

**4. ZONING BY-LAW AMENDMENT – PART OF 3718 GREENBANK ROAD**  
**MODIFICATION AU RÈGLEMENT DE ZONAGE – PARTIE DU 3718, CHEMIN GREENBANK**

**COMMITTEE RECOMMENDATION**

**That Council approve an amendment to Zoning By-law 2008-250 for Part of 3718 Greenbank Road to permit a residential subdivision containing 265 dwelling units, two schools and two parks, as detailed in Document 2.**

**RECOMMANDATION DU COMITÉ**

**Que le Conseil approuve une modification au Règlement de zonage 2008-250 pour une partie du 3718, chemin Greenbank, afin de permettre un lotissement résidentiel comprenant 265 unités d'habitation, deux écoles et deux parcs, comme il est détaillé dans le Document 2.**

**DOCUMENTATION / DOCUMENTATION**

1. Acting Deputy City Manager's Report, Planning and Infrastructure, dated 10 June 2015 (ACS2015-PAI-PGM-0114).

Rapport du Directeur municipal adjoint par intérim, Urbanisme et infrastructure, daté le 10 juin 2015 (ACS2015-PAI-PGM-0114).

2. Extract of Draft Minute, Planning Committee, 23 June 2015.

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 23 juin 2015.

**Report to  
Rapport au:**

**Planning Committee / Comité de l'urbanisme  
June 23, 2015 / 23 juin 2015**

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

**Submitted on June 10, 2014  
Soumis le 10 juin 2014**

**Submitted by  
Soumis par:  
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**Ward: BARRHAVEN (3)**

**File Number: ACS2015-PAI-PGM-0114**

**SUBJECT: Zoning By-law Amendment – Part of 3718 Greenbank Road**

**OBJET: Modification au Règlement de zonage – partie du 3718, chemin  
Greenbank**

## REPORT RECOMMENDATION

That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for Part of 3718 Greenbank Road to permit a residential subdivision containing 265 dwelling units, two schools and two parks, as detailed in Document 2.

## RECOMMANDATION DU RAPPORT

Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 pour une partie du 3718, chemin Greenbank, afin de permettre un lotissement résidentiel comprenant 265 unités d'habitation, deux écoles et deux parcs, comme il est détaillé dans 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 3718 Greenbank Road.

### Owner:

Mattamy Homes.

### Applicant:

Paul Hicks, Fotenn Planning.

### Description of site and surroundings

The lands are located west of Greenbank Road, south of Cambrian Road, north of Barnsdale Road and east of the proposed re-aligned Greenbank Road within the Barrhaven South Community, as shown in Document 1. The vacant site is 25.9 hectares in size and is surrounded by a mix of developing and undeveloped lands. The lands are known as Half Moon Bay South Phase 4. To the north are lands owned by Tamarack Homes. To the south are undeveloped lands owned by Minto. East of the site is Mattamy's Phase 3. West of the site is a sand and gravel extraction operation.

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

### Current Zoning

The site is currently zoned Development Reserve (DR) and Mineral Aggregate Reserve Zone (MR1). The purpose of the Development Reserve Zone is to recognize lands intended for future urban development while allowing limited interim uses. The Mineral Aggregate Reserve zoning was applied as a portion of the lands were once designated Sand and Gravel Resource Area in the Official Plan and, therefore, the lands were suitably zoned Mineral Aggregate Reserve. However, in 2006, the designation of the lands was changed from Sand and Gravel Resource Area to General Urban Area at the time the Barrhaven South Community Design Plan and associated Official Plan Amendment (OPA 150) was approved by the Planning Committee and Council. The zoning was never subsequently amended to reflect the new Official Plan designation.

### Proposed Zoning

The requested Zoning By-law amendment proposes to rezone the property to Residential Third Density, Subzone YY, Exception 1859 (R3YY[1859]), Minor Institutional, Subzone A (I1A) and Parks and Open Space (O1). The proposed zoning is shown in Document 1. The R3YY[1859] zone is the same zoning applied to Phases 1-3 of Half Moon Bay South.

The proposed Zoning By-law amendment permits a range of residential uses including single-detached, semi-detached and multiple attached dwellings. The exception includes site specific zoning provisions for the residential uses including minimum lot area, minimum lot width and yard setbacks.

The Zoning By-law amendment will allow for the implementation of a related Draft Plan of Subdivision containing 265 residential units, which is expected to be draft approved by June 30, 2015. The proposed plan of subdivision, attached as Document 3, will contain a range of housing types including 159 single-detached dwellings, 48 street townhouses, and 58 back-to-back townhouses. An elementary school, high school, community park and neighbourhood park are also proposed and will be zoned respectively as I1A/R3YY[1859] and O1. The details of recommended zoning are outlined in Document 2.

## **DISCUSSION**

### **Public consultation**

Public consultation of this application was carried out in accordance with the City's Public Notification and Consultation Policy. No public comments were received.

### **Official Plan designation**

The lands are designated as General Urban Area in the Official Plan, which permits 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, retail, service, cultural, leisure, entertainment and institutional uses.

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

#### **Barrhaven South Community Design Plan**

The lands are located in Area 3 and 4 of the Barrhaven South Community Design Plan (CDP). The CDP requires that low and medium density residential units be developed on the lands. The CDP also identifies two school sites, a community park and neighbourhood park within this area.

#### **Urban Design Guidelines for Greenfield Neighbourhoods**

The Council-approved Urban Design Guidelines for Greenfield Neighbourhoods play an integral role in achieving high quality design throughout the city, and are applicable to this site. These design guidelines are focused on providing guidance for neighbourhood design during the subdivision review and zoning processes.

### **Planning rationale**

The proposed development responds to the Official Plan policies outlined above. It is permitted under the General Urban Area designation and appropriately responds to the guidelines and principles contained in the Barrhaven South Community Design Plan. The zoning implements a site within a master planned community where a mix of land uses and their supporting infrastructure have been planned and designed. A portion of the property has been zoned to accommodate a future elementary school and high school site. Furthermore, the site contributes to a community wide parks and open space system with the zoning of a 3.09-hectare block for a community park and a 0.9-hectare block for a neighbourhood park.

The R3YY[1859] zone is consistent with and supports the policy for a variety of land uses in the General Urban Area. Exception 1859 was approved for previous phases of the subdivision in Half Moon Bay South. The applicant is requesting the same zoning be applied to the subject site. The provisions of the exception zoning specify lot dimensions and setback requirements to accommodate the applicant's various model types. A zoning which results in the establishment of an intimate house to street relationship that the Barrhaven South CDP relies on for encouraging community interaction.

### **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

### **COMMENTS BY THE WARD COUNCILLOR**

Councillor Harder is aware of this application and staff recommendation 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**

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

### **TERM OF COUNCIL PRIORITIES**

This report addresses the following Term of Council Priorities:

C1 – Contribute to improvement of quality of life.

EP3 – Support growth of local economy.

GP3 – Make sustainable choices.

## **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 additional time needed to resolve issues relating to the Plan of Subdivision.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Draft Plan of Subdivision

Document 4 Overview Data Sheet

## **CONCLUSION**

The proposed Zoning By-law amendment to permit a residential subdivision is compatible with the existing context and character of the area. The proposed zoning meets the policy intent and vision of the Official Plan and the Barrhaven South Community Design Plan and is in accordance with the approved Draft Plan of Subdivision. As such, the Department is recommending the Zoning By-law amendment be approved.

## **DISPOSITION**

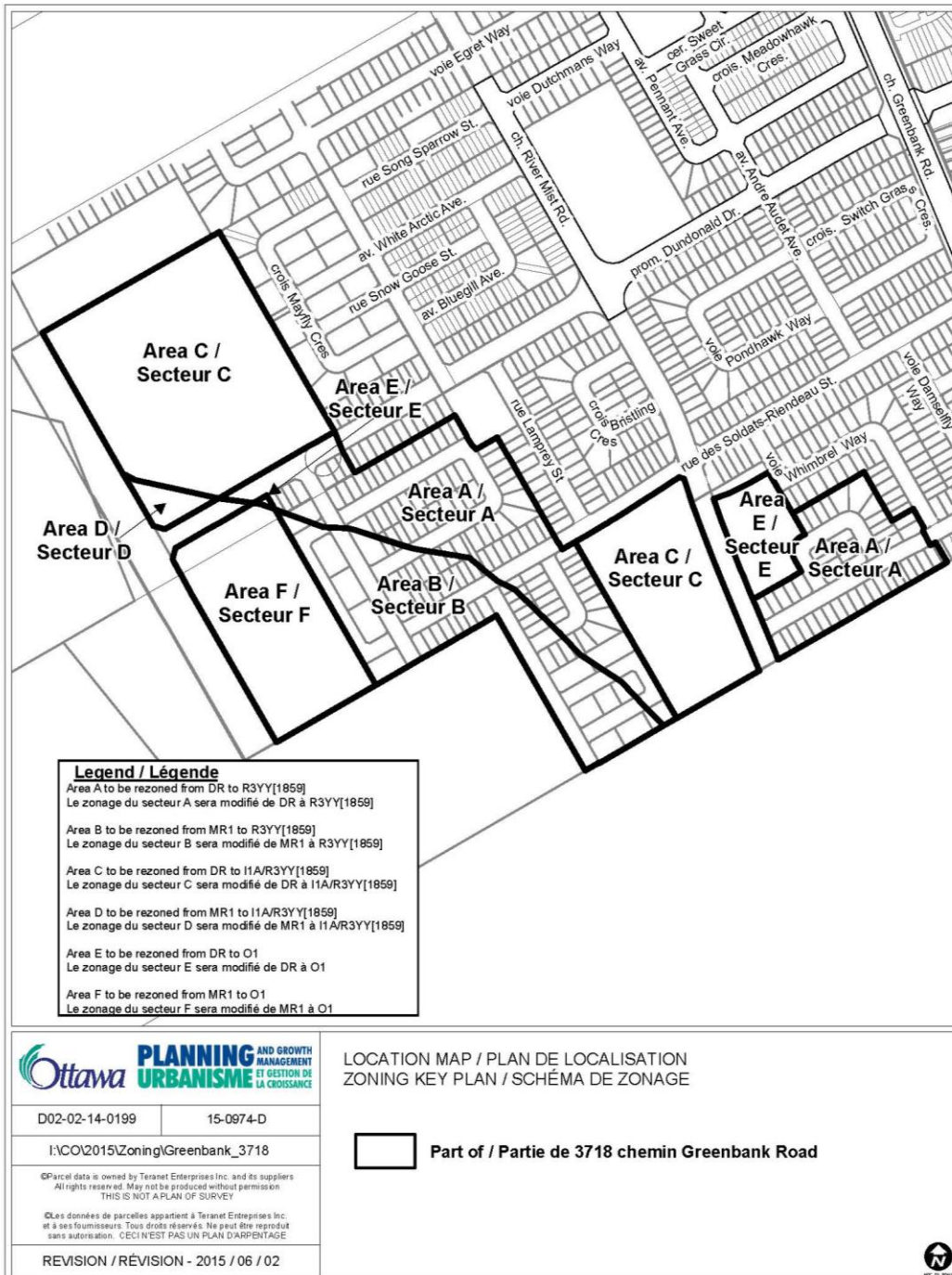
City Clerk and Solicitor Department, Legislative Services, to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, Scott Templeton, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

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](http://geoOttawa)





**Document 2 – Details of Recommended Zoning**

The proposed change to Zoning By-law 2008-250 for Part of 3718 Greenbank Road is by rezoning the lands shown in document 1 as follows:

- a) Area A from DR to R3YY[1859];
- b) Area B from MR1 to R3YY[1859];
- c) Area C from DR to I1A/R3YY[1859];
- d) Area D from MR1 to I1A/R3YY[1859];
- e) Area E from DR to O1; and,
- f) Area F from MR1 to O1.

Document 3 – Draft Plan of Subdivision

