

5. Zoning By-law Amendment – 2605 Tenth Line Road

Modification du Règlement de zonage – 2605, chemin Tenth Line

Committee recommendation, as amended

That Council approve an amendment to Zoning By-law 2008-250 for 2605 Tenth Line Road to permit a residential subdivision, as detailed in Document 2.

Recommandation du Comité, tel que modifiée

Que le Conseil approuve une modification au Règlement de zonage 2008-250 pour la propriété située au 2605, chemin Tenth Line en vue de permettre un lotissement résidentiel, comme l'explique le document 2.

Documentation/Documentation

1. Report from the Acting Director, Planning Services, Planning, Infrastructure and Economic Development Department, dated October 21, 2021 (ACS2021-PIE-PS-0134)

Rapport de la directrice par intérim, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 21 octobre 2021 (ACS2021-PIE-PS-0134)

2. Extract of draft Minutes, Planning Committee, November 25, 2021

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 25 novembre 2021

**Planning Committee
Report 53
December 8, 2021**

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**Comité de l'urbanisme
Rapport 53
Le 8 décembre 2021**

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
25 November 2021 / 25 novembre 2021**

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

**Submitted on 21 October 2021
Soumis le 21 octobre 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**

**Contact Person / Personne ressource:
Steve Belan, Planner / Urbanist, Development Review East / Examen des
demandes d'aménagement est
613-580-2424, 27591, Steve.Belan@ottawa.ca**

Ward: CUMBERLAND (19)

File Number: ACS2021-PIE-PS-0134

SUBJECT: Zoning By-law Amendment – 2605 Tenth Line Road

OBJET: Modification du Règlement de zonage – 2605, chemin Tenth Line

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2605 Tenth Line Road to permit a residential subdivision, 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 December 8, 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 une modification au Règlement de zonage 2008-250 pour la propriété située au 2605, chemin Tenth Line en vue de permettre un lotissement résidentiel, comme l'explique 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 8 décembre, 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

2605 Tenth Line Road

Owner

Minto Communities - Canada

Applicant

Minto Communities - Canada

Description of site and surroundings

The subject site has an approximate area of 25.8 hectares and is located east of Tenth Line Road and west of the future extension of Portobello Boulevard, south of the existing Avalon South Neighbourhood. To the north of the site is an existing subdivision consisting of single detached, townhouse and stacked townhouse units. To the east and south is vacant land and to the west is another residential subdivision.

The subject land comprises two stages located on both the east and west sides of the existing Avalon South Neighbourhood 4 Stormwater Pond Facility (Pond 4). The parcel on the east side of the pond is further divided by an existing Hydro One transmission corridor, as detailed in Document 1.

Summary of requested Zoning By-law amendment proposal

The subject lands are part of a developing community (expansion area) and are currently zoned Agriculture Subzone 3 (AG3) in the Comprehensive Zoning By-law (2008-250).

The proposed subdivision will be developed in two Stages. Stage 1 is west of Pond 4 will consist of 98 detached units and 95 on street townhouses. Stage 2 to the east is a mix of 283 detached units, 159 on-street townhouse and 102 back-to-back units. Both Stages will result in 737 dwelling units with two park blocks. The road network is comprised of local streets with a 14.75-metre and 18-metre right of way and collector roads with a 24-metre, 22-metre and 20-metre right of way. The proposed road network has been designed to align with existing road connections located on the adjacent lands to the north.

The Zoning By-law amendment is necessary to assign various zones to permit detached dwelling lots varying from 9.1 metres to 13.1 metres wide, townhouse blocks and back-to-back townhouse blocks as well as park and parkette within the subdivision.

DISCUSSION

Public consultation

A public consultation meeting was held on May 31, 2018 at the Aquaview Community Centre between 6:30 and 8:00. The meeting was attended by approximately 50 members of the public, the Councillor, City staff and representatives from Minto.

The conversation at the meeting was related to how the new subdivision would be integrated into the existing development including maintaining vegetation and natural areas around the stormwater management pond, street and pedestrian connections and location of the future park. Comments and responses are detailed in Document 3.

At the meeting in 2018, it was indicated that construction would start in the spring of 2020 with most of the works complete by the fall of 2022. However, due to the complexity of servicing design, the draft Plan of Subdivision has only been recently draft approved (Draft Approved on August 27, 2021). Construction is now anticipated to begin in 2022.

Public consultation details are in Document 3 – Consultation Details

Official Plan designations

The subject lands were originally brought into the Urban Expansion Area by Official Plan Amendment (OPA) #76, which came into force once all the appeals were settled in July 2012. This amendment was a result of the Official Plan comprehensive five-year review and was intended to provide sufficient urban land to meet the projected residential demand. The subject lands are designated Developing Community (Expansion Area) on Schedule B – Urban Policy Plan of the Official Plan (Figure 4) and Urban Area on Schedule A. These lands will develop primarily for residential purposes. OPA #150 and #180 maintains this designation for the subject lands.

The intent of the Developing Community (Expansion Area) designation is to contribute to the provision of sufficient urban land to support the residential demands of the projected urban population by establishing a mix and location of residential dwelling which, as a minimum, will constitute the following:

- i. At least 30 per cent single detached but not more than 55 per cent single detached, at least 10 per cent apartment dwellings and the remainder multiple dwellings, other than apartments; and

- ii. Overall residential development will meet a minimum average density target of 34 units per net hectare.

Other applicable policies and guidelines

Urban Design Guidelines for Greenfield Neighbourhoods (September 2007)

The Guideline for Greenfield neighbourhoods defines them as follows:

‘Greenfield neighbourhoods located in designated Urban Areas beyond the Greenbelt. These large, usually undeveloped, areas of land offer significant opportunity for innovative practices to achieve the Official Plan’s direction for liveable communities, but they face issues of scale, phasing, compatibility as well as sensitivity to environmental carrying capacity, and natural and cultural features.’

Planning Rationale

The proposed Zoning By-law amendment and draft approved plan of subdivision are consistent with the Official Plan policies and reflects the intent of the Urban Design Guidelines for Greenfield Neighbourhoods.

The existing Agricultural zone was in place to reflect the previous agricultural use. The Zoning By-law amendment will permit the residential development. The associated subdivision application has been draft approved and is consistent with the surrounding urban context.

The proposed O1, R3YY [XXXX], R3YY [YYYY] and R3YY [ZZZZ] zones will be in keeping with the character of the surrounding developments. The R3YY zone will permit a range of housing types from single detached houses to townhouse and back-to-back townhouse units. The R3YY zone will meet the density targets set out in the Official Plan while allowing similar unit types to be located next to the existing houses to the north. The requested exceptions for the R3YY zone will provide some variation within the subdivision, but still have similar setbacks, permitted projections and standards to the adjacent developments. The applicant requested this exception to facilitate their proposed units which will be compatible with the urban design guidelines.

The applicant has requested that the Stage 2 lands have a holding provision “h” added. This recognizes that development to the east of Pond 4 will not occur until servicing options to accommodate the major system flows are reviewed and approved through detailed design, prior to registration of this stage.

The requested provisions for the proposed exception zones and the condition for lifting of the hold provision are detailed in Document 2.

Provincial Policy Statement

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

RURAL IMPLICATIONS

There are no Rural Implications.

COMMENTS BY THE WARD COUNCILLOR

Councillor Kitts is aware of the Recommendations as outlined in this report.

ADVISORY COMMITTEE COMMENTS

The Accessibility Advisory Committee commented on the plan. These comments will be addressed through the Registration of the Draft Plan of Subdivision.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the recommendation contained within this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

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. The development of these lands will increase the inventory of assets that the City will be required to manage.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The proposed Zoning By-law amendment will have no impact on the accessibility of the site.

ENVIRONMENTAL IMPLICATIONS

The development of this subdivision will facilitate the expansion of the stormwater management pond to accommodate the projected major system flows for this project and the existing subdivisions to the north. The zoning amendment will rezone the lands of the stormwater management facility to Open Space and provide some lands for natural systems in the urban area.

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

This application (Development Application Number: D02-02-18-0022) 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 stormwater on this site.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

The department is recommending approval of the Zoning By-law Amendment as it conforms to the policies of the Official Plan for Urban Expansion Area and implements the Urban Design Guidelines for Greenfield Neighbourhoods (September 2007).

DISPOSITION

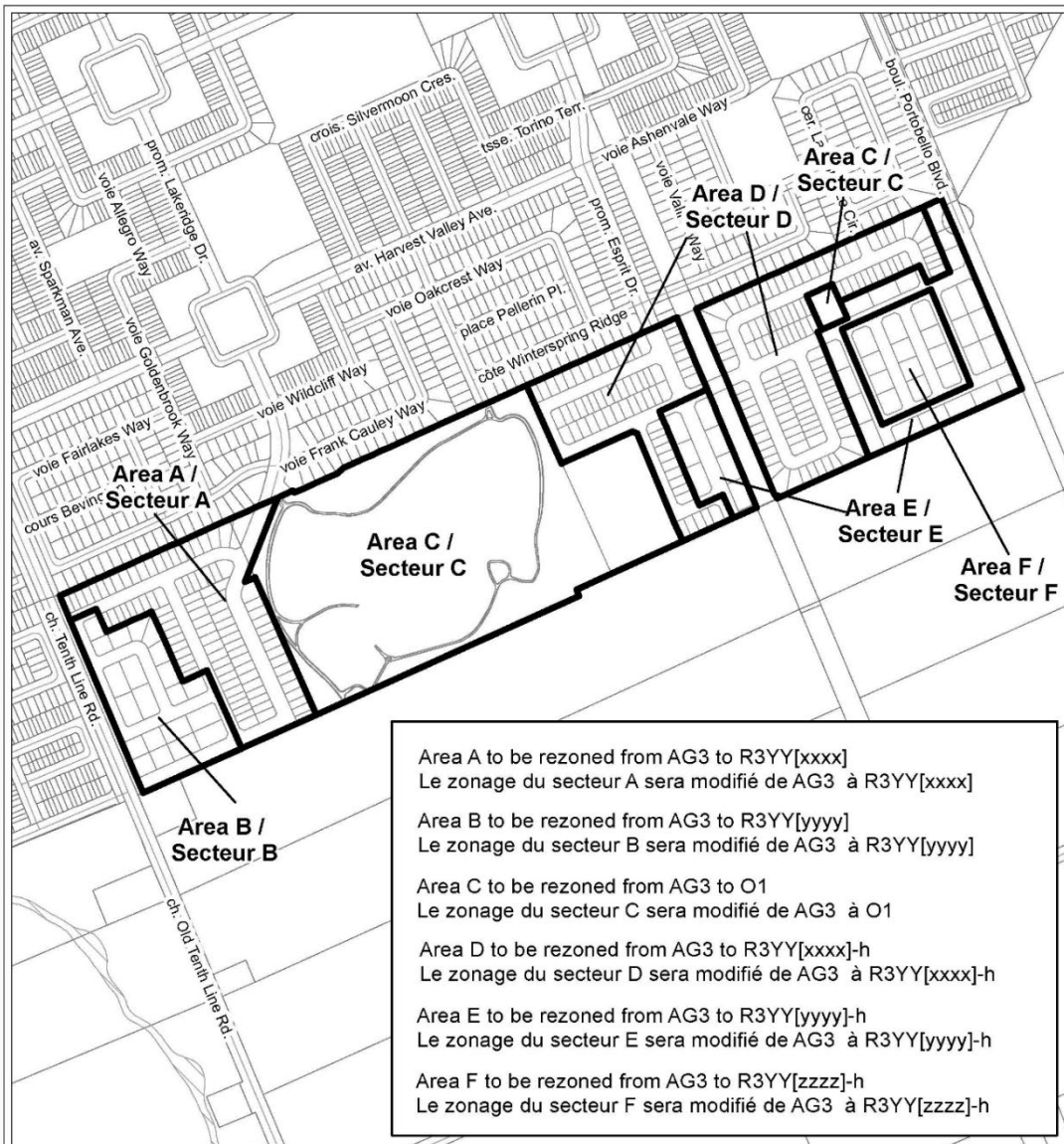
Committee and Council Services, Office of the City Clerk, to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.





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



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-18-0022	21-1362-X	 2605 chemin Tenth Line Road	
I:\CO\2021\Zoning\TenthLine2605			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small>			
<small>©Les données de parcelles appartiennent à Teranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE.</small>			
REVISION / RÉVISION - 2021 / 10 / 22		 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 2605 Tenth Line Road and 2450 Portobello Boulevard:

1. Rezone the lands as shown on Document 1.
2. Add a new exception (R3YY [XXXX]) to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a. In Column II, add the text “R3YY [XXXX]” and “R3YY [YYYY]-h”
 - b. In Column V, add the following provisions:

Provisions for detached dwellings:

 - minimum lot area: 235m²
 - minimum front yard setback: 4.75m
 - minimum corner side yard setback: 2.5m
 - Shallow Pond Place is deemed the front lot line for corner lots abutting Lakeridge Drive and Shallow Pond Place
 - The holding symbol may not be lifted until servicing options to accommodate the major system flow from the Summerside Development are reviewed and approved by the City of Ottawa through the detailed design process, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.
3. Add a new exception (R3YY [YYYY]) to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a. In Column II, add the text “R3YY [YYYY]” and “R3YY [YYYY]-h”
 - b. In Column V, add the following provisions:
 - minimum front yards setback: 4.75m
 - minimum corner side yard setback: 2.5m

- despite Table 65, an air-conditioner condenser is permitted as a projection into the corner side yard
 - The holding symbol may not be lifted until servicing options to accommodate the major system flow from the Summerside Development are reviewed and approved by the City of Ottawa through the detailed design process, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.
4. Add a new exception (R3YY [ZZZZ]) to Section 239 – Urban Exceptions with provisions similar in effect to the following:
- a. In Column II, add the text “R3YY [ZZZZ]” and “R3YY [ZZZZ]-h”
 - b. In Column V, add the following provisions:
 - minimum lot area: 80m²
 - minimum front yard setback: 4.75m
 - minimum corner side yard setback: 2.5m
 - minimum rear yard setback: 0m
 - despite Table 65, an air-conditioner condenser is permitted as a projection into the front and corner side yard.
 - The holding symbol may not be lifted until servicing options to accommodate the major system flow from the Summerside Development are reviewed and approved by the City of Ottawa through the detailed design process, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

Document 3 – Consultation Details

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.

May 31, 2018 at the Aquaview Community Centre

Public Comments and Responses

Comment:

Residents expressed concern with the increase in housing, traffic, speeding and construction noise and dust.

Response:

It was explained that a Transportation Impact Study and Noise Control Study were required to support the proposed development. The developer will be required to follow the City's noise by-law and acceptable street cleaning practices imposed by the City inspector. Additionally, Portobello Boulevard will be extended south to the end of the new development to mitigate cut through traffic within the adjacent existing development.

Comment:

Some residents were concerned with the loss of privacy with new homes being built directly adjacent to their existing homes and have noted a preference to have a similar product type adjacent to their existing homes.

Response:

The approved draft plan provides similar product type (single detached product type) in the areas directly adjacent to existing homes.

Comment:

A few residents expressed concern regarding the environmental preservation and the impact the development may have on the wildlife and the slope stability around the existing stormwater management pond.

Response:

A detailed Environmental Impact Statement and Tree Conservation Report has been prepared in support of this application which states that there are no designated habitats, wetlands, or forest cover within the subject site. A Geotechnical Report was also submitted to ensure this development is supported.

Comment:

Concerns were raised regarding maintaining views to the existing pond.

Response:

The approved draft plan provides multiple areas for views of the pond by locating window streets adjacent to the existing pond. The park was located adjacent to the existing pond to assist with providing views to the existing pond.

Comment:

Residence who back onto the site indicated that they paid a premium for their lots and asked if the concept plan could be changed. Some suggested a pathway along the rear of their houses to create a buffer or that the park could be located further north against their properties.

Response:

Staff pointed out that the urban boundary has since been moved further south permitting these lands to be developed. Staff support the concept plan without any rear-yard pathway blocks as they have no visual surveillance from the street and may become a future problem. The park's located was determined by the needs of the entire community and is to remain in its original location.