

**10. Zoning By-Law Amendment – 4650 Spratt Road, 4800 Spratt Road and an unaddressed parcel between River Road and Southbridge Street**

**Modification du Règlement de zonage – 4650, chemin Spratt, 4800 chemin Spratt et une parcelle de terrain sans adresse de voirie entre le chemin River et la rue Southbridge**

**COMMITTEE RECOMMENDATION**

**That Council approve an amendment to Zoning By-law 2008-250 for 4650 Spratt Road, 4800 Spratt Road and an unaddressed parcel between River Road and Southbridge Street 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 (n° 2008-250) visant les 4650 et 4800, chemin Spratt et une parcelle de terrain sans adresse de voirie, qui se situe entre le chemin River et la rue Southbridge, afin de permettre un aménagement résidentiel et des utilisations 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-0019)

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-0019)

2. 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**

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

**File Number: ASC2019-PIE-PS-0019**

**SUBJECT: Zoning By-law Amendment – 4650 Spratt Road, 4800 Spratt Road and  
an unaddressed parcel between River Road and Southbridge Street**

**OBJET: Modification du Règlement de zonage – 4650, chemin Spratt, 4800  
chemin Spratt et une parcelle de terrain sans adresse de voirie entre  
le chemin River et la rue Southbridge**

## REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 4650 Spratt Road, 4800 Spratt Road and an unaddressed parcel between River Road and Southbridge Street 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* (n<sup>o</sup> 2008-250) visant les 4650 et 4800, chemin Spratt et une parcelle de terrain sans adresse de voirie, qui se situe entre le chemin River et la rue Southbridge, afin de permettre un aménagement résidentiel et des utilisations 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**

4650 Spratt Road, 4800 Spratt Road and an unaddressed parcel between River Road and Southbridge Street

### **Owner**

Riverside South Development Corporation

### **Applicant**

Marcel Denomme

### **Description of site and surroundings**

The site is currently undeveloped and its 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 1350 residential units containing single detached dwellings, townhomes and a medium density block with 3 schools, 3 parks and a woodlot. This subdivision will also contain a potential institutional block for non school uses (fire hall, place of worship etc.).

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 and woodlot are proposed to be zoned O1 Open Space and the institutional and school blocks 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 October 10, 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*.

Two members of the public provided a response, one of which provided comments as detailed in Document 3. The other member of the public requested further notification.

The statutory public meeting was held for the plan of subdivision on February 2, 2018.

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 generally in keeping with the intention of this area including the location of the three proposed parks, two future school sites, one institutional block, and one woodlot.

A deviation from the CDP is made which removes the local commercial block at the intersection of River Road and Collector J (Solarium Avenue). This location was deemed not viable for commercial uses given the proximity of The Plaza at Riverside South at the intersection of Earl Armstrong and River Roads.

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 parks as well as facilities and services beyond the community. The subdivision has been based on a modified grid pattern. The main collectors shown as Collector J (Solarium Avenue) and Collector A (Brian Good Avenue) will be designed to accommodate transit service and are intended to make transit a convenient travel option. Although not all school and park sites are co-located, they are in close proximity to each other. The park site with frontage on Spratt Road is co-located with the woodlot to allow for access between the two sites. The City will be acquiring the woodlot upon registration of the first phase.

### **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 sites have been set aside for an English public elementary, English Catholic high and French Catholic high schools. The future school sites are to be rezoned from DR to the dual zone of I1A/ R4Z to permit residential development without a further zone amendment should they not develop for schools. Draft condition allows the school sites to be held for the school board for seven years after the registration of the subdivision agreement. The institutional block abutting River Road is also proposed to be dual zoned. The subdivision condition requires that this block be held for institutional purposes for at least four years or 85 per cent of total build-out of the phase containing the block, after which it may be developed for residential purposes.

The park blocks and woodlot are proposed to be rezoned to O1 to reflect the open space use and prohibit residential development. City purchasing a 0.8ha woodlot, formerly known as the Spratt Road Woodlot during the first phase of registration. Money has been allocated in the capital budget for this acquisition.

Future Block 565, located at the intersection of Spratt Road and Borbridge Avenue is subject to site plan approval and it to accommodate medium density residential development. The R4Z zone permits residential uses up to low rise apartment dwellings. Detailed review of the site design, including landscaping, access, and servicing will be conducted at that time.

## **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 implementing the recommendation 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, schools, and parks 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, Minor Institutional Subzone A, and Parks and Open Space. 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.

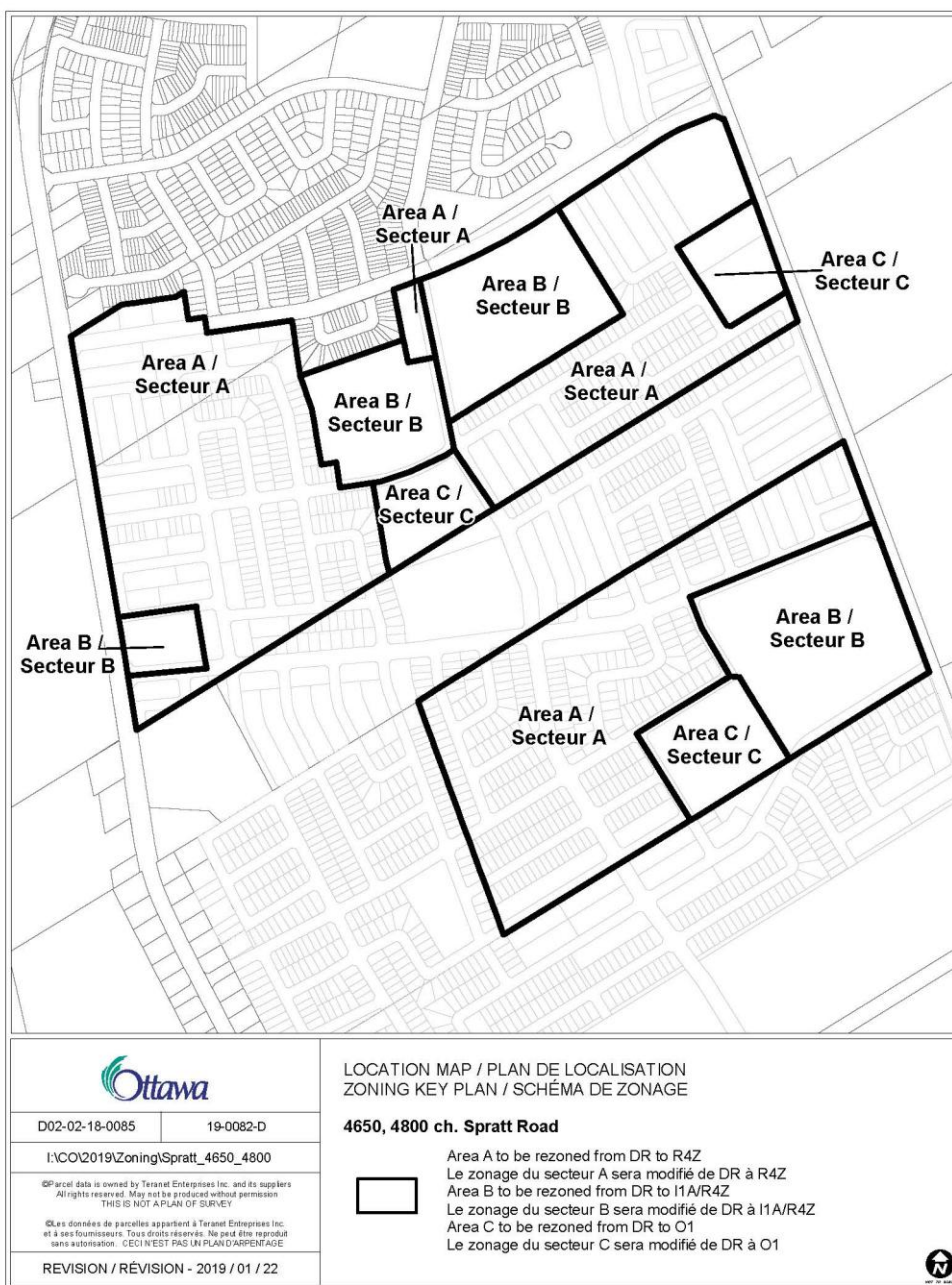
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

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

## Document 1 – Location Map

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

The subject lands consists of two portions located between River Road and Spratt Road. One parcel is immediately south of Borbridge Avenue and the other parcel is located 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 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. Two members of the public responded, one of which provided the comment summarized below.

<b>Public comment</b>	<b>Staff response</b>
The Environmental Impact Study should be prepared prior to approval of zone amendment. Green space is used to educate children about plants and wildlife. Wildlife seen in this area include turkeys, deer, foxes, coyotes and bald eagles.	<p>An EIS was prepared in support of the draft plan of subdivision. A further study is required for 4800 Spratt Road prior to registration and the developer is to fulfill the requirements of the studies.</p> <p>This area is within the urban boundary and intended for residential development, pursuant to the Official Plan as well as the Riverside South Community Design Plan.</p> <p>The City will be purchasing a portion of the Spratt Road woodlot at the time of registration.</p>