

**7. Zoning By-law Amendment – 879 River Road**

**Modification du règlement de zonage – 879, chemin River**

**Committee recommendation, as amended**

**That Council approve an amendment to Zoning By-law 2008-250 for 879 River Road from Development Reserve (DR) to Residential Fourth Density (R4Z) and Residential Third Density, Subzone Z, Exception [2059] (R3Z [2059]), to permit low-rise residential development, as detailed in Document 2, (Documents 1 and 2 as amended by Motion No PLC 2022-58/11).**

**Recommandations du Comité, telle que modifiée**

**Que le Conseil approuve une modification du *Règlement de zonage* (no 2008 250) pour faire passer le zonage du 879, chemin River de zone d'aménagement futur à zone résidentielle de densité 4 (R4Z) et zone résidentielle de densité 3, sous-zone Z, exception [2059] (R3Z [2059]), afin de permettre la construction d'immeubles de faible hauteur, comme le décrit le document 2, (les documents 1 et 2 étant modifiés par la motion no CUR 2022-58/11).**

**Documentation/Documentation**

1. Replacement Document 1 (Location Map) – As amended by Planning Committee Motion PLC 2022-58
2. Replacement Document 2 (details of Recommended Zoning) - As amended by Planning Committee Motion PLC 2022-58
3. Report from the Acting Director, Planning Services, Planning, Real Estate and Economic Development Department, dated February 24, 2022 (ACS2022-PIE-PS-0023)

Rapport de la Directrice par intérim, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 24 février 2022 (ACS2022-PIE-PS-0023)



4. Extract of draft Minutes, Planning Committee, March 10, 2022

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 10 mars 2022

Replacement Document 1 – As amended by Planning Committee Motion PLC  
 2022-58

Document 1 Location Map/Zoning Key Plan



	<p>This is Attachment 1 to By-law Number _____, passed _____, 2022</p> <p><b>Lands Affected by By-law</b></p>
<p>D02-02-18-0034      22-0229-Y</p>	
<p>I:\CO\2022\LAM\River_879</p>	
<p>©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</p>	<p>Area A to be rezoned from DR to R3Z[2059]        Area B to be rezoned from DR to R4Z</p>
<p>©Les données de parcelles appartient à Teranet Enterprises Inc.        et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit        sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE</p>	 <small>NOT TO SCALE</small>
<p>LANDS AFFECTED PART OF THE ZONING        MAP OF BY-LAW NO. 2008-250</p>	

**Replacement Document 2 as amended by Planning Committee Motion PLC 2022-58**

**DETAILS OF RECOMMENDED ZONING  
DOCUMENT 2**

**Proposed Changes to the Comprehensive Zoning By-law**

1. The Zoning Map of City of Ottawa Zoning By-law 2008-250 is amended by changing the zoning of the lands known municipally as 879 River Road from Development Reserve (DR) to Residential Fourth Density, Subzone Z, (R4Z) and Residential Third Density, Subzone Z, Exception [2059] (R3Z [2059])

**Subject: Zoning By-law Amendment – 879 River Road**

**File Number: ACS2022-PIE-PS-0023**

**Report to Planning Committee on 10 March 2022**

**and Council 30 March 2022**

**Submitted on February 24, 2022 by Lily Xu, Acting Director, Planning, Real Estate  
and Economic Development**

**Contact Person: Katie Morphet, Planner II, Development Review South**

**613-580-2424, 25914, Katie.Morphet@ottawa.ca**

**Ward: Gloucester-South Nepean (22)**

**Objet : Modification du règlement de zonage – 879, chemin River**

**Dossier : ACS2022-PIE-PS-0023**

**Rapport au Comité de l'urbanisme**

**le 10 mars 2022**

**et au Conseil le 30 mars 2022**

**Soumis le 24 février 2022 par Lily Xu, Directrice par intérim, Direction générale de  
la planification, des biens immobiliers et du développement économique**

**Personne ressource : Katie Morphet, Urbaniste II, Examen des demandes  
d'aménagement sud**

**613-580-2424, 25914, Katie.Morphet@ottawa.ca**

**Quartier : Gloucester Nepean-Sud (22)**

## **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 879 River Road from Development Reserve (DR) to Residential Fourth Density, Subzone Z (R4Z), to permit low-rise residential development, 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 March 30, 2022," 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 visant la propriété située au 879, chemin River, en vue de faire passer la désignation de Zone d'aménagement futur (DR) à Zone résidentielle de densité 4, sous-zone Z (R4Z), et ainsi permettre un aménagement résidentiel de faible hauteur, comme l'expose en détail 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 30 mars 2022», sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

## 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**

879 River Road

**Owner**

Richcraft Homes

**Applicant**

Fairouz Wahab

**Description of site and surroundings**

The site is currently undeveloped, and its most recent use was for agricultural purposes associated with former agricultural fields. An unoccupied barn is located in the northwest corner of the site. In the vicinity, new low density residential uses have been developed along the east side of River Road (both north and south of the subject site). Existing residential houses exist on the west side of River Road.

**Summary of requested Zoning By-law amendment proposal**

A Zoning By-law amendment application was submitted to permit the development of approximately 123 dwelling units consisting of 83 townhomes and 40 back-to-back townhomes within nine blocks (three of which are partial blocks which will merge with an adjoining plan of subdivision).

The proposal is to amend the zoning for the site from Development Reserve (DR) to Residential Fourth Density, Subzone Z (R4Z). The R4Z zone is a low-rise residential zone that permits a range of residential building typologies. The Subzone Z employs development standards that promote efficient land use and compact form.

**Brief history of proposal**

The associated Draft Plan of Subdivision was draft approved on December 17, 2019, illustrating five new public streets, and three of those extending into the adjacent subdivision lands (Document 4).

## **DISCUSSION**

### **Public consultation**

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendment. A Statutory Public Meeting for the concurrent subdivision application was held June 28, 2018 with seven residents in attendance. A summary of the public comments received, and responses is found in Document 3. Notice of this application was circulated to surrounding landowners and one standard City sign was 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.

### **Current Official Plan**

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. The General Urban Area is expected to be mostly 'low-rise', with the predominant form being ground oriented housing units.

### **New Official Plan**

The site is located within the Suburban Transect, which comprises neighbourhoods within the urban boundary located outside the Greenbelt. These neighbourhoods generally reflect the conventional suburban model and are characterized by the separation of land uses, stand-alone buildings, generous setbacks and low-rise building forms.

The focus of growth within the Suburban Transect is to complete suburban neighbourhoods in a way that supports their gradual evolution to becoming 15-minute neighbourhoods. Growth in the Suburban Transects will encourage more diverse housing forms to meet the changing needs of an evolving demographic. The proposed rezoning is therefore consistent with the goals, objectives, and policies of the Suburban Transect. The site is designated 'Neighbourhood' in the New Official Plan.

Neighbourhoods are urban areas that constitute the heart of communities, and they are



intended to permit a mix of building forms and densities. Neighbourhoods are planned for ongoing gradual, integrated, sustainable and context-sensitive development.

### **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 for residential development.

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 CDP intends for this site to be developed with medium density residential development consisting primarily of on-street and block townhouse units with an average of 38 units/hectare to achieve the community-wide density target of 29 units per net hectare for ground-oriented units

### **Planning rationale**

The Zoning By-law amendment requested is consistent with the intent of both the current and new Official Plan as well as with the zoning implemented for the abutting developments. The requested R4Z zone is a residential zone which will allow for smaller lots providing for a more efficient use of land, in keeping with the character of the surrounding new development.

The proposed development meets the policies of the General Urban Area designation in the current Official Plan as it proposes a range of permitted housing options in proximity to a variety of existing and planned services.

- The proposed development is an extension of and consistent with the surrounding community.
- The overall design will complement the massing patterns, rhythm, character, and context of the development throughout the neighbourhood.
- The proposed townhouse and back-to-back townhouse units will contribute to the provision of a variety of dwelling types in the community.

- The proposed development clearly defines and connects public and private spaces by encouraging continuity of street frontages.
- Apex Crescent and Pantomime Avenue will be southward into the site and a portion of Big Dipper Street will be provided. A sidewalk will be provided on the west side of Big Dipper and a walkway will be provided from Apex Crescent to River Road. Together, these enhance connections for active transportation within the community, to the proposed transit stops and to services such as schools and parks beyond the community.
- The proposed development will also be well integrated with the planned public transit network through a pedestrian link from the subdivision to River Road to allow for direct access to future pedestrian/transit facilities.

The proposed development meets the policies of the Suburban Transect and Neighbourhood designation in the new Official Plan as it provides for a full range of Low-rise housing options sufficient to meet the density targets of between 40-60 units/hectares as found in Table 3b with the predominant new building form being missing middle housing. The proposed subdivision is also appropriately integrated with the neighbourhood street network, pedestrian network, and public realm.

The proposed townhomes and back-to-back townhomes, implemented through the requested R4Z zone, are the form of development envisioned in the Community Design Plan. With approximately 123 units proposed within an area of 2.4 hectares, the resulting density is 51 units/hectare, in keeping with the intent of medium density development.

The associated Draft Plan of Subdivision process included the review of sidewalk locations, transportation study and servicing report. A cross-section has been reviewed to ensure that City trees can be accommodated within the minimum front yard setback of the R4Z zone. A landscaping plan, traffic calming plan and detailed engineering will be required prior to registration.

### **Provincial Policy Statement**

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

## **RURAL IMPLICATIONS**

The development will have no direct impacts on the rural area.

## **COMMENTS BY THE WARD COUNCILLOR**

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

## **LEGAL IMPLICATIONS**

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

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report There are no risk implications.

## **ASSET MANAGEMENT IMPLICATIONS**

There are no direct asset management implications associated with the recommendations of this report.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with this report.

## **ECONOMIC IMPLICATIONS**

There are no direct economic implications associated with the recommendations of this report.

## **CLIMATE IMPLICATIONS**

There are no direct climate implications associated with the recommendations of this report.

## **ENVIRONMENTAL IMPLICATIONS**

There are no direct environmental implications associated with this report. A combined Tree Conservation Report and Environmental Impact Statement was prepared to identify any ecological constraints that might affect the development proposal for the subject lands. The report concluded that there were no Species at Risk or high-quality specimen trees on the site.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- Thriving Communities
- Sustainable Infrastructure

## **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-18-0034) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment due to additional time required to resolve outstanding issues.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map/Zoning Key Plan

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Proposed Plan of Subdivision

## **CONCLUSION**

Planning, Real Estate and Economic Development staff support this Zoning By-law amendment. The zoning change is consistent with the current Official Plan policies of the General Urban Area designation, the new Official Plan policies of the Suburban Transect and Neighbourhood designation, the Provincial Policy Statement, and the Riverside South CDP. The proposed residential uses, to be implemented through the requested Zoning By-law amendment, are appropriate for the site. The proposal

represents good planning and, for the reasons stated above, staff recommend approval of the Zoning By-law amendment.

**DISPOSITION**

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & 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.

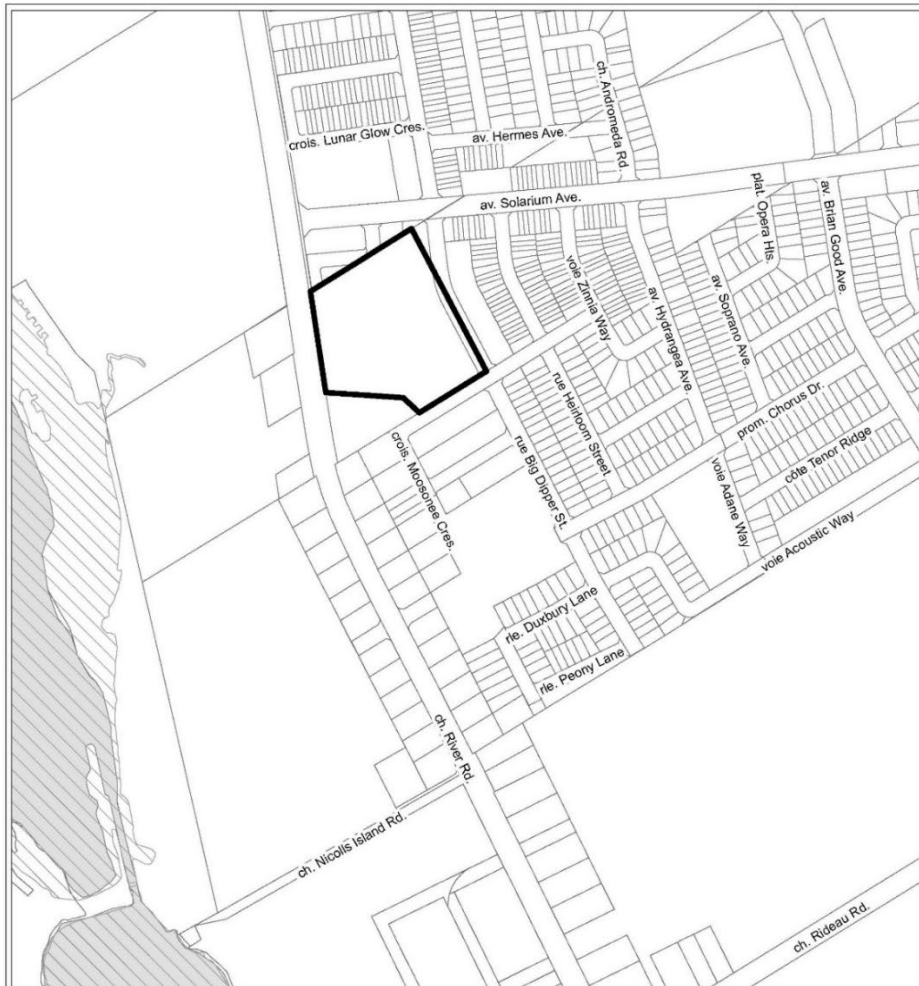
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.





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

**Document 1 – Location Map**

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

The subject site is located on the east side of River Road, the north side of Moosonee Crescent and the west side of Big Dipper Street, and municipally known as 879 River Road.



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-18-0034	22-0095-X	<b>879 chemin River Road</b>	
I:\CO\2022\Zoning\River_879			
<small>©Parcel data is owned by Teranel Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small>			
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REVISION / RÉVISION - 2022 / 02 / 02		 Area A to be rezoned from DR to R4Z Le zonage du secteur A sera modifié de DR à R4Z	 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 879 River Road:

1. Rezone the property shown as Area A on Document 1 from DR to R4Z.

**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 amendment.

One Statutory Public Meeting for the concurrent subdivision application was held June 28, 2018 with seven residents in attendance.

Two comments were received:

<b>Public Comment</b>	<b>Staff response</b>
Streetlights should be considered along River Road to increase road safety given the increasing traffic volume	Streetlights are not being considered at this time, may be considered when River Road is upgraded
Zoning and subdivision should not be approved due to the destruction of character of the existing single detached dwellings at Melrow Meadows community without adequate transition. The type of development proposed is not conducive to building safe and integrated communities.	The Community Design Plan intends for these lands to be developed for low to medium density residential development. The developer will be responsible for fencing or landscaping along the common property lines with 789 River Road.



Document 4 – Proposed Plan of Subdivision

