

6. OFFICIAL PLAN AMENDMENT - 4747, 4755, 4789, 4791 AND 4840 BANK STREET, LEITRIM COMMUNITY

MODIFICATION DU PLAN OFFICIEL - 4747, 4755, 4789, 4791 ET 4840, RUE BANK, COMMUNAUTÉ DE LEITRIM

COMMITTEE RECOMMENDATION

That Council approve Official Plan Amendment No. XX of the City of Ottawa Official Plan, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve la modification n° XX au Plan officiel de la Ville d'Ottawa, décrite dans le document 2.

DOCUMENTATION /DOCUMENTATION

1. Director's Report, Planning Services, Planning, Infrastructure and Economic Development Department dated July 30, 2018 (ACS2018-PIE-PS-0092)

Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'Infrastructure et du développement économique daté le 30 juillet 2018 (ACS2018-PIE-PS-0092)

2. Extract of draft Minutes, Planning Committee, 28 August 2018

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 28 août 2018

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
28 August 2018 / 28 août 2018**

**and Council
et au Conseil
12 September 2018 / 12 septembre 2018**

**Submitted on 30 July 2018
Soumis le 30 juillet 2018**

**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**

Contact Person

Personne ressource:

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**Ward: OSGOODE (20) GLOUCESTER-
SOUTH NEPEAN (22) /
GLOUCESTER-NEPEAN SUD
(22)**

File Number: ACS2018-PIE-PS-0092

**SUBJECT: Official Plan Amendment - 4747, 4755, 4789, 4791 and 4840 Bank
Street, Leitrim Community**

**OBJET: Modification du Plan officiel - 4747, 4755, 4789, 4791 et 4840, rue
Bank, communauté de Leitrim**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve Official Plan Amendment No. XX of the City of Ottawa Official Plan, 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 September 12, 2018" 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 la modification n^o XX au Plan officiel de la Ville d'Ottawa, décrite dans 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 septembre 2018 », 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

As a result of the City's comprehensive review of the Official Plan (OP) in 2003, Council adopted Official Plan Amendment (OPA) 76 in June 2009. The purpose of OPA 76 was

to meet the legislative requirements under Section 26(1) of the *Planning Act* to conduct a five-year review of the OP and to address the 2005 Provincial Policy Statement (PPS). This included providing sufficient land to accommodate the City's projected land use needs and population to 2031. The amendment, with modifications, was approved by the Ministry of Municipal Affairs and Housing in 2009. However, OPA 76 was subsequently appealed to the Ontario Municipal Board (OMB) on various matters, including the consideration of adding lands to the existing urban boundary. The OMB issued its decisions on the matter on July 9, 2012 and November 15, 2013 (OMB File No. PL100206), which modified OPA 76 by designating a number of Developing Community and Urban Expansion Study Areas on Schedules A and B. These lands are intended to be developed primarily for residential purposes with minor, non-residential uses to meet the needs of the future residents. In Leitrim, Areas 8a and 9a were identified as Developing Community and 9b was identified as an Urban Expansion Study Area. The properties located at 4747, 4755, 4789 and 4840 Bank Street generally encompass the majority of the lands in Areas 8a and 9a. The property located at 4791 Bank Street is Area 9b. Document 1 depicts their locations.

Sections 3.11 and 3.12 of the OP are applicable to the Urban Expansion Study Area and Developing Community designations, respectively. Development of the lands subject to Section 3.11 (Area 9b) require the preparation of a concept plan or Community Design Plan. Lands subject to Section 3.12 (Areas 8a and 9a) may proceed to development once a plan of subdivision is approved. Policy 4e. in Section 3.11 and Policy 3d. in Section 3.12 of the OP require the following:

Establish the mix and location of residential dwellings, which, as a minimum, will constitute the following:

- i. At least 45 per cent single detached but not more than 55 per cent single detached, at least 10 per cent apartment dwellings and the remainder multiple dwellings, other than apartments.
- ii. In Urban Expansion Study Area and Developing Community (Expansion Area) designations, overall residential development will meet a minimum average density target of 34 units per net hectare. Net residential density is based on the area of land in exclusively residential use, including lanes and parking areas internal to developments but excluding public streets, rights-of-way and all non-residential uses.

The proposed OPA, (Document 2) is a new policy with respect to the unit mix to reflect the developments proposed and to allow the lands to be considered together if there is an agreement between the landowners.

The concept plan and subsequent redesignation from Urban Expansion Area to General Urban Area for 4791 Bank Street was approved through OPA 196 on October 25, 2017. Although the designation was amended, the unit mix requirement remained unchanged and was reflected in the draft plan of subdivision conditions. In order to register the subdivision, either the unit mix needed to be adjusted or an OPA was required.

DISCUSSION

Proposed Amendments

The first policy amendment proposes to reduce the percentage of single detached dwellings to a minimum of 30 per cent. The remainder of the policy will be unchanged; there will continue to be a maximum of 55 per cent singles, at least 10 per cent apartment and the remainder multiples other than apartment. The residential development on the combined parcels will continue to be required to meet or exceed the minimum average density target to 34 units per net hectare. The proposed amendment to the unit mix provides for greater flexibility in the mix of housing types so the industry can respond to changes in the housing market.

Subdivision applications have been submitted for each of the development areas. The application for 4791 Bank Street was draft approved on February 6, 2018 and staff expect the other subdivisions to be draft approved by the end of this year. The second amendment proposes that where there is an agreement among the developers, the unit mix will apply to the areas together rather than each individual subdivision. Particularly for the smaller parcel at 4747 and 4755 Bank Street, it is more difficult to achieve the required unit mix while still achieving a subdivision with good urban design and an efficient use of land. The integrated approach also allows for appropriate transition between the existing and proposed abutting developments.

The minimum number of apartment units will be specified in the draft plan of subdivisions and will be implemented at the site plan stage. A landowners agreement between the developers will ensure that they work together and agree to ensure that any changes to plans of subdivision and unit types will maintain the required unit mix across the four properties. The subdivision agreements will also speak to the application

of the unit mix requirement for all the areas. As subdivisions are registered, the unit types will be tracked to ensure compliance.

Details of Official Plan Amendment

The following is the proposed OPA, attached as Document 2, required to implement the proposed subdivisions for 4747, 4755, 4789, 4791 and 4840 Bank Street:

- a. Volume 1, Add a new Policy to Section 3.6.1 – General Urban Area as follows:

“Notwithstanding the policies in Section 2 and 3 of this Plan to the contrary, for the properties known municipally as 4747, 4755, 4789, 4791 and 4840 Bank Street, the following policies shall apply:

- a. The properties will be considered as one for the purpose of achieving the required mix of residential units which will be comprised of at least 30 per cent but not more than 55 per cent single detached dwellings, at least 10 per cent apartment dwellings and the remainder multiple dwellings, other than apartments.
- b. The shared responsibility to meet this housing mix is to be co-ordinated by a ‘Landowner’s Agreement’. If such agreement is not implemented, the City will require the minimum housing mix to be achieved on each property individually.

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 amendment.

CONSULTATION

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Development Applications. During the circulation process, three written submissions were received with two providing comments and one requesting notification. A summary of the comments received and a staff response to them is found in Document 3.

COMMENTS BY THE WARD COUNCILLORS

Councillors Qaqish and Darouze are aware of the application related to this report.

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.

ASSET MANAGEMENT IMPLICATIONS

There are no 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 amendment.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

Healthy and Caring Communities- HC3 – create new affordable housing options

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 complexity of issues.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Official Plan Amendment

Document 3 Consultation Details

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; 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, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

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

Document 2 – Official Plan Amendment XX to the Official Plan for the City of
Ottawa



Official Plan Amendment XX to the Official Plan for the City of Ottawa

4747, 4755, 4789, 4791 and 4840 Bank Street-Leitrim Community

110 Laurier Avenue West, Ottawa ON K1P 1J1 Mail code: 01-14
110, av. Laurier Ouest, Ottawa (Ontario) K1P 1J1 Courrier interne : 01-14

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THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. XX to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment XX to the Official Plan for the City of Ottawa.

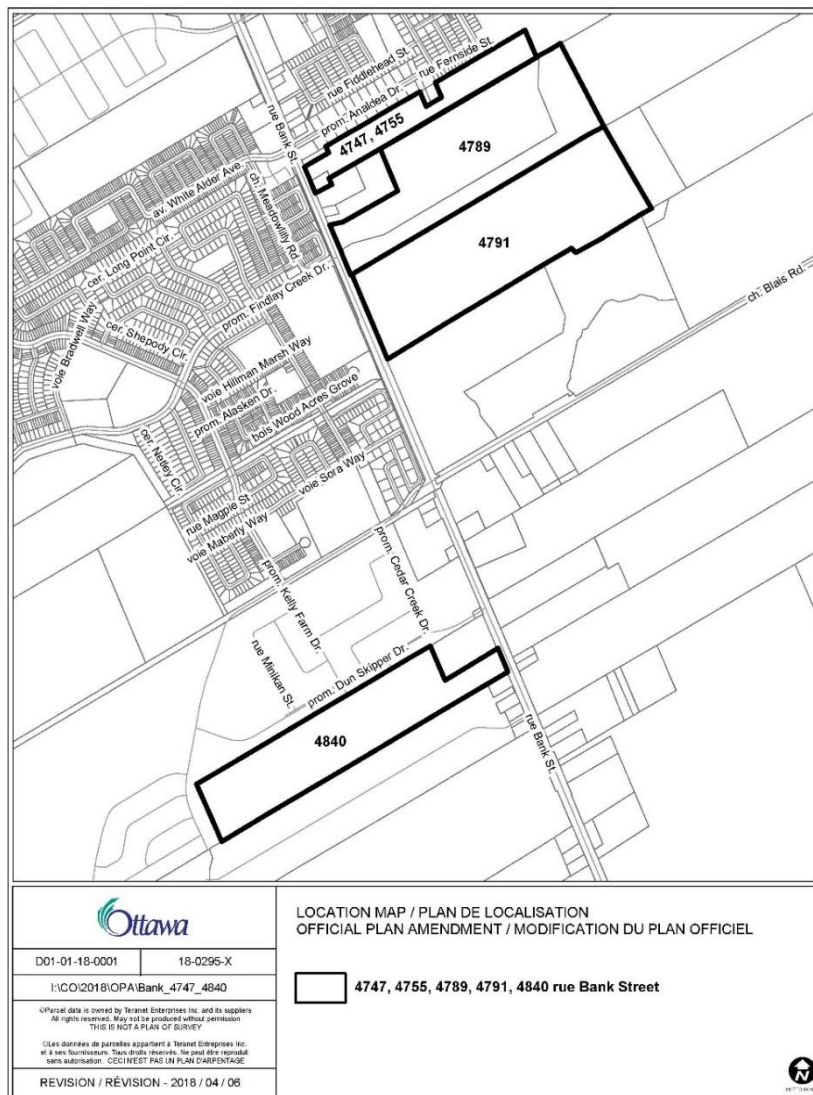
PART A – THE PREAMBLE

1. Purpose

The purpose of this amendment to the Official Plan is to implement a residential unit mix for the subject areas and to allow the consideration of all the areas as a whole in the fulfillment of the requirements.

2. Location

The Official Plan Amendment affects the lands shown in the figure below.



3. Basis

Lands which were brought into Urban Expansion Study Area and Developing Community designations through Official Plan Amendment 76 of the City's Official Plan are subject to residential unit mix requirements.

4. Background

The subject lands were brought into an Urban Expansion Study Area and Developing Community designation through Official Plan Amendment 76 of the City's Official Plan and confirmed by an Ontario Municipal Board decisions dated July 9, 2012 and November 15, 2013 (Ontario Municipal Board file # PL100206). These areas were identified as part of the urban lands required to accommodate growth to the year 2031. They are intended to be developed primarily for residential purposes, with minor, non-residential uses to meet the needs of the future residents.

5. Rationale

The first policy amendment proposes to reduce the percentage of single detached dwellings to a minimum of 30 per cent. The remainder of the policy will be unchanged; there will continue to be a maximum of 55 per cent singles, at least 10 per cent apartment and the remainder multiples other than apartment. The residential development on the combined parcels will continue to be required to meet or exceed the minimum average density target to 34 units per net hectare. The proposed amendment to the unit mix provides for greater flexibility in the mix of housing types so the industry can respond to changes in the housing market.

Subdivision applications have been submitted for each of the development areas. The application for 4791 Bank Street was draft approved on February 6, 2018 and staff expect the other subdivisions to be draft approved by the end of this year. The second amendment proposes that where there is an agreement among the developers, the unit mix will apply to the areas together rather than each individual subdivision. Particularly for the smaller parcel at 4747 and 4755 Bank Street, it is more difficult to achieve the required unit mix while still achieving a subdivision with good urban design and an efficient use of land. The integrated approach also allows for appropriate transition between the existing and proposed abutting developments.

The minimum number of apartment units will be specified in the draft plan of subdivisions and will be implemented at the site plan stage. A landowners agreement

between the developers will ensure that they work together and agree to ensure that any changes to plans of subdivision and unit types will maintain the required unit mix across the four properties. The subdivision agreements will also speak to the application of the unit mix requirement for all the areas. As subdivisions are registered, the unit types will be tracked to ensure compliance.

PART B – THE AMENDMENT

1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text and the attached Schedules constitutes Amendment No. XX to the Official Plan for the City of Ottawa.

2. Details

The following changes are hereby made to the Official Plan for the City of Ottawa:

a. Volume 1, Add a new Policy to Section 3.6.1 – General Urban Area as follows:

“Notwithstanding the policies in Section 2 and 3 of this Plan to the contrary, for the properties known municipally as 4747, 4755, 4789, 4791 and 4840 Bank Street, the following policies shall apply:

- a. The properties will be considered as one for the purpose of achieving the required mix of residential units which will be comprised of at least 30 per cent but not more than 55 per cent single detached dwellings, at least 10 per cent apartment dwellings and the remainder multiple dwellings, other than apartments.
- b. The shared responsibility to meet this housing mix is to be co-ordinated by a ‘Landowner’s Agreement’. If such agreement is not implemented, the City will require the minimum housing mix to be achieved on each property individually.

3. Implementation and Interpretation

Implementation and interpretation of this amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.

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 Official Plan amendments.

Three written submissions were provided, two of which provided comments and one a request for further notification.

Summary of Public Comments and Responses

Comment	Response
Building permits are issued without consideration given to the traffic impacts	<ul style="list-style-type: none">• Traffic impact studies are required at the subdivision stage• In this particular area, improvements are planned for some intersections along Bank Street, ahead of the widening of Bank Street to 4 lanes
Development should adhere to the Official Plan and not be grouped together, as presented 4747/4755 Bank Street do not provide any single detached dwellings	<ul style="list-style-type: none">• 4747/4755 Bank Street is a smaller parcel which makes it difficult to accommodate the required housing types as well as provide an appropriate transition from the existing single detached homes to the north• The draft plan has since been amended to include approximately 49 lots for single detached dwellings