

<p><b>1. ZONING BY-LAW AMENDMENT – PART OF 6335 PERTH STREET</b></p> <p><b>MODIFICATION AU RÈGLEMENT DE ZONAGE – PARTIE DU 6335 RUE PERTH</b></p>
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**COMMITTEE RECOMMENDATION**

**That Council approve an amendment to Zoning By-law 2008-250 for part of 6335 Perth Street to adjust zone boundaries and some of the multiple attached zone provisions within Phase 2 of the residential subdivision, as shown in Document 1 and detailed in Document 2.**

**RECOMMANDATION DU COMITÉ**

**Que le Conseil approuve une modification du Règlement de zonage 2008-250 visant une partie du 6335, rue Perth afin d'ajuster les limites de la zone et quelques dispositions afférentes à la zone d'habitations multifamiliales, dans le cadre de la phase 2 du lotissement résidentiel, comme l'illustre le document 1 et l'explique en détail le document 2.**

**Documentation/Documentation**

- 1. Acting Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated October 22, 2020 (ACS2020-PIE-PS-0104)**

**Rapport du Directeur par intérim, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 22 octobre 2020 (ACS2020-PIE-PS-0104)**

- 2. Extract of draft Minutes, Agriculture and Rural Affairs Committee, November 5, 2020**

**Extrait de l'ébauche du procès-verbal, Comité de l'agriculture et des affaires rurales, le 5 novembre 2020**

**AGRICULTURE AND RURAL  
AFFAIRS COMMITTEE  
REPORT 17  
NOVEMBER 25, 2020**

**2**

**COMITÉ DE L'AGRICULTURE ET  
DES AFFAIRES RURALES  
RAPPORT 17  
LE 25 NOVEMBRE 2020**

**Report to  
Rapport au:**

**Agriculture and Rural Affairs Committee  
Comité de l'agriculture et des affaires rurales**

**5 November 2020 / 5 novembre 2020**

**and Council / et au Conseil  
November 25, 2020 / 25 novembre 2020**

**Submitted on October 22, 2020  
Soumis le 22 octobre 2020**

**Submitted by  
Soumis par:  
Douglas James,  
Acting Director / Directeur par intérim  
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: RIDEAU-GOULBOURN (21)**

**File Number: ACS2020-PIE-PS-0104**

**SUBJECT: Zoning By-law Amendment – Part of 6335 Perth Street**

**OBJET: Modification au Règlement de zonage – partie du 6335 rue Perth**

## **REPORT RECOMMENDATIONS**

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 6335 Perth Street to adjust zone boundaries and some of the multiple attached zone provisions within Phase 2 of the residential subdivision, as shown in Document 1 and detailed in Document 2.**
- 2. That Agriculture and Rural Affairs Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the Planning Act 'Explanation Requirements' at the City Council Meeting of " November 25, 2020, 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 une partie du 6335, rue Perth afin d'ajuster les limites de la zone et quelques dispositions afférentes à la zone d'habitations multifamiliales, dans le cadre de la phase 2 du lotissement résidentiel, comme l'illustre le document 1 et l'explique en détail le document 2.**
- 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 25 novembre 2020 », 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**

Part of 6335 Perth Street, Village of Richmond

### **Owner**

Richmond Village Developments

### **Applicant**

City Initiated

### **Description of site and surroundings**

The property lies to the north side of Perth Street at the western edge of the Village of Richmond, within what is known as the Western Development Lands. It includes some of the lands for the registration of the second phase of the draft approved subdivision known as Fox Run. The lands were originally draft approved as a subdivision and zoned for residential development as a result of a 2014 Ontario Municipal Board order. In 2019 some of the subject lands were rezoned and provisions added in contemplation of developing various forms of multiple ground oriented attached dwellings.

### **Summary of requested Zoning By-law Amendment proposal**

The zoning, originally approved through an Ontario Municipal Board settlement, was based on the Draft Approved Plan of Subdivision. The applicants have made some modifications to the plan with the first phase of the subdivision registered and the second phase submitted for final approval and registration. The line work for the zone boundaries do not match, and an amendment to the zoning maps is required to address that. The application was initiated to correct the zoning for Fox Run Phase 2 in Richmond, to what had been requested by the owner in 2019 under file D02-02-19-0030. The resulting Zoning By-law amendment was approved by Council on September

11, 2019 ([ACS2019-PIE-PS-0065](#)) and did not take into account the extent of the requested changes.

A small portion will be zoned from the V2E[779r] zone to the V3B[780r] zone and the provisions in the V3B[780r] zone will reflect a reduced interior side yard of 1.5 metres, from the current 3 metres, and a maximum lot coverage of 65 per cent for the street townhouse units, from the current 30 per cent.

## **DISCUSSION**

### **Consultation Details**

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by City Council for Zoning By-law amendments. Document 3 provides details of the public consultation and comments.

### **Official Plan designation**

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

### **Other applicable policies and guidelines**

The [Village of Richmond Secondary Plan](#) designates the lands as Residential – one and two unit, Residential – Ground Oriented attached, Potential Convenience Commercial, Open Space, Park and Flood Plain. Ground oriented attached for the Western Development Lands include townhouses, those with rear lanes and back-to-back townhouses. The unit mix for the ground oriented attached dwellings are a minimum of 20-30 per cent of the Western Development Lands.

### **Planning Rationale**

The proposed reduction in the interior side yard for the street townhouses is consistent with the standards of the other ground-oriented multiples in the Exception 780 r zone as is the increase in maximum lot coverage of 65 per cent. The proposed change of a portion of 6335 Perth Street, specifically affecting a block of land to be registered as single family homes backing onto the Van Gaal Drain on Postilion Street, will correct the error and make the zone consistent for those singles.

There is no increase in units over and above that contemplated within the Plan of Subdivision Draft Approval of the approximate 750 units considered as part of this amendment. The holding provision will remain on all future phases until such time as it has been demonstrated, in conjunction with the Rideau Valley Conservation Authority, that the lands have been removed from the flood plain and that there is adequate servicing capacity to accommodate the units in each phase. The servicing capacity includes municipal well water system, municipal sanitary system and the storm water system.

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

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that the proposed zoning is consistent with the Provincial Policy Statement of 2014 and 2020.

### **RURAL IMPLICATIONS**

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

### **COMMENTS BY THE WARD COUNCILLOR**

Councillor Moffatt is aware of the report recommendations.

### **LEGAL IMPLICATIONS**

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

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications.

## **ASSET MANAGEMENT IMPLICATIONS**

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

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with this report.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

- Governance, Planning and Decision-Making.

## **APPLICATION PROCESS TIMELINE STATUS**

This application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law Amendment applications as a result of workload issues and clarifying requirements of the requested amendments.

## **SUPPORTING DOCUMENTATION**

Document 1      Location Map

Document 2      Map and Details of Recommended Zoning

Document 3      Consultation Details

## **CONCLUSION**

Planning, Infrastructure and Economic Development Department do not have concerns with this application to amend the zoning map and amending the provisions relating to street townhouses in the 780r Exception Zone. It is consistent with the Official Plan and the Provincial Policy Statement and generally is in keeping with the Village of Richmond Secondary Plan and Community Design Plan as well as the draft approval for the subdivision.

**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, Program Manager, Tax Billing and Control, Finance Services department (Mail Code: 26-76) of City Council's decision.

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

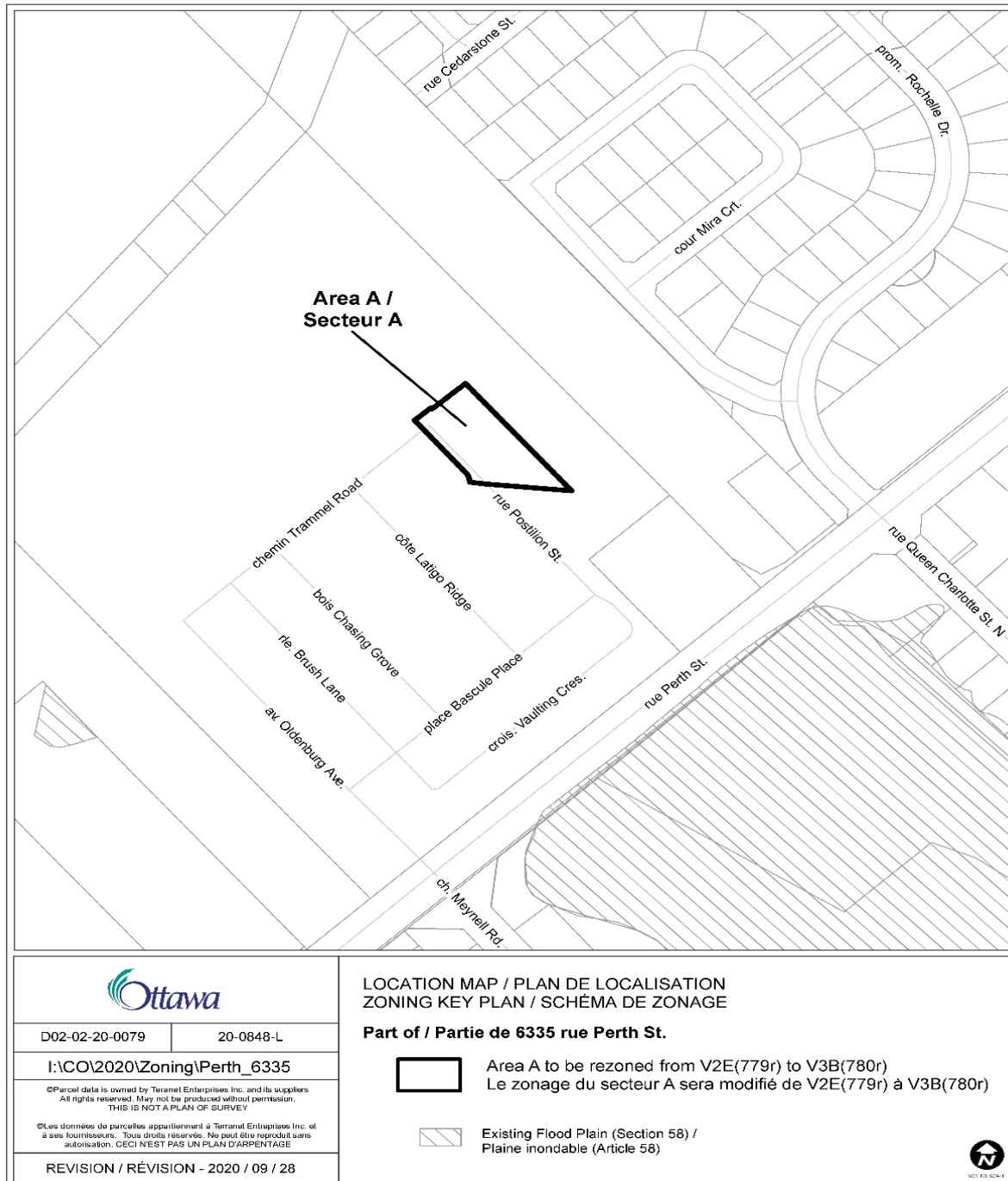
Legal Services, Innovative Client Services Department, to forward the implementing by law to City Council.

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



## Document 1 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa).



**Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law 2008-250 for part of 6335 Perth Street.

1. To rezone the lands shown in Document 1 as Area A from V2E[779r] to V3B[780r].
2. Amend rural Exception 780 as follows:
  - Amend the Provisions specific to townhouse dwellings:
    - 1) Reduce the minimum interior side yard setback from three to 1.5 metres
    - 2) Increase the maximum lot coverage from 30 to 65 percent.

**Document 3 – 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. At the time of writing this report no comments had been received.