

**3. ZONING BY-LAW AMENDMENT – PART OF 1121 STAGECOACH ROAD
AND PART OF 1000 VISTA BARRETT PRIVATE**

**MODIFICATION AU RÈGLEMENT DE ZONAGE – UNE PARTIE DU 1121,
CHEMIN STAGECOACH, ET UNE PARTIE DU 1000, PRIVÉ VISTA BARRETT**

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for part of 1121 Stagecoach Road and part of 1000 Vista Barrett Private for the purpose of making corrections and minor inclusions to Zoning By-law 2008-250, for Phase II of Albion Woods Lifestyle Community, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 pour une partie du 1121, chemin Stagecoach, et une partie du 1000, privé Vista Barrett, dans le but d'apporter des corrections et des inclusions mineures au Règlement de zonage 2008-250, pour la phase II du projet immobilier Albion Woods Lifestyle Community, comme l'explique en détail le document 2.

DOCUMENTATION / DOCUMENTATION

John L. Moser, Acting Deputy City Manager report dated 10 June 2015 / Rapport du Directeur municipale adjoint par intérim daté du 10 juin 2015 (ACS2015-PAI-PGM-0103).

**AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 6
8 JULY 2015**

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**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 6
LE 8 JUILLET 2015**

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee / Comité de l'agriculture et des affaires
rurales**

July 2, 2015 / 2 juillet 2015

**and Council / et au Conseil
July 8, 2015 / 8 juillet 2015**

**Submitted on June 10, 2015
Soumis le 10 juin 2015**

**Submitted by
Soumis par:**

John L. Moser,

**Acting Deputy City Manager / Directrice municipale adjointe par intérim,
Planning and Infrastructure / Urbanisme et Infrastructure**

Contact Person / Personne ressource:

**Lee Ann Snedden, Acting Chief / Chef par intérim,
Development Review Services / Services d'Examen des projets d'aménagement,
Planning and Growth Management / Urbanisme et Gestion de la croissance**

(613) 580-2424, 25779, LeeAnn.Snedden@ottawa.ca

Report Author / Auteur du rapport:

**Sean Moore, Planner III / urbaniste III, Development Review, Rural Services Unit /
Unité examen des demandes d'aménagement, services ruraux**

(613) 580-2424, 16481, sean.moore@ottawa.ca

Ward: OSGOODE (20)

File Number: ACS2015-PAI-PGM-0103

**SUBJECT: Zoning By-law Amendment – Part of 1121 Stagecoach Road and Part
of 1000 Vista Barrett Private**

OBJET: Modification au Règlement de zonage – une partie du 1121, chemin Stagecoach, et une partie du 1000, privé Vista Barrett

REPORT RECOMMENDATION

That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 1121 Stagecoach Road and part of 1000 Vista Barrett Private for the purpose of making corrections and minor inclusions to Zoning By-law 2008-250, for Phase II of Albion Woods Lifestyle Community, as detailed in Document 2.

RECOMMANDATION DU RAPPORT

Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 pour une partie du 1121, chemin Stagecoach, et une partie du 1000, privé Vista Barrett, dans le but d'apporter des corrections et des inclusions mineures au Règlement de zonage 2008-250, pour la phase II du projet immobilier Albion Woods Lifestyle Community, comme l'explique en détail le document 2.

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 1121 Stagecoach Road and part of 1000 Vista Barrett Private

Owner

Parkbridge Lifestyle Communities Inc. (2130861 Ontario Inc.)

Applicant

Douglas Grant, Parsons

Description of site and surroundings

The site, Albion Woods Lifestyle Community, is located at the southeast corner of Mitch Owens Road and Stagecoach Road (parts of Lots 1 and 2, Concession IV, geographic Township of Osgoode), at municipal addresses 1000 Vista Barrett Private and 1121 Stagecoach Road. Albion Woods Lifestyle Community is a manufactured home community consisting of two phases which will total approximately 300 manufactured home lots on private communal services and private streets.

The site currently comprises approximately 160 manufactured homes and is located outside, but immediately north and west of the Village of Greely boundary. Directly south of the developed portion is a predominately forested area, except for a Hydro One transmission line and Trans Northern Pipeline which bisect the property.

Summary of requested Zoning By-law amendment proposal

The City has received a Zoning By-law amendment application for the purpose of making corrections and minor inclusions to Zoning By-law 2008-250 for Phase II of Albion Woods Lifestyle Community.

Phase I of Albion Woods, approved in 2002, consists of approximately 130 existing dwelling units, and is currently zoned Mobile Home Zone, Subzone 3, Rural Exception 373 (RM3[373r]). The Phase II site plan was approved in 2005 (through City File #OSP2001-0413) and accommodated 142 dwelling units, of which approximately 30 are existing, and is zoned both Mobile Home Zone, Subzone 3, Rural Exception 374 (RM3[374r]) and Mobile Home Zone Subzone 3, Rural Exception 188, with a holding symbol (RM3[188r]-h), as shown in Document 1.

The purpose of the amendment to the RM3[374r] zone is to reduce the number of maximum permitted dwelling units from 167 to 142 and to establish minimum yard requirements which reflect the approved site plan. The proposed setbacks are:

- minimum interior side yard setback from the western most lot line: 7 metres
- minimum interior side yard setback from the eastern most lot line: 13 metres
- minimum rear yard setback: 7 metres

- minimum front yard setback: 15 metres

The purpose the amendment to the RM3[188r]-h zone is to add provisions for the removal of the holding symbol (h), to include the requirement of updated servicing reports; to reduce the number of maximum permitted dwelling units from 167 to 25; to increase the cumulative gross floor area of the permitted ancillary uses in Section 167 from 150 square metres to 800 square metres; and to establish minimum yard requirements to reflect the setbacks shown on the approved site plan.

The proposed setbacks are:

- minimum interior side yard setback from the northern most lot line is 7 metres and the minimum interior side yard setback for all other lot lines is 15 metres;
- minimum rear yard setback: 15 metres;
- minimum front yard setback: 15 metres.

Brief history of proposal

Council of the former Township of Osgoode adopted Amendment No. 11 to the Township of Osgoode Official Plan on December 18, 2000 the amendment was referred to the new City of Ottawa and approved January 25, 2002. OPA 11 amended the Township of Osgoode Official Plan to re-designate the lands from 'Hazard' and 'Rural' to 'Mobile Home Park' and 'Highway Commercial'. An accompanying Zoning By-law (By-law 111-2000) established the zoning permission of the manufactured home park use and zoning provisions. Of particular relevance to the subject application, the minimum front yard, interior side yard, exterior side yard and rear yard are all set at 15 metres. In addition, the number of dwelling units was set at a maximum of 167 for Phase II (whereas in error the Zoning By-law permits 334 dwelling units).

To be consistent with OPA 11, the Region of Ottawa-Carleton Official Plan designated the site 'General Rural Area' which permitted the mobile home park use. Phase 1 Site Plan Control Approval was granted on October 10, 2002 and Phase 2 Site Plan Control Approval was granted on June 30, 2005.

DISCUSSION

Public consultation

On March 3, 2015 a Community Heads-Up was provided to all relevant community groups and associations registered in the City's Public Notification System. Following this, the application and all applicable revisions were available on the City DevApps website. Public notification of this application was circulated to residents within 120 metres of the site and a 28-day comment period was provided for public and agency review commencing on March 6, 2015 and ending on April 3, 2015.

Three public comments were received with respect to the Zoning By-law amendment application, and details are found in Document 3.

Official Plan designation (OPA 150)

This application was submitted in January 2014 after Official Plan Amendment 150 (OPA 150) was adopted by Council in December 2013. Therefore, this application has been reviewed under OPA 150.

The site is designated Rural Natural Features (Section 3.2.4). Rural Natural Features are natural areas in the rural area that contain significant woodlands, wetlands, and wildlife habitat that were identified by the Natural Environment Systems Strategy in the 1990s. Any development within or adjacent to these lands must be assessed in terms of its impact on the area's natural features and functions, particularly, impacts arising from the extent of disturbance and the locations of buildings.

The boundaries of the Rural Natural Features are general and may not coincide with the boundaries of significant woodlands and other significant natural heritage features within the designation.

Development and site alteration will not be permitted unless an Environmental Impact Statement demonstrates that there will be no negative impacts on the natural features within the area or their ecological function.

Planning rationale

Both the Region of Ottawa-Carleton Official Plan and Township of Osgoode Official Plan permitted the Mobile Home Park use through OPA 11 in 2001. As such, despite the Official Plan (OPA 150) site designation of 'Rural Natural Features' the Mobile Home Park use is grandparented as a permitted use. Furthermore, the subsequent implementing Zoning By-law (By-law 111-2000) set out the zoning regulations and permissions to implement the Township of Osgoode Official Plan amendment, and permitted the Mobile Home Park use, which have been carried forward to Zoning By-law 2008-250. The original Zoning By-law (111-2000) utilized a holding provision to require a number of studies prior to allowing development, including an Environmental Impact Statement (EIS) to demonstrate the development would not have any negative impact on the significant natural features of the site. An EIS was submitted and the holding provision was subsequently lifted as they pertained to the EIS requirement for the proposed 167 dwelling units.

The original zoning included 15 metre setbacks to all property lines. However, the Albion Woods community is located on three separate properties and, as a result, some of the yard setbacks apply to locations that are interior to the community, as opposed to the boundary of the entire community. The proposed setback revisions are meant to recognize this circumstance and to establish new interior yard provisions, while maintaining the illustrated setbacks on the approved site plan.

The re-establishment of permitting a maximum 167 dwelling units on Phase II lands is in keeping with the original zoning. Currently, Zoning By-law 2008-250 permits a total of 334 (167 on lands zoned RM3[374r] and an additional 167 on lands zoned RM3[188r]-h). The original intent was for 142 dwelling units on RM3[374r] and 25 on lands zoned RM3[188r]-h).

The proposed increase in cumulative gross floor area of ancillary uses (being, bank machine, community centre, convenience store, day care and personal service business limited to a laundromat) is minor in nature, given the number of dwelling units (approximately 300) these ancillary uses will serve.

RURAL IMPLICATIONS

As the community has already been established the proposed Zoning By-law amendment has no implications on rural land uses, by-laws, green space, quality of life, agricultural issues, water quality, wildlife management and forest management.

COMMENTS BY THE WARD COUNCILLOR

Councillor Darouze is aware of the application related to this report.

LEGAL IMPLICATIONS

There are no legal impediments to adopting the recommendation outlined in this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The application has no implication on accessibility, as individual homes will be constructed through a building permit process, and each home-owner will have the ability to customize their home to meet their accessibility needs.

ENVIRONMENTAL IMPLICATIONS

The existing sewage treatment systems in Phase II have not been operating as expected resulting in occurrences of exceedances of effluent quality parameters of the Ontario's Ministry of the Environment and Climate Change (MOECC) Certificate of Approval (CofA). In order to proceed with the development of the planned 110 additional residences in Phase II, as well as the future development of a commercial block and community centre, a companion Site Plan Control Application (City File D07-12-15-0024) has been submitted to revise the existing approvals for the purpose of replacing the existing sewage systems with a centralized sewage treatment plant that

will serve the entire Phase II lands. The net effect of this will be positive for the natural environment.

TERM OF COUNCIL PRIORITIES

The report recommendation helps achieve Council's 2010-2014 Term of Council Priorities in that the future development will aid in equity and inclusion for an aging and 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.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Overview Data Sheet

CONCLUSION

The permission of the Mobile Home uses have been established through previous *Planning Act* applications, and the proposed zoning changes are meant to deal with corrections, clarifications and minor inclusions to the existing Zoning By-law. For these reasons staff recommend approval of the subject amendment.

DISPOSITION

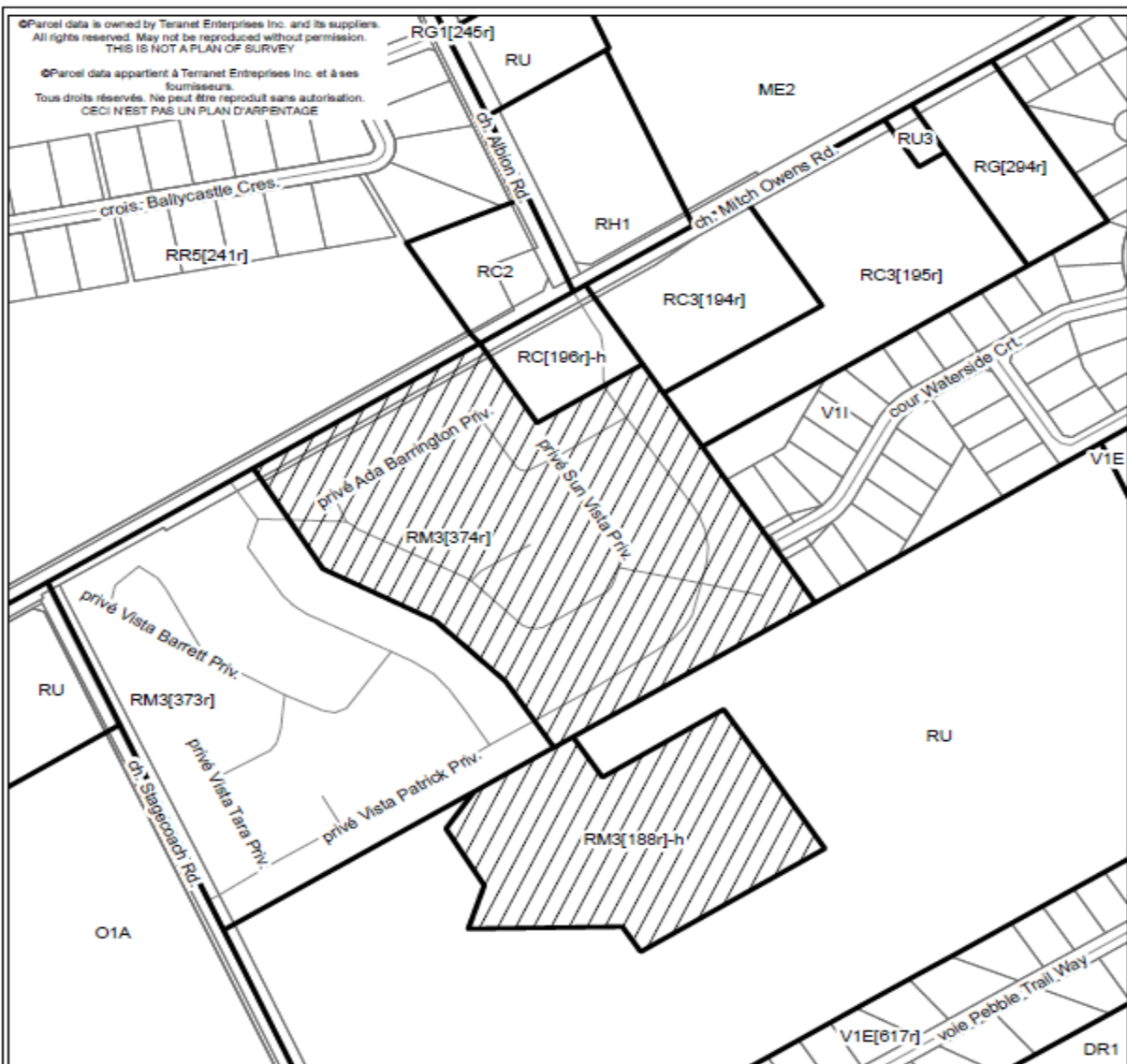
City Clerk and Solicitor Department, Legislative Services, to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, Scott Templeton, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.




Planning and Growth Management Department 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

For an interactive Zoning map of Ottawa visit geoOttawa



 Produced by Planning and Infrastructure Portfolio Produit par le Portefeuille urbanisme et infrastructure	 Location Map / Plan de révision Zoning Key Plan / Schema de zonage Part of 1121 Stagecoach Road / Partie de chemin 1121 Stagecoach Part of 1000 Vista Barrett Private / Partie de privé Vista Barrett	Échelle N.T.S. Mètres 
D02-02-15-0012 15-0382-X	I:\COI2015\ZONING\STAGECOACH_1121	
2015 / 05 / 19	Scale N.T.S. Mètres	
REVISION DATE DE RÉVISION		

Document 2 – Details of Recommended Zoning

Proposed changes to Zoning By-law No. 2008-250 for part of 1121 Stagecoach Road and part of 1000 Vista Barrett Private:

1. Amend rural exception [374r] by replacing the text in column V with the following:
 - minimum interior side yard setback from the western most lot line:
7 metres
 - minimum interior side yard setback from the eastern most lot line: 13 metres
 - minimum rear yard setback: 7 metres
 - minimum front yard setback: 15 metres
 - maximum number of dwelling units: 142
2. Amend rural exception [188r] as follows:
 - a) by replacing the text in Column V with the following:
 - minimum interior side yard setback from the northern most side lot line is 7 metres and the minimum interior side yard setback for all other lot lines is 15 metres
 - minimum rear yard setback: 15 metres
 - minimum front yard setback: 15 metres
 - maximum number of dwelling units: 25
 - despite clause 167(2)(b), the maximum cumulative gross floor area is 800 square metres
 - clauses 167(2)(c) and 167(2)(d) do not apply
 - The holding symbol may only be removed at such time as the hydrogeological and servicing reports are updated, to the satisfaction

of the City, to demonstrate that residential development on the site may occur.

- b) by adding the following text to column IV, "All uses except those uses listed under subsection 167(2), until such a time that the holding symbol is removed"

Document 3 – Consultation Details

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.

Public Comments and Staff Responses

Comment:

What are the proposed setbacks from the subject development to existing homes on Waterside Court?

Response:

The rear yard setback will be a minimum 13 metres and some lots will have greater setbacks due to the larger depth of some lots, and the final choice of manufactured home.

Comment:

Will the existing buffer of mature trees be retained between the new development and existing homes on Waterside Court?

Response:

The buffer area along the eastern property boundary is meant to be a “no touch” buffer. However, there is an existing low area within the rear of three of the proposed lots which needs to be raised to accommodate stormwater flow in the drainage swale. Thus existing vegetation needs to be removed in this particular area to allow the area within the Parkbridge property to be filled. The landscape plan associated with the companion Site Plan Control application (D07-12-15-0024) will identify trees that can be retained along the property line in addition to providing the City a replanting plan illustrating how the area will be replanted.

Comment:

Please elaborate on the applicant's proposal to replace the existing sewage systems with a new centralized sewage treatment system, and where this new system will be located.

Response:

Currently there are individual sewage treatment facilities (one for approximately every 10 manufactured homes) in locations throughout the existing development, which will be replaced by a central system south of Vista Patrick, adjacent to the Hydro One corridor. The centralized system will be composed of multiple septic fields.