

1. Zoning By-Law Amendment – Part of 3640 Greenbank Road
Modification du Règlement de zonage – partie du 3640, chemin Greenbank

COMMITTEE RECOMMENDATIONS, AS AMENDED

That Council :

1. consider this report at its meeting on 12 September 2018 pursuant to Subsection 35. (5) of Procedure By-law 2016-377, to avoid further delays in project construction; and
2. approve an amendment to Zoning By-law 2008-250 for part of 3640 Greenbank Road to lift the holding symbol to remove the exception for the increased front yard and corner side yard setbacks and to increase the maximum permitted height for back-to-back townhouses, as detailed in Document 2.

RECOMMANDATIONS DU COMITÉ, TELLES QUE MODIFIÉES

Que le Conseil :

1. examine le présent rapport lors de sa réunion du 12 septembre 2018, en application du paragraphe (5) de l'article 35 du Règlement de procédure (no 2016-377), pour éviter d'autres retards dans la construction; et
2. approuve une demande de modification du Règlement de zonage 2008-250 relativement à une partie du 3640, chemin Greenbank, de façon à supprimer le symbole d'aménagement différé pour retirer l'exception concernant l'augmentation des retraits pour les cours avant et les cours latérales d'angle, et pour accroître la hauteur maximale permise des maisons en rangée dos-à-dos, comme le précise le document 2.

DOCUMENTATION /DOCUMENTATION

1. Director's Report, Planning Services, Planning, Infrastructure and Economic Development Department dated August 21, 2018 (ACS2018-PIE-PS-0096)

Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'Infrastructure et du développement économique daté le 21 août 2018 (ACS2018-PIE-PS-0096)

2. Extract of draft Minutes, Planning Committee, September 11, 2018

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 11 septembre 2018

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
11 September 2018 / 11 septembre 2018**

**and Council
et au Conseil
26 September 2018 / 26 septembre 2018**

**Submitted on 21 August 2018
Soumis le 21 août 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:

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

613-580-2424, 24025, Melanie.Gervais@ottawa.ca

Ward: BARRHAVEN (3)

File Number: ACS2018-PIE-PS-0096

SUBJECT: Zoning By-law Amendment – Part of 3640 Greenbank Road

**OBJET: Modification du Règlement de zonage – partie du 3640, chemin
Greenbank**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to
Zoning By-law 2008-250 for part of 3640 Greenbank Road to lift the holding**

symbol to remove the exception for the increased front yard and corner side yard setbacks and to increase the maximum permitted height for back-to-back townhouses, 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 26, 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 une demande de modification du Règlement de zonage 2008-250 relativement à une partie du 3640, chemin Greenbank, de façon à supprimer le symbole d'aménagement différé pour retirer l'exception concernant l'augmentation des retraits pour les cours avant et les cours latérales d'angle, et pour accroître la hauteur maximale permise des maisons en rangée dos-à-dos, comme le précise 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 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

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 3640 Greenbank Road

Owner

Tamarack (Nepean) Corporation

Applicant

Stephanie Morris-Rashidpour, FoTenn Consultants Inc.

Description of site and surroundings

The site is located east of Highway 416, west of Greenbank Road and south of Cambrian Road and the Jock River and forms part of the Barrhaven South community. The proposed subdivision is located approximately 400 metres southwest of the intersection of Greenbank Road and Cambrian Road. Surrounding land uses include a low-rise residential neighbourhood to the north and south, Phase 3 of the Meadows Subdivision, which is currently being developed to the east and lands owned by Tamarack to be developed as Phase 5 of The Meadows Subdivision to the west.

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 property is currently zoned Residential Third Density, Subzone Z, Urban Exceptions 1805, 1806 and 1807 with a holding symbol (R3Z[1805]-h, R3Z[1806]-h and R3Z[1807]-h) and Residential Fifth Density, Subzone Z, Urban Exception 1807 with a holding symbol (R5Z[1807]-h). The general purpose of the R3 zone is to permit a mix of residential building forms ranging from detached to townhouse dwellings to provide additional housing choices. R5 zones provide for development with increased density. Urban Exceptions 1805, 1806 and 1807 require the approval of the Barrhaven South Master Servicing Study to lift the holding symbols. Urban Exceptions

1806 and 1807 require a front and corner side yard setback of 5.5 metres. Urban Exception 1807 also requires an Impact Assessment Study demonstrating the compatibility between the residential uses and the mineral aggregate operation to lift the holding symbol.

The applicant is proposing to lift the holding symbols on all applicable zones given the approval of the Barrhaven South Master Servicing Study and the submission of the Mineral Resource Impact Assessment. The applicant is also proposing to increase the permitted building height for the back-to-back townhouses from 11 to 11.5 metres and remove the exception provisions requiring a 5.5-metre front and corner side yard setback to the building foundations on the basis of the [Tree Planting in Sensitive Marine Clay Soils – 2017 Guidelines](#).

Brief history of proposal

The Draft Plan of Subdivision was approved in January 2011. This subdivision was registered in phases: Phase 1 in September 2011, Phase 2 in December 2012, Phase 3A in October 2015, Phase 3B in January 2017 and Phase 3C in March 2018. The last phase, Phase 4, will be registered shortly after this rezoning is approved. The zoning of the whole subdivision was approved in 2011 prior to registration of Phase 1. Exceptions 1805, 1806 and 1807 applied a holding provision to the property to ensure approval of the Barrhaven South Master Servicing Study and the Impact Assessment Study for the mineral operation. Exceptions 1806 and 1807 also increased the required front yard and corner side yard setbacks from three metres (as per the standard R3Z and R5Z zones) to 5.5 metres to ensure appropriate setbacks between street trees and foundations in sensitive marine clay soils as per the 2005 Clay Soils Policy, which required a 7.5-metre tree to foundation setback.

DISCUSSION

Public consultation

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. Comments were received from one resident.

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 Barrhaven South Community Design Plan (CDP) identifies this area as Low Density Residential, which permits single-detached, semi-detached and duplex dwellings. Street townhouses and other similar ground-oriented multiple dwellings are also permitted in order to accommodate a variety of housing choices, to increase affordability and to create interesting streetscapes throughout neighbourhoods.

Planning rationale

This phase of the subdivision proposes detached dwellings, semi-detached dwellings, townhouses and back-to-back townhouses as well as parkland. Access to the subdivision will be provided via local streets connecting to the future realignment of Greenbank Road to the west, the collector road known as Grand Canal Street on the east and a future local street known as Dowitcher Grove to the north.

The current zoning permits the proposed residential uses. Exceptions 1806 and 1807 currently require an increased front yard and corner side yard setback of 5.5 metres. This increased setback was created to ensure adequate separation between street

trees in clay soils and foundations. The new *Tree Planting in Sensitive Marine Clay Soils - 2017 Guidelines* approved last year now provide an opportunity for a reduced setback of 4.5 metres between street trees and foundations if six conditions are met. These six conditions have been met and therefore the 5.5-metre front yard and corner side yard setbacks are no longer required and the standard three-metre setback from the parent zone can now be applied.

The back-to-back townhouses require a 0.5-metre height increase from the standard 11 metres maximum height permitted in the R3Z and R5Z zones. Although the back-to-back townhouses have been designed under 11 metres in height, the extra 0.5 metres will provide some breathing room in case of low grades around the buildings.

The site is subject to a holding provision. As per exceptions 1805, 1806 and 1807 the approval of the Barrhaven South Master Servicing Study is required to lift the holding symbol. Exception 1807 also requires an Impact Assessment Study demonstrating compatibility between the residential uses and the mineral aggregate operation to lift the holding symbol. The Barrhaven South Master Servicing Study has been approved and a Mineral Resource Impact Assessment (MRIA) has been reviewed and approved. The MRIA recommended mitigation measures, which will be implemented through the registration of the subdivision.

Provincial Policy Statement (PPS)

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 comment:

“This next phase of The Meadows will fit well with the existing community. I support this application.”

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications with this proposal.

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 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

CONCLUSION

The Planning, Infrastructure and Economic Development Department supports the proposed Zoning By-law amendment to remove the exception for the 5.5-metre front yard and corner side yard setback, to increase the height for back-to-back townhouses and to lift the holding provision as per Documents 1 and 2. The application is consistent with the PPS, the Official Plan, the CDP and the draft plan of subdivision.

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.

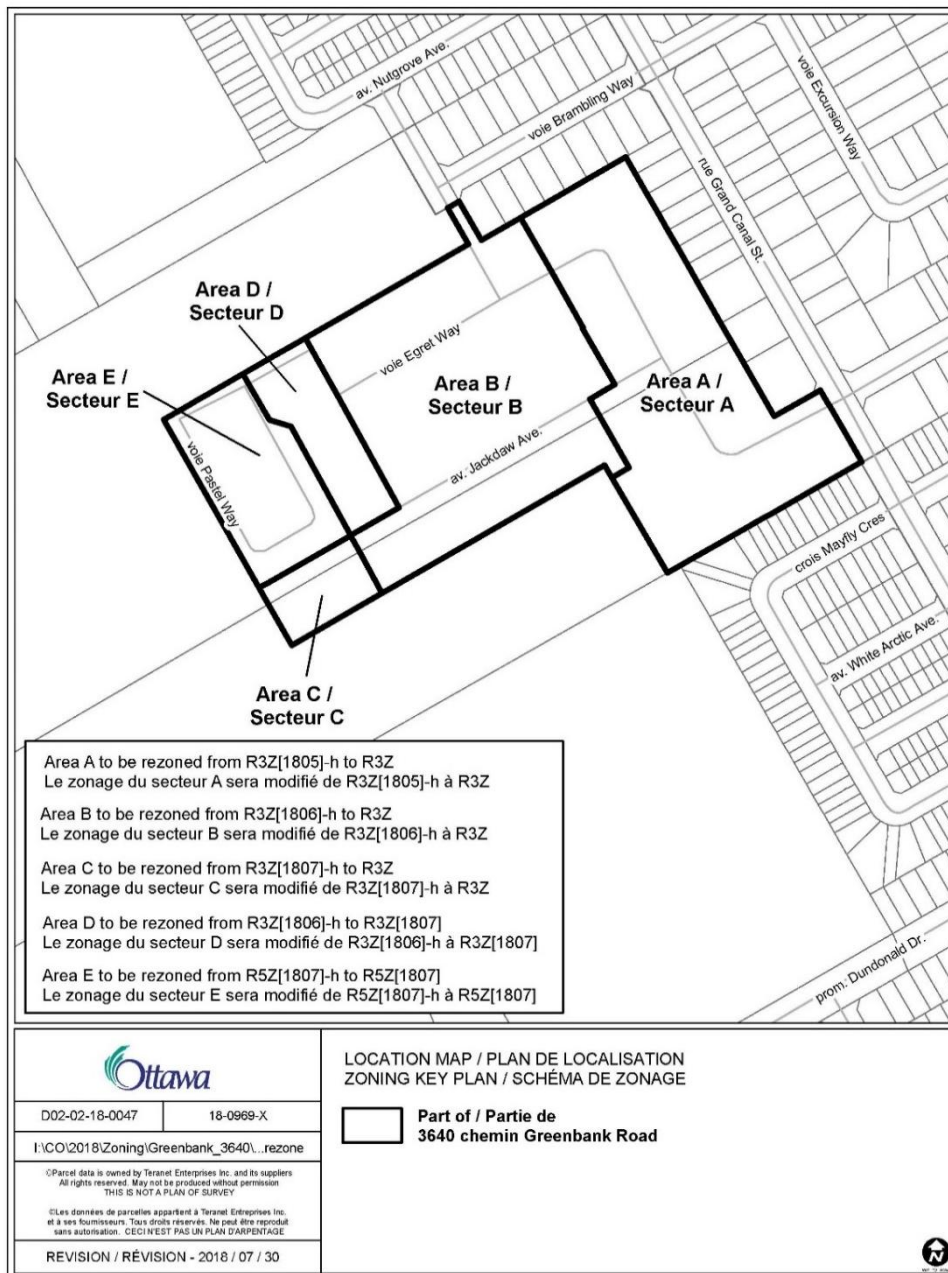
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa

The map shows the properties located on part of 3640 Greenbank Road. All areas are zoned residential, some being rezoned to remove the exception and the holding symbol while other areas will have a new exception.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law 2008-250 for part of 3640 Greenbank Road:

1. Rezone the lands shown in Document 1 as follows:
 - a. Area A from R3Z[1805]-h to R3Z
 - b. Area B from R3Z[1806]-h to R3Z
 - c. Area C from R3Z[1807]-h to R3Z
 - d. Area D from R3Z[1806]-h to R3Z[1807]
 - e. Area E from R5Z[1807]-h to R5Z[1807]
2. Modify exception 1807 in Section 239 – Urban Exceptions as follows:
 - a. In Column II, replace text with “R3Z[1807] & R5Z[1807]”
 - b. In Column III, remove all the text and replace with “maximum height for back-to-back townhouses is 11.5m”

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.

Public Comments and Responses

A comment was provided expressing concern about the increased density and height and the need for more green spaces.

Response:

The density of this subdivision is not changing. The design of the back-to-back townhouses respects the 11-metre maximum height; the increase in height will provide breathing room in case of lower grades. The reduction of the front and corner side yard setbacks will not allow additional homes to be built; it will only allow greater flexibility in the placement of the dwellings on the lots. The amount of parkland for this subdivision is consistent with the City's Greenspace Master Plan and the City's Parkland Dedication By-law.