

4. Zoning By-Law Amendment – Part of 3960 Greenbank Road
Modification du *Règlement de zonage* – partie du 3960, chemin Greenbank

Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for part of 3960 Greenbank Road to permit residential uses and to correct discrepancies between Stage 1 and Stage 2 of the subdivision, as shown in Document 1 and as detailed in Document 2.

Recommandation du Comité

Que le Conseil approuve la modification du Règlement de zonage 2008-250 visant une partie du 3960, chemin Greenbank afin de permettre les utilisations résidentielles et de corriger les écarts observés entre les phases 1 et 2 du lotissement, comme il est illustré dans le document 1 et expliqué en détail dans le document 2.

Documentation/Documentation

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated October 7, 2019 (ACS2019-PIE-PS-0104)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 7 octobre 2019 (ACS2019-PIE-PS-0104)
2. Extract of draft Minutes, Planning Committee, October 24, 2019

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 24 octobre 2019

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
24 October 2019 / 24 octobre 2019**

**and Council
et au Conseil
6 November 2019 / 6 novembre 2019**

**Submitted on 7 October 2019
Soumis le 7 octobre 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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**Wards: BARRHAVEN (3); RIDEAU-
GOULBOURN (21)**

File Number: ACS2019-PIE-PS-0104

SUBJECT: Zoning By-law Amendment – part of 3960 Greenbank Road

**OBJET: Modification du *Règlement de zonage* – partie du 3960, chemin
Greenbank**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 3960 Greenbank Road to permit**

residential uses and to correct discrepancies between Stage 1 and Stage 2 of the 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 November 6, 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 la modification du *Règlement de zonage 2008-250* visant une partie du 3960, chemin Greenbank afin de permettre les utilisations résidentielles et de corriger les écarts observés entre les phases 1 et 2 du lotissement, [comme il est illustré dans le document 1 et expliqué 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, 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 6 novembre 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 3960 Greenbank Road

Owner

Minto Communities Inc.

Applicant

Hugo Lalonde, Minto Communities Inc.

Description of site and surroundings

The site is located in the Quinn's Pointe Subdivision in Barrhaven South, west of Greenbank Road and north of Barnsdale Road. Lands to the north form part of Quinn's Pointe Stage 1, lands to the south, east and west are rural in nature.

Summary of requested Zoning By-law amendment proposal

The Zoning By-law amendment application will accommodate development for nine detached dwellings in Area D as shown in Document 1. Through the detailed engineering design for Quinn's Pointe Stage 2, efficiencies were realized and the size of the northeastern stormwater management facility block was able to be reduced. The excess stormwater management lands allowed for the addition of nine lots for detached dwellings. These nine lots need to be rezoned from Open Space - O1 to Residential Third Density Subzone YY - R3YY[2527].

The Zoning By-law amendment application will also modify the zoning along the southern boundary of Stage 1 and lift a holding symbol. Given that the southern portion of Quinn's Pointe Stage 1 had partial lots which needed Stage 2 to become developable, minor zoning amendments are necessary to bring the zoning of these remnant pieces in line with the zoning of Stage 2. The holding symbol is requested to be lifted as the ultimate stormwater management facility is being constructed, which satisfies the requirement for lifting the holding.

Proposed rezoning for Areas A, B, C and E as shown in Document 1 are as follows:

- Area A from R3YY[2145] to R3YY[2527]
- Area B from R3YY[2145]-h to R3YY[2527]
- Area C from R3YY[2145]-h to O1

- Area E from R3YY[2145]-h to R3YY[2145]

The Zoning By-law amendment application will also modify a tiny portion of a lot for a detached dwelling from O1 to R3YY[2527] so that the zoning boundary will follow the property line (shown as the small Area D in Document 1).

Brief history of proposal

The site was draft approved in February 2019 for a residential subdivision (File No. D07-16-18-0016) and is known as Quinn's Pointe Stage 2, 3 and 4. The whole of Quinn's Point Stage 2, 3 and 4 was subject to a previously approved Zoning By-law Amendment in 2018 ([ACS2018-PIE-PS-0103](#)).

DISCUSSION

Public consultation

Notification of this Zoning By-law amendment was sent by mail to residents within 120 metres and signs were posted on the property.

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 Urban Expansion Area Community Design Plan (CDP) identifies the majority of this area as Low-Medium Density Residential, with blocks identified for schools, parks, stormwater management, commercial, high-density residential and a park and ride. The Draft Plan of Subdivision follows the CDP almost to the letter with a few small variations; as in the addition of a row of single detached dwelling backing onto the stormwater management facility. As per Section 8.6 of the CDP, the Demonstration Plan provides guidance for development and “landowners are not required to develop their lands precisely as shown on the Demonstration Plan”.

Planning rationale

The related Draft Plan of Subdivision proposes detached dwellings, semi-detached dwellings, townhouses, back-to-back townhouses, high-density residential, schools, parkland, a park and ride and stormwater management facilities. Access to the subdivision will be provided via a collector street connecting to the existing Greenbank Road to the east. The future realignment of Greenbank Road will eventually be going through the site to intersect with Barnsdale Road.

The Zoning By-law amendment is consistent with the intent of the Official Plan as the site is designated General Urban Area. This amendment will allow for nine additional detached dwellings, which is in line with the detailed engineering design being reviewed by the City. The corrections for the partial lots at the southern edge of Stage 1 will prevent these lots from having dual zoning. The stormwater management facility will be built during the construction of Stage 2 and therefore the holding symbols on the partial lots in Stage 1 can be lifted.

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

Ward Councillors Harder and Moffatt are aware of this report.

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 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

The 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 Draft 4M Plan

Document 5 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 2527, to Open Space and to lift the holding symbol as per Documents 1 and 2. The application is consistent with the Provincial Policy Statement, the Official Plan, the Barrhaven South Urban Expansion Area Community Design Plan 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.

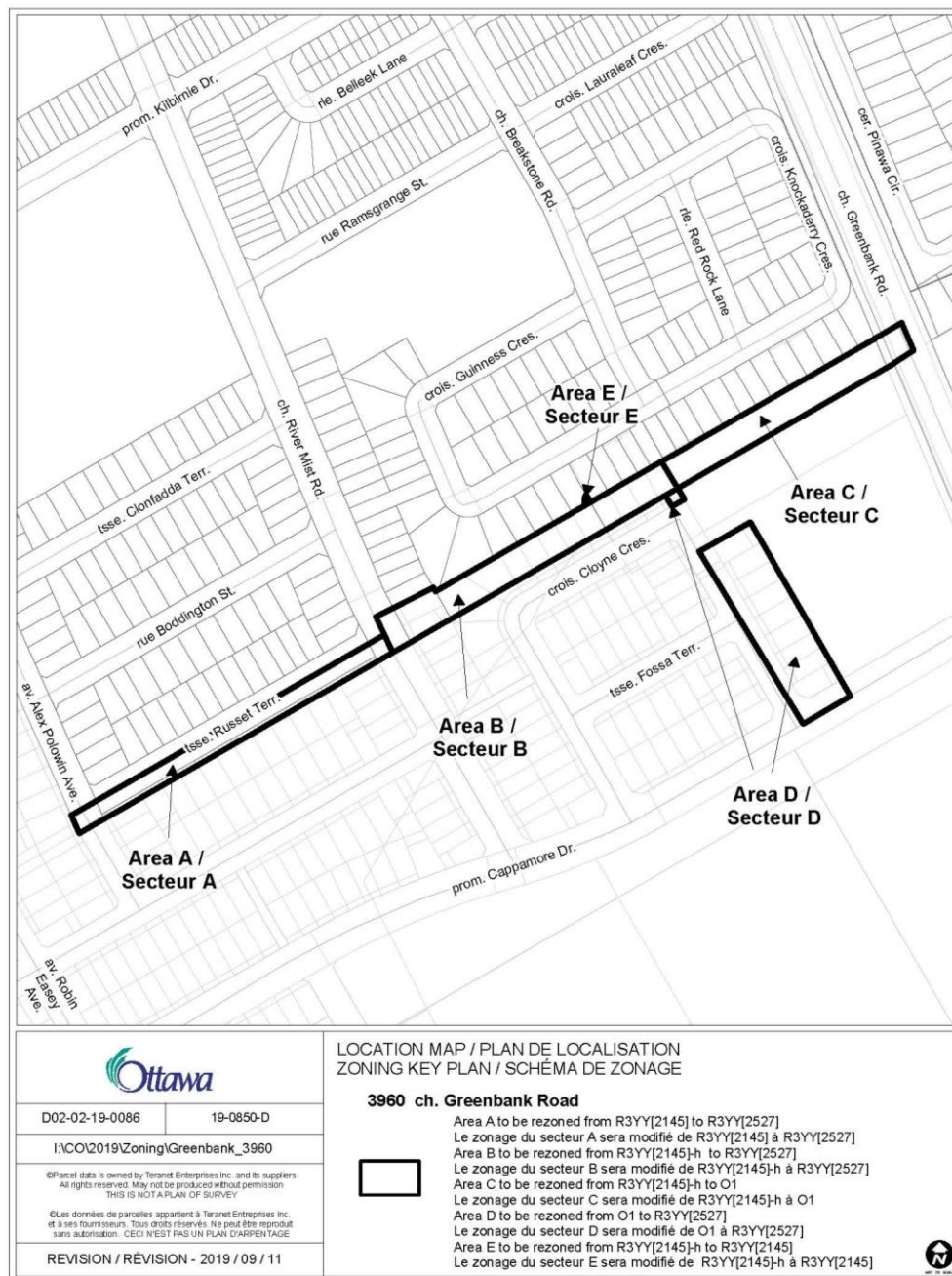
Planning Operations Branch, Planning Services to undertake the statutory notification.

** Note: The "Recommandations du rapport" section was corrected, pursuant to the City Clerk and Solicitor's Delegated Authority to correct clerical, spelling, or minor errors of an administrative nature as set out in section 36 of Schedule "C" to the Delegation of Authority By-Law (By-law no. 2018-397).*

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa.ca).

The map shows the properties located at 3960 Greenbank Road. More specifically, the map shows zoning corrections for a residential subdivision.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for part of 3960 Greenbank Road:

1. Rezone the lands shown in Document 1 as follows:
 - a. Area A from R3YY[2145] to R3YY[2527]
 - b. Area B from R3YY[2145]-h to R3YY[2527]
 - c. Area C from R3YY[2145]-h to O1
 - d. Area D from O1 to R3YY[2527]
 - e. Area E from R3YY[2145]-h to R3YY[2145]

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.

Public Comments and Responses

Comment:

What is the change between R3YY[2145] and R3YY[2527] and will it have impacts on the properties that border this change?

Response

The change from R3YY[2145] to R3YY[2527] is to ensure that the row of singles is not dual zoned. The rear half of these lots were part of Stage 1 of the subdivision and were zoned a few years back with the development of Stage 1. They were not deep enough (nor did they have street frontage) and therefore had to wait until Stage 2 went forward to provide them with more area and a street frontage. Changing the rear half of these lots to R3YY[2527] will ensure that they match with the zoning of the front half of the lots. The difference between these two zoning exceptions is the number of townhouses that are allowed to be attached. None of the provisions for detached dwellings are being changed. (The townhouses are further west in Stage 2, as you can see in Document 5). Therefore, for this row of singles the zoning provisions are exactly the same as what was permitted in Stage 1.

Comment:

Concerning Area D being changed from O1 to R3YY[2527], are these the only lots being added by this rezoning?

Response:

The nine lots being added adjacent to the stormwater management pond are the only additions. Through the detailed engineering design for the pond the engineers found efficiencies and determined that they didn't need all of the area for the pond.

Document 5 – Barrhaven South Urban Expansion Area CDP - Demonstration Plan

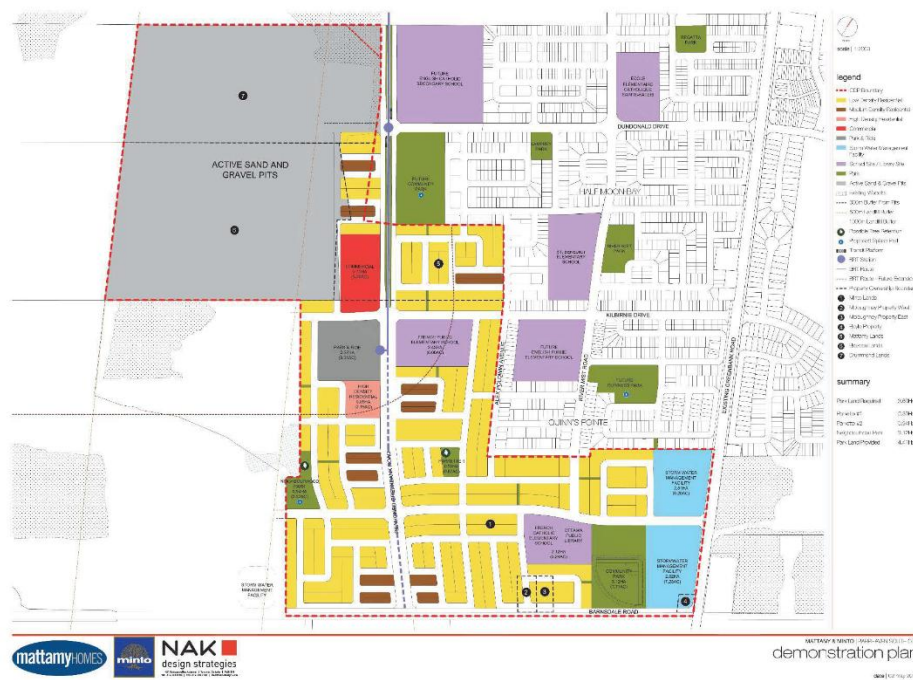


Figure 9: Demonstration Plan