

- 9. Zoning By-law Amendment – 807 River Road and 4720 Spratt Road**
- Modification du Règlement de zonage – 807, chemin River et 4720, chemin Spratt**

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 807 River Road and 4720 Spratt Road to permit residential development and associated uses, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification du Règlement de zonage 2008-250 relative au 807, chemin River et au 4720, chemin Spratt, afin de permettre un aménagement résidentiel et des usages connexes, comme l'indique le document 2.

DOCUMENTATION/DOCUMENTATION

1. Director's Report, Planning Services, Planning, Infrastructure and Economic Development Department, dated February 14, 2019 (ACS2019-PIE-PS-0023)

Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'Infrastructure et du développement économique, daté le 14 février 2019 (ACS2019-PIE-PS-0023)
2. Extract of draft Minutes, Planning Committee, February 28, 2019

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 28 février 2019
3. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of March 27, 2019, 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 March 6, 2019".

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 27 mars 2019 du 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 6 mars 2019 ».

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
28 February 2019 / 28 février 2019**

**and Council
et au Conseil
6 March 2019 / 6 mars 2019**

**Submitted on 14 February 2019
Soumis le 14 février 2019**

**Submitted by
Soumis par:
Lee Ann Snedden
Director / Directrice**

**Planning Services / Services de la planification
Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

**Contact Person / Personne ressource:
Wendy Tse, Planner / Urbaniste, Development Review South / Examen des
demandes d'aménagement sud
613-580-2424, 12585, Wendy.Tse@ottawa.ca**

**Ward: GLOUCESTER-SOUTH
NEPEAN (22) / GLOUCESTER-
NEPEAN SUD (22)**

File Number: ACS2019-PIE-PS-0023

SUBJECT: Zoning By-law Amendment – 807 River Road and 4720 Spratt Road

**OBJET: Modification du règlement de zonage – 807, chemin River et 4720,
chemin Spratt**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to**

Zoning By-law 2008-250 for 807 River Road and 4720 Spratt Road to permit residential development and associated uses, 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 March 6, 2019," 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 2008-250* relative au 807, chemin River et au 4720, chemin Spratt, afin de permettre un aménagement résidentiel et des usages connexes, 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 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 6 mars 2019 », 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

807 River Road and 4720 Spratt Road

Owner

Claridge Homes (River Phase 2)

Applicant

Jim Burghout

Description of site and surroundings

The site is currently undeveloped and it's most recent use was for agricultural purposes. In the vicinity, low density residential uses have been developed along River and Spratt Roads.

Summary of requested Zoning By-law amendment proposal

A Zoning By-law amendment application was submitted to permit the development of approximately 737 residential units consisting of 344 single detached dwellings, 52 semi-detached lots and 16 blocks for townhomes. Other supporting uses are one school site, one park block and one partial park block.

The proposal is to amend the zoning for the majority of the site from DR Development Reserve to R4Z Residential Fourth Density, Subzone Z. This zone permits different development standards, as identified in the Z subzone, and promotes efficient land use and compact form. The park blocks are proposed to be zoned O1 Open Space and the school block will be dual zoned I1A/R4Z Minor Institutional/Residential Fourth Density, Subzone Z.

Brief history of proposal

With the approval of the draft Plan of Subdivision on December 6, 2018 it is appropriate to implement the zoning 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 concurrent with the notice requirements for the subdivision application.

For this proposal's consultation details, see Document 3 of this report.

Official Plan designation

Schedule B of the Official Plan designates this property as General Urban Area. This designation permits a wide variety 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 consistent with the CDP direction for this area including the location of the two proposed parks and one future school site.

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 park as well as facilities and services beyond the community. The subdivision has been based on a modified grid pattern. The main collector roads shown as Solarium Avenue and Brian Good Avenue will be designed to accommodate transit service and are intended to make transit a convenient travel option. The school is co-located with one of the park blocks while the other park block is central to the future development toward the western portion of this area.

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 school site has been set aside for an English Catholic elementary school and will be rezoned from DR to the dual zone of I1A/ R4Z. The site is proposed to be rezoned from DR to the dual zone of I1A/ R4Z to so that a further zone amendment would not be required should the site not develop for a school. A draft Plan of Subdivision condition requires the school site to be held for the school board for seven years after the registration of the subdivision agreement.

The park blocks are proposed to be rezoned to O1 to reflect the open space use and

prohibit residential development.

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 Ward Councillor is aware of this report.

LEGAL IMPLICATIONS

There are no legal implications associated with the implementing the recommendations contained within 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 CAM program results in timely decisions that minimize lifecycle costs and ensure the long-term affordability of assets. To fulfill its obligation to deliver quality services to the community, the City must ensure that assets supporting City services are managed in a way that balances service levels, risk and affordability. An amendment to the Official Plan for the creation new streets, a school, a city park and a partial park using the BBSS principles are consistent in rounding out the proposed development with the appropriate supporting infrastructure.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications 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 time required for draft approval 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 – R4Z, Minor Institutional Subzone I1A, and Parks and Open Space Zone O1. 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, Economic Development and Long Range Planning to prepare the implementing by-law and forward to Legal Services.

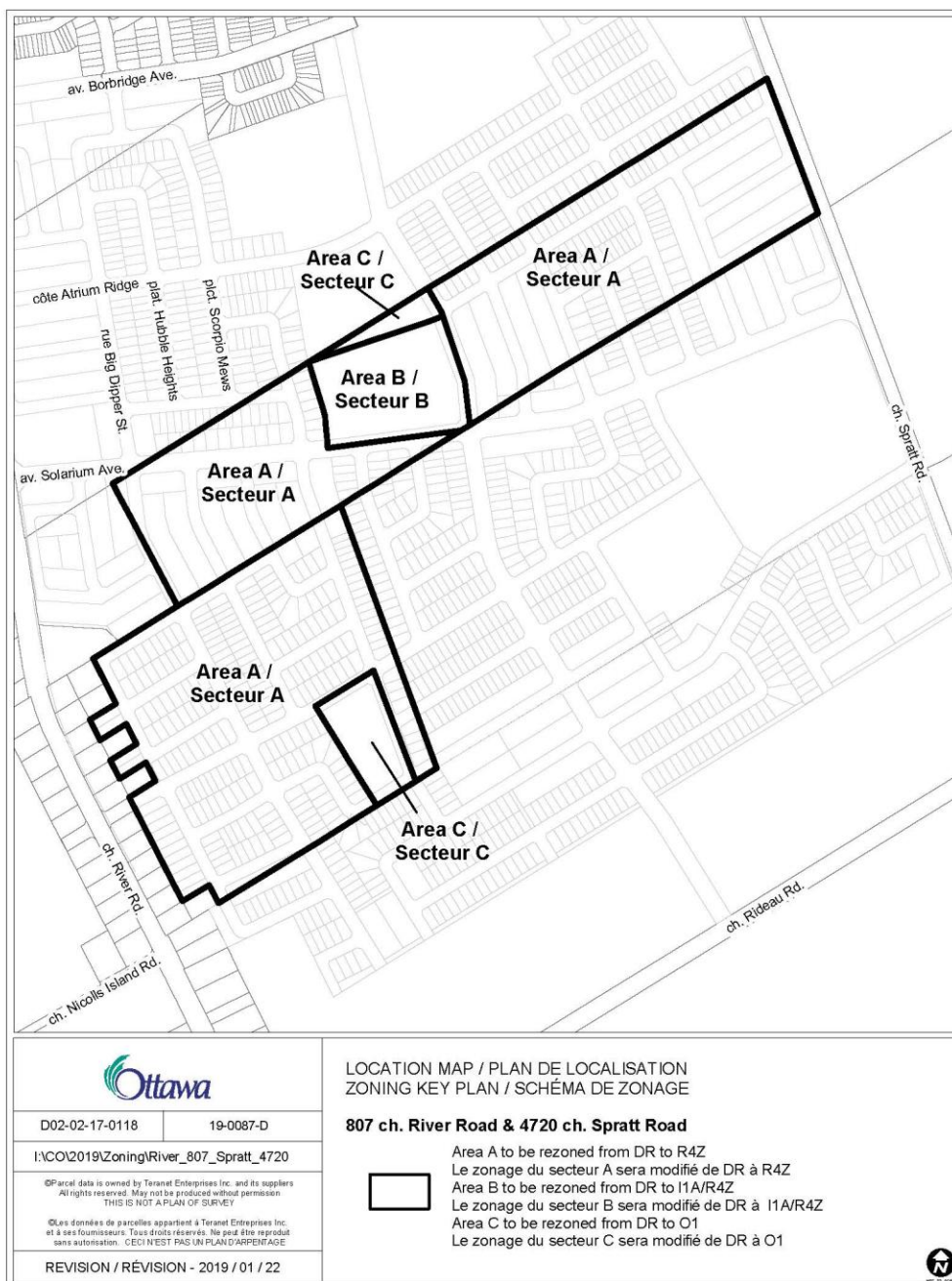
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

Circulations Services Unit, Planning Services to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa

The site is located between River Road and Spratt Road, south of Borbridge Avenue and north of Rideau Road.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for Address of the site:

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 4650 Spratt Road, 4800 Spratt Road and an unaddressed parcel between River Road and Southbridge Street is to rezone the lands shown in Document 1 as follows:

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

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 Zoning By-law amendment application was submitted concurrently with the Plan of Subdivision application. The statutory public meeting was held for the Plan of Subdivision on February 2, 2018 and comments were submitted for both applications.

Public Comment	Staff/Developer Response
<ul style="list-style-type: none">• Better monitoring during construction to address concerns with obstruction with machinery, building materials, trucks, dirty roads and gravel. Signage, detours and flag personnel should be clearly located and/or present. Safe working conditions for the workers and a safe environment for the residents should be provided during construction.	<ul style="list-style-type: none">• A Construction Traffic Management Plan will be required where construction access will be on existing streets.
<ul style="list-style-type: none">• Traffic flow in and out of Riverside South is a growing concern and includes the Hunt Club/Riverside Drive intersection at rush hour. At certain times of the day, the volume on the roads (Brian Good, Spratt, River Road and Summerhill) is high and it can be difficult to turn left either to exit the community or enter from the main road.	<ul style="list-style-type: none">• The streets within this subdivision will not directly connect to River Road and Spratt Road, but will be extensions of streets which will.• The Transportation Impact Assessment for the abutting subdivision indicates traffic signals are not warranted at Borbridge and Solarium at River Road.• Southbound left turn lanes from River Road to Borbridge, Solarium and Atrium Ridge are warranted.