

<p>2. REVISION TO CARDINAL CREEK VILLAGE CONCEPT PLAN</p> <p>RÉVISION AU PLAN CONCEPTUEL DU VILLAGE DE CARDINAL CREEK</p>

COMMITTEE RECOMMENDATION

That Council approve the revised Land Use Plan contained within the Cardinal Creek Village Concept Plan, as shown in Document 2.

RECOMMANDATIONS DU COMITÉ

Que le Conseil approuve le Plan d'utilisation du sol révisé compris dans le Plan conceptuel du village de Cardinal Creek, comme il est indiqué dans le document 2.

DOCUMENTATION / DOCUMENTATION

1. Acting Director's report, Planning Services, Planning, Infrastructure and Economic Development Department dated 26 January 2017 (ACS2017-PIE-PS-0020)

Rapport du Directrice par intérim, Services de la planification, Service de planification, d'Infrastructure et de Développement économique daté le 26 janvier 2017 (ACS2017-PIE-PS-0020)

2. Extract of draft Minutes, Planning Committee, 14 February 2017.

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 14 février 2017

**Report to
Rapport au:**

**Planning Committee / Comité de l'urbanisme
February 14, 2017 / 14 février 2017**

**and Council / et au Conseil
February 22, 2017 / 22 février 2017**

**Submitted on January 26, 2017
Soumis le 26 janvier 2017**

Submitted by

Soumis par:

Lee Ann Snedden, ,

Acting Director / Directrice par intérim,

Planning Services / Services de la planification

**Planning, Infrastructure and Economic Development Department / Service de
planification, d'Infrastructure et de Développement économique**

Contact Person

Personne ressource:

Michael Boughton, Senior Planner / Urbaniste Principal, Development Review

East / Examen des projets d'aménagement est /

(613) 580-2424, 27588, Michael.Boughton@ottawa.ca

Ward: CUMBERLAND (19)

File Number: ACS2017-PIE-PS-0020

SUBJECT: Revision to Cardinal Creek Village Concept Plan

OBJET: Révision au Plan conceptuel du village de Cardinal Creek

REPORT RECOMMENDATION

**That Planning Committee recommend that Council approve the revised Land Use
Plan contained within the Cardinal Creek Village Concept Plan, as shown in**

Document 2.

RECOMMANDATION DU RAPPORT

Que le Comité de l'urbanisme recommande au Conseil d'approuver le Plan d'utilisation du sol révisé compris dans le Plan conceptuel du village de Cardinal Creek, comme il est indiqué dans le document 2.

BACKGROUND

Cardinal Creek Village is a developing community at the extreme eastern limit of the City's urban area within Orléans. Generally, it extends from Highway 174 at its northern limit to the south side of Old Montreal Road, and from Cardinal Creek eastward to the limit of the urban area at Frank Kenny Road and Ted Kelly Lane, as shown on Document 1. The lands are currently in the early stages of subdivision development on the north side of Old Montreal Road to implement the Council-approved Concept Plan.

The Cardinal Creek Village Concept Plan was approved in 2013. A plan of subdivision application was subsequently filed consistent with the Concept Plan. Upon circulation and review of the draft plan of subdivision, the four school boards provided their respective comments, conditions, land area requirement and preferred school block location. The draft plan of subdivision subsequently was approved on February 27, 2014. However, as a result of concerns with such school block locations and associated draft plan conditions, the applicant appealed the approved draft plan of subdivision and conditions to the Ontario Municipal Board. While the approved school block locations generally conformed to the Concept Plan's Land Use Plan, it was the applicant's contention that the physical characteristics and location of one of the school blocks was inappropriate for the intended institutional use.

In the mutual interest of avoiding a prolonged Ontario Municipal Board hearing, staff and the appellant, with the concurrence of the affected school boards, have agreed to remove the school site in question from the draft plan of subdivision and relocate it south of Old Montreal Road to a future phase of development within the Concept Plan lands. Revisions are to be made to both the draft approved plan of subdivision and the conditions of approval to reflect changes to the affected school block location and the school boards' respective conditions of approval.

The changes to the draft plan of subdivision described above, in turn, necessitate that the Concept Plan's Land Use Plan be revised to reflect the change in the location of school blocks; such changes to the Land Use Plan require the approval of Planning Committee and Council, which is the purpose of this report.

DISCUSSION

With all parties involved having agreed to the relocation of the school site, the applicant prepared a revised Concept Plan. The revised Concept Plan is illustrated in Document 2; the current Concept Plan is provided in Document 3 for comparison purposes.

The revised Concept Plan affects the location of two school sites. The two school sites to be relocated are the elementary schools for Le Conseil des écoles publiques de l'Est de l'Ontario (CEPEO) and the Ottawa Carleton District School Board (OCDSB). The OCDSB site was originally situated north of and adjacent to Old Montreal Road within the limits of the approved draft plan of subdivision; the grading of the site was deemed too challenging to accommodate a school and its outdoor programmed space. The CEPEO site was originally situated south of Old Montreal Road adjacent to Frank Kenny Road in one of the future phases of the Concept Plan. However, CEPEO has indicated that their time frame for the need for the school is sooner than the developer's projected construction schedule for that future phase. Therefore, both school sites are now relocated south of Old Montreal Road with the OCDSB site situated at the corner of the future planned minor collector road and the CEPEO site situated south of the main collector road. In order to accommodate the schools in this area, the planned storm pond will be shifted westerly and will abut the CEPEO site; the adjacent designated Arterial Main Street 'B' lands will be reconfigured accordingly. The OCDSB site will now abut a planned neighbourhood park, which is in line with the principles of the Building Better Smarter Suburbs initiative.

The above-described revisions to the Land Use Plan present no concerns from a community planning perspective. The revisions are consistent with the guiding principles of the Concept Plan and continue to respect the appropriate number, size and location of school sites with minimal impact on community design, the potential future transit corridor and the dwelling unit projections and housing mix.

The outstanding appeals to the approved draft plan of subdivision and conditions are expected to be formally resolved during an upcoming OMB prehearing once the revised Concept Plan Land Use Plan has received Committee's and Council's approval. Staff have agreed to revise the draft approved conditions to incorporate each school boards' respective conditions of draft approval to address their own specific site concerns; the current draft approved condition respecting the school sites is stated simply in general terms. The former school site within the limits of the draft plan of subdivision will become a residential block.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

The Cardinal Creek Village Concept Plan requires major changes to be approved by Planning Committee and Council. No public consultation was required. Consultations were held with the four school boards to confirm the acceptability of the revised locations of the school blocks; all four boards have agreed to the revised Concept Plan Land Use Plan.

COMMENTS BY THE WARD COUNCILLOR

Councillor Blais has no concerns with the recommendation in the report.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications association with the recommendation in this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Healthy and Caring Communities
- Governance, Planning and Decision-Making

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Cardinal Creek Village Concept Plan – Revised Land Use Plan

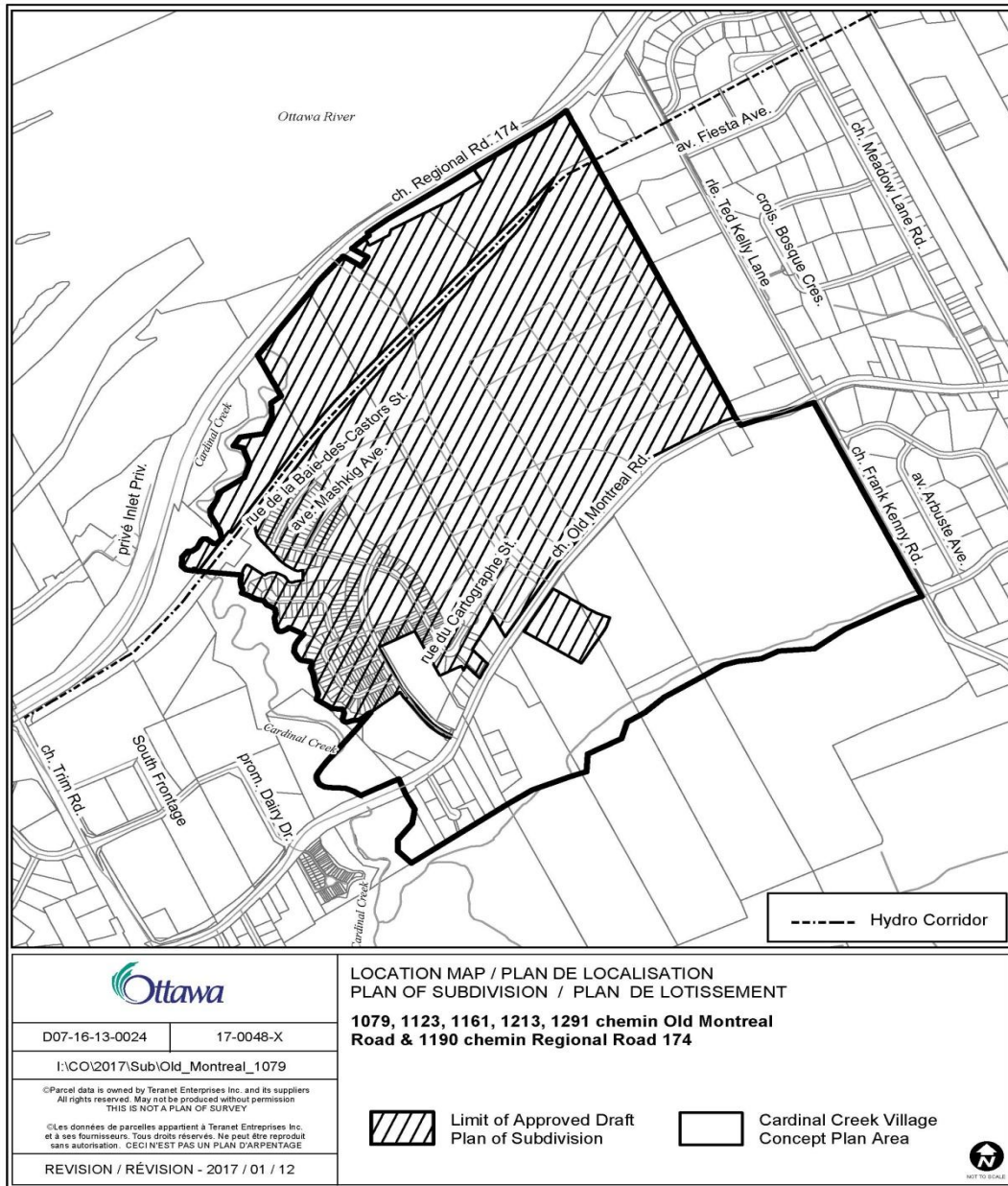
Document 3 Cardinal Creek Village Concept Plan – Current Land Use Plan

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor to notify the owner, applicant, and four school boards of City Council's decision; Legal Services and Planning Services to attend and seek resolution to the outstanding Ontario Municipal Board appeal; Planning Services to co-ordinate the necessary revisions to the publicly accessible Concept Plan document uploaded to City's website.

Document 1 – Location Map

Location map showing the limits of the Cardinal Creek Village Concept Plan area showing lands east of Cardinal Creek to Frank Kenny Road, and south of Highway 174 to the lands south of Old Montreal Road.



Document 2 – Cardinal Creek Village Concept Plan – Revised Land Use Plan

Plan showing land uses within the area east of Cardinal Creek to Frank Kenny Road, and south of Highway 174 to the lands south of Old Montreal Road; the two relocated school sites are shown on the south side of Old Montreal Road.

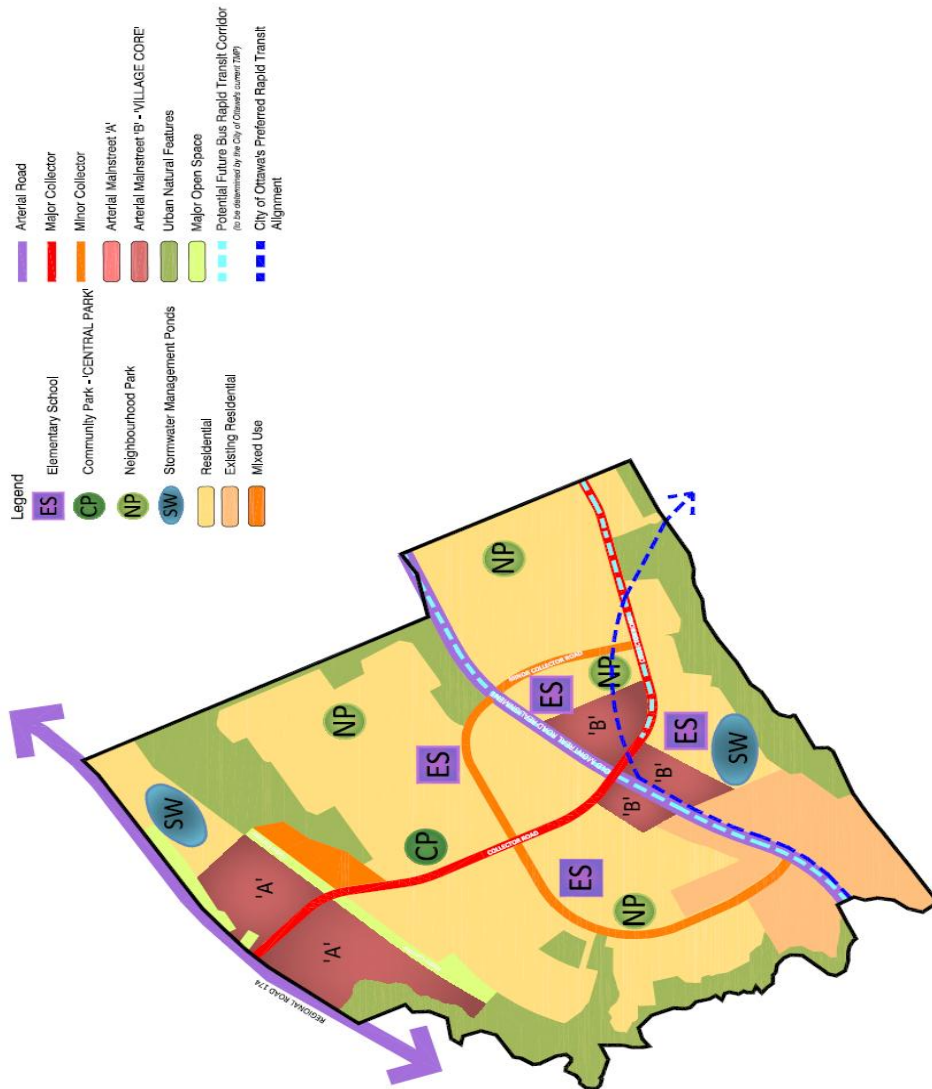


Figure 2 - Land Use Plan
 Revision No. 3, Revised September 2016

Document 3 – Cardinal Creek Village Concept Plan – Current Land Use Plan

Plan approved by Council in 2013 showing land uses within the area east of Cardinal Creek to Frank Kenny Road, and south of Highway 174 to the lands south of Old Montreal Road; the current school sites are shown.

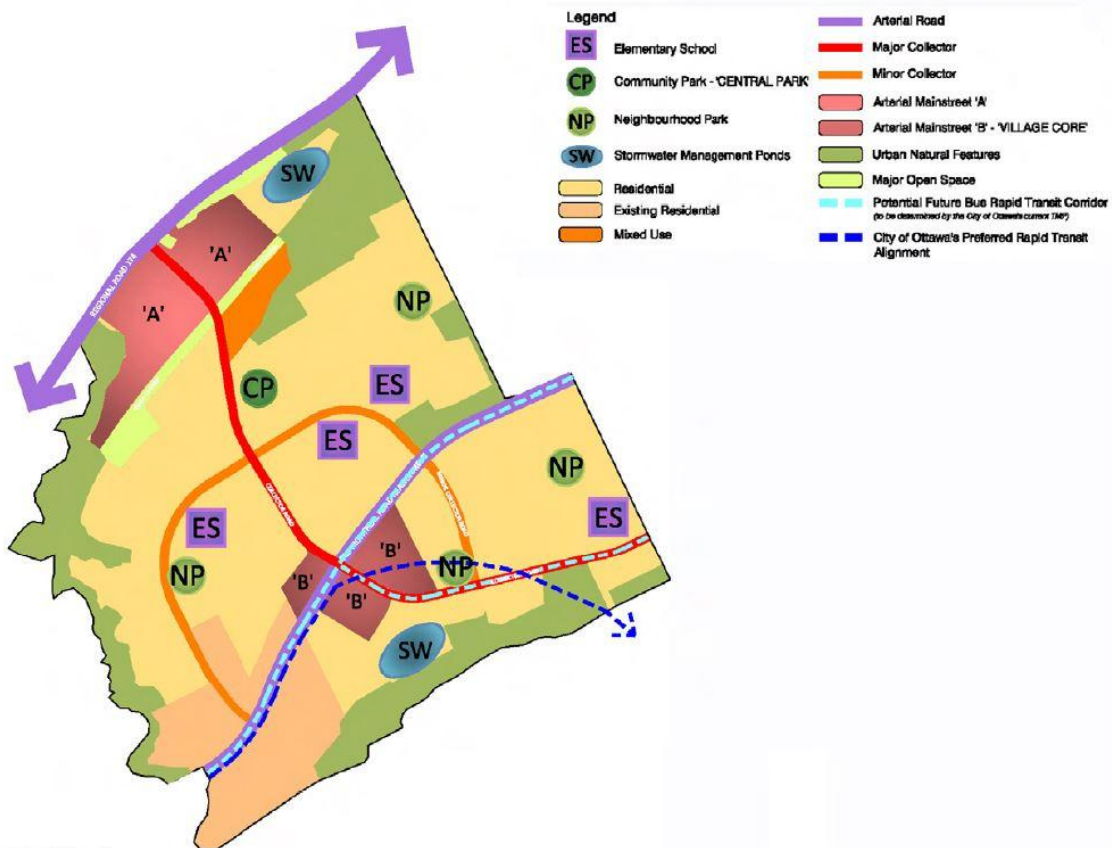


Figure 2 - Land Use Plan