

8. ZONING BY-LAW AMENDMENT – 785 GOULBOURN FORCED ROAD
MODIFICATION AU RÈGLEMENT DE ZONAGE – 785, CHEMIN
GOULBOURN FORCED

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 785 Goulbourn Forced Road to permit the development of an elementary school and child care centre, as shown in Document 1 and detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant le 785, chemin Goulbourn Forced, afin de permettre la construction d'une école primaire et d'une garderie, comme l'illustre le document 1 et l'expose en détail le document 2.

DOCUMENTATION / DOCUMENTATION

1. Acting Director's report, Planning Services, Planning, Infrastructure and Economic Development Department dated 8 March 2017 (ACS2017-PIE-PS-0039)

Rapport de la Directrice par intérim, Services de la planification, Service de planification, d'Infrastructure et de Développement économique daté le 8 mars 2017 (ACS2017-PIE-PS-0039)
2. Summary of Written and Oral Submissions, to be issued separately with the Council agenda for its meeting of 26 April 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 26 avril 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
March 28, 2017 / 28 mars 2017**

**and Council / et au Conseil
April 12, 2017 / 12 avril 2017**

**Submitted on March 8, 2017
Soumis le 8 mars 2017**

**Submitted by / Soumis par:
Lee Ann Snedden**

**Acting Director / Directrice 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**

Contact Person / Personne ressource:

**Kathy Rygus, Planner II / Urbaniste II, Development Review West / Examen des
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**Ward: KANATA NORTH (4) / KANATA
NORD (4)**

File Number: ACS2016-PIE-PS-0039

SUBJECT: Zoning By-law Amendment – 785 Goulbourn Forced Road

**OBJET: Modification au Règlement de zonage – 785, chemin Goulbourn
Forced**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to
Zoning By-law 2008-250 for 785 Goulbourn Forced Road to permit the**

development of an elementary school and child care centre, as shown in Document 1 and 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 12 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 785, chemin Goulbourn Forced, afin de permettre la construction d'une école primaire et d'une garderie, comme l'illustre le document 1 et l'expose 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 12 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

785 Goulbourn Forced Road

Owner

KNL Developments Inc.

Applicant

Bryden Martel Architects Inc.

Description of site and surroundings

The site lies within Phase 8 of the Kanata North Lands (KNL) subdivision, which encompasses 182 hectares of undeveloped land within the arc of Terry Fox Drive and is legally described as Block 11 on Plan 4M-1171. The site is 2.64 hectares in area and rectangular in shape. It is partially wooded with rock outcrops, has an undulating topography and slopes towards the south. The site is currently vacant.

The site is bounded by Terry Fox Drive to the north, the future realigned Goulbourn Forced Road to the east, the future extension of Walden Drive to the south and vacant land for future residential development lands to the west. A wooded strip of City-owned land along Terry Fox Drive will be retained in its natural condition. Although the surrounding lands are currently vacant, there will be residential development to the west and south when the Phase 8 lands develop. Lands on the east side of Goulbourn Forced Road will be retained in their natural state as Blanding's Turtle habitat.

Although development of the surrounding Phase 8 KNL lands will not occur for several years, the Ottawa Catholic School Board is proposing to construct the school in advance of the subdivision due to accommodation pressures in the existing Kanata North elementary schools.

Although Goulbourn Forced Road is unconstructed at this time, the street was dedicated to the City in September 2016 through the registration of Plan 4M-1571 and KNL will be entering into a front-ending agreement with the City for the construction of the most northerly and southerly segments of the street. The northerly segment will extend from Terry Fox Drive to Walden Drive providing street frontage and access for the school. It is expected that road construction and associated servicing for the school will begin by summer 2017.

Brief history of proposal

The draft plan of subdivision and zoning for the KNL development, which includes Phase 8, was approved by Order of the Ontario Municipal Board in February 2006, and the zoning of the Phase 8 lands currently reflects the Ontario Municipal Board-approved plan of subdivision. At that time, Goulbourn Forced Road was expected to be realigned to connect with Terry Fox Drive at the intersection of Old Second Line Road and the westerly side of the future Goulbourn Forced Road alignment was zoned to permit institutional uses. It was intended that two elementary schools and a high school would be located along Goulbourn Forced Road between the railway corridor and Terry Fox Drive. In 2007, the Environmental Assessment conducted for Goulbourn Forced Road recommended an alignment farther to the west than had been envisioned in the draft plan of subdivision, necessitating revisions to the intended subdivision layout.

The realignment of Goulbourn Forced Road farther to the west creates a situation where the intended school sites for the subdivision cannot be located within the corridor previously zoned Minor Institutional Zone(I1A) because there will be no road constructed there. The Ottawa Catholic School Board therefore selected an alternate site at the intersection of Terry Fox Drive and the new alignment of Goulbourn Forced Road. Because the original draft approval for the subdivision did not foresee a school in that location, the site must be rezoned.

A concurrent application for Site Plan Control Approval was submitted for a one-storey 4745 square metre school with child care centre. The school would accommodate approximately 500 elementary students and 40 children in the child care centre, and is intended to open in September 2018.

Summary of proposed Zoning By-law Amendment

The site is currently zoned Residential Third Density Subzone VV, Exception 1028 (R3VV [1028]) and allows detached, semi-detached and townhouse dwellings. Subzone VV denotes site-specific provisions pertaining to lot width, minimum lot area, maximum building height, and other conditions.

The applicant is requesting that the site be rezoned to Minor Institutional Subzone A (I1A) to permit the construction of the elementary school and child care centre. The I1A Zone permits a range of community and institutional uses, including schools and day

care centres. Subzone A establishes provisions for minimum lot width, area and coverage, setbacks, and maximum building height.

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. No comments from the public were received during the consultation process.

Official Plan designation

The Official Plan designates the property as General Urban Area, which permits a full range of housing types to meet the needs of all ages, incomes and life circumstances in combination with conveniently located employment, retail, service, leisure and institutional uses, in order to facilitate the development of complete and sustainable communities. The proposed Zoning By-law amendment is consistent with the goals, objectives and policies of the General Urban Area designation.

Urban Design Guidelines for Greenfield Neighbourhoods

The Urban Design Guidelines for Greenfield Neighbourhoods specify that elementary schools should be sited on corner parcels of approximately 2.5 hectares close to a park or open space. Sidewalks serving schools should be located on both sides of the street. The proposed development is consistent with the Urban Design Guidelines for Greenfield Neighbourhoods.

Urban Design Review Panel

The property is not within a Design Priority Area and is therefore not subject to the Urban Design Review Panel process.

Planning Rationale

The rezoning of the property from residential to institutional use is appropriate, as it is in effect transferring the Institutional zoning from the parcel originally intended for an elementary school to the new parcel. The location is appropriate for a school in terms of its location on the corner of a collector road and a local street. The standard by-law

provisions for the zone are applicable and the proposed site plan complies with all zoning provisions. Because the lands originally intended for the school sites were dual-zoned to permit both institutional and residential uses, residential development on the original parcels may proceed in the future.

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 Wilkinson is aware of the application and the staff recommendation.

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 the report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

ACCESSIBILITY IMPACTS

Design considerations with respect to accessibility are generally addressed through the Site Plan Control review process and are not a key consideration related to a Zoning By-law amendment

ENVIRONMENTAL IMPLICATIONS

The site is located within an area subject to environmental concerns from the Ministry of Natural Resources and Forestry (MNRF) with respect to species at risk, specifically due to the presence of the Blanding's Turtle. MNRF recently issued an Overall Benefit

Permit to KNL Developments Inc. for the Phase 8 lands, permitting OCSB to move forward with the required rezoning and site plan applications. The Overall Benefit Permit allows a company to perform an activity that is not otherwise authorized under the *Endangered Species Act*, provided that the company can demonstrate an overall benefit to the species in Ontario. All environmental considerations for the proposed rezoning were addressed through the subdivision process.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

EP2 – Support growth of local economy.

ES1 – Support an environmentally sustainable Ottawa.

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 Zoning Key Plan

Document 2 Details of Recommended Zoning

Document 3 Overview Data Sheet (*previously distributed and held on file*)

CONCLUSION

The Planning, Infrastructure and Economic Development Department support the application and proposed Zoning By-law amendment.

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.

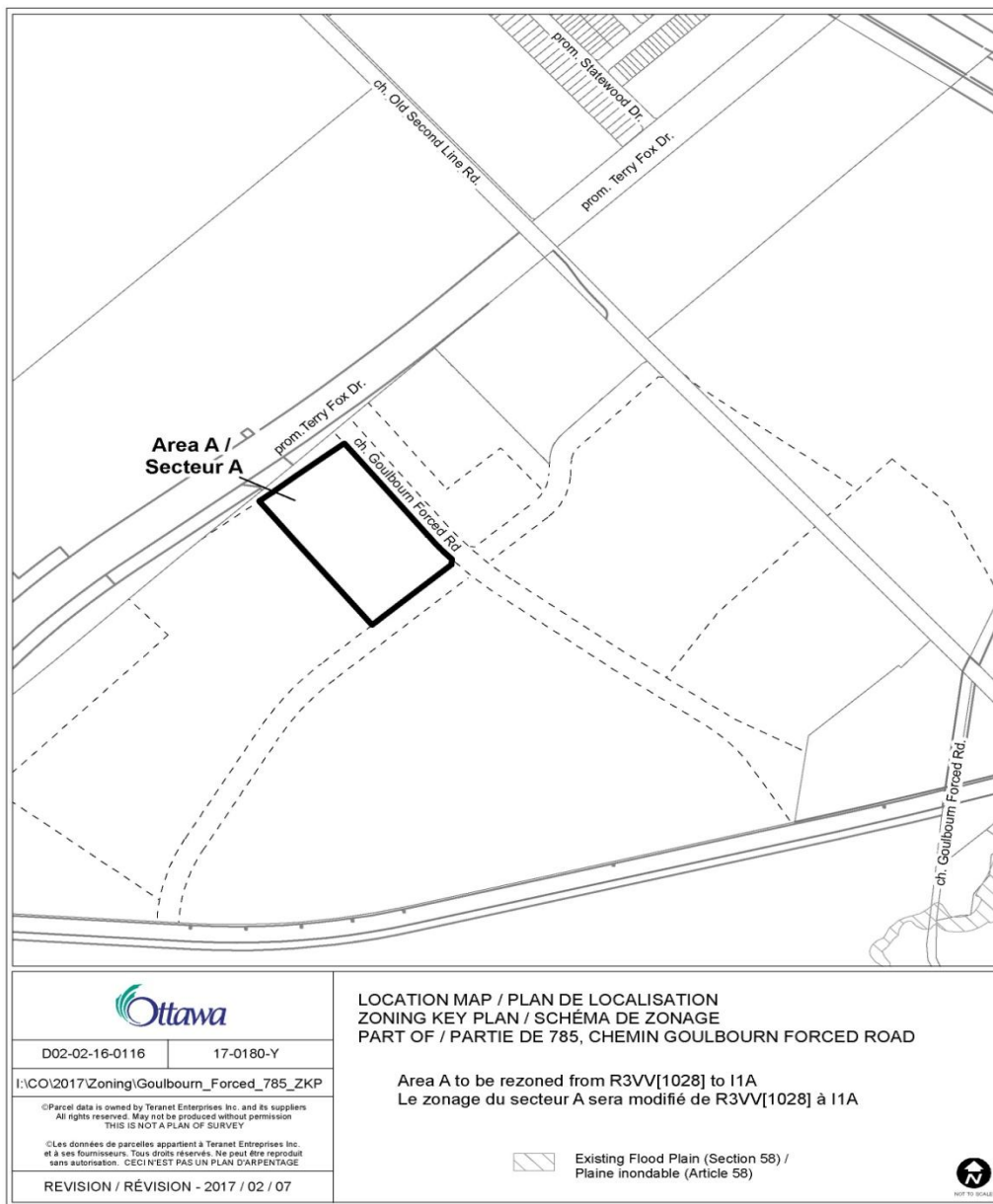
Legal Services to forward the implementing by-law to City Council.

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

Document 1 – Zoning Key Plan

For an interactive zoning map of Ottawa visit geoOttawa.

This is a map showing the proposed zone for the property that is subject to the Zoning By-law Amendment. The property is located south of Terry Fox Drive and northwest of Goulbourn Forced Road.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law 2008-250 for 785 Goulbourn Forced Road:

1. Rezone the lands shown on Document 1 as follows:
 - a) Area A from R3VV[1028] to I1A.