

2. Zoning By-law Amendment – Part of 2701 Longfields Drive

Modification du Règlement de zonage – Partie du 2701, promenade Longfields

Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for part of 2701 Longfields Drive to permit low-rise residential development and park block, as detailed in Document 2.

Recommandation du Comité

Que le Conseil approuve demande de modification du Règlement de zonage (no 2008-250) visant une partie du 2701, promenade Longfields afin de permettre la construction de l'immeuble résidentiel de faible hauteur et l'aménagement de l'îlot de parc indiqués dans le document 2.

Documentation/Documentation

1. Report from the Acting Director, Planning Services, Planning, Infrastructure and Economic Development Department, dated October 19, 2021 (ACS2021-PIE-PS-0129)

Rapport de la Directrice par intérim, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 19 octobre 2021 (ACS2021-PIE-PS-0129)

2. Extract of draft Minutes, Planning Committee, November 8, 2021

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 8 novembre 2021

**Planning Committee
Report 52A
November 24, 2021**

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**Comité de l'urbanisme
Rapport 52A
Le 24 novembre 2021**

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
8 November 2021 / 8 novembre 2021**

**and Council
et au Conseil
24 November 2021 / 24 novembre 2021**

**Submitted on 19 October 2021
Soumis le 19 octobre 2021**

**Submitted by
Soumis par:
Lily Xu,**

**Acting Director / Directrice par intérim
Planning Services / Services de la planification
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Ward: RIDEAU-GOULBOURN (21)

File Number: ACS2021-PIE-PS-0129

SUBJECT: Zoning By-law Amendment – Part of 2701 Longfields Drive

**OBJET: Modification du Règlement de zonage – Partie du 2701, promenade
Longfields**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 2701 Longfields Drive to permit low-rise residential development 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 November 24, 2021," 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 demande de modification du Règlement de zonage (n° 2008-250) visant une partie du 2701, promenade Longfields afin de permettre la construction de l'immeuble résidentiel de faible hauteur et l'aménagement de l'îlot de parc indiqués dans 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 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 24 novembre 2021 », 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 2701 Longfields Drive

Owner

Mattamy (Half Moon Bay 3) Limited

Applicant

Jaime Posen, Fotenn Planning + Design

Related applications

The related Plan of Subdivision application (File No. D07-16-19-0031) has received draft approval from the City under delegated authority on February 1, 2021.

Description of site and surroundings

The property is situated along the west side of Longfields Drive and northwest of Prince of Wales Drive, located on a 10.6-hectare portion of the Stonebridge Golf Course. Immediately north of the site is a recently developed low-rise residential subdivision known as the Pink House development, with additional low-rise residential development to the east. West of the site is a portion of the golf course and other low-rise houses. South of the site is undeveloped land and Prince of Wales Drive further south.

Summary of requested Zoning By-law amendment proposal

The property is currently zoned Parks and Open Space, Subzone A (O1A), which permits the site for its current use as a golf course. The requested Zoning By-law amendment is to rezone a portion of the lands to “Residential Third Density, Subzone YY, Exception 1627” (R3YY[1627]) to reflect the draft approved subdivision on the property (Document 4). The general purpose of the R3 zone is to permit a mix of single detached and townhome dwellings. The YY subzone and exception 1627 include provisions for lot size, building height, and setbacks. The O1 zone will be applied to 0.615 hectares of land to be utilized for park space within the development area.

Brief history of proposal

The subdivision has also been subject to discussions between the City of Ottawa, Mattamy Homes, and the Stonebridge Community Association for the acquisition by the City of the remaining of the Stonebridge Golf Course through the introduction of a special area levy. The recommendations and terms of conditions of this acquisition were included in the report ([ACS2020-PIE-CRO-0014](#)) supported by Council at the October 14, 2020 Council Meeting.

DISCUSSION

Public consultation

This application was subject to the City's Public Notification and Consultation Policy.

The City had received 46 responses from residents and landowners, as well as the Stonebridge Community Association on the subdivision and rezoning applications. Following the circulation period, a public engagement session was held over Zoom on October 20, 2020. To help provide a response to the comments received, a Frequently Asked Questions (FAQ) sheet was posted on Ottawa.ca under the golf course redesign and community levy section ([FAQ](#)). Further details of the public consultation may be found under Document 3.

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

Official Plan designations

The subject 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 recreational sites to meet needs of the residents.

Longfields Drive is identified as an arterial road on Schedule E, which runs along the eastern boundary of the site and provides vehicular access and transit to the proposed subdivision.

Planning rationale

The subdivision proposes 184 residential units through a mix of single detached and townhome dwellings, as well as 0.615 hectares of land for a park block. Access to the site will be from Longfield Drive where the street intersects with Kilspindie Ridge. In time, an expanded Longfields Drive will run along the eastern boundary of the proposed subdivision.

The lands are currently zoned Parks and Open Space, Subzone A (O1A). Amending the zoning to R3YY and O1 will allow for a mix of low-rise residential and neighbourhood park space to be developed. Exception 1627 is also requested to be included in the zoning amendment which will apply to single detached and townhome dwellings to allow specific performance standards outlined in the 1627 exception to be applied to this development. Such standards include but are not limited to a minimum lot area of 220

square metres and a maximum lot coverage of 55 per cent for single detached dwellings. The requested R3YY[1677] zone has been widely applied in the Half Moon South developments and is consistent with other low-rise residential developments in the vicinity. The proposed zoning for the public park block is O1 which is appropriate.

Provincial Policy Statement

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

RURAL IMPLICATIONS

No rural implications are anticipated.

COMMENTS BY THE WARD COUNCILLORS

Councillor Moffatt is aware of this application and the recommendation and has no comment.

Adjacent Ward Councillors Jan Harder and Carol-Anne Meehan are aware of this application and have no comment.

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 implementing the report recommendation.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with this report.

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.

ENVIRONMENTAL IMPLICATIONS

The application is to rezone 10.6 hectares of the 73-hectare Stonebridge Golf Course for low-rise residential development. The 10.6 hectares development area also includes 0.615 for a park block. Water features within the development area are currently used for overland drainage, and the removal of these ponds has been considered within the stormwater management report submitted in support of the application. Some hedgerows in the development area also require removal, however a significant tree stand will remain to the south east of the property. Further to this, trees will be planted along the local streets and in the new park block.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- Thriving Communities: Promote safety, culture, social and physical well-being for our residents.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-19-0134) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity of the issues associated with the subdivision.

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 O1A to R3YY[1627] to allow the development of detached dwellings and townhouses as well as the inclusion of the zoning designation O1 to establish a neighbourhood park. The application is consistent with the Provincial Policy Statement and the City's Official Plan.

DISPOSITION

Committee and Council 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, Program Manager, Tax Billing and Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

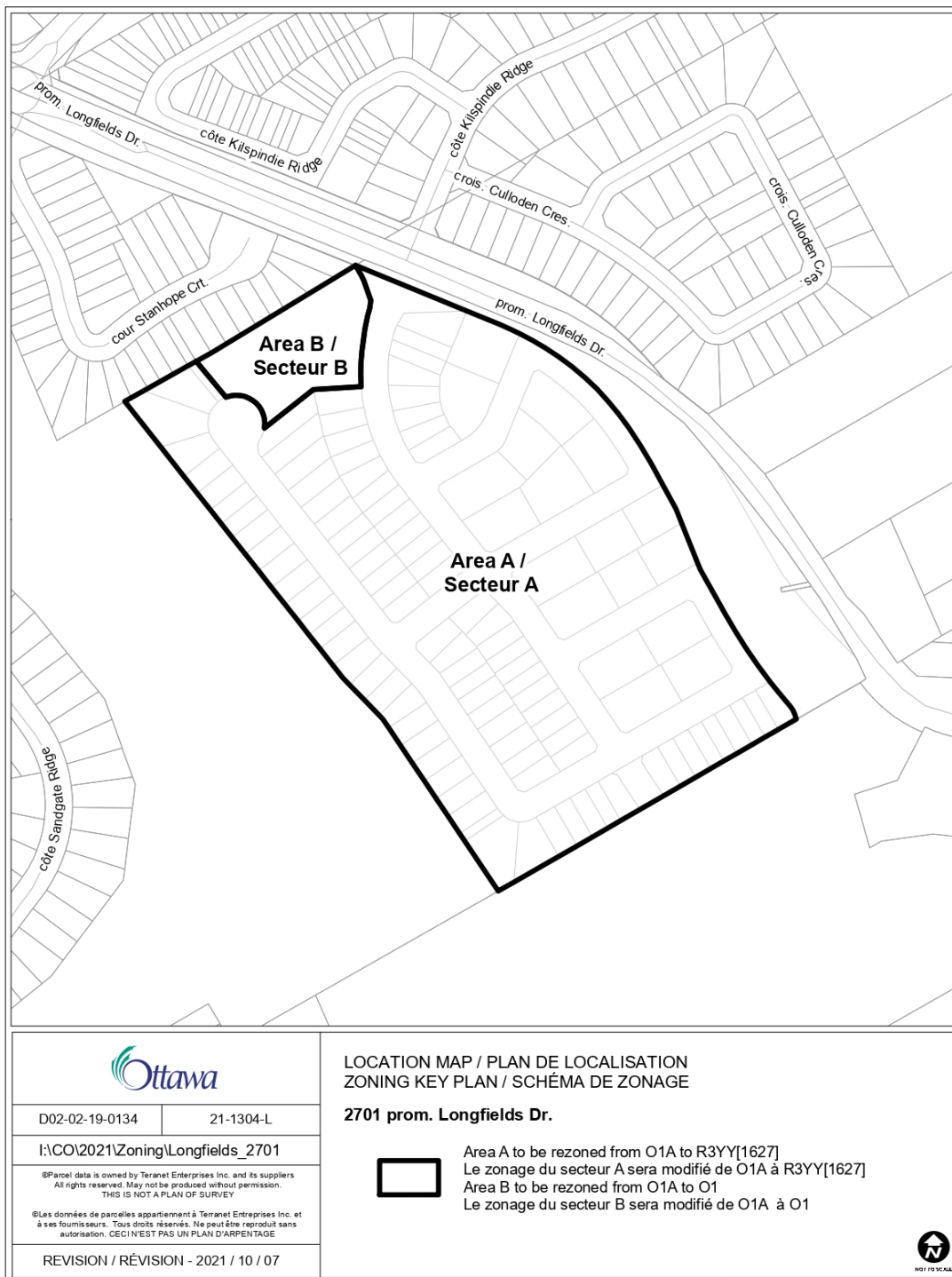
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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](https://geoottawa.ca).



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for part of 2701 Longfields Drive:

1. Rezone the lands shown in Document 1 as follows:
 - a. Area A from O1A to R3YY[1627]
 - b. Area B from O1A to O1

Document 3 – 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 engagement was held over Zoom on October 20, 2020.

Comments and questions received:

- Does the application maintain the look and feel of the existing Stonebridge community (building design, façade, material, colour, etc.)?
 - Response:

The street configuration, land uses, and low-rise dwelling types proposed are compatible with the broader Stonebridge community. The building designs, materials and colours will not be substantially different than other Mattamy housing products in the area.
- Why has the number of units agreed upon between the developer and community increased from 158 homes to 184?
 - Response:

The number of units agreed upon to be developed as part of this submission was agreed upon prior to the submission of the Plan of Subdivision. Details of the agreement may be found [here](#).
- Longfields Drive is already heavily used – will the development lead to greater congestion on this roadway?
 - Response:

A Transportation Impact Assessment (TIA) by a professional transportation engineer has been submitted in support of the application. Staff have reviewed the TIA and found it acceptable. The developer is responsible for a roundabout at the entrance to the subdivision from Longfields Drive. Lands for future Longfields Drive widening (beyond 2031) is also dedicated on the plan.

- The development will greatly increase the population in the area and schools are already over crowded. What will the impact be?
 - Response:

School boards have been circulated as part of the Plan of Subdivision and Zoning By-law amendment applications, and Agreements of Purchase and Sale will contain clauses regarding school capacity.
- The development will hurt environmental and greenspace preservation. How is this being addressed?
 - Response:

The current use of the lands as a private golf course is not considered public greenspace. As part of the Plan of Subdivision a 0.726-hectare (1.79 ac) park space is being proposed.
- What measures are being taken to reduce the impacts of construction on existing residents?
 - Response:

Construction activity must comply with the City of Ottawa Noise By-law 2017-255. A condition of draft approval requires the submission of a construction traffic management plan.
- What effect will the new development have on existing transit services?
 - Response:

OC Transpo was circulated on the application and did not identify concerns with the proposal.
- Did the levy vote determine when the lands under the subdivision application would be developed?
 - Response:

The community vote is a separate matter from the development applications, however; the details of this vote may be found [here](#). The levy

vote and agreement provided for the development of the lands identified in the Plan of Subdivision.

- Does the application deal satisfactorily with drainage hydrology in view of the loss of existing stormwater drainage ponds and grade and drainage changes due to development of housing and streets in the subject property and surrounding golf course area?

- Response:

Stormwater management details have been submitted as part of the detailed design and are currently under review.

- Various other independent builders have come in and built multiple dwellings on small and parcels of land. Is this application similar to those?

- Response:

The proposed development includes a mix of single-detached and attached dwelling types, which is consistent with the City's Official Plan policies.

- What is the risk of potential contamination of the development lands?

- Response:

A Phase I Environmental Site Assessment was completed for the subject lands in 2019. This assessment concludes that a Phase II assessment is not required.

Document 4 – Proposed Draft Plan of Subdivision

