

4. Zoning By-Law Amendment – Part of 3718 Greenbank Road
Modification au *Règlement de Zonage* – partie de 3718, chemin Greenbank

Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for part of 3718 Greenbank Road to permit land uses associated with a Draft Plan of Subdivision, as shown in Document 1 and as detailed in Document 2.

Recommandation du Comité

Que le Conseil approuve une modification du *Règlement de zonage 2008-250* visant une partie du 3718, chemin Greenbank de façon à permettre les utilisations du sol associées à un plan de lotissement provisoire, comme l'indique le document 1 et le précise le document 2.

Documentation/Documentation

1. Director's report, Planning Services, Infrastructure and Economic Development Department, dated September 25, 2019 (ACS2019-PIE-PS-0103)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 25 septembre 2019 (ACS2019-PIE-PS-0103)
2. Extract of draft Minutes, Planning Committee, October 10, 2019

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 10 octobre 2019

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
10 October 2019 / 10 octobre 2019**

**and Council
et au Conseil
23 October 2019 / 23 octobre 2019**

**Submitted on 25 September 2019
Soumis le 25 septembre 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: BARRHAVEN (3) RIDEAU-
GOULBOURN (21)**

File Number: ACS2019-PIE-PS-0103

SUBJECT: Zoning By-law Amendment – part of 3718 Greenbank Road

**OBJET: Modification au Règlement de Zonage – partie de 3718, chemin
Greenbank**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to
Zoning By-law 2008-250 for part of 3718 Greenbank Road to permit land**

uses associated with a Draft Plan of Subdivision, as shown in Document 1 and 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 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 October 23, 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 du Règlement de zonage 2008-250 visant une partie du 3718, chemin Greenbank de façon à permettre les utilisations du sol associées à un plan de lotissement provisoire, comme l'indique le document 1 et le précise le document 2.
2. Que le Comité de l'urbanisme d'approuver l'inclusion de 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 23 octobre 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

Part of 3718 Greenbank Road

Owner

Mattamy Homes Canada

Applicant

Jaime Posen, FOTENN Consultants

Description of site and surroundings

The subject site is located in Barrhaven South, near the southern edge of the City of Ottawa's urban boundary on a vacant parcel of land. The proposed subdivision (Application No. D07-16-19-0007) is located on the north-west corner of the Alex Polowin Avenue and Kilbirnie Drive intersection. The Future Greenbank Road will directly abut the subdivision on the west side. Surrounding land uses include an existing/developing neighbourhood that contains a mix of low- and medium-density residential uses, schools and parks containing a range of amenities immediately north and east of the site. To the west are two mineral aggregate pits and the Provincial Highway 416. To the south of the site is the city's rural area with the closest village Manotick approximately two kilometres to the southeast.

Summary of requested Zoning By-law amendment proposal

The Zoning By-law amendment application will accommodate development of the site into a residential subdivision. The subject property is currently zoned Mineral Aggregate Reserve Subzone 1 (MR1), These zones are reflective of the site's previous designations in the City's Official Plan. The proposed zoning is as follows:

Residential Third Density, Subzone YY, Exception XXXX (R3YY[XXXX]) to allow for low- and medium-density residential uses.

Brief history of proposal

The Barrhaven South Urban Expansion Area Community Design Plan (CDP) was approved by Council on June 13, 2018. This CDP fulfills Section 3.11 of the Official Plan, which requires that a comprehensive study be prepared prior to bringing expansion lands into the Urban Area. The associated Draft Plan of Subdivision is set to be draft approved shortly. Given that the various land use blocks are proposed in the

same location as in the CDP, no major changes are anticipated to the Draft Plan of Subdivision and therefore the Zoning By-law amendment can proceed ahead of the draft approval.

DISCUSSION

Public consultation

A public consultation meeting was held on August 27, 2019 to inform residents of the proposed Draft Plan of Subdivision and the proposed Zoning By-law amendment. The meeting was held at the Minto Recreation Complex and two members of the public attended.

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

Official Plan designations

According to Schedule B of the Official Plan, the property is designated General Urban Area, which is intended to provide a full range and choice of housing types in combination with conveniently located employment, retail, service, leisure, entertainment and institutional uses. Consideration shall be given to a balance of housing types to provide a full range of housing for a variety of demographic profiles throughout the General Urban Area.

The Official Plan requires that development applications be assessed against design and compatibility criteria set out in Sections 2.5.1 and 4.11. Relevant policies of Section 2.5.1, Urban Design and Compatibility, include creating places that are safe, accessible and easy to get to and move through, accommodate the needs of a range of people of different incomes and lifestyles at various stages, and maximize opportunities for sustainable transportation modes. Section 4.11 identifies how compatibility can be achieved and measured in design. Compatibility criteria include, but are not limited to scale, height, setbacks of adjacent properties, traffic, access, parking, outdoor amenity areas and supporting neighbourhood services.

Other applicable policies and guidelines

The Draft Plan of Subdivision incorporates several measures from the Building Better and Smarter Suburbs (BBSS) initiative such as developing on a modified-grid pattern and providing connections between a future school site to the south and the existing

Black Raven Community Park to the north. There is also a wide range of housing types which are supported by the area's pathways, schools and commercial space.

The Barrhaven South Urban Expansion Area CDP identifies the majority of this area as Low-Medium Density Residential. The Draft Plan of Subdivision follows the CDP closely with a few small variations in local street patterns to accommodate properties owned by others.

Planning rationale

The related Draft Plan of Subdivision proposes detached dwellings, townhouses, and back-to-back townhouses. Access to the subdivision will be provided via existing local roads: Kilbirnie Drive and Fameflower Street. The future realignment of Greenbank Road will eventually be going through the site and provide a connection to the site via Kilbirnie Drive.

The Zoning By-law amendment is consistent with the intent of the Official Plan as the current zoning is no longer appropriate for lands located within the urban boundary. The lands are proposed to be rezoned from Mineral Aggregate Reserve to Residential Third Density, Subzone YY, Exception XXXX, as detailed in Document 2, which is similar to the zoning applied to the existing/adjacent subdivision, being the previous phase to this final phase. This residential zone will allow for detached dwellings, townhouses, back-to-back townhouses and other related uses.

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 since these lands have been brought into the urban boundary and extensive studies have been completed through the CDP process.

COMMENTS BY THE WARD COUNCILLORS

Councillor Harder provided the following comments:

"This new re-zoning continues the planned build in this community. Although the

address is formally on Greenbank Road the location is significantly west of Greenbank Road.”

Councillor Moffatt has no concerns.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications with this proposal.

ASSET MANAGEMENT IMPLICATIONS

There are no direct financial 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.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Economic Prosperity
- Sustainable Environmental Services
- Healthy and Caring Communities
- Governance, Planning and Decision-Making

APPLICATION PROCESS TIMELINE STATUS

This application 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 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Barrhaven South Urban Expansion Area CDP - Demonstration Plan

CONCLUSION

The Planning, Infrastructure and Economic Development Department supports the proposed Zoning By-law amendment to rezone the lands to Residential Third Density Subzone YY, Exception XXXX (R3YY [XXXX]), as per Documents 1 and 2. The application is consistent with the Provincial Policy Statement, the Official Plan, the Barrhaven South Urban Expansion Area CDP as well as the Draft Plan of 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, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

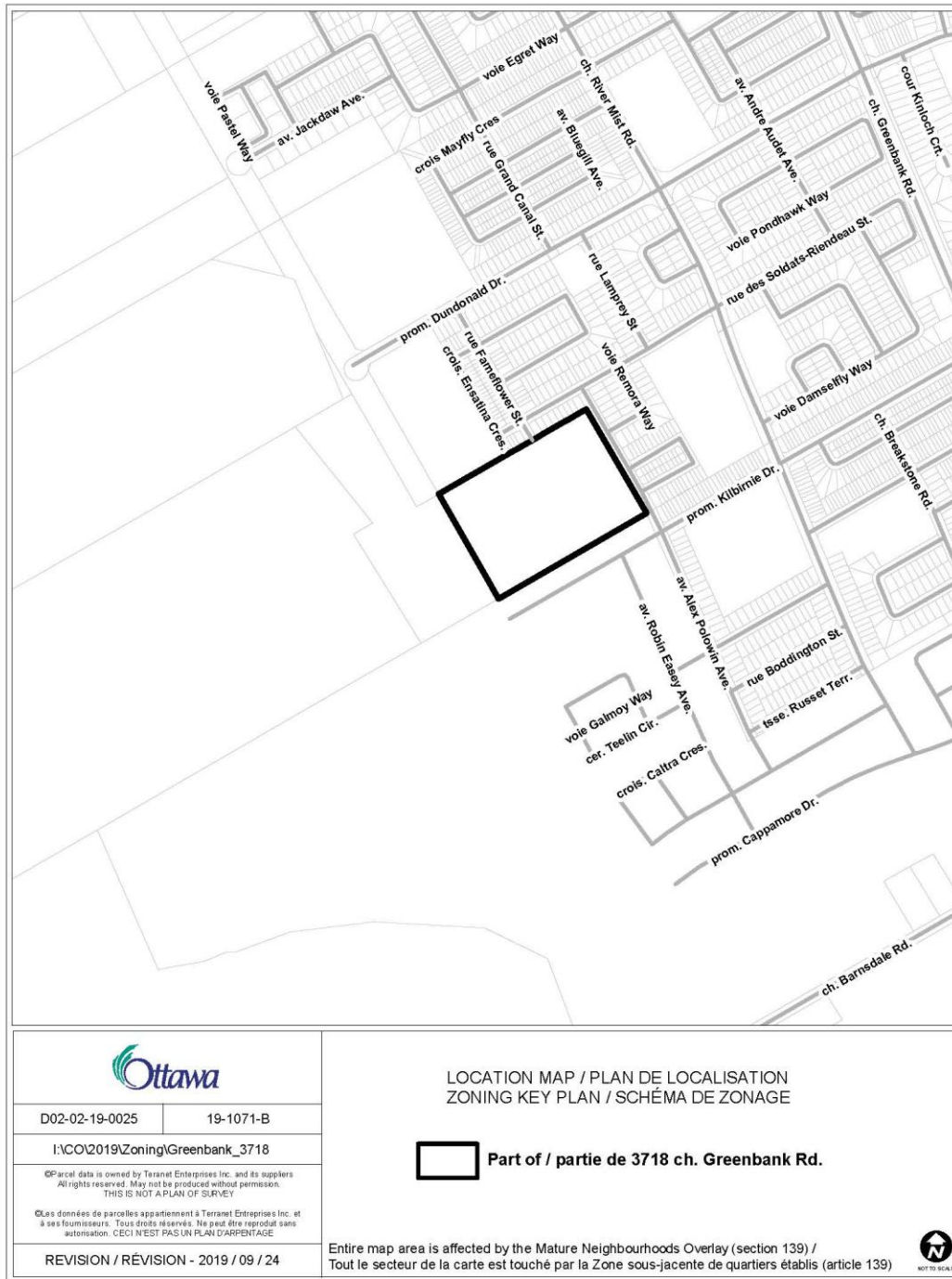
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for part of 3718 Greenbank Road:

1. Rezone the lands shown on Document 1 from Mineral Aggregate Reserve Subzone 1 (MR1) to Residential Third Density, Subzone YY, Exception XXXX (R3YY[XXXX])
2. Create a new exception [XXXX] with provisions similar in effect to the following:
 - a. Under Column II, add “R3YY [XXXX]”; and
 - b. Under Column V, add:

“A. General:

- where access to a lot is provided by a street with sidewalks provided under the requirements of the plan of subdivision, the front yard setback for an attached garage will be measured from the garage to the nearest edge of the sidewalk, for a minimum setback of 6m from the back edge of the sidewalk
- the front wall of an attached garage may not be located more than 2m closer to the front lot line than either the front wall of the main building or the leading edge of a roofed porch
- minimum density is 34 units per net hectare
- the minimum distance between a driveway and an intersection of two street lines is 6m measured at the street line
- the minimum distance between a driveway for a townhouse dwelling on a public lane and an intersection of two street lines is 3.5m measured at the street line
- outdoor amenity areas are permitted on top of garages in townhouse dwellings located on rear lanes
- more than one detached dwelling is permitted on an existing lot of record for the purpose of serving as a model home provided a draft Plan of Subdivision has been approved for the lot of record

For detached dwellings:

- minimum lot area is 220m²
- minimum lot width is 8.8m
- minimum front yard setback is 3m for the principal building and attached garage
- minimum combined interior side yard setback is 1.8m with a minimum of 0.6m on one side
- minimum rear yard for a corner lot is 0.6m
- minimum corner side yard is 2.5m
- maximum lot coverage is 55%

For semi-detached dwellings:

- minimum lot area is 137m²
- minimum lot width is 5.5m
- minimum front yard setback is 3m for the principal building and attached garage
- minimum corner side yard is 2.5m
- minimum rear yard setback for a townhouse dwelling and garage on a rear lane is 0m
- maximum lot coverage is 65%
- maximum building height is 12m

For back-to-back and/or townhouse dwellings:

- minimum lot area is 81m²
- minimum lot width is 4m
- minimum front yard setback is 3m for the principal building and attached garage
- minimum front yard setback is 3m for the principal building and attached garage

- minimum rear yard setback for a townhouse dwelling and garage on a rear lane is 0m
- minimum corner side yard is 2.5m
- minimum interior side yard setback is 1.5m and 0m on the common lot line of attached buildings
- maximum building height is 14m

B – General:

- when access to a lot is provided by a public rear lane a minimum of 8.5m wide, and that lot also abuts a public park, the public park frontage shall be considered to be a “frontage on a public street” for interpretation of the provisions of this Zoning By-law
- a sill, belt course, cornices, eaves, gutters, chimneys, chimney box, fireplace box, overhangs or pilasters may project 1m into the required front and corner side yard and 1m, but no closer than 0.2m, into the interior side yard
- balconies may project 2m, but no closer than 1m from the property line and no closer than 0m from a property line abutting a sight triangle, into the front and corner side yard
- open, roofed or unroofed porches and entrance features not exceeding one storey in height may project 2m, but no closer than 1m from the property line and no closer than 0m from a property line abutting a sight triangle, into the front and corner side yard, and 1m into a rear yard
- a deck may project 2m, but no closer than 1m from the property line, into a front and corner side yard; in a rear and interior side yard a deck may project to within 0.3m of a lot line and an additional 0.3m setback from every 0.3m or portion thereof that is constructed above finished grade
- steps attached to a porch may project 2.5m, but no closer than 0.5m from property line and no closer than 0m from a property line abutting a sight triangle, into a front and corner side yard

- air conditioning units may project 1m into a corner and interior side yard and 2m into a rear yard, but no closer than 0.2m to the property line
- corner sight triangles shall have the following distances:
 - 10-metre triangles when involving arterial roads
 - 5 metres when involving only local roads
 - 3 metres when involving a public lane
- in the case of a home-based business operating within a townhouse or semi-detached dwelling, the required parking space is only required if the business involves an outside employee
- no more than 60% of the area of any front yard or corner side yard may be used as a driveway or parking space
- exterior parking spaces will have a minimum length of 5.5m and a minimum width of 2.7m
- blocks of townhouse dwellings that are attached along the rear and side walls shall be limited to sixteen attached dwelling units within each block
- 0.0-metre setback required from the lot line at a corner lot line”

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.

A public consultation meeting was held on August 27, 2019 to inform the residents of the proposed Draft Plan of Subdivision and the proposed Zoning By-law amendment. The meeting was held at the Minto Recreation Complex and two members of the public attended.

Public Comments and Responses

1. Construction vehicles are cutting through the existing neighbourhood to deliver aggregate and soil to the site. This is causing a nuisance in the form of excessive dust.

Unfortunately, these impacts are unavoidable in developing communities.

However, Mattamy has agreed to look into adjusting or increasing the scheduled street sweeping and watering to mitigate the dust.

Document 4 – Barrhaven South Urban Expansion Area CDP - Demonstration Plan

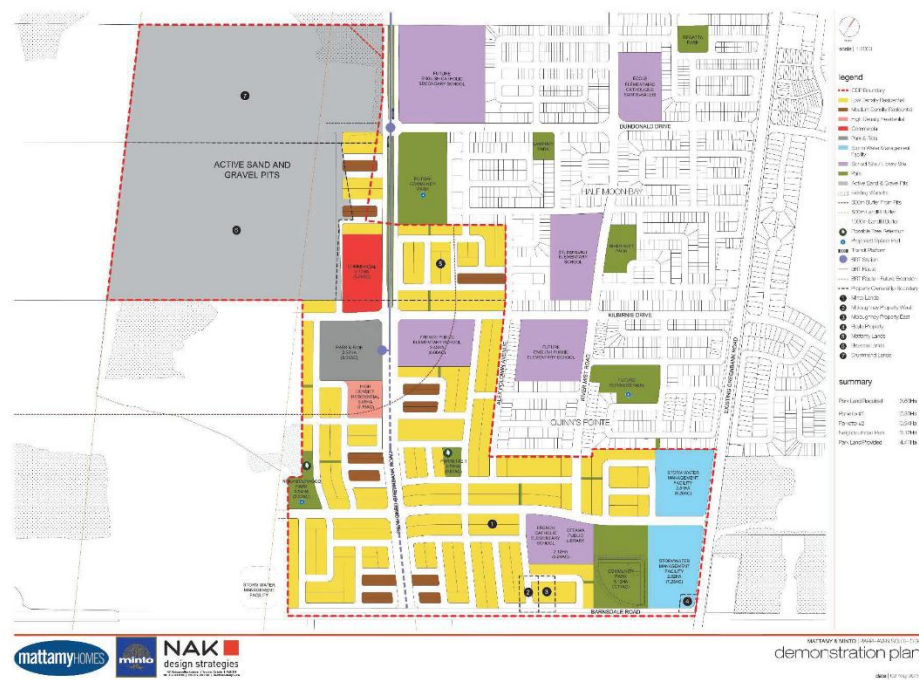


Figure 9: Demonstration Plan