

**5. ZONING BY-LAW AMENDMENT – PART OF 4800 BANK STREET**  
**MODIFICATION AU RÈGLEMENT DE ZONAGE – PARTIE DU 4800, RUE**  
**BANK**

**COMMITTEE RECOMMENDATION**

That Council approve an amendment to Zoning By-law 2008-250 for part of 4800 Bank Street to permit the development of a draft approved subdivision including 400 lots for single detached dwellings, 326 street oriented townhouses, 96 apartment units, three parks parcels, a school, a mixed use area, open space, and buffer lands, as detailed in Document 2.

**RECOMMANDATION DU COMITÉ**

Que le Conseil approuve une modification au Règlement de zonage visant une partie du 4800, rue Bank, afin de permettre l'aménagement d'un lotissement dont l'avant-projet a été approuvé, constitué de 400 lots destinés à la construction d'habitations isolées, de 326 habitations en rangée de plain-pied, de 96 unités d'appartement, de trois parcs, d'une école, d'une aire d'utilisations polyvalentes, d'un espace ouvert et de zones-tampons, comme l'expose en détail le document 2.

**DOCUMENTATION / DOCUMENTATION**

1. Acting Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated 21 November 2016 (ACS2016-PIE-PGM-0186)

Rapport du Directrice par intérim, Services de la planification, Service de la planification, de l'Infrastructure et du développement économique daté le 21 novembre 2016 (ACS2016-PIE-PGM-0186)

2. Extract of draft Minutes, Planning Committee, 13 December 2016.

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le  
13 décembre 2016

3. Summary of Written and Oral Submissions, to be issued separately with the Council agenda for its meeting of 25 January 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 25 janvier 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  
December 13, 2016 / 13 décembre 2016**

**and Council / et au Conseil  
January 25, 2017 / 25 janvier 2017**

**Submitted on November 21, 2016  
Soumis le 21 novembre 2016**

**Submitted by  
Soumis par:**

**Lee Ann Snedden,**

**Acting Director / Directrice par intérim,  
Planning Services / Services de la planification**

**Planning, Infrastructure and Economic Development Department / Services de la  
planification, de l'infrastructure et du développement économique**

**Contact Person / Personne ressource:**

**Cheryl McWilliams, Planner / Urbaniste /**

**Planning Services / Services de la planification**

**Planning, Infrastructure and Economic Development Department / Services de la  
planification, de l'infrastructure et du développement économique**

**(613) 580-2424, 30234, Cheryl.McWilliams@ottawa.ca**

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

**File Number: ACS2016-PIE-PGM-0186**

**SUBJECT: Zoning By-law Amendment – Part of 4800 Bank Street**

**OBJET: Modification au Règlement de zonage – Partie du 4800, rue Bank**

## **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 4800 Bank Street to permit the development of a draft approved subdivision including 400 lots for single detached dwellings, 326 street oriented townhouses, 96 apartment units, three parks parcels, a school, a mixed use area, open space, and buffer lands, 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 25 January 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 visant une partie du 4800, rue Bank, afin de permettre l'aménagement d'un lotissement dont l'avant-projet a été approuvé, constitué de 400 lots destinés à la construction d'habitations isolées, de 326 habitations en rangée de plain-pied, de 96 unités d'appartement, de trois parcs, d'une école, d'une aire d'utilisations polyvalentes, d'un espace ouvert et de zones-tampons, comme 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 consultations soit incluse en tant que "brève explication" dans le résumé des observations écrites et orales, qu'elle soit rédigée par le Bureau du greffier municipal et avocat général et soumise 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 73", à la réunion du Conseil municipal du 25 janvier 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

Part of 4800 Bank Street

### Owner

Leitrim South Holdings Inc., Regional Group

### Applicant

Erin O'Connor, Regional Group

### Description of site and surroundings

The property is located on the west side of Bank Street, east of the Leitrim wetland boundary and south of the unopened road allowance at Blais Road. To the south of the site are rural lands, the Casino wetland and an area within the urban boundary subject to separate and future applications for any proposed development. To the north are residential subdivisions still under construction.

### Summary of requested Zoning By-law amendment proposal

The proposal would see the current Development Reserve (DR) zone changed to General Mixed Use (GM) along Bank Street, the proposed parks, conveyance channel and Casino wetland buffer zoned Open Space (O1), the school site with a split zone to Minor Institutional Subzone A and Residential Fourth Density Subzone Z (IIA/R4Z), the townhouse and apartment blocks to Residential Fourth Density Subzone Z Exception XXXX (R4Z[XXXX]), with an exception to facilitate the creation of consolidated accessory buildings for bicycles, garbage and postal boxes by removing the 55 square metre maximum floor area for accessory buildings. The balance of the development lands are to be zoned Residential Third Density Subzone Z (R3Z).

### **Brief history of proposal**

The lands subject to the Zoning By-law amendment application have been draft approved for a plan of subdivision since 2005. The boundary of the wetland has been approved by the Ontario Municipal Board and the wetland portion of these lands will remain zoned Environmental Protection. The need for an Environmental Management Plan and Master Servicing Study for Leitrim were required in order to move forward with the Zoning By-law amendment application. The Environmental Management Plan was approved in the spring of 2016 and the Updated Serviceability (Class Environmental Assessment Official Plan Amendment 76 Areas 8A, 9A, and 9B) Leitrim Development Area was approved by Council on November 9, 2016, with the appeal periods ending in December.

### **DISCUSSION**

#### **Public consultation**

Notice of this application was circulation to surrounding landowners and a standard City sign was installed at the Bank Street frontage and one along Albion Road, giving notice of this Zoning By-law amendment in accordance with the Council approved policy for Public Notification and Consultation and the *Planning Act*.

Two written comments were received:

- 1) Greenspace Alliance of Canada's Capital endorsed the zoning subject to: further examination to reduce the loss of the UNA 184 woodlot; an independent hydrologist review of the impact of basements on the wetland; more detailed review by them of the Environmental Impact Statement and the Tree Conservation Report; and that the limited use and buffer areas are appropriately zoned. To address the majority of their issues they asked to be involved during the subdivision final approval process.

The detailed engineering submission for the subdivision final approval will address remaining issues with dewatering of the development. Landscape plans and detailed engineering for the subdivision will speak to opportunities to preserve existing trees. The buffer lands are to be zoned Environmental Protection permitting no buildings and the limited use lands will be an Open Space Subzone 1 zone.

- 2) An individual expressed concerns with the qualifications of the author of the Tree Conservation Report and the proposed use of non-native plantings.

The author of the Tree Conservation Report is qualified pursuant to the City's study requirements and as acknowledged by Forestry staff. The proposed use of inappropriate non-native species was noted and will be addressed through the final approval of the subdivision.

### **Official Plan designation**

The lands subject to the Zoning By-law amendment are designated General Urban Area abutting Significant Wetland. The proposed zones are to respect the approved wetland boundary and no touch buffer which will be zoned to Environmental Protection zone. The wetland buffer areas that can allow for limited use will be zoned the Open Space zone.

### **Other applicable policies and guidelines**

The proposed zones respect the uses, density and layout anticipated in the Leitrim Community Design Plan. The main north south connections will be through Kelly Farm and Cedar Creek Drives and the ultimate creation of what would be the extension of Blais Road creating one of the east west connections to Bank Street. The second road connection would be south of the mixed use block. The medium density housing will be along those collector roads and focused towards the Bank Street side of the development. The school and larger park block will be similarly located. The housing mix possible with the proposed zones can achieve the mix and densities targeted for Leitrim. The layout of the subdivision has been amended to support some of the principles of Building Better and Smarter Suburbs, with the school and one of the parks co-locating, therefore demonstrating an efficient use of land. The road network is more reflective of a modified grid pattern supporting greater connectivity through the development without creating potential issues requiring traffic calming.

### **Planning rationale**

The Zoning By-law amendment reflects both the intent of the Official Plan as well as being consistent with the Leitrim Community Design Plan.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

## **RURAL IMPLICATIONS**

While there are no direct impacts on the rural area, development of this property may affect the drainage of adjacent properties and may impact traffic on the adjacent arterial road – Bank Street. There is an overall transportation master planning process that has been initiated for Leitrim to address the traffic concerns. The outcome of the study will be implemented through the subdivision final approval process. As part of the subdivision final approval Blais Road will need to be extended and the intersection at Bank Street will require modification. Drainage will also need to be addressed through the final approval process of the subdivision.

## **COMMENTS BY THE WARD COUNCILLORS**

Councillor Qaqish and Councillor Darouze are aware of this application and have expressed concerns with the impact on traffic from new suburban development.

## **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.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with this report.

## **ENVIRONMENTAL IMPLICATIONS**

The Zoning By-law amendment will respect the approved and regulated boundaries and buffer areas of the Leitrim and Casino Wetlands, both Provincially Significant Wetlands. The Zoning By-law amendment will also recognize the location of the conveyance channel between the two wetlands that will be engineered to continue to provide both hydrologic and habitat connections between the two wetlands. The areas associated with some of the buffer lands adjacent to the conveyance channel will be zoned to allow



for the potential of a recreation trail to be established subject to further assessment. This is all in keeping with the approved Environmental Management Plan.

### **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

Support an environmentally sustainable Ottawa

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 /Zoning Key Plan

Document 2 Details of Recommended Zoning

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

### **CONCLUSION**

Staff recommend the lands be rezoned from Development Reserve to Residential third Density Subzone Z, residential Fourth Density Subzone Z, Exception XXXX, Open Space, Open Space Subzone 1, Minor Institutional Subzone A, and General Mixed Use. The application is consistent with Provincial Policy, the Official Plan, the Leitrim Community Design Plan and the draft approved Plan of Subdivision. Removal of the restrictions on minor variances is appropriate as it builds in some flexibility given that the subdivision contemplates numerous housing types, models and will be developed over a number of years by a number of builders. The minor variances will still need to meet the tests under the Planning Act before they could be supported.

The department recommends that the application be approved.

**DISPOSITION**

Office of the City Clerk and Solicitor, Legislative Services to notify the owner; applicant; OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Deputy City Treasurer Revenue Branch, Corporate Services (Mail Code: 26-76) of City Council's decision.

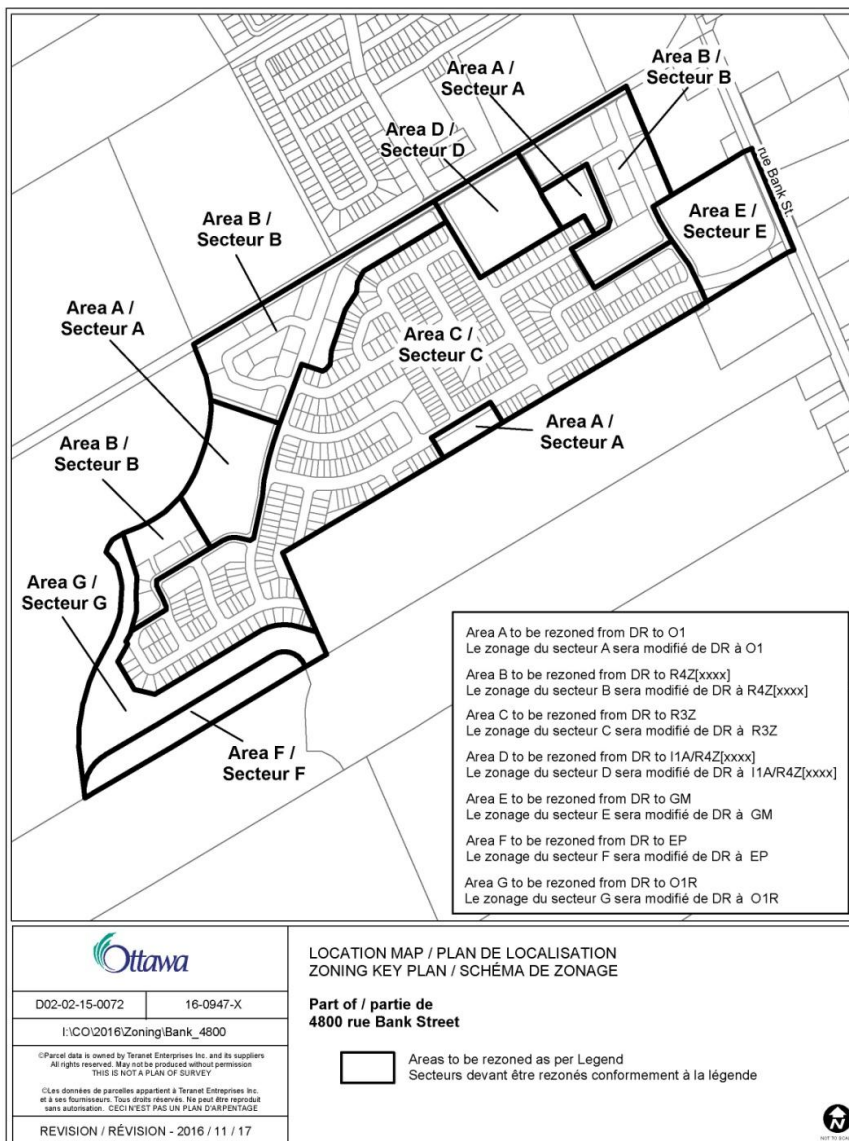
Zoning and Interpretations Unit, Planning Services to prepare the implementing by-law, forward to Legal Services and undertake the statutory notification.

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

**Document 1 – Location Map /Zoning Key Plan**

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

The map shows the eastern part of 4800 Bank Street and for the draft subdivision. The residential townhouse and apartment zones are located to the north side of the development, along with the school site. The mixed use commercial zone will be along Bank Street and the restricted open space and environmental protection zones to the southwest. The three park parcels will be zoned open space. The balance of the lands are to be zoned for low density residential uses.



## **Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law 2008-250 for part of 4800 Bank Street are as follows:

1. To rezone the lands shown in Document 1 as follows:
  - a. Area A – Development reserve (DR) to Open Space (O1)
  - b. Area B – Development reserve (DR) to Residential Fourth Density Subzone Z Exception XXXX (R4Z[Exception XXXX])
  - c. Area C – Development reserve (DR) to Residential Third Density Subzone Z (R3Z)
  - d. Area D – Development reserve (DR) to Minor Institutional Subzone A (I1A) and Residential Fourth Density Subzone Z Exception XXXX (R4Z[Exception XXXX])
  - e. Area E – Development reserve (DR) to General Mixed use (GM)
  - f. Area F – Development reserve (DR) to Environmental Protection (EP)
  - g. Area G – Development reserve (DR) to Open Space Subzone R (O1R)
2. Create a new exception for R4Z[XXXX] with a provision that removes the maximum floor area for accessory buildings in Section 55.