

5. Zoning By-Law Amendment – 2564 Tenth Line Road

Modification du *Règlement de zonage* – 2564, chemin Tenth Line

Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 2564 Tenth Line Road to permit 730 residential units, seven pathway blocks, one future development block, three park blocks, two creek corridor blocks, one stormwater management block and one school block, as shown in Document 1 and detailed in Document 2.

Recommandation du Comité

Que le Conseil approuve une modification du Règlement de zonage 2008-250 visant le 2564, chemin Tenth Line afin de permettre l'aménagement de 730 unités d'habitation, de sept voies piétonnières, d'un îlot d'habitation, de trois parcs, de deux couloirs de ruisseau, d'un îlot de gestion des eaux pluviales et d'une école, 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 9, 2019 (ACS2019-PIE-PS-0090)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 9 octobre 2019 (ACS2019-PIE-PS-0090)

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 9 October 2019
Soumis le 9 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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Ward: CUMBERLAND (19)

File Number: ACS2019-PIE-PS-0090

SUBJECT: Zoning By-law Amendment – 2564 Tenth Line Road

OBJET: Modification du *Règlement de zonage* – 2564, chemin Tenth Line

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2564 Tenth Line Road to permit 730 residential units, seven pathway blocks, one future development block, three park**

blocks, two creek corridor blocks, one stormwater management block and one school block, 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 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 November 6," 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 le 2564, chemin Tenth Line afin de permettre l'aménagement de 730 unités d'habitation, de sept voies piétonnières, d'un îlot d'habitation, de trois parcs, de deux couloirs de ruisseau, d'un îlot de gestion des eaux pluviales et d'une école, comme il est illustré dans le document 1 et expliqué en détail 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 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

2564 Tenth Line Road

Owner

Mattamy (Mer Bleue 2) Limited

Applicant

FoTenn Consultants

Address of the site

2564 Tenth Line Road

Description of site and surroundings

The subject site is a vacant parcel of land between Mer Bleue Road and Tenth Line Road, south of Mattamy's Summerside West, Phases 1 to 3. The site is subject to a Plan of Subdivision process (City File No. D07-16-17-0028). The total area for this Plan of Subdivision is 39.42 hectares and is known as Mattamy's Summerside West, Phases 4, 5 and 6 (aka Mattamy's Summerside South, Phases 1 to 3).

To the north, residential homes exist and/or are being constructed within Phases 1, 2 and 3 of Mattamy's Summerside West subdivision. Residential homes, underdeveloped lands and agricultural lands exist, south, west and east of the lands. The subject site is also intersected by McKinnon's Creek.

Summary of requested Zoning By-law amendment proposal

The applicant is requesting to rezone the Plan of Subdivision from Rural Countryside Zone (RU), to Residential, Third Density Zone, Subzone YY (R3YY) with exceptions, Parks and Open Space Zone (O1), Institutional Zone (I1A), and Development Reserve (DR), in order to allow the development of 730 detached dwellings, townhouse units, back-to-back townhouse units, three parks, a stormwater management block, two creek

corridor blocks and a school site. This rezoning will meet the objectives of the Mer Bleue Urban Expansion Area Secondary Plan and Mer Bleue Urban Expansion Area 10 Community Design Plan (CDP). Site-specific exceptions have been requested to allow modest revisions to lot areas, setbacks, required yards and permitted projections. A further exception has been requested along the spine of a future collector, to permit primary residential uses a variety of small, locally-oriented commercial uses that will complement and be ancillary to the residential land uses.

The proposed Zoning By-law amendment also seeks to remove the Flood Plain overlay on the Mattamy lands and have the overlay amended to be within City lands, adjacent to McKinnon's Creek, in order to match South Nation Conservation's recently amended floodplain mapping.

The subject land has received draft Plan of Subdivision approval as of May 29, 2019. This Zoning By-law amendment is required prior to subdivision registration.

Brief history of proposal

In July 2017, an Official Plan amendment was passed to include the Mer Bleue Urban Expansion Area within the urban boundary by introducing the Mer Bleue Urban Expansion Area Secondary Plan to Official Plan Volume 2A. This secondary plan is to be read in conjunction with the Mer Bleue Expansion Area CDP. The subdivision land is within the Mer Bleue Urban Expansion Area Secondary Plan and Mer Bleue Urban Expansion Area 10 CDP boundaries (Document 4).

The lands subject to this Zoning By-law amendment is also part of an ongoing Plan of Subdivision process (City File No. D07-16-17-0028) and is known as Mattamy's Summerside West, Phases 4, 5 and 6 (and recently renamed by Mattamy to Summerside South, Phases 1 to 3). The subdivision process received draft approval in May 2019.

DISCUSSION

Public consultation

Notice of this application was circulated to surrounding landowners and two standard City signs were installed on-site giving notice of this Zoning By-law amendment in accordance with the Council-approved Public Notification and Consultation Policy and the *Planning Act*. Owners within 120 metres of the subject lands were notified by mail and signs were posted on the site.

A Statutory Public Meeting was held for this Draft Plan of Subdivision on March 5, 2018 at François Dupuis Centre (2263 Portobello Road). The applicant, engineering and planning consultants, Councillor Blais and his staff, and City's PIED staff were present.

Numerous comments were received and have been summarized in Document 3. A total of 38 residents have asked to be part of the public notification list for this proposal.

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

Official Plan designation

An Official Plan amendment in July 2017 re-designated the lands from Developing Community (Expansion Area) to General Urban Area.

To the north, south, east and west, it is surrounded by further General Urban Area lands. The General Urban Area designation is intended to promote the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances in combination with conveniently located employment, service, cultural, leisure, entertainment, institutional and employment uses, to create a complete and sustainable community.

Other applicable policies and guidelines

The land subject to this rezoning, a 39.42-hectare subdivision, is within the 219-hectare Mer Bleue Urban Expansion Area Secondary Plan and Mer Bleue Urban Expansion Area 10 CDP boundaries (see Document 4). In December 2017, the Mer Bleue Urban Expansion Area 10 Master Servicing Study and Mer Bleue Urban Expansion Study Area Environmental Management Plan were approved, providing further direction for subsequent development approvals processes. All municipal services are available to this site.

The CDP envisions the area to be a contemporary master-planned community of approximately 3,500 units that could accommodate up to approximately 10,000 residents. The overall CDP is structured around McKinnons Creek and provides for a range of housing in conjunction with parks and schools that are distributed throughout the community to allow for access by foot and bicycle. To facilitate active transportation, neighbourhoods will be connected by a comprehensive pathway system following the street network and creek corridor. A re-aligned Wall Road, together with new collector streets, will provide for an integrated road network that connects with existing and planned urban areas to the west and north.

This community is also subject to sensitive marine clay soils. Where the soils are greater than 40 per cent plasticity, the 2005 Clay Soils Policy apply. Where the soils are lesser than 40 per cent plasticity, the City's "Tree Planting in Sensitive Marine Clay Soils – 2017 Guidelines" apply. The proposed rezoning's setback exceptions being sought under the R3YY respect both policies.

Planning rationale

The proposal is consistent with the policies of the General Urban Area designation in the Official Plan as well as the Mer Bleue CDP, in that it will provide a wide range of dwelling types and densities of housing within proximity to schools, parks, and neighbourhood commercial development, with the long-term objective of becoming a sustainable, compact community.

A Residential Third Density, Subzone YY (R3YY) zoning with exceptions is proposed. The R3YY zone has been widely used within developing urban communities and allows detached, semi-detached and townhouse dwellings. The site-specific exceptions allow for minor modifications to performance standards, including flexibility for front yard and other required yard setbacks, heights, lot areas, as well as projections such as chimneys, balconies, and eaves.

The front yard and corner side yard setbacks have been revised to reflect the site-specific conditions of this subdivision. This exception is being requested due to the applicant's desire to provide street trees - as per CDP policies - but due to the presence of sensitive marine clay soils at this site and its varying plasticity levels, with whether there is a sidewalk, differing front yard setbacks are required. Three different exceptions are being requested under this Zoning By-law amendment for this effect. More specifically, one exception would be for high plasticity soils (where the front yard setback would be 5.25 metres with a sidewalk and 4.25 metres without a sidewalk) and another exception would be for low-plasticity soils (where the front yard setback would be 3.25 metres, irrespective of whether there is a sidewalk). The typical street cross-sections are attached in Document 5 for reference purposes. A third exception is being requested to implement a minimum front yard setback of 4.05 metres for the end and corner units of a block of back-to-back townhomes. These exceptions to the R3YY zone's typical front yard setback meet the intent of the 2005 Clay Soils Policy and City's "Tree Planting in Sensitive Marine Clay Soils – 2017 Guidelines".

Another exception is the minor modifications to projections under the Zoning By-law. This modification has been successfully implemented in other new communities and

draws on other recently approved Mattamy subdivisions, to encourage a compact urban form of development that makes efficient use of public infrastructure.

The aforementioned modifications proposed are similar to the standard R3YY zone requirements applicable to other new communities and closely follow Exception 2317, which was created to accommodate a similar compact urban development. That exception zone created unique zone provisions for the proposed housing type, involving modest decreases to lot areas, width, required yards and height.

The fourth exception being requested to the Residential Third Density Subzone is to permit residential units facing the proposed collector to have the Residential Neighbourhood Commercial Suffix (-c) applied, in order to permit secondary, ancillary commercial neighbourhood-based sub-uses, including office uses, within residential stock directly north of a proposed commercial block. This Residential Neighbourhood Commercial Suffix (-c) is another component to create a sustainable, compact and walkable community and is in keeping with Mer Bleue Urban Expansion Area Secondary Plan and Mer Bleue Urban Expansion Area 10 CDP's policies.

The final exception being considered is for one proposed lot's reduction in rear yard setback for a single detached dwelling. The basis for this reduction is to allow an accessible one-storey home to be constructed. The prospective property purchaser of Lot 39, Draft 4M-Plan (Summerside West, Phase 4) requires a barrier-free home design and the favorable grading on this proposed lot provides the most suitable location to accommodate this design. In contrast to the 6.0-metre rear yard setback requirement requested for detached dwellings, a reduced rear yard setback of 5.69-metres is requested and is considered appropriate in this case.

The land to be rezoned as a school site shall be dually zoned for both institutional as well as residential uses and will meet the intent set out in the CDP.

South Nation Conservation Authority is satisfied with the removal of the Flood Plain overlay in the Zoning By-law for the specified parts within this draft-approved Plan of Subdivision.

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 with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Blais is aware of this application and staff recommendation related to this report.

LEGAL IMPLICATIONS

There are no legal implications to the implementation of the recommendations of this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

The recommendations documented in this report are consistent with the City's [Comprehensive Asset Management \(CAM\) Program](#) objectives.

The implementation of the CAM program results in timely decisions that minimize lifecycle costs and ensure the long-term affordability of assets. To fulfill its obligation to deliver quality services to the community, the City must ensure that assets supporting City services are managed in a way that balances service levels, risk and affordability. The proposed stormwater management ponds, paths, parks and school location, developed using the Building Better Smarter Suburbs principles, serves to round out the proposed development with the appropriate supporting infrastructure.

FINANCIAL IMPLICATIONS

The capital costs for all blocks to be conveyed to the City will be borne by the developer. Once City inspections are satisfied, the City will assume ownership and operational costs.

ACCESSIBILITY IMPACTS

There are no accessibility issues associated with this Zoning By-law amendment

ENVIRONMENTAL IMPLICATIONS

The Mer Bleue Urban Expansion Study Area Environmental Management Plan included recommended watercourse corridor widths developed on the basis of geomorphology and hydrologic analysis. The proposed corridor was designed to ensure that the function of the watercourse would be preserved. The plan has been reviewed and approved by both City staff and the South Nation Conservation Authority.

TERM OF COUNCIL PRIORITIES

This report addresses the following Term of Council Priority:

- HC1 – Healthy and Caring Communities – Advance equity and inclusion for the city's diverse population.

APPLICATION PROCESS TIMELINE STATUS

This application was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

The application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to delays in the draft approval of as well as timing for the registration of subdivision.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Juxtaposition of Subdivision Lands on CDP's Concept Plan

Document 5 Typical Street Cross-Sections

CONCLUSION

Staff supports the proposed Zoning By-law amendment. It is consistent with the objectives of the Official Plan, Secondary Plan and CDP and represents good planning.

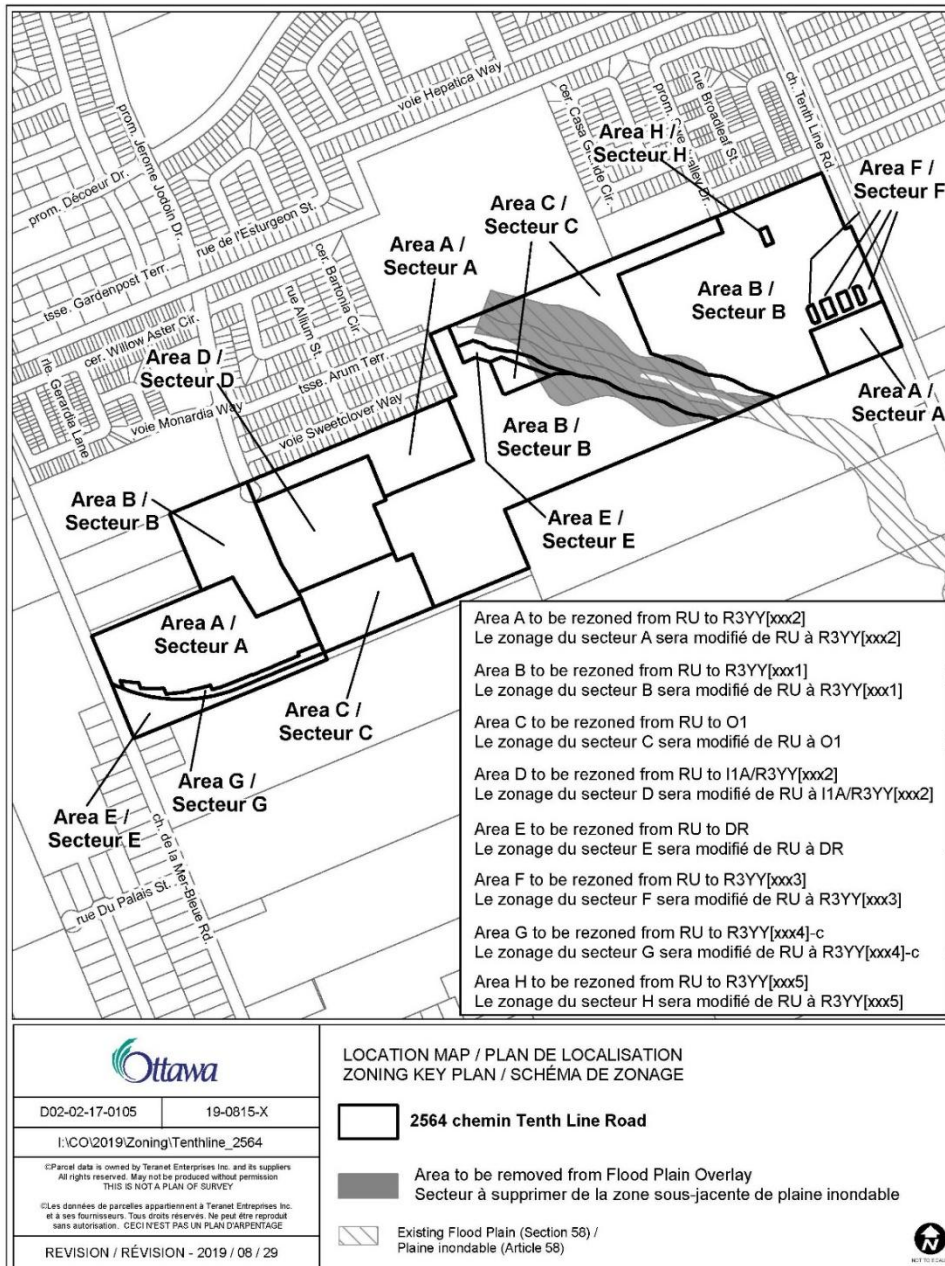
DISPOSITION

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 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 2564 Tenth Line Road:

1. Rezone the lands as shown on Document 1:
 - Rezone Area A from RU to R3YY[XXX2]
 - Rezone Area B from RU to R3YY[XXX1]
 - Rezone Area C from RU to O1
 - Rezone Area D from RU to I1A/R3YY[XXX2]
 - Rezone Area E from RU to DR
 - Rezone Area F from RU to R3YY[XXX3]
 - Rezone Area G from RU to R3YY[XXX4]-c
 - Rezone Area H from RU to R3YY[XXX5]
 - Remove the Flood Plain Overlay, as shown in Document 1
2. Add a new exception (R3YY[XXX1]) to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a. In Column II, add text, “R3YY[XXX1]”
 - b. In Column V, add the text:
 - minimum front yard setback
 - with a sidewalk: 5.25m
 - without a sidewalk: 4.25m
 - minimum corner side yard setback: 2.5m
 - minimum rear yard setback: 6m
 - minimum lot area for detached dwellings: 220 m²

- minimum interior side yard setback for detached dwellings: Minimum total interior side yard setback is 1.8m, with one minimum yard no less than 0.6m wide. Where there is a corner lot on which is only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard.
- minimum lot area for semi-detached dwellings: 137 m²
- minimum lot area for townhouse dwellings: 81 m²
- minimum lot width for semi-detached and townhouse dwellings: 5.5 m²
- minimum interior side yard setback for semi-detached and townhouse dwellings: 1.5m
- maximum building height for semi-detached and townhouse dwellings: 14 m
- Projections: Despite Table 65, the following are permitted:
 - A chimney, chimney box, fireplace box, eaves, eave-troughs, gutters, and ornamental elements such as sills, belts, cornices, parapets, and pilasters may project 1m into a required front, corner side, or interior side yard, but no closer than 0.2m to the lot line.
 - Balconies and porches may project to within 0m of a corner lot line.
 - Despite Table 65, row 6(a), a deck with a walking surface higher than 0.3m, but no higher than 1m above adjacent grade, may project to within 0.6m of a lot line and any portion of a deck with a walking surface less than 0.3m may project to within 0.3m of a lot line.
 - Despite Table 65 row 6 (b), the steps of a porch may project 2.5m into a required yard, but no closer than 0.5m to a lot line.
 - An air conditioner condenser unit may project 1m into a corner and interior side yard, and 2m into a rear yard, but no closer than 0.2m to a lot line and may not be located in a front yard except in the base of a back to back townhouse dwelling.
- Section 57 does not apply.

3. Add a new exception (R3YY[XXX2]) to Section 239 – Urban Exceptions with provisions similar in effect to the following:
- a. In Column II, add text, “R3YY[XXX2]”
 - b. In Column V, add the text:
 - minimum front yard setback: 3.25m
 - minimum corner side yard setback: 2.5m
 - minimum rear yard setback: 6m
 - minimum lot area for detached dwellings: 220 m²
 - minimum interior side yard setback for detached dwellings: Minimum total interior side yard setback is 1.8m, with one minimum yard no less than 0.6m wide. Where there is a corner lot on which is only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard.
 - minimum lot area for semi-detached dwellings: 137 m²
 - minimum lot area for townhouse dwellings: 81 m²
 - minimum lot width for semi-detached and townhouse dwellings: 5.5 m²
 - minimum interior side yard setback for semi-detached and townhouse dwellings: 1.5m
 - maximum building height for semi-detached and townhouse dwellings: 14 m
 - Projections: Despite Table 65, the following are permitted:
 - A chimney, chimney box, fireplace box, eaves, eave-troughs, gutters, and ornamental elements such as sills, belts, cornices, parapets, and pilasters may project 1m into a required front, corner side, or interior side yard, but no closer than 0.2m to the lot line.
 - Balconies and porches may project to within 0m of a corner lot line.

- Despite Table 65, row 6(a), a deck with a walking surface higher than 0.3m, but no higher than 1m above adjacent grade, may project to within 0.6m of a lot line and any portion of a deck with a walking surface less than 0.3m may project to within 0.3m of a lot line.
 - Despite Table 65 row 6 (b), the steps of a porch may project 2.5m into a required yard, but no closer than 0.5m to a lot line.
 - An air conditioner condenser unit may project 1m into a corner and interior side yard, and 2m into a rear yard, but no closer than 0.2m to a lot line and may not be located in a front yard except in the base of a back to back townhouse dwelling.
 - Section 57 does not apply.
4. Add a new exception (R3YY[XXX3]) to Section 239 – Urban Exceptions with provisions similar in effect to the following:
- a. In Column II, add text, “R3YY[XXX3]”
 - b. In Column V, add the text:
 - minimum front yard setback
 - with a sidewalk: 5.25m
 - without a sidewalk: 4.25m
 - minimum front yard setback for end and corner unit back to back townhomes: 4.05m
 - minimum corner side yard setback: 2.5m
 - minimum rear yard setback: 6m
 - minimum lot area for townhouse dwellings: 81 m²
 - minimum lot width for townhouse dwellings: 5.5 m²
 - minimum interior side yard setback for townhouse dwellings: 1.5m
 - maximum building height for townhouse dwellings: 14 m

- Projections: Despite Table 65, the following are permitted:
 - A chimney, chimney box, fireplace box, eaves, eave-troughs, gutters, and ornamental elements such as sills, belts, cornices, parapets, and pilasters may project 1m into a required front, corner side, or interior side yard, but no closer than 0.2m to the lot line.
 - Balconies and porches may project to within 0m of a corner lot line.
 - Despite Table 65, row 6(a), a deck with a walking surface higher than 0.3m, but no higher than 1m above adjacent grade, may project to within 0.6m of a lot line and any portion of a deck with a walking surface less than 0.3m may project to within 0.3m of a lot line.
 - Despite Table 65 row 6 (b), the steps of a porch may project 2.5m into a required yard, but no closer than 0.5m to a lot line.
 - An air conditioner condenser unit may project 1m into a corner and interior side yard, and 2m into a rear yard, but no closer than 0.2m to a lot line and may not be located in a front yard except in the base of a back to back townhouse dwelling.
 - Section 57 does not apply.
5. Add a new exception (R3YY[XXX4]) to Section 239 – Urban Exceptions with provisions similar in effect to the following:
- a. In Column II, add text, “R3YY[XXX4]-c”
 - b. In Column V, add the text:
 - minimum front yard setback 3.25m
 - minimum corner side yard setback: 2.5m
 - minimum rear yard setback: 6m
 - minimum lot area for detached dwellings: 220 m²
 - minimum interior side yard setback for detached dwellings: Minimum total interior side yard setback is 1.8m, with one minimum yard no less than 0.6m wide. Where there is a corner lot on which is only one interior side

yard, the minimum required interior side yard setback equals the minimum required for at least one yard.

- minimum lot area for semi-detached dwellings: 137 m²
- minimum lot area for townhouse dwellings: 81 m²
- minimum lot width for semi-detached and townhouse dwellings: 5.5 m²
- minimum interior side yard setback for semi-detached and townhouse dwellings: 1.5m
- maximum building height for semi-detached and townhouse dwellings: 14 m
- Projections: Despite Table 65, the following are permitted:
 - A chimney, chimney box, fireplace box, eaves, eave-troughs, gutters, and ornamental elements such as sills, belts, cornices, parapets, and pilasters may project 1m into a required front, corner side, or interior side yard, but no closer than 0.2m to the lot line.
 - Balconies and porches may project to within 0m of a corner lot line.
 - Despite Table 65, row 6(a), a deck with a walking surface higher than 0.3m, but no higher than 1m above adjacent grade, may project to within 0.6m of a lot line and any portion of a deck with a walking surface less than 0.3m may project to within 0.3m of a lot line.
 - Despite Table 65 row 6 (b), the steps of a porch may project 2.5m into a required yard, but no closer than 0.5m to a lot line.
 - An air conditioner condenser unit may project 1m into a corner and interior side yard, and 2m into a rear yard, but no closer than 0.2m to a lot line and may not be located in a front yard except in the base of a back to back townhouse dwelling.
- The Residential Neighbourhood Commercial “-c” suffix applies where an entranceway faces the collector street.
- Section 57 does not apply.

6. Add a new exception (R3YY[XXX5]) to Section 239 – Urban Exceptions with provisions similar in effect to the following:
- a. In Column II, add text, “R3YY[XXX5]”
 - b. In Column V, add the text:
 - minimum front yard setback
 - with a sidewalk: 5.25m
 - without a sidewalk: 4.25m
 - minimum lot area for detached dwellings: 220 m²
 - minimum corner side yard setback: 2.5m
 - minimum rear yard setback: 5.69m
 - minimum interior side yard setback for detached dwellings: Minimum total interior side yard setback is 1.8m, with one minimum yard no less than 0.6m wide. Where there is a corner lot on which is only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard.
 - Projections: Despite Table 65, the following are permitted:
 - A chimney, chimney box, fireplace box, eaves, eave-troughs, gutters, and ornamental elements such as sills, belts, cornices, parapets, and pilasters may project 1m into a required front, corner side, or interior side yard, but no closer than 0.2m to the lot line.
 - Balconies and porches may project to within 0m of a corner lot line.
 - Despite Table 65, row 6(a), a deck with a walking surface higher than 0.3m, but no higher than 1m above adjacent grade, may project to within 0.6m of a lot line and any portion of a deck with a walking surface less than 0.3m may project to within 0.3m of a lot line.
 - Despite Table 65 row 6 (b), the steps of a porch may project 2.5m into a required yard, but no closer than 0.5m to a lot line.

- An air conditioner condenser unit may project 1m into a corner and interior side yard, and 2m into a rear yard, but no closer than 0.2m to a lot line and may not be located in a front yard except in the base of a back to back townhouse dwelling.
- Section 57 does not apply.

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 Statutory Public Meeting was held for this Draft Plan of Subdivision on March 5, 2018 at Francois Dupuis Centre at 2263 Portobello Road. Approximately 45 residents were in attendance. The applicant, engineering and planning consultants, Councillor Blais and his staff, and City's PIED staff were present.

Public Comments and Responses

Comment:

This continued urbanization is causing flooding issues.

Response:

Stormwater Management planning of the Summerside West 4-6 Subdivision is following the process approved in the December 2017 Mer Bleue Master Servicing Study. That is, Phase 4 of the development has been approved on the basis that its storm drainage is to be managed through an expansion of the Neighbourhood 5 / Avalon West SWM Pond. Storm drainage of Phases 5-6 of the development will be managed through a new/future SWM Pond (the 'North Pond') that is to be constructed northwest of the intersection of Tenth Line Road and Wall Road (on a future Plan of Subdivision).

Concurrent with preparation of the Master Servicing Study, a *Drainage Act* process was initiated to ensure storm drainage from the Mer Bleue Community will continue to a sufficient outlet. This process is looking at drainage requirements not just in McKinnons Creek, where the Avalon West SWM Pond and North SWM Pond discharge, but also as far downstream as the Bear Brook Municipal Drain. The scope works included in the *Drainage Act* process includes examination of a combination of construction of new drainage works in combination with improvements to / maintenance of existing Municipal Drains to ensure the downstream drainage system is capable of conveying flows from the East Urban Community, as well as rural drainage from the 4000 ha of tile drained fields and 250 km of municipal drains in the Bear Brook MD watershed.

The SWM Ponds constructed in the Mer Bleue Community detain runoff for quantity and quality control, including extended detention of runoff from rainfall events up to 25mm that is slowly released over a 24-48-hour period. Runoff from larger rainfall events (that occurs just once every 8 weeks, on average during the summer) will be released at pre-development flow rates.

Comment:

The existing stormwater management pond that services Summerside West, Phases 1 to 3 is meant to be expanded and tie into Summerside West, Phases 4 to 6 (aka Summerside South, Phases 1 to 3). This past spring (spring 2019), water levels were so high at the stormwater management pond that all the walkways surrounding the stormwater management pond were inaccessible by residents out for a stroll.

Response:

The Stormwater Management Pond (SWM Pond) currently remains in an incomplete state. There will an expansion of this SWM Pond with this proposed subdivision at which time several of these ongoing issues will be addressed.

It should be noted that there will be significant disturbances to the SWM Pond while these works are undertaken and this will necessitate the closure of pathways as required.

Comment:

Sensitive marine clay in the area may not support foundation load, grade raise fill and ground water lowering stresses putting pressure on existing foundations.

Response:

A geotechnical report has been submitted with the review of this development application. Based on current policies and standards, development in this area is possible and can support foundation load, grade raise fill and will not put stresses on existing or future foundations.

Comment:

A pedestrian bridge across McKinnons Creek will support an ease of access for the proposed youth population in the community to walk to their respective schools.

Response:

A pedestrian bridge across McKinnons Creek will occur as part of this subdivision.

Comment:

When is construction for this subdivision's first phase expected to begin?

Response:

Phase 4 construction will probably begin as early as November 2019.

Comment:

A full access onto Tenth Line Road should be provided as part of Phase 4 subdivision draft approval.

Response:

A full access onto Tenth Line Road will be provided, as part of Summerside West's Phase 4 subdivision draft approval and registration.

Comment:

Where are the bus routes within this proposed subdivision?

Response:

City of Ottawa bus routes are proposed on the extension of Sweetvalley Drive, extension of Jerome-Jodoin Drive, and Street 3 (unnamed) within this proposed subdivision.

Comment:

Is Mattamy considering more affordable housing (i.e. back to back townhomes) in the current Summerside West subdivision that the City is reviewing?

Response:

Mattamy is proposing approximately 86 stacked townhouse (back-to-back) units, 250 traditional townhouse units and 394 single family units (single detached).

Community Organization Comments and Responses

N/A.

Document 4 – Juxtaposition of Subdivision Lands on CDP's Concept Plan

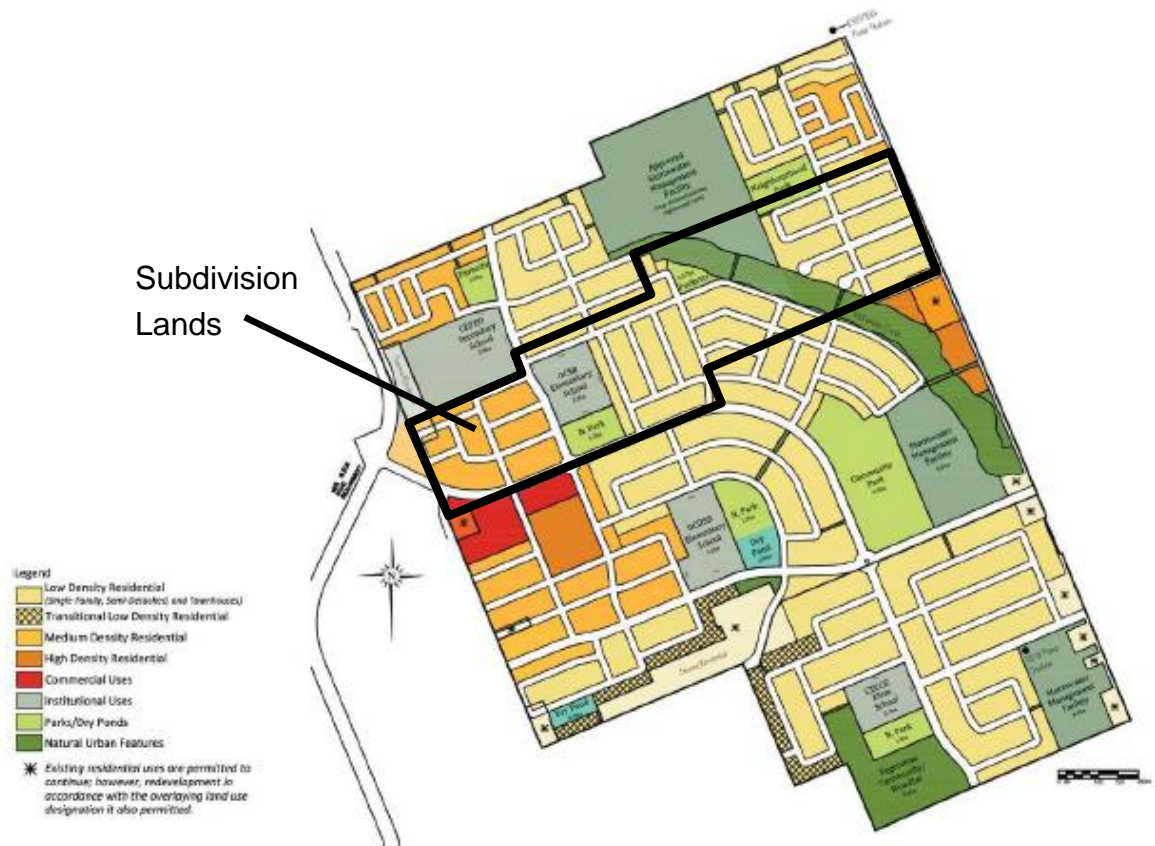
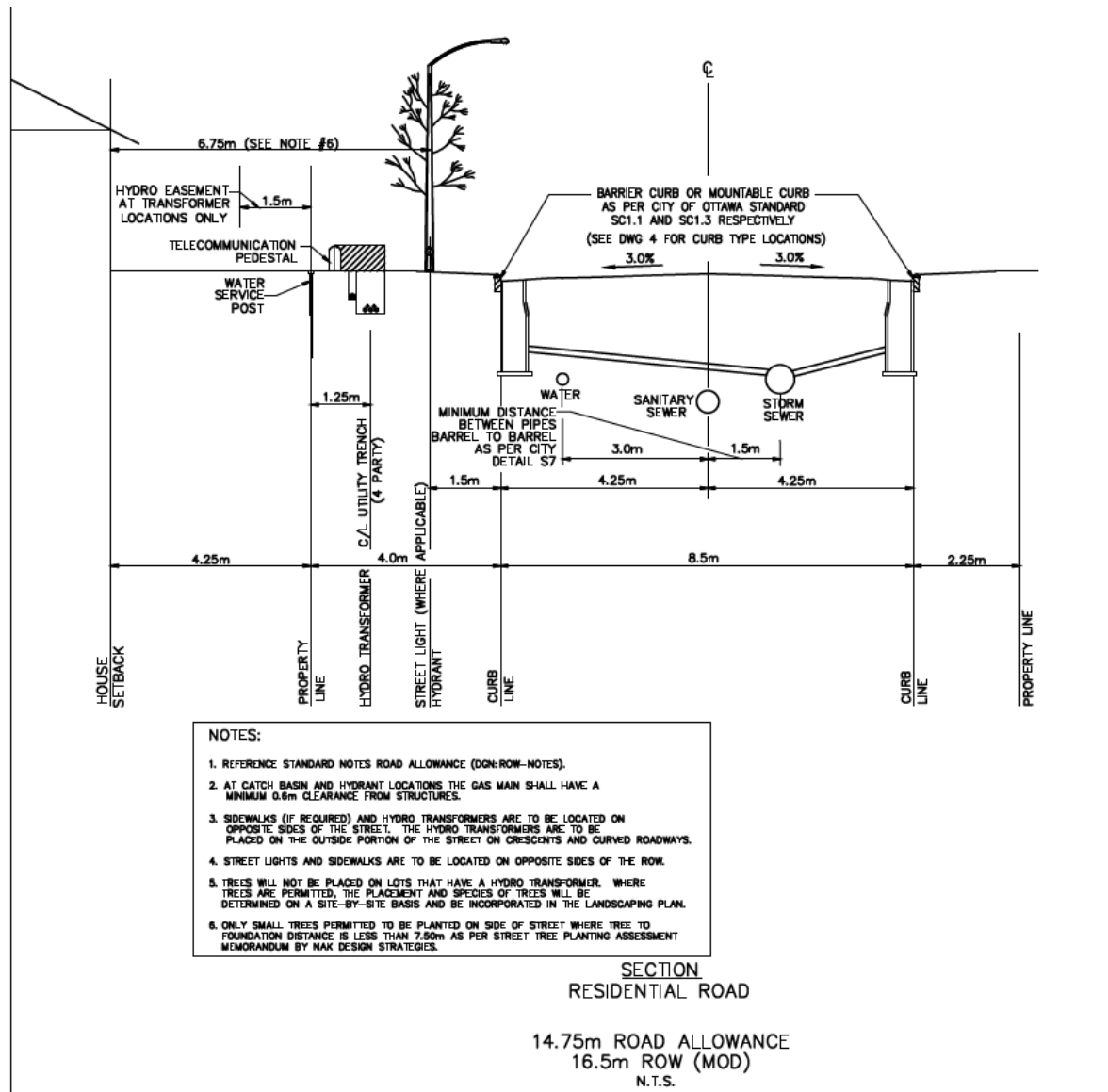
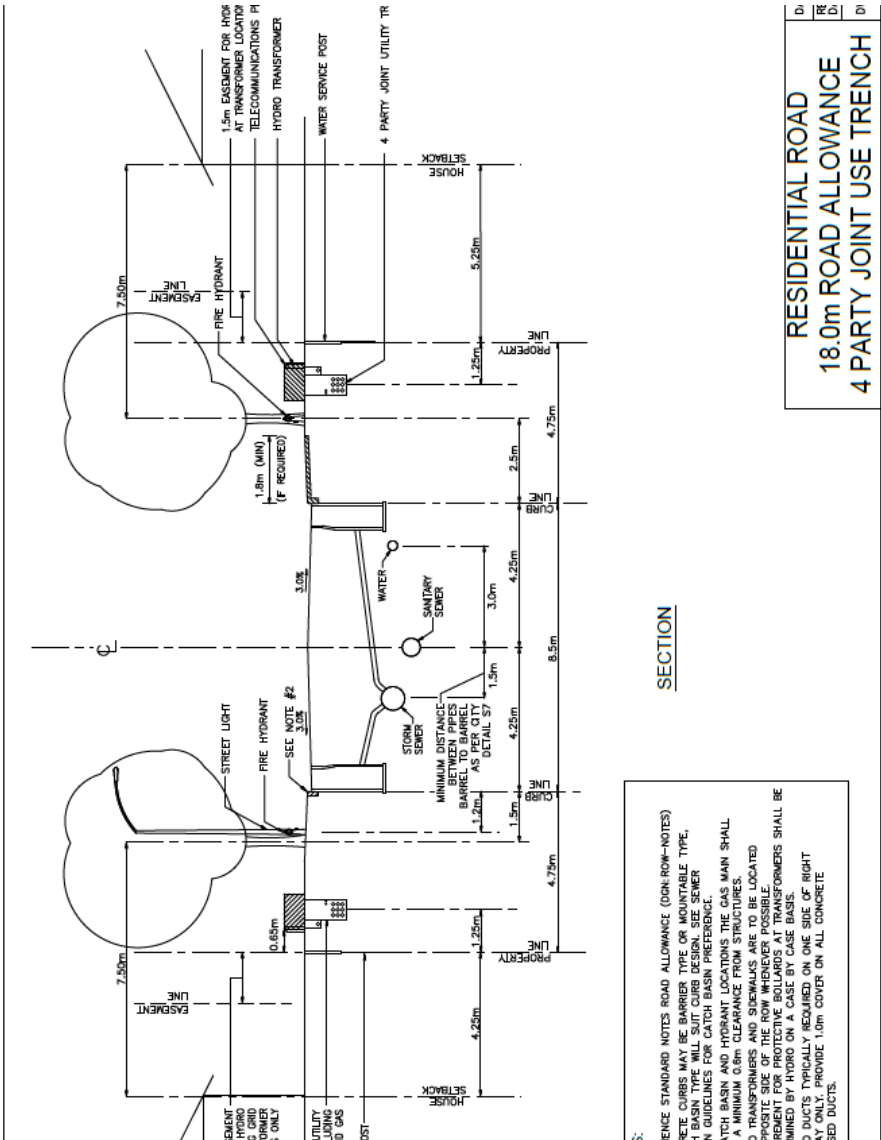


Figure 9: Mer Bleue Expansion Area CDP Demonstration Plan

Document 5 – Typical Cross-Sections



Mudminnow Crescent (STA. 0+175.263 TO STA. 0+245.045)
rang Catleaf Row (STA. 0+176.612 TO STA. 0+215.925)

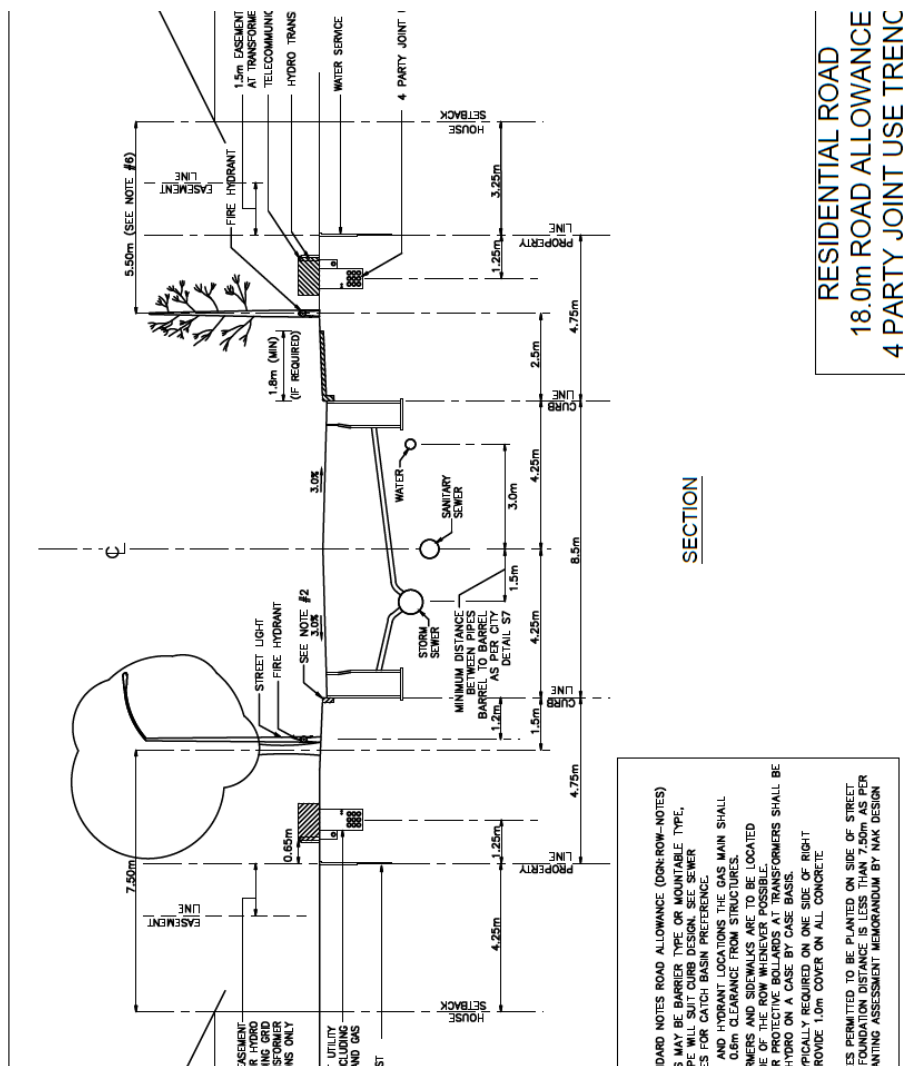


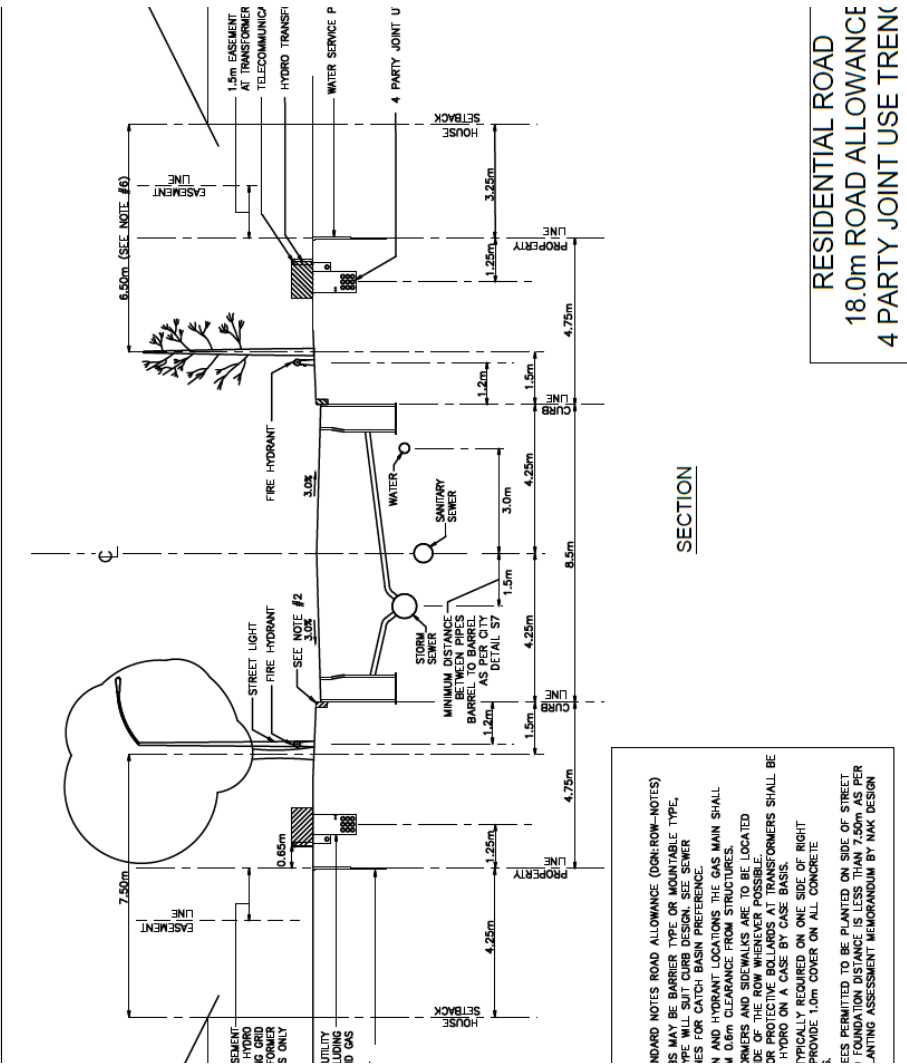
SECTION

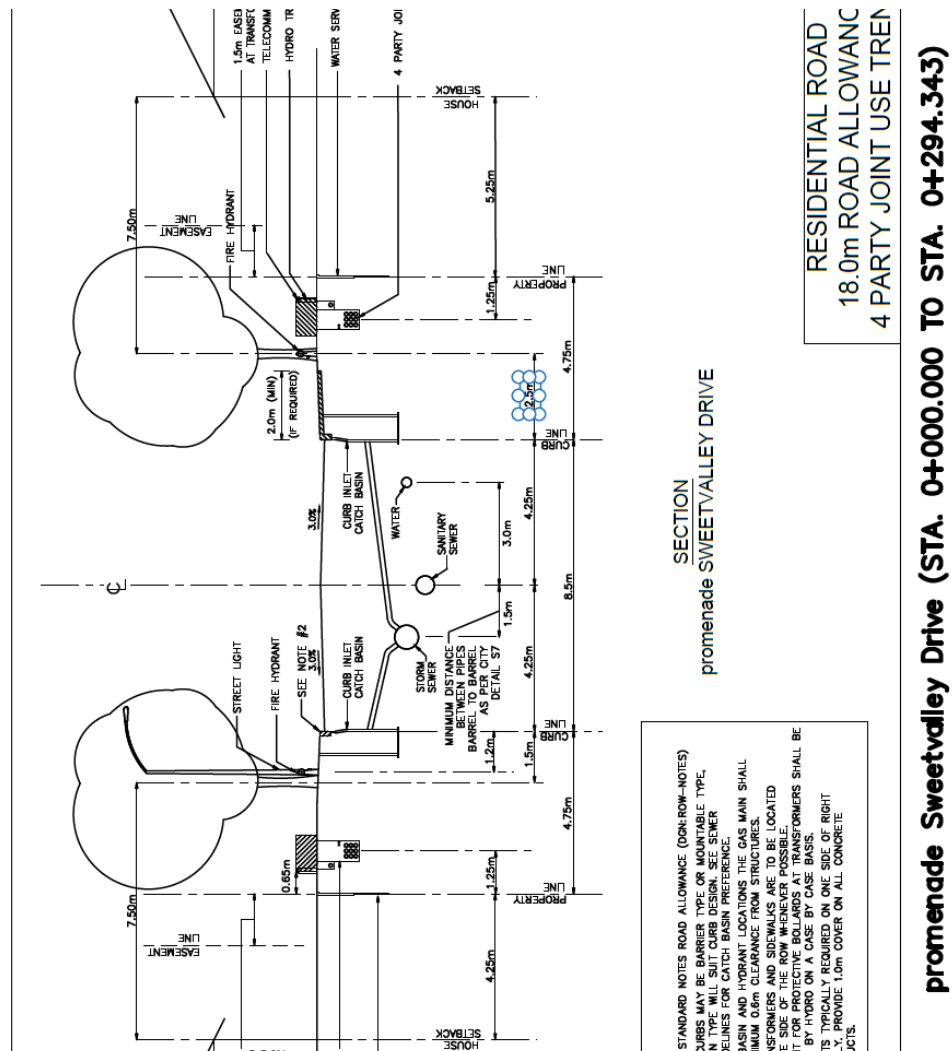
1. REFERENCE STANDARD NOTES ROAD ALLOWANCE (DON-ROW-NOTES)
2. RETE CURBS MAY BE BARRIER TYPE OR MOUNTABLE TYPE.
3. 1 BASIN TYPE WILL SUIT CURB DESIGN. SEE SEMER
4. N GUIDELINES FOR CATCH BASIN PREFERENCE.
5. CATCH BASIN AND HYDRANT LOCATIONS THE GAS MAIN SHALL
6. A MINIMUM 0.6m CLEARANCE FROM STRUCTURES.
7. TRANSFORMERS AND SIDEWALKS ARE TO BE LOCATED
8. WALKWAYS SHALL BE LOCATED WITHIN THE SIDEWALKS
9. PERMITTED FOR PROTECTIVE BOLLARDS AT TRANSFORMERS SHALL BE
10. DUCTS TYPICALLY REQUIRED ON ONE SIDE OF RIGHT
11. AT ONLY. PROVIDE 1.0m COVER ON ALL CONCRETE
12. SED DUCTS.

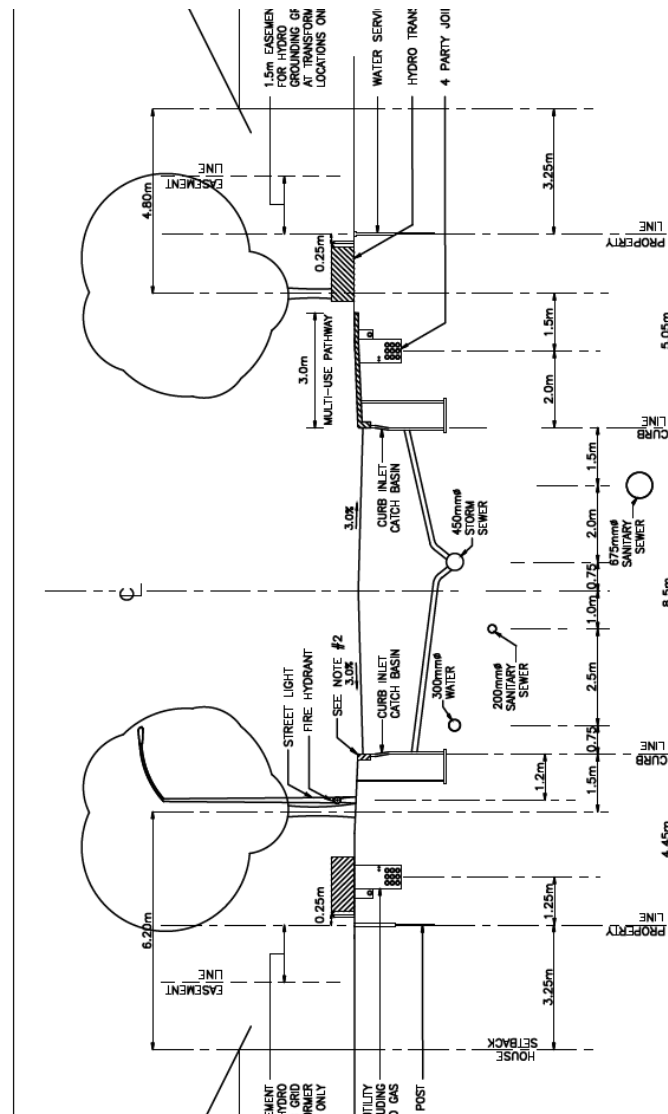
a	b	c	d
RESIDENTIAL ROAD			
18.0m ROAD ALLOWANCE			
4 PARTY JOINT USE TRENCH			

cercle Henslow's Circle (STA. 0+000.000 TO STA. 0+424.205)
issant Mudminnow Crescent (STA. 0+000.000 TO STA. 0+418.966)
cours Cottontail Walk (STA. 0+000.000 TO STA. 0+162.865)
rang Catleaf Row (STA. 0+000.000 TO STA. 0+324.887)
place Pewee Place (STA. 0+000.000 TO STA. 0+114.697)









SECTION
promenade SWEET VALLEY DRIVE

YARD NOTES ROAD ALLOWANCE (DON:ROW-NOTES)
 MAY BE BARRIER TYPE OR MOUNTABLE TYPE,
 'E WILL SUIT CURB DESIGN, SEE SENIOR
 S FOR CATCH BASIN PREFERENCE.
 AND HYDRANT LOCATIONS THE GAS MAIN SHALL
 0.6m CLEARANCE FROM STRUCTURES.
 MERS AND SIDEWALKS ARE TO BE LOCATED
 E OF THE ROW WHENEVER POSSIBLE.
 I PROTECTIVE BOLLARDS AT TRANSFORMERS SHALL
 YDRO ON A CASE BY CASE BASIS.
 PICALY REQUIRED ON ONE SIDE OF RIGHT
 YDME 1.0m COVER ON ALL CONCRETE

RESIDENTIAL ROAD
18.0m ROAD ALLOWANCE
4 PARTY JOINT USE TRENCH

promenade Sweetvalley Drive (STA. 0+294.343 TO STA. 0+493.100)