

**2. Zoning By-law Amendment – Part of 3640 Greenbank Road**  
**Modification du Règlement de zonage – partie du 3640, chemin Greenbank**

**Committee recommendations as amended**

That Council approve:

1. an amendment to Zoning By-law 2008-250 for part of 3640 Greenbank Road to permit a subdivision consisting of single-detached dwelling units, semi-detached dwelling units, townhouses, a school block and park block, as detailed in Document 2, as amended by the following:
  - 1) that Document 1, Location and Detailed Zoning Map, be replaced with the revised map (set out below), per Planning Committee Motion N° PLC 2020-31/1;
  - 2) that Document 2, Details of Recommended Zoning, be amended as follows:
    - a. Area A from DR to I1A/O1
    - b. Area B from MR to I1A/O1
    - c. Area C from DR to R3Z[2665]; and,
    - d. Area D from MR to R3Z[2665].
2. that pursuant to the *Planning Act*, subsection 34(17), no further notice be given.

**Recommandations du Comité, telles que modifiées**

Que le Conseil approuve :

1. une modification du Règlement de zonage n° 2008-250 visant une partie du 3640, chemin Greenbank afin de permettre la construction d'un lotissement comprenant des maisons individuelles, des maisons jumelées, des maisons en rangée, une école et un parc, comme l'indique le document 2, dans sa version modifiée par ce qui suit :
  - 1) que le document n° 1, Carte de localisation et de zonage

**détaillé, soit remplacé par le document révisé** (présentée ci-dessous **conformément à la motion n° PLC 2020-31/1 du Comité de l'urbanisme;**

2) **que le document no 2, Détails du zonage recommandé, soit modifié comme suit :**

a. **Que le secteur A passe de DR à I1A/O1;**

b. **Que le secteur B passe de MR à I1A/O1;**

c. **Que le secteur C passe de DR à R3Z[2665]; et**

d. **Que le secteur D passe de MR à R3Z[2665].**

2. **qu'en vertu du paragraphe 34(17) de la Loi sur l'aménagement du territoire, qu'aucun nouvel avis ne soit donné.**

#### Documentation/Documentation

1. Supporting Document 1 - Revised location map, per Planning Committee Motion N° PLC 2020-31/1

Document à l'appui n° 1 – Plan de localisation (carte) révisée, conformément à la motion n° PLC 2020-31/1 du Comité de l'urbanisme

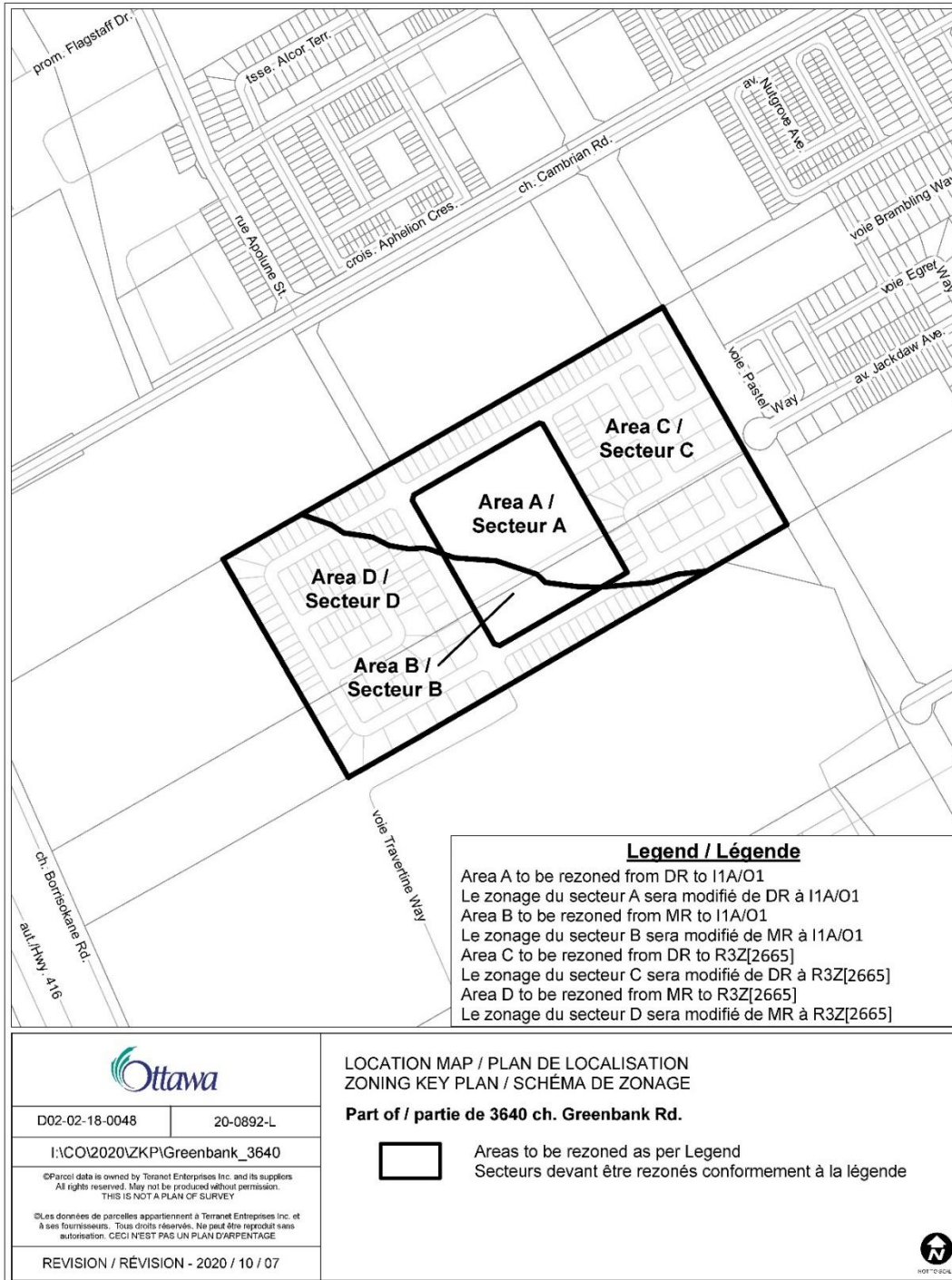
2. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated September 24, 2020 (ACS2020-PIE-PS-0095)

Rapport du Directeur, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 24 septembre 2020 (ACS2020-PIE-PS-0095)

3. Extract of draft Minutes, Planning Committee, October 8, 2020

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 8 octobre 2020

Supporting Document 1 - Revised location map, per Planning Committee Motion N°  
 PLC 2020-31/1



**Report to  
Rapport au:**

**Planning Committee  
Comité de l'urbanisme  
8 October 2020 / 8 octobre 2020**

**and Council  
et au Conseil  
14 October 2020 / 14 octobre 2020**

**Submitted on 24 September 2020  
Soumis le 24 septembre 2020**

**Submitted by  
Soumis par:  
Douglas James**

**Acting Director / Directeur par intérim  
Planning Services / Services 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: BARRHAVEN (3)**

**File Number: ACS2020-PIE-PS-0095**

**SUBJECT: Zoning By-law Amendment – Part of 3640 Greenbank Road**

**OBJET: Modification du Règlement de zonage – partie du 3640, chemin  
Greenbank**

## **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 3640 Greenbank Road to permit a subdivision consisting of single-detached dwelling units, semi-detached**

dwelling units, townhouses, a school block and park block, 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 Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of 14 October, 2020", 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 du Règlement de zonage n° 2008-250 visant une partie du 3640, chemin Greenbank afin de permettre la construction d'un lotissement comprenant des maisons individuelles, des maisons jumelées, des maisons en rangée, une école et un parc, comme l'indique 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, 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 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 de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 14 octobre 2020 », 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 3640 Greenbank Road

**Owner**

Tamarack (Nepean) Corporation

**Applicant**

Michelle Taggart

**Related applications**

The related Plan of Subdivision application (File No. D07-16-18-0011) has received draft approval from the City under the delegated authority.

**Description of site and surroundings**

The property is located south of Cambrian Road and is situated between the future Greenbank Road realignment along the eastern boundary, to Borrisokane Road in the west. Northwest of the site is a portion of the Cambrian Woods Urban Natural Area #57, and south of the property is the former Drummond Costello Pit. The overall development is known as 'The Meadows', and the lands are referred to as 'Phases 7 and 8'.

The surrounding lands are currently undeveloped; however, several parcels of land to the north, east, and south of the site are in various stages of Plan of Subdivision and Zoning By-law amendment applications. The surrounding lands and planned developments within the area are predominantly low-rise residential. Further to the west is Highway 416, and beyond that is the Trail Road Waste Facility. The portion of the property that is within 500 metres of the Trail Road Landfill Facility is outside of the urban boundary and will not be rezoned as part of this application.

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

The current zoning designations on the property are Development Reserve (DR) and Mineral Aggregate Reserve Zone (MR). The intent of the DR zone is to recognize lands identified for future urban development and limit the range of permitted uses on those lands which may preclude future development options. Examples of permitted uses within this zone are agricultural use, forestry operation, and park. The intent of the MR zone is to identify lands where mineral resources exist, to permit a mineral resource extraction operation. In this instance, the extraction operations ceased prior to the lands being included within the Urban Boundary as part of the 2003 Official Plan Amendment.

The requested Zoning By-law amendment proposes to introduce the following zones on the lands:

- Residential, Third Density, Subzone Z, with a site-specific exception (R3Z[xxxx]) to allow the development of detached dwellings, semi-detached dwellings, townhouses.
- Open Space (O1) to establish a neighbourhood park.
- Minor Institutional Zone, Subzone A (I1A) to allow for the potential development of a school block.

The proposed exception related to the residential designation requests the following alterations:

- Maximum height for back-to-back townhouses: 11.5 metres
- Minimum lot size for back-to-back townhouses: 90 square metres

The changes to the height allow for flexibility related to grade elevations. The 90-square metre lot size allows for higher density residential unit types near the future Greenbank Road alignment as identified in the Barrhaven South Community Design Plan.

## **DISCUSSION**

### **Public consultation**

A public consultation meeting was held for the related Plan of Subdivision application on February 13, 2019 at the Minto Recreation Complex in Barrhaven. The applicant and staff were in attendance to discuss the proposal and application process with those in attendance. Two public members attended the meeting; however, no comments were provided. Additionally, no comments were received on the application through the public notification process.

### **Official Plan designation**

The property is designated as General Urban Area, according to Schedule B of the Official Plan (OP). The intent of this designation is to encourage the development of a range of housing types to meet varying types of ages and incomes, and within these neighbourhoods, allowing for schools and recreational sites to meet needs of the residents.

The western portion of the property is located within 1000 metres of the Trail Road Waste Facility. Lands that are within 500 metres of the waste facility are within the area of influence as specified under OP policy 3.8.5. The portion of the property that is within 500 metres of the waste facility is outside of the Urban Boundary and is not subject to the Zoning By-law amendment application.

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

The Barrhaven South Community Design Plan (CDP) identifies this area as Low Density Residential, which permits single-detached, semi-detached and duplex dwellings. Street townhouses and other similar ground-oriented multiple dwellings are also permitted in order to accommodate a variety of housing choices, to increase affordability and to create interesting streetscapes throughout neighbourhoods.

A centrally located Neighbourhood Park is proposed to be 1.19 hectares and is adjacent to the school block. The park is located on the corner of a collector (Elevation Road) and a local street (Pine Warbler Way), as shown on Document 4.

Policy 6.8.7 notes that a school should be located with frontage on two streets. The 2.80 hectares school block is located on the south east corner of a collector (Elevation Road) and a local road (Crested Lark Way).

The lands are beyond the 500-metre influence area of the Trail Waste Facility. As specified in Section 7.7 of the CDP, land uses between 500 and 1000 metres of the landfill site will be subject to Draft Plan of Subdivision conditions, including 'warning notices on title' noting the proximity of the landfill operation and its potential impacts, particularly odour impacts, and the requirement for fully sealed units with installation of air conditioning units. The CDP also notes that over time, the need for sealed air-conditioned units, and/or warning clauses may be reduced or eliminated depending on the timing of development within the 1000 metres, subject to a future study. As the landfill operations move further west, the impacts are reduced.

### **Planning rationale**

The subdivision proposes 116 single-detached dwellings, 16 semi-detached dwellings, 204 traditional townhouses, and 50 back-to-back townhouse units, as well as a centrally located school block and park block. Access to the site is currently from Cambrian Road, south along the eastern boundary of the Cambrian Woods (Elevation Road). Additionally, the lands will be connected to Phase 4 of The Meadows via an east-west



roadway (Jackdaw Avenue). In time, the future Greenbank Road alignment will run along the eastern boundary of the proposed subdivision.

The lands are currently zoned Development Reserve (DR) and Mineral Aggregate Reserve Zone (MR). Amending the zoning to R3Z, O1, and I1A will allow for residential, park, and institutional uses within the subdivision, which are consistent with the OP and CDP policies for this area. Two exceptions are being requested as part of the R3Z designation (R3Z[xxxx]) that will apply to the back-to-back townhouses. The back-to-back townhouses require a 0.5-metre height increase from the standard 11 metres maximum height permitted in the R3Z zone. The extra 0.5 metres will provide some breathing room in case of low grades around the buildings. Additionally, a minimum 90-square metres lot size for back-to-back townhouses is requested to be included in the Zoning By-law, to correspond with the higher density unit type that will be placed closer to the future Greenbank Road realignment, as identified in the Community Design Plan. The Zoning By-law amendment request for this application is consistent with other residential development applications in the immediate vicinity.

The property is adjacent to a former mineral resource extraction site known as the Drummond Costello Pit. Initial studies completed as part of the application submission identified lands to be restricted from development within the subject property due to noise restrictions. However, the pit license for the Drummond Costello Pit had been surrendered as of December 31, 2019. Therefore, the development of the land will not negatively impact any active aggregate operations or require noise restrictions on the residential development.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014 and 2020.

### **RURAL IMPLICATIONS**

The recommendations found within this report are not expected to have any rural implications.

### **COMMENTS BY THE WARD COUNCILLORS**

Councillors Harder and Moffat are aware of this application and the recommendations and have no comments.

## **LEGAL IMPLICATIONS**

There are no legal impediments to implementing the recommendations of this report.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

## **ASSET MANAGEMENT IMPLICATIONS**

The recommendations documented in this report are consistent with the City's [Comprehensive Asset Management \(CAM\) Program](#) objectives. The implementation of the Comprehensive Asset Management program enables the City to effectively manage existing and new infrastructure to maximize benefits, reduce risk, and provide safe and reliable levels of service to community users. This is done in a socially, culturally, environmentally, and economically conscious manner. As with all developments, the details of the infrastructure associated with this development will be worked out through the design review and Site Plan Control Approval processes.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

The Zoning By-law amendment proposal relates to new buildings that would have been and will be constructed in accordance with the Ontario Building Code; there are no accessibility impacts.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- Economic Growth and Diversification
- Thriving Communities
- Sustainable Infrastructure

## **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 issues needing to be resolved.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map and Zoning Key

Document 2 Proposed Zoning By-law Amendment

Document 3 Public Consultation Details

Document 4 Proposed Draft Plan of Subdivision

## **CONCLUSION**

The Planning, Infrastructure and Economic Development Department recommends approval of the application to rezone the lands from DR and MR to R3Z[xxxx] to allow the development of detached dwellings, semi-detached dwellings, and townhouses. As well, the inclusion of the zoning designations O1 to establish a neighbourhood park, and I1A to allow for the potential development of a school block are recommended. The application is consistent with the Provincial Policy Statement, the Official Plan, and the Barrhaven South Community Design Plan.

## **DISPOSITION**

Legislative Services, Office of the City Clerk to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

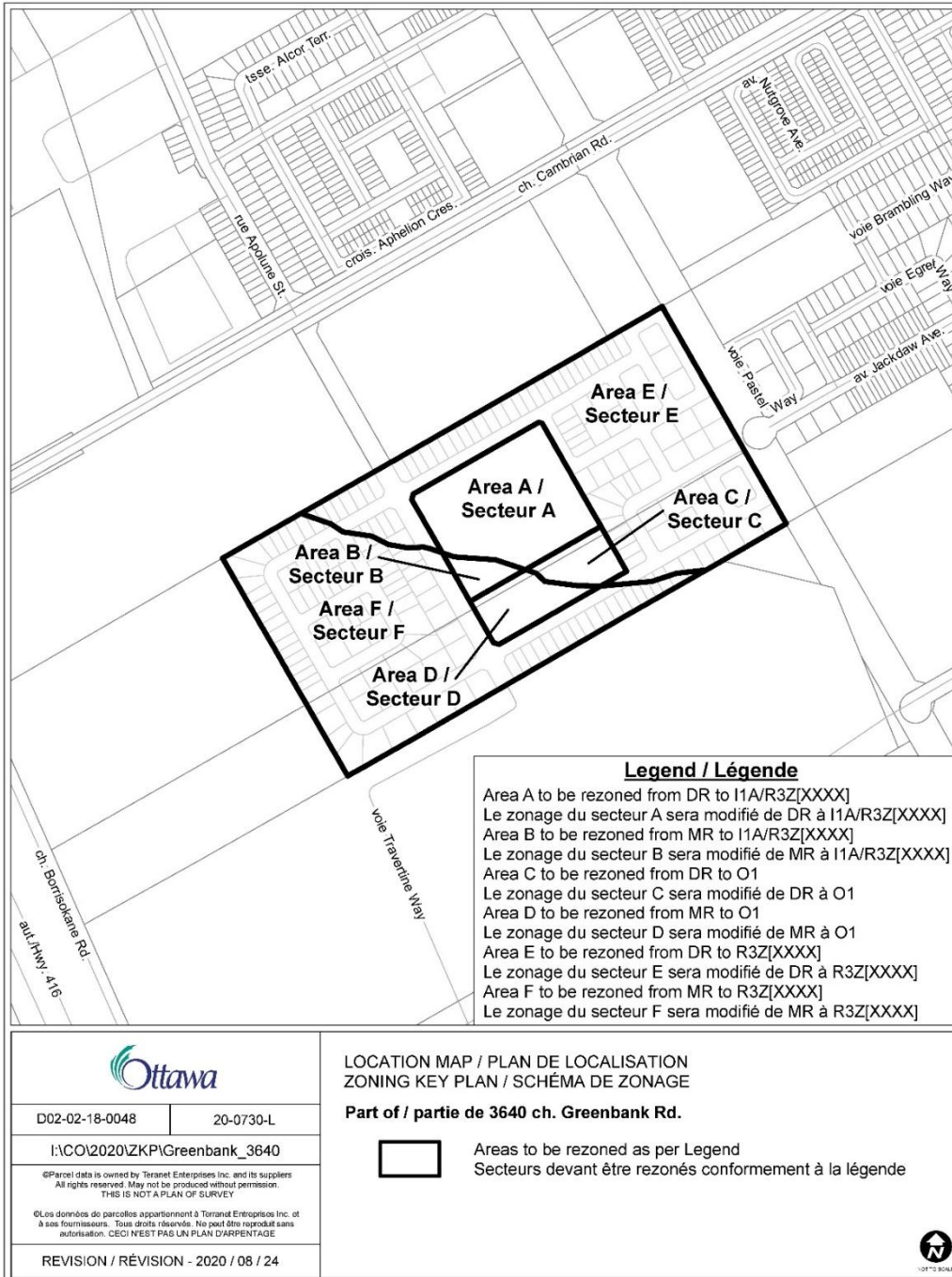
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

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

Document 1 – Location Map and Zoning Key

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



## **Document 2 – Proposed Zoning By-law Amendment**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for part of 3640 Greenbank Road:

1. Rezone the lands shown in Document 1 as follows:
  - a. Area A from DR to I1A/R3Z[xxxx]
  - b. Area B from MR to I1A/R3Z[xxxx]
  - c. Area C from DR to O1
  - d. Area D from MR to O1
  - e. Area E from DR to R3Z[xxxx]
  - f. Area F from MR to R3Z[xxxx]
2. Add a new exception, R3Z[xxxx] to Section 239 – Urban Exceptions with provision similar in effect to the following:
  - g. In Column II, add the text “R3Z[xxxx]”
  - h. In Column V, add the text:
    - “- maximum height for back-to-back townhouses : 11.5 metres”
    - “- minimum lot size for back-to-back townhouses : 90 square metres”

### **Document 3 – Public Consultation Details**

#### Notification and Consultation Process

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. One public meeting was also held in the community on Wednesday February 13, 2019 in the Minto Recreation Complex.

No comments were received.

Document 4 – Proposed Draft Plan of Subdivision

