an amendment to the Official Plan.

Other applicable policies and guidelines

The site is within the limits of the Concept Plan for Cardinal Creek Village, approved by Council in 2013. The Concept Plan contains a comprehensive and co-ordinated vision for future development and establishes the broader planning framework for Cardinal Creek Village. The Land Use Plan contained within the Concept Plan designates most of the site as “Residential”, intended for medium to low density development. The Plan also designates a protected woodlot abutting Old Montreal Road and the escarpment to the north of the site as “Urban Natural Features”, consistent with Schedule B, Urban Policy Plan, of the City’s Official Plan. Planned community and neighbourhood parks are also identified on the Land Use Plan within the limits of the site.

The Implementation and Interpretation section of the Concept Plan states that minor changes to the Land Use Plan, as are proposed by this Zoning By-law amendment, may be made at the discretion of the General Manager, Planning, Infrastructure and Economic Development, and incorporated into the final approval of Plans of Subdivision.

Planning rationale

The development of Cardinal Creek Village has progressed steadily since 2015 in accordance with the 2014 Council-approved Draft Plan of Subdivision, attached as Document 2. Staff are currently reviewing the next planned phases of subdivision development for those lands east of Cardinal Creek Drive, referred to as Phases 5, 6 and 7. However, due to the challenges with significant grade differences between the Phase 5, 6 and 7 lands and Old Montreal Road, a series of minor changes to the road pattern and lot layout reflected on the approved draft plan were deemed necessary. These changes were primarily the result of staff's decision to remove from the plan the previously planned eastern intersection of Famille-Laporte Avenue and Old Montreal Road. Other minor changes that resulted include the reconfiguration of the planned community park and elementary school block, and modifications to the boundaries of the urban natural features that abut these future phases of development. Document 4 illustrates the revised road pattern and lot layout for the proposed Phase 5, 6 and 7 lands.

In addition to the planned minor changes affecting Phases 5, 6 and 7 of development, the owner raised during the planning for these future phases that, based on the number of dwelling units already built or registered in the previous four phases, the total area of parkland dedication is projected to exceed that which is expressed in the Concept Plan for the entire community. It was later mutually agreed between the owner and City staff that the overall parkland dedication for the community is to achieve the Concept Plan's parkland allocation of 10 hectares. Therefore, City staff agreed to the removal of the local park in Phase 7 with the understanding that the area of the planned community park block in Phase 5 is to be maintained at 4.12 hectares and that the remaining parkland allocation for the community is to be distributed within the future mixed-use lands, referred to as the "Arterial Mainstreet 'A'" lands in the Concept Plan, below the escarpment and south of Highway 174.

With respect to the proposed minor zone boundary adjustments to the abutting urban natural features, which primarily consist of a woodlot of approximately 1.5 hectares

adjacent to Old Montreal Road and the sizable escarpment along the north limits of the Phase 5, 6 and 7 lands, the net effect is a reduction of approximately 370 square metres from the northwest corner of the woodlot. There is no net effect to the west limit of the escarpment lands. Staff find that the integrity of the protected woodlot will not be compromised by the planned minor reduction in area.

The series of planned changes to the approved Draft Plan of Subdivision described above are indeed deemed minor and continue to conform to all relevant Official Plan policies and the guiding principles of the Cardinal Creek Village Concept Plan. Furthermore, in accordance with the *Planning Act*, the extent of the proposed changes does not necessitate a corresponding revision to the 2014 approved Draft Plan of Subdivision and Council's approval. Accordingly, it is intended that the changes be incorporated in the final Plans of Subdivision for Phases 5, 6 and 7 prior to the granting of final subdivision approval for each phase.

Provincial Policy Statement

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

Zoning Details

As noted above, the series of planned changes to the future Phase 5, 6 and 7 subdivision lands necessitate several minor zone boundary adjustments and zone changes in order to permit the future development of the lands. The proposed amendment to the Zoning By-law is explained below and detailed in Document 3 and shown in Document 4.

Areas A, E and H as shown on Document 4 identify the various zone changes necessary to describe the final reconfigured future community park block situated at the intersection of Cardinal Creek Drive and Famille-Laporte Avenue. Areas E and H change the zoning to Open Space (O1), while Area A is no longer required for park purposes. Similarly, the previously planned square local park block within the Phase 7 lands also shown as Area A on Document 4 is no longer required for park purposes and is to be rezoned from O1 to Residential Third Density (R3Z) to permit low density residential dwellings.

Areas B, C, D and H identify the various zone changes required to describe the limits of the reconfigured elementary school block adjacent to the community park block. Area B

removes the current dual residential and institutional zone and simply changes it to Minor Institutional (I1A). Area D changes the zoning to I1A, while Areas C and H are no longer required for school purposes.

Areas F and G identify those minor zone boundary changes to the edges of the designated Urban Natural Features as described above, specifically from Environmental Protection (EP and EP1) to R3Z.

Finally, Area I identifies a change in the zoning of the narrow buffer strip along the east limit of the subdivision from EP to EP1 to recognize the need for and to allow future utility installations within it, as explained above.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Blais is aware of this report and the recommendations.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

The recommendations documented in this report are consistent with the City's [Comprehensive Asset Management \(CAM\) Program](#) objectives.

The change in zoning recommended in this report result in the same asset management responsibilities for the City as stated in the Cardinal Creek Village Concept Plan from 2013.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts related to this report.

ENVIRONMENTAL IMPLICATIONS

The Zoning By-law amendment proposes minor boundary adjustments to the woodlot and escarpment that are designated as "Urban Natural Features" in the Official Plan. The net effect of the boundary adjustments is a loss of approximately 370 square metres to the northwest corner of the woodlot. As noted in the Discussion of this report, staff find that the integrity of the protected woodlot will not be compromised by the proposed minor boundary adjustments detailed in Document 3 and shown in Document 4.

TERM OF COUNCIL PRIORITIES

This report addresses the following Term of Council Priority:

- GP – Governance, Planning and Decision-making

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-19-0110) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Approved Draft Plan of Subdivision, 2014

Document 3 Details of Recommended Zoning

Document 4 Zoning Key Map

CONCLUSION

Staff are satisfied that the proposed Zoning By-law amendment conforms to the relevant policies of the Official Plan and the Concept Plan for Cardinal Creek Village. The proposed zone boundary adjustments and changes to the current zoning are both

appropriate and consistent with the planned development of the Cardinal Creek Village community.

The department recommends that the proposed Zoning By-law amendment be approved.

DISPOSITION

Legislative Services, Office of the City Clerk to notify the owner, Tamarack (Cardinal Creek) Corporation, 3187 Albion Road South, Ottawa, ON K1V 8Y3; applicant, Peter Hume, 2405 St. Laurent Boulevard, Ottawa, ON K1G 5B4; 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.

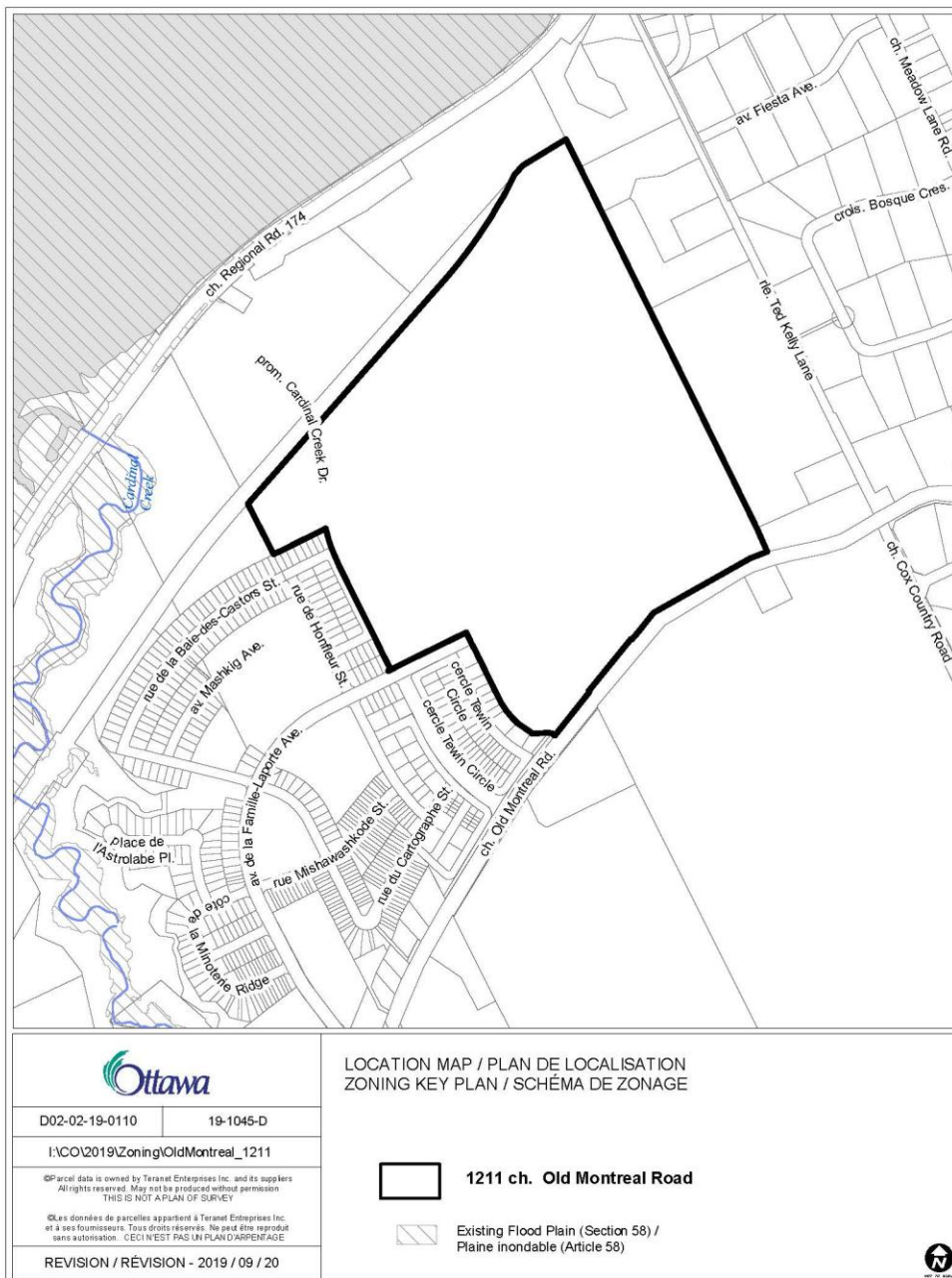
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa.

Document 1 is a Location Map of the lands affected by the subject Zoning By-law amendment, showing the extent of Phases 5, 6 and 7 of the future planned subdivision.



Document 2 – Approved Draft Plan of Subdivision

Document 2 is a plan of the original 2014 approved Draft Plan of Subdivision for Cardinal Creek Village that shows the original planned street and lot and block layout for the future Phases 5, 6 and 7 of subdivision development.



Document 3 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1211 Old Montreal Road:

1. Rezone the lands in accordance with the zoning key plan set out in Document 4.

Document 4 – Zoning Key Plan

Document 4 is a Zoning Key Map of the lands affected by the subject Zoning By-law amendment, showing the extent of the proposed zoning changes.

