

5. ZONING BY-LAW AMENDMENT – PARTS OF 980 EARL ARMSTRONG ROAD, 4619, 4623 AND 4721 SPRATT ROAD AND AN UNADDRESSED PARCEL TO THE SOUTH

MODIFICATION AU RÈGLEMENT DE ZONAGE – PARTIES DU 980, CHEMIN EARL ARMSTRONG, 4619, 4623 ET 4721, CHEMIN SPRATT ET PARCELLE SANS ADRESSE AU SUD

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law No. 2008-250 for Parts of 980 Earl Armstrong, 4619, 4623 and 4721 Spratt Road and an unaddressed parcel to the south, shown in Document 1, to permit the development of approximately 316 single detached units, 177 townhome units, a future school development, two parks, five multi-use pathways, and to accommodate the Thomas Gamble Municipal Drain, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant des parties du 980, chemin Earl Armstrong, les 4619, 4623 et 4721, chemin Spratt ainsi qu'une parcelle sans adresse située au sud, comme l'illustre le document 1, afin de permettre l'aménagement d'environ 316 unités d'habitation isolées, de 177 habitations en rangée, d'une école, de deux parcs et de cinq sentiers polyvalents, et de permettre l'exploitation du drain municipal Thomas Gamble, comme l'expose en détail le document 2.

DOCUMENTATION/DOCUMENTATION

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department dated 11 September 2017 (ACS2017-PIE-PS-0109)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 11 septembre 2017 (ACS2017-PIE-PS-0109)
2. Extract of draft Minutes, Planning Committee, 26 September 2017

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 26 Septembre 2017
3. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of 25 October 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 octobre 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
26 September 2017 / 26 septembre 2017**

**and Council / et au Conseil
October 11, 2017 / 11 octobre 2017**

**Submitted on September 11, 2017
Soumis le 11 septembre 2017**

Submitted by

Soumis par:

**Lee Ann Snedden,
Director / Directrice,**

Planning Services / Service 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: GLOUCESTER-SOUTH
NEPEAN (22) / GLOUCESTER-
NEPEAN SUD (22)**

File Number: ACS2017-PIE-PS-0109

**SUBJECT: Zoning By-law Amendment – Parts of 980 Earl Armstrong Road,
4619, 4623 and 4721 Spratt Road and an unaddressed parcel to the
south**

**OBJET: Modification au Règlement de zonage – Parties du 980, chemin
Earl Armstrong, 4619, 4623 et 4721, chemin Spratt et parcelle sans
adresse au sud**

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law No. 2008-250 for Parts of 980 Earl Armstrong, 4619, 4623 and 4721 Spratt Road and an unaddressed parcel to the south, shown in Document 1, to permit the development of approximately 316 single detached units, 177 townhome units, a future school development, two parks, five multi-use pathways, and to accommodate the Thomas Gamble Municipal Drain, 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 11 October 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 2008-250 visant des parties du 980, chemin Earl Armstrong, les 4619, 4623 et 4721, chemin Spratt ainsi qu'une parcelle sans adresse située au sud, comme l'illustre le document 1, afin de permettre l'aménagement d'environ 316 unités d'habitation isolées, de 177 habitations en rangée, d'une école, de deux parcs et de cinq sentiers polyvalents, et de permettre l'exploitation du drain municipal Thomas Gamble, 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 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 11 octobre 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

Parts of 980 Earl Armstrong Road, 4619, 4623 and 4721 Spratt Road and an unaddressed parcel to the south

Owner

Riverside South Development Corporation (Parts of 980 Earl Armstrong Road, 4619 Spratt Road and 4623 Spratt Road and an unaddressed parcel to the south) and City of Ottawa (4721 Spratt Road)

Applicant

Marcel Dénommé, Urbandale Corporation

Description of site and surroundings

The site is referred to as part of Phase 13 of Riverside South. It is located south of Earl Armstrong Road, between Spratt Road and Limebank Road and north of the future transitway corridor.

The site is currently undeveloped. Construction of residential development in Phase 8 is currently occurring north of the site. Undeveloped lands are located to the south and east. Residential development is located on the west side of Spratt Road.

Summary of requested Zoning By-law amendment proposal

The proposal is to amend the zoning to accommodate the proposed subdivision by the following changes as shown in Document 1:

- Area A: For the residential portions of the subdivision, from Development Reserve (DR) to Residential Fourth Density Subzone Z (R4Z).

- Area B: For the blocks created for the parks, multi-use pathway, Thomas Gamble Municipal Drain and transit corridor from Development Reserve (DR) to Open Space (O1).
- Area C: For the school block, from Development Reserve (DR) to the dual zone of Minor Institutional Zone Subzone A (I1A)/Residential Fourth Density Subzone Z (R4Z).

Brief history of proposal

On 22 June, 2016 Council approved the update to the Riverside South Community Design Plan (CDP). At the same time, zoning was implemented for the portion of this phase east of the Thomas Gamble Municipal Drain to implement the CDP direction with respect to UNA 100 (referred to as the T-shaped woodlot). The proposed park and ride facility was rezoned from EP to R5Z[1870]S269 and the mixed use block from Environmental Protection (EP) and Development Reserve (DR) to R5Z[1869]S269. Section 87 of the Zoning By-law permits the rapid transit network to be located in all zones and the network includes the park and ride facility.

With the approval of the Draft Plan of Subdivision on 12 July 2017, it is appropriate to implement the zoning for this portion of the lands at this time.

DISCUSSION

Public consultation

Notice of this application was circulated to surrounding landowners and two standard City signs were installed giving notice of this Zoning By-law amendment in accordance with the Council approved policy for Public Notification and Consultation and the *Planning Act*. This was consolidated with the signage for the concurrent Official Plan and Subdivision applications. As such, the comments received were in relation to all three applications.

One public comment was received expressing concern with the configuration of the layout and the impact on the future development potential for their site. Staff have reviewed the comment and have concluded that without an application for subdivision for their site, the City cannot request specific road connections to the subject lands. Access can be obtained from Libra Street, a new street to be created by this phase of the subdivision.

Additional comments were received as a result of the statutory public meeting held for the subdivision application and are summarized in Document 3 of this report.

Official Plan designation

The site is designated General Urban Area. This designation permits a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances. It also permits non-residential uses which facilitate complete and sustainable communities.

Other applicable policies and guidelines

The site is within the Riverside South CDP. The approved Draft Plan of Subdivision is in keeping with the intention of this area including the location of the two proposed parks, and future school site. Lands located east of the Thomas Gamble Drain which are part of the Draft Plan of Subdivision, were also created for the woodlot, park and ride facility, and a mixed use block and as mentioned above, were previously rezoned.

A minor deviation to the CDP is made which shifts the high density block intended for the south limit of Ralph Hennessy Avenue abutting the transit corridor to the mixed use block east of the Thomas Gamble Municipal Drain. The area indicated in the CDP was deemed to be too small to provide for an adequate high density development. This requirement is reflected in the Draft Plan of Subdivision condition.

The CDP was completed taking into account the Building Better and Smarter Suburbs (BBSS) initiative. Relevant principles of BBSS were incorporated including pedestrian linkages which will provide opportunities for the future residents to easily access the school and parks as well as facilities and services beyond the community. The subdivision has been based on a modified grid pattern. The main collector, Ralph Hennessy Avenue, will be designed to accommodate transit service, which, along with proposed stations along the corridor, is intended to make transit a convenient travel option. Although the school and park sites are not co-located, they are in close proximity to each other and the park site is located adjacent to the Thomas Gamble Municipal Drain with direct connection to the multi-use pathway.

Planning rationale

The Zoning By-law Amendment is consistent with the intent of the Official Plan and Riverside South CDP. The majority of the lands are proposed to be rezoned from

Development Reserve to R4Z. This zone was created to allow for smaller lot subdivisions, generally located in newer suburban areas.

The future school site is to be rezoned from DR to the dual zone of I1A/ R4Z to permit residential development without a further zone amendment should it not develop for a school. The site has been set aside for an elementary school by the French Catholic School Board.

The park blocks, multi-use pathway and the Thomas Gamble Municipal Drain are proposed to be rezoned to O1 to reflect the open space use and prohibit residential development. As well, the transit corridor is proposed to be rezoned to O1 consistent with the O1 zoning of the corridor in the west side of Spratt Road.

Provincial Policy Statement

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

RURAL IMPLICATIONS

The development will have no direct impacts on the rural area.

COMMENTS BY THE WARD COUNCILLOR

The Councillor is 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 implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

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

The application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the need to finalize both the Riverside South CDP and subsequently the Draft Plan of Subdivision.

SUPPORTING DOCUMENTATION

Document 1 Location Map/Zoning Key Plan

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

Staff recommend the lands be rezoned from Development Reserve to Residential Fourth Density, Subzone Z, Minor Institutional Subzone A, and Parks and Open Space. The application is consistent with the Provincial Policy Statement, the Official Plan and the Riverside South CDP.

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.

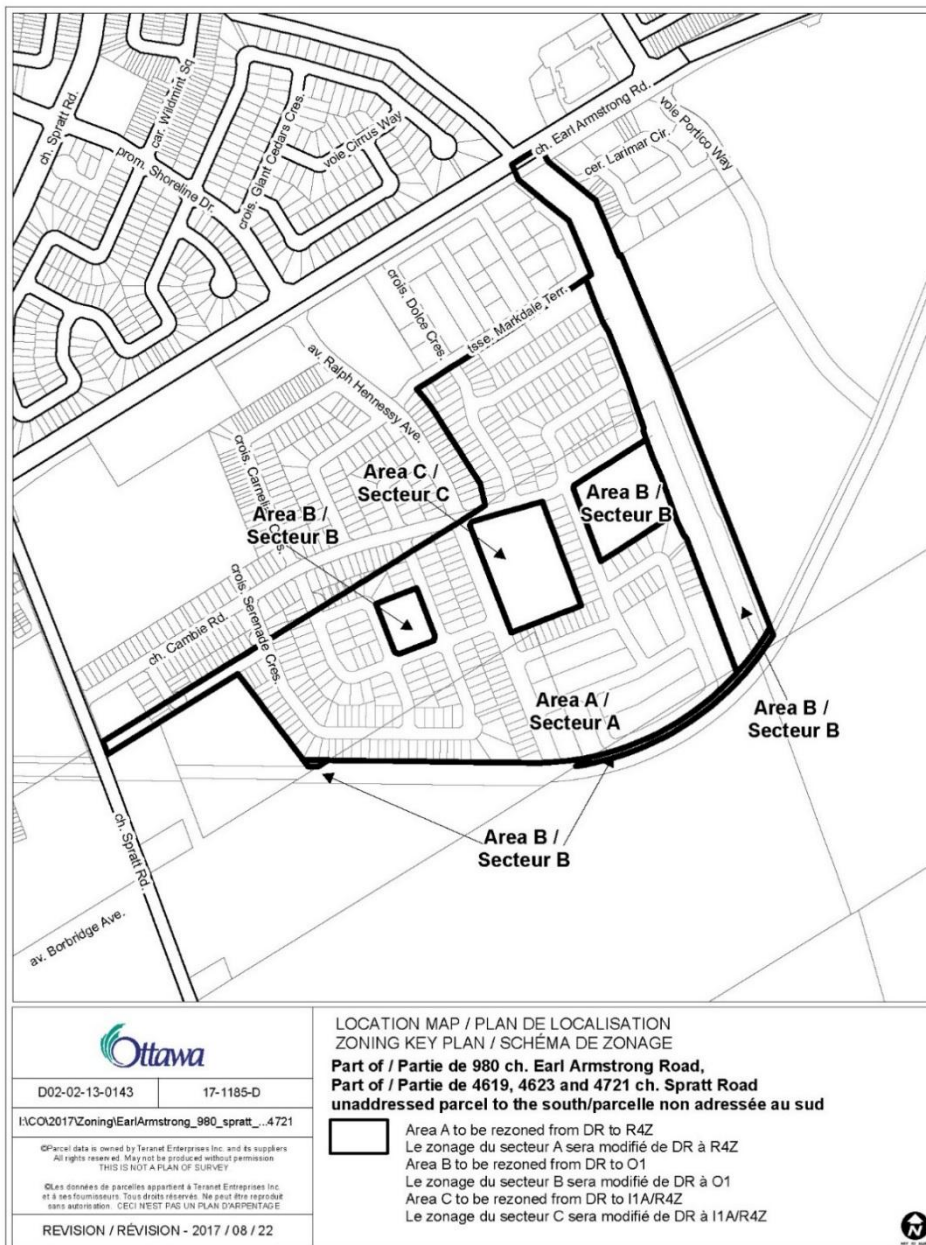
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa.

The site is known as Phase 13 of Riverside South. It is located south of Earl Armstrong Road, between Spratt Road, Portico Way and is north of the future rapid transit corridor.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for Parts of 980 Earl Armstrong, 4619, 4623 and 4721 Spratt Road and an unaddressed parcel to the south is to rezone the lands shown in Document 1 as follows:

- a) Area A from DR to R4Z;
- b) Area B from DR to O1; and,
- c) Area C from DR to I1A/R4Z.

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. The notification for the applications for Official Plan Amendment, Plan of Subdivision and Zoning By-law amendment were conducted concurrently. The statutory public meeting for the Plan of Subdivision was held in the community on 31 March 2016.

Below is a summary of the comments received and responses:

| Comment | Staff/Developer Response |
|--|---|
| Loss of the T-shaped woodlot | <ul style="list-style-type: none"> • The City is in the position to obtain approximately 9 acres of the woodlot based on a Council decision in 2012. • The best treed section of the woodlot will be acquired through a land exchange. |
| Lack of schools and recreational facilities | <ul style="list-style-type: none"> • Two parks are proposed in this phase of the subdivision • All four school boards participated in the CDP process and have identified general locations to suit their requirements. • The purchase of land and construction of schools is dependent on provincial funding. |
| Establishment of a more extensive trail system | <ul style="list-style-type: none"> • The CDP identifies a multi-use pathway system which has been generally respected. • The sidewalk and pathway system |

| Comment | Staff/Developer Response |
|----------------------------|--|
| | was reviewed to ensure key points within and outside of the subdivision were accessible through active transportation. |
| Future apartment buildings | <ul style="list-style-type: none">• The high density block has been created at the east side of the subdivision and will be subject to site plan approval process. |