

**4. STREET CLOSING – PART OF 3730 CARP ROAD (JOHN STREET)
FERMETURE DE RUE – PARTIE DE LA PROPRIÉTÉ DU 3730, CHEMIN CARP
(RUE JOHN)**

COMMITTEE RECOMMENDATION

That Council approve the closure of a portion of an unopened road allowance located at 3730 Carp Road (John Street) in the Village of Carp, as shown in Document 1.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve la fermeture d'une partie de l'emprise routière non ouverte du 3730, chemin Carp (rue John) dans le village de Carp, comme indiqué dans le document 1.

Documentation/Documentation

1. Acting Director's report, Planning, Infrastructure and Economic Development Department, dated November 16, 2021 (ACS2021-PIE-PS-0137)

Rapport de la Directrice par intérim, de la planification, de l'infrastructure et du développement économique, daté le 16 novembre 2021 (ACS2021-PIE-PS-0137)

**AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 27
DECEMBER 8, 2021**

16

**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 27
LE 8 DÉCEMBRE 2021**

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
2 December 2021 / 2 décembre 2021**

**and Council
et au Conseil
8 December 2021 / 8 décembre 2021**

**Submitted on 16 November 2021
Soumis le 16 novembre 2021**

**Submitted by
Soumis par:
Lily Xu,
Acting Director / Directrice 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: WEST CARLETON-MARCH (5)

File Number: ACS2021-PIE-PS-0137

SUBJECT: Street Closing – part of 3730 Carp Road (John Street)

OBJET: Fermeture de rue – partie de la propriété du 3730, chemin Carp (rue John)

REPORT RECOMMENDATION

That the Agricultural and Rural Affairs Committee recommend Council approve the closure of a portion of an unopened road allowance located at 3730 Carp Road (John Street) in the Village of Carp, as shown in Document 1.

RECOMMANDATION DU RAPPORT

Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver la fermeture d'une partie de l'emprise routière non ouverte du 3730, chemin Carp (rue John) dans le village de Carp, comme indiqué dans le document 1.

BACKGROUND

Site location

Part of 3730 Carp Road (John Street); as shown in Document 1.

Description of site and surroundings

The lands subject to this application are the unopened and untraveled portion of the John Street right of way located at the north-east corner of the intersection of Carp Road and Donald B. Munro Drive. This right of way was created on plan of subdivision number 148, registered with the former Carleton County on June 18, 1894.

The lands are located within the boundaries of the Applicant's property, known municipally as 147 Langstaff Drive. This parcel is currently vacant and treed and is subject to development applications for a Plan of Subdivision and associated Zoning By-law amendment.

Summary of proposed development

The applicant proposes to close an unopened and untravelled portion of the John Street road allowance which extends into the property known municipally as 147 Langstaff

Drive. The applicant proposes to purchase this portion of the road allowance from the City and add them to their lot, 147 Langstaff Drive, to accommodate a proposed plan of subdivision.

Concerns

Staff have received one (1) objection in relation to the proposed road closure application. This objection relates to access points to the proposed subdivision at 147 Langstaff Drive and that access to a road other than Langstaff Drive should be provided to relieve traffic concerns.

Pursuant to the Delegation of Authority By-law, a public meeting is required to allow those in opposition or expressing concerns to make their views known to the Agricultural and Rural Affairs Committee prior to a road closure by-law being considered by Council.

DISCUSSION

Official Plan

As this application was deemed adequate prior to Council adoption of the new Official Plan, the proposed road closure is considered based on the policies of previously approved Official Plan.

The strategic directions of the Official Plan identifies that the City must provide infrastructure including a transportation system that emphasizes walking, cycling and transit. Policies in this section state that the City will not close and sell unopened road allowances that have reasonable potential, in short or long term, for use as a roadway and that when the City does close and sell such road allowances, it will maintain public access for cyclists and pedestrians in the future.

While proposing to close a portion of John Street by means of this road closure application, staff have required, through the review process of the concurrent subdivision application, that a pedestrian connection is provided at the location of the road closure to allow access from the subdivision lands to the core of the Village of Carp. This pedestrian connection is supplemental to the required pathway system along the ravine lands as identified in the Village of Carp Community Design Plan.

Transportation staff have also considered the potential of utilizing this road allowance as part of the subdivision and have determined that the road outlet to the intersection of Carp Road and Donald B. Munro Drive is not desirable.

The Building Liveable Communities policies of Section 3.7.1 of the Official Plan requires that the City consider whether a proposed development is located on a road with sufficient capacity to accommodate the anticipated traffic generated. Langstaff Drive is identified as a collector road in the Official Plan. The associated Transportation Impact Assessment identifies that there is sufficient capacity to accommodate the traffic flows stemming from the proposed Plan of Subdivision. Through the ongoing review of the subdivision application, any proposed mitigation measure will be contemplated and identified through conditions of draft approval, if required.

Transportation Impact Study

Section 4.3 of the Official Plan states that the City can require a Transportation Impact Study (TIS) where there may be a transportation impact on the transportation network in the surrounding area due to a proposed development. The applicant submitted a TIS as part of the concurrent subdivision application. The proposed road network has been assessed and deemed satisfactory to service the proposed residential subdivision. Early in the subdivision review process, transportation staff assessed whether an access point through John Street to the intersection of Carp Road and Donald B. Munro Drive was desirable. It was determined that the current skewed Carp Road and Donald B. Munro Drive intersection is not a preferred intersection layout. Skewed intersections can generally cause sight line concerns and may lead to collisions. Therefore, adding a fifth leg to this intersection would be undesirable and could result in additional safety concerns and potential for increased collisions.

Urban Design Review Panel

This application was not subject to review by the Urban Design Review Panel.

Provincial Policy Statement

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

RURAL IMPLICATIONS

The proposed closure of part of John Street (3730 Carp Road) will not impact current users of the street and will accommodate a proposed residential Plan of Subdivision on the adjacent property. Through the review of subdivision application D07-16-19-0034 additional pedestrian connection will be provided to the maintained portion of John Street to provide pedestrian connection to the village core.

CONSULTATION

Public consultation and notification were undertaken in accordance with the Public Notification and Public Consultation Policy approved by Council for Road Closure applications. No public meetings were held in the community in relation to the proposed road closure. A total of two public comments were received during the public circulation process; the details of these comments can be found in Document 2.

COMMENTS BY THE WARD COUNCILLO

The Ward Councillor is aware of the application related to this report.

LEGAL IMPLICATIONS

ONLY LEGAL SERVICES STAFF MAY COMPLETE THIS SECTION. Report writers should provide the general information, details and rationale related to the topic in the Discussion section of the report, as well as any known or previously identified legal issues or concerns. The respective Solicitor will outline the legal impact to the City resulting from the report recommendations in the Legal Implications section. If there are no legal implications, the Solicitor will provide a comment to that effect. All reports will be sent via the online RADAR tool to Lisa Kilner (ext. 14465) to secure the necessary comments and approval from Legal Services. Reports cannot go forward without addressing this section and Legal Services must be given a minimum of five (5) working days to review and provide comments.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications as a result of this application.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications as a result of this application.

FINANCIAL IMPLICATIONS

Net proceeds from the road allowance sale will be directed to affordable housing (25%) and to the Sale-of-Surplus Lands account (75%). The applicant will provide, through the subdivision review process and at their cost, a pedestrian connection at the location of the road closure.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- Integrated Transportation: road closure does not negatively impact the City's transportation system and concurrent applications will enhance pedestrian connectivity to the Village core.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D07-14-21-0003) was not processed by the "On Time Decision Date" established for the processing of Road Closure due to ongoing review of concurrent subdivision applications D07-16-19-0034 (initial application) and D07-16-21-0012 (revision application) at 147 Langstaff Drive.

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, Policy Planning Branch, Economic Development and Long Range Planning Services 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.

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

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION CLOSURES (LANE/STREET) / FERMETURES (RUELLE/RUE)	
D07-14-21-0003	21-0770-Y	 rue John Street	
I:\CO\2017\Road_Closure\Langstaff147			
<small>©Parcel data is owned by Terranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY. ©Les données de parcelles appartiennent à Terranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE.</small>			
REVISION / RÉVISION - 2021 / 05 / 18		 <small>NOT TO SCALE</small>	

Document 2 – 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 Road Closure applications.

Public Comments and Responses

Comment 1:

Do not support the closure of this road. The property at 147 Langstaff Road should have two (2) access points given its size. John's Road should remain a road and be open to improve traffic flow in the area; closing this road is premature and will be detrimental to community residents.

Response:

The option of having a John Street connection to the subdivision was reviewed by our transportation staff, early in the subdivision review process. Given the existing configuration of the intersection of Carp Road and Donald B. Munro, it was determined that adding another street at this intersection would be an unsafe option to pursue.

Staff note that the portion of John Street not located within the boundaries of 147 Langstaff Drive is not proposed to be closed and is proposed as a pedestrian access to and from the proposed development.

Comment 2:

There are significant concerns with construction traffic that will be associated with the development at 147 Langstaff. There are currently only two accesses to the property; via Langstaff Drive and John Street. Any construction traffic should occur via John Street and any permanent closure could occur after construction is complete.

Response:

If the subdivision were to be approved staff would require, as a condition of draft approval, that a construction management plan be prepared demonstrating how construction vehicles will be accessing the site. The closure of part of John Street would not remove the access potential from Carp Road for construction traffic. That being said, given the steep grades at the boundary of the property, and the complexity of the intersection, this may not be the ideal construction access. Through the detailed design process, transportation staff would review the prepared construction management plan to ensure safety of all residents and to ensure adequate mitigation is conditioned for any negative impacts on existing City infrastructure.