

3. ZONING BY-LAW AMENDMENT – 210 COBBLE HILL DRIVE, 604 AND 606 ANJANA CIRCLE AND PART OF 200 COBBLE HILL DRIVE

MODIFICATION AU RÈGLEMENT DE ZONAGE – 210, PROMENADE COBBLE HILL, 604 ET 606, CERCLE ANJANA, ET PARTIE DU 200, PROMENADE COBBLE HILL

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 210 Cobble Hill Drive, 604 and 606 Anjana Circle and part of 200 Cobble Hill Drive to permit a 19-lot subdivision for detached dwellings, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant le 210, promenade Cobble Hill, les 604 et 606, cercle Anjana et une partie du 200, promenade Cobble Hill, afin de permettre la création d'un lotissement de 19 lots accueillant des habitations isolées, comme le décrit en détail le document 2.

DOCUMENTATION / DOCUMENTATION

1. Acting Director's report, Planning Services, Planning, Infrastructure and Economic Development Department dated 7 March 2017 (ACS2017-PIE-PS-0044)

Rapport de la Directrice par intérim, Services de la planification, Service de planification, d'Infrastructure et de Développement économique daté le 7 mars 2017 (ACS2017-PIE-PS-0044)

2. Extract of draft Minutes, Planning Committee, 11 April 2017.

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

11 avril 2017

3. Summary of Written and Oral Submissions, to be issued separately with the Council agenda for its meeting of 10 May 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 10 mai 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
April 11, 2017 / 11 avril 2017**

**and Council / et au Conseil
April 26, 2017 / 26 avril 2017**

**Submitted on March 7, 2017
Soumis le 7 mars 2017**

**Submitted by
Soumis par:**

Lee Ann Snedden,

Acting Director / Directrice par intérim,

Planning Services / Service 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:

**Mélanie Gervais, Planner / urbaniste, Development Review South / Examen des
demandes d'aménagement sud**

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Ward: BARRHAVEN (3)

File Number: ACS2017-PIE-PS-0044

**SUBJECT: Zoning By-law Amendment – 210 Cobble Hill Drive, 604 and 606
Anjana Circle and part of 200 Cobble Hill Drive**

**OBJET: Modification au Règlement de zonage – 210, promenade Cobble
Hill, 604 et 606, cercle Anjana, et partie du 200, promenade Cobble
Hill**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to
Zoning By-law 2008-250 for 210 Cobble Hill Drive, 604 and 606 Anjana Circle**

and part of 200 Cobble Hill Drive to permit a 19-lot subdivision for detached dwellings, 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 26 April 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 d'approuver une modification au Règlement de zonage 2008-250 visant le 210, promenade Cobble Hill, les 604 et 606, cercle Anjana et une partie du 200, promenade Cobble Hill, afin de permettre la création d'un lotissement de 19 lots accueillant des habitations isolées, comme le décrit 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 26 avril 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](#)

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

Site location

210 Cobble Hill Drive, 604 and 606 Anjana Circle and part of 200 Cobble Hill Drive

Owner

DCR Phoenix

Applicant

Paul Black, FoTenn Planning and Design

Description of site and surroundings

The site is located in the Strandherd Meadows subdivision, between Cedarview Road and Anjana Circle, northwest of the Canadian National Rail Corridor. This area contains low density residential comprised of detached dwellings and townhouse dwellings.

The site has an approximate frontage of 41 metres on Cobble Hill Drive and extends south towards the rail corridor and has a total area of approximately 1.37 hectares.

Summary of requested Zoning By-law amendment proposal

The current zoning of the site is Parks and Open Space Zone (O1) and Residential Third Density Subzone Z (R3Z). The requested Zoning By-law amendment proposes to rezone the part of the land to Residential Third Density Subzone Z [exception] (R3Z[xxx]) in order to permit the detached dwellings and to have a consistent zoning with the existing subdivision to the west while increasing the front yard setback to protect for street trees.

Brief history of proposal

The site is presently used, in conjunction with the City owned lands to the east, for a temporary stormwater management pond. Phase 2 of the Strandherd Meadows Subdivision (plan 4M-1371) registered in August 2008 planned for the future development of Block 82 as residential once the temporary storm pond would no longer be required. The subdivision agreement stated "The owner and the City further agree that Block 82 will be subdivided for a single loaded road and for detached dwelling units at some time in the future."

The ultimate solution for stormwater, being the Gregory Casey Stormwater Management Facility, is now completed, DCR Phoenix is seeking to decommission the existing stormwater pond and develop the remaining subdivision lands with residential units. The City owned lands to the east will be developed as a municipal park.

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.

As a side note, a public meeting for the associated Plan of Subdivision application was held on February 1, 2017 at 7 p.m. at the Walter Baker Sport Centre. One City staff, the Councillor's assistant and two employees from FoTenn (representing DCR Phoenix) were present. Eleven area residents were also present.

For this proposal's consultation details, see Document 3 of this report.

Official Plan designation

The proposal was reviewed against both the current Official Plan and the amended Official Plan, referred to as Official Plan Amendment 150. This site is designated as General Urban Area in the Official Plan, which permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses. This will facilitate the development of complete and sustainable communities.

According to Schedule E of the Official Plan, Cobble Hill Drive is classified as a local road.

Other applicable policies and guidelines

Sections 2.5 and 4.11 of the Official Plan outline policies for compatible developments. The proposed development has been reviewed based on the following: traffic, access, parking, outdoor amenity areas, lighting, noise and air quality, sunlight, microclimate, and supporting neighbourhood services.

The site is designated Residential in the South Nepean Secondary Plan and the future park is designated Community Park. The Residential designation permits a "variety of housing types including detached dwellings, semi-detached dwellings, row dwellings and apartment dwellings."

Planning rationale

The proposal was reviewed against the compatibility policies of the Official Plan identified above. The proposal aligns with the policies of the Official Plan by adding a row of detached dwelling on a new single loaded road which will create sufficient road frontage for the new park. The new road will connect to Cobble Hill Drive at the current intersection with Amar Lane to create a four-legged intersection and will connect to the existing Anjana Circle further south. A Transportation Brief was not submitted as an additional 19 lots for detached dwellings did not warrant it given the minimal impact on the current volume of traffic. Adding detached dwellings within an area mostly comprised of detached dwellings will ensure that the new development respects the character of the existing area. Given the soil type in the area, an increased front yard setback was deemed warranted to ensure street trees can be planted.

The proposed residential subdivision will provide the required servicing connections to the future park through the new services being proposed in the new street.

City staff concludes that the proposed use meets the compatibility criteria of the Official Plan and therefore supports the proposed Zoning By-law amendment.

Provincial Policy Statement

Staff have reviewed this proposal and have 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 Harder provided the following comments:

“This file has a long history and would have likely been easier on the community if the work had been completed with the original timing. However the City was not in the position to construct and open the Gregory Casey Stormwater Management Pond until 2016. The opening of this pond was the trigger for the developer to begin the work for this phase of the development which was always considered in the secondary plan for this neighbourhood. All of the amendments proposed in this report are consistent with the secondary plan and the Phase 2 agreements in place with the City since 2007.”

LEGAL IMPLICATIONS

There are no legal impediments to approving the recommendations contained in the 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

There are no accessibility issues associated with this Zoning By-law amendment.

ENVIRONMENTAL IMPLICATIONS

An Environmental Impact Statement and Fish and Wildlife Salvage Plan was submitted to the City for the Plan of Subdivision application for information purposes. All required permits have been obtained from the Ministry of Natural Resources and Forestry. No permits are required from the City of Ottawa.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

Healthy and Caring Communities.

Governance, Planning and Decision-Making.

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 the associated Plan of Subdivision application.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Associated Draft Plan of Subdivision

Document 5 Overview Data Sheet (*held on file*)

CONCLUSION

The proposed Zoning By-law amendment will permit development that complies with the intent of the General Urban Area designation while respecting the compatibility criteria of the Official Plan. The department supports the Zoning By-law amendment application and recommends that it be approved.

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.

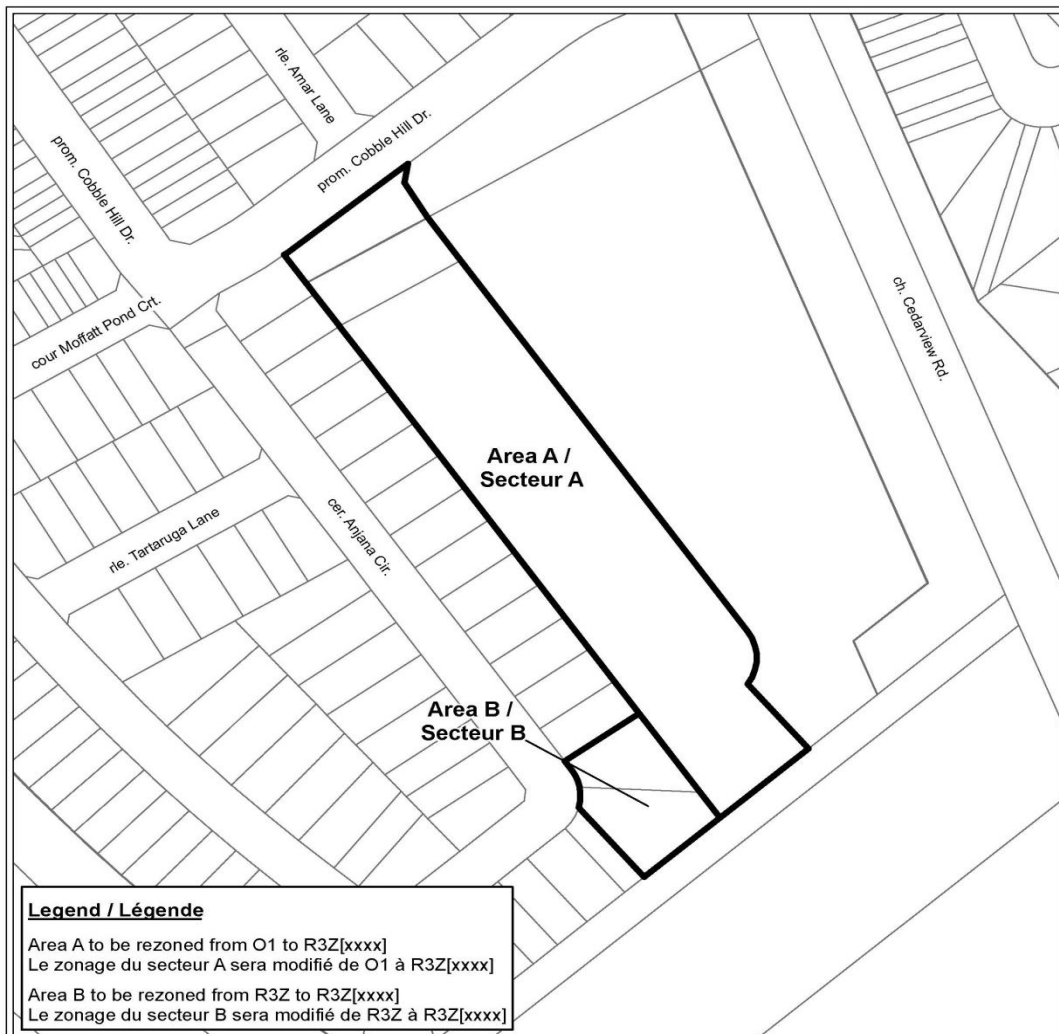
Legal Services to forward the implementing by-law to City Council.

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




Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa

This is a location plan identifying the lands subject to the proposed Zoning By-law amendment, which are located on the west side of Cedarview Drive between Cobble Hill Drive and the railway corridor.



Legend / Légende
 Area A to be rezoned from O1 to R3Z[xxxx]
 Le zonage du secteur A sera modifié de O1 à R3Z[xxxx]
 Area B to be rezoned from R3Z to R3Z[xxxx]
 Le zonage du secteur B sera modifié de R3Z à R3Z[xxxx]

		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-16-0048	17-0312-X		210 Cobble Hill Drive, 604, 606 Anjana Circle and part of 200 Cobble Hill Drive / 210, promenade Cobble Hill, 604, 606, cirque Anjana et parte de 200, promenade Cobble Hill
I:\CO\2017\Zoning\Cobble_Hill_210			
<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>NOT TO SCALE</small>	
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REVISION / RÉVISION - 2017 / 03 / 02			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law 2008-250 for 210 Cobble Hill Drive, 604, 606 Anjana Circle and part of 200 Cobble Hill Drive:

1. Rezone the subject land as shown on Document 1 from O1 to R3Z[xxxx] and from R3Z to R3Z[xxxx];
2. For the lands to be rezoned R3Z[xxxx], add a new exception to Section 239 – Urban Exceptions including the following:
 - a. In Column II, add the text 'R3Z[XXXX]'
 - b. In Column V, add the following:
 - Minimum front yard setback: 5 metres.

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. One public meeting for the associated Draft Plan of Subdivision application was also held in the community on February 1, 2017 at the Walter Baker Sports Centre.

Public Comments and Responses:

Comment:

Concerns about the environment were raised, with an emphasis on loss of wildlife and their habitat.

Response:

DCR Phoenix obtained the required permits from the Ministry of Natural Resources and Forestry concerning the relocation and removal of wildlife located in the pond.

Comment:

The subdivision will increase the traffic.

Response:

No impacts on vehicular traffic are expected given that the development is for 19 detached dwellings on a new single loaded road.

Comment:

Residents were told by DCR Phoenix that they would back on to a park, not detached dwellings.

Response:

Staff must rely on the registered agreement which identified Block 82 being reserved for future residential.

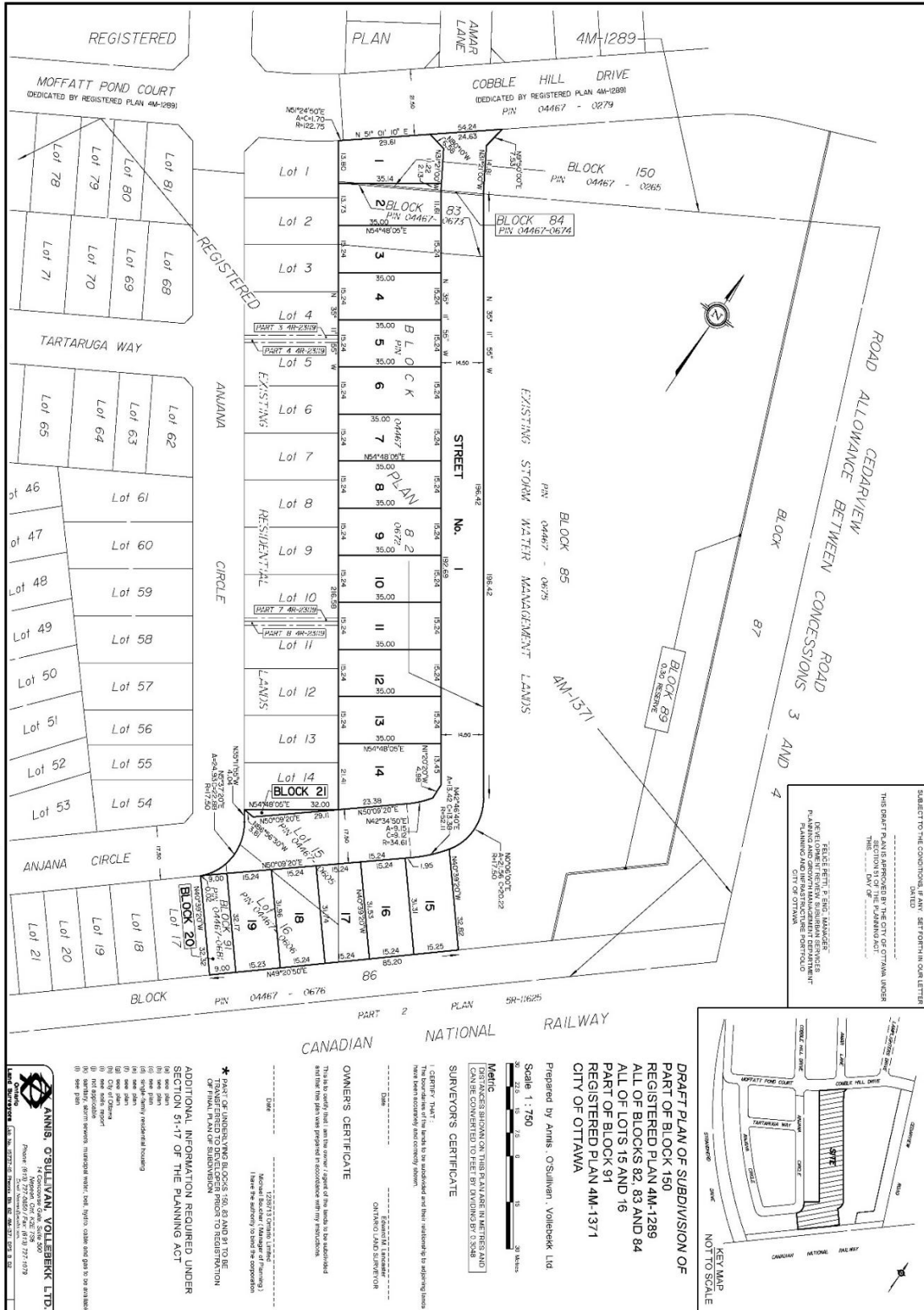
Comment:

The park should be located internal to the site with the row of detached dwellings backing onto Cedarview.

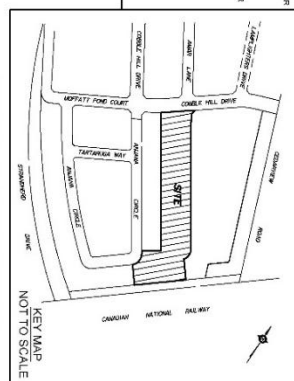
Response:

The City's Official Plan requires that parks be easily accessible, be linked to other greenspace, be visible from many vantage points within the community and have significant street frontage. The City's Park and Pathway Development Manual recommends that adjacent built-form front onto the parks to create visually attractive edges, improve access and provide "eyes on the park". It also reiterates that parks be linked to the greenspace network. With the layout approved in 2008, the new dwellings will front on the park and the park will be surrounded by streets on three sides which will therefore create a safe environment for residents. The layout will facilitate a seamless connection to the existing multi-use pathway adjacent to the rail corridor east of Cedarview Road and will also allow tie-in to the future multi-use pathway within the City owned block along the rail corridor to the west of Cedarview Road, as shown on Schedule I – Multi-Use Pathways and Scenic-Entry Routes (Urban) of the City's Official Plan. It should also be noted that the City agreed to the layout in the 2008 registered agreement (OC895170) which binds the City to this layout.

Document 4 – Associated Draft Plan of Subdivision



SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER
 DATED: _____
 THIS DRAFT PLAN OF SUBDIVISION IS THE PROPERTY OF ANNI'S
 O'SULLIVAN VOLLEBECK LTD. OF OTTAWA UNDER
 REGISTRATION NO. 04467-0676
 PLEASE NOTE: PLEASE BE AWARE THAT THE
 DISTRICT OF OTTAWA HAS THE AUTHORITY TO
 REVIEW AND APPROVE THIS DRAFT PLAN OF
 SUBDIVISION AND THAT THE DISTRICT OF OTTAWA
 IS NOT RESPONSIBLE FOR THE ACCURACY OF THE
 INFORMATION CONTAINED HEREIN.



DRAFT PLAN OF SUBDIVISION OF
 PART OF BLOCK 150
 REGISTERED PLAN 4M-1289
 ALL OF BLOCKS 82, 83 AND 84
 ALL OF LOTS 15 AND 16
 PART OF BLOCK 91
 REGISTERED PLAN 4M-1371
 CITY OF OTTAWA

Prepared by Annis O'Sullivan, Vollebeck Ltd
 Scale 1:750
 0 5 10 15 20 Meters

Metrix
 DISTANCE SURVEYORS
 1000 UNIVERSITY AVENUE, SUITE 100
 OTTAWA, ONTARIO K1N 6N5
 TEL: (613) 735-1111
 FAX: (613) 735-1112
 WWW.METRIXSURVEYORS.COM

SURVEYOR'S CERTIFICATE
 I, the undersigned, being a duly qualified and licensed Surveyor in the Province of Ontario, do hereby certify that the above is a true and correct copy of the original plan of subdivision as filed in the Office of the Registrar of Land in the City of Ottawa.

OWNERS CERTIFICATE
 This is to certify that I am the owner of the lands to be subdivided and that the plan has been prepared in accordance with the provisions of the Act and the Regulations thereunder.

ANNIS O'SULLIVAN VOLLEBECK LTD.
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 OTTAWA, ONTARIO K1N 6N5
 TEL: (613) 735-1111
 FAX: (613) 735-1112
 WWW.AOSV.COM

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 31(7) OF THE PLANNING ACT

- (a) see plan
- (b) see plan
- (c) see plan
- (d) see plan
- (e) see plan
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