

7. ZONING – PARTS OF 370, 404, 410 AND 450 HUNTMAR DRIVE
ZONAGE – PARTIES DU 370, 404, 410 ET 450, PROMENADE HUNTMAR

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 to change the zoning of Parts of 370, 404, 410 and 450 Huntmar Drive, as detailed in Documents 4 and 5, for the purpose of facilitating the development of Phase 2 of Minto Communities (Arcadia) residential subdivision.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant à modifier le zonage de certaines parties du 370, 404, 410 et 450, promenade Huntmar, comme l'expliquent en détail les documents 4 et 5, et ce, afin de faciliter l'aménagement de la Phase II du lotissement résidentiel (Arcadia) des communautés Minto.

DOCUMENTATION / DOCUMENTATION

1. Deputy City Manager's report, Planning and Infrastructure, dated 9 May 2014 (ACS2014-PAI-PGM-0129).

Rapport de la directrice municipale adjointe, Urbanisme et Infrastructure, daté le 9 mai 2014 (ACS2014-PAI-PGM-0129).

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme**

**and Council
et au Conseil**

**May 9, 2014
9 mai 2014**

**Submitted by
Soumis par:**

**Nancy Schepers, Deputy City Manager / Directrice municipale adjointe, Planning
and Infrastructure / Urbanisme et Infrastructure**

Contact Person

Personne ressource:

**Michael Mizzi, Chief / Chef, Development Review Services / Services d'Examen
des projets d'aménagement, Planning and Growth Management / Urbanisme et
Gestion de la croissance**

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**Ward: KANATA NORTH (4) / KANATA
NORD (4)**

File Number: ACS2014-PAI-PGM-0129

SUBJECT: Zoning – Parts of 370, 404, 410 and 450 Huntmar Drive

OBJET: Zonage – Parties du 370, 404, 410 et 450, promenade Huntmar

REPORT RECOMMENDATION

**That Planning Committee recommend Council approve an amendment to Zoning
By-law 2008-250 to change the zoning of Parts of 370, 404, 410 and 450 Huntmar
Drive, as detailed in Documents 4 and 5, for the purpose of facilitating the
development of Phase 2 of Minto Communities (Arcadia) residential subdivision.**

RECOMMANDATION DU RAPPORT

Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 visant à modifier le zonage de certaines parties du 370, 404, 410 et 450, promenade Huntmar, comme l'expliquent en détail les documents 4 et 5, et ce, afin de faciliter l'aménagement de la Phase II du lotissement résidentiel (Arcadia) des communautés Minto.

BACKGROUND

Context:

The purpose of this report is to recommend approval of a zoning change that will permit the development of Phase 2 of Minto Communities Arcadia residential subdivision. Arcadia is a multi-phased residential subdivision located at parts of 370, 404, 410 and 450 Huntmar Drive, north of Highway 417, east of Huntmar Drive and west of the Carp River, within the Kanata West community (see Document 1).

Phases 1 and 1A are characterized as a low-rise neighbourhood consisting of a range of residential uses, including single-detached, semi-detached, townhouse units (stacked townhouses, rear-lane townhouses), and parkland. Phase 2 is proposed to be in keeping with the character of Phases 1 and 1A and will introduce back-to-back townhouse units and true corner lot units (see Document 2). Overall, the three phases will yield a combined net density of approximately 41 units per hectare.

Access to the site will be provided via two main arterial roads, Huntmar Drive along the western boundary of the site via Paine Avenue, and the extension of Campeau Drive along the southern boundary of the site via Country Glen Way. The future bus rapid transit corridor alignment is identified on the plan of subdivision and will be dedicated to the City through the registration of this plan.

The 55.8 hectare property is relatively flat and sloping to the east, from Huntmar Drive to the Carp River. The site has minimal tree coverage as the majority of the site was previously used for agricultural purposes with the exception of one residential lot and dwelling on the northwest portion. The site is bounded by the Carp River to the east, Feedmill Creek to the south, Huntmar Drive to the west and the current urban boundary to the north.

East of the Carp River are the lower density residential communities of Heritage Hills, Richardson Ridge, Kanata Lakes and the mixed-use commercial sector of the Kanata Town Centre. Immediately north of the subject site are lands utilized for agricultural and rural purposes. Across Huntmar Drive to the west, a 37,000 square metre retail outlet centre (Tanger Outlet Center) is under construction and scheduled to open October 2014. South of the site, across the new Campeau Drive extension, is a planned retail and service commercial development.

Existing Zoning:

Zoning By-law 2008-250 identifies the majority of the lands as Development Reserve (DR), with a portion of the site zoned both Residential Third Density Zone (R3YY [1885]) and Open Space (O1 and O1[1932]-h).

Proposed Zoning:

Phase 2 of the subject plan of subdivision represents the introduction of back-to-back townhouse dwelling units and true corner lot detached units, which are currently not reflected in the zoning of Phases 1 and 1A (R3YY [1885]). Thus, the Zoning By-law amendment seeks to adjust the R3YY [1885] zone to introduce these two new unit types.

It is proposed that the lands currently zoned Development Reserve (DR) and Residential R3YY [1885] be rezoned to Residential Third Density (R3YY [XXXX]) to accommodate a range of housing types including single-detached, semi-detached, townhouse units (including back-to-back townhouses), and parkland. Lands located along the northern property line, currently zoned DR, will be rezoned to Open Space (O1 and O1[1932]-h) to reflect the relocation of a drainage swale. A small area of land will be rezoned from R3YY [1885] to O1 and a small area of land will be rezoned from O1 to R3YY [XXXX] to reflect an enlargement and reconfiguration in shape of the neighbourhood park (see Document 4).

The existing R3YY zone anticipates that townhouse dwellings will be attached side-to-side, not back-to-back. The back-to-back townhouse dwelling types do not have a rear yard, and thus the lot area can be significantly smaller.

On true corner lot detached units the rear lot line abuts an adjacent side lot line and therefore acts as a side yard. The rear yard amenity area, typical on detached dwellings, is replaced with a corner side yard amenity area. Also, in the instance of

these dwelling types, the amenity area is located within the corner side yard, instead of the rear yard (see Document 3).

DISCUSSION

This application has been evaluated against the policies of the Provincial Policy Statement (2005), the City's Official Plan and the Kanata West Concept Plan. An analysis of the proposal, with specific reference to the applicable policies, is provided below:

Provincial Policy Statement:

The Provincial Policy Statement provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. The fundamental principles set out in the Provincial Policy Statement include Building Strong Communities, Wise Use and Management of Resources, and Protecting Public Health and Safety.

Official Plan Designation (OPA 150):

The site is designated General Urban Area within of the Official Plan (as amended by OPA 150). The General Urban Area is intended to allow a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses. These uses are meant to provide for a complete community.

The Official Plan (Section 2.2 Managing Growth) identifies two strategic directions for meeting the challenges of growth over the next 20 years: Intensification and Infill, and Building New Communities on Vacant Land. The purpose of these directions are to ensure new development is directed to key locations that provide for a mix of uses and community amenities, supports a multi-modal transportation system, utilizes the existing infrastructure and supports the commitment to conserve the natural environment.

The policy direction of this plan is to promote an efficient land-use pattern within the urban area through intensification of locations that are strategically aligned with the transportation network and to achieve a hierarchy of nodes accommodating a mix of uses and activities in new urban communities.

Kanata West Concept Plan (KWCP):

The majority of the site is designated Prestige Business Park / Residential, and this represents the portion of the site that will be developed. A linear segment along the Carp River corridor is designated River / Creek Corridors and a corresponding designation which represents the floodplain limits of the Carp River, designated River / Creek Corridor is located along the floodplain limits of the Carp River.

a. Prestige Business Park / Residential

The KWCP policy for the Prestige Business Park / Residential Area states that should the lands be developed as residential, the Land-use and Design Guidelines set out in the KWCP for the Residential (Area B) designation will apply.

The Residential (Area B) designation policies are intended to permit a range of residential dwelling types in a transit-integrated and pedestrian friendly environment. Densities within the Residential Area are to be in keeping with post-war communities such as Ottawa South and the Glebe (approximately 30 to 40 units per net hectare). It is intended that these communities develop as an interconnected community with an emphasis on a grid or modified grid street pattern that facilitates enhanced pedestrian and cycle connections to places of destination (such as parks and open space, commercial activities, transit and other communities).

b. River / Creek Corridors

The open space network is identified as following the linked Poole Creek, Feedmill Creek and Carp River corridors. These corridors have been identified as locally significant and will be of sufficient width to accommodate both wildlife and passive recreation. In terms of the Carp River corridor, it is expected that the creation of the riverine wetland will accommodate the channel, floodplain, deep water pools and recreational pathway.

c. Existing Flood-fringe

The existing flood-fringe represents those lands that are currently within the 1:100 year floodplain. The Carp River Restoration Plan proposes restoration of the Carp River through natural channel design and filling 28 hectares of land within the flood plain above the level that would be reached by floodwaters.

These existing flood-fringe lands would accommodate urban development and three stormwater management facilities.

Analysis:

The Zoning By-law amendment meets the intent of the policies set forth in the Provincial Policy Statement (2005), Official Plan (Volume 1), Kanata West Concept Plan, and Kanata West Master Servicing Study as follows:

Provincial Policy Statement

The proposed Zoning By-law amendment implements the vision for Ontario's land use planning system through supporting a subdivision layout which plans for growth within a master planned community, providing for a full range of housing choices close to future commercial and a rapid bus transit system. The application promotes the efficient use of land and the creation of a strong, liveable community.

Official Plan (OPA 150)

The proposed Zoning By-law amendment meets the intent of the General Urban Area land-use designation, as amended by OPA 150, with a range of low-rise residential dwelling types within a master planned subdivision, which at full build-out will support a range of retail, service commercial and employment uses centred around a future rapid bus transit station.

The site respects the density expectations for greenfield development expressed in the Official Plan. The Zoning By-law amendment and accompanying Plan of Subdivision (Phase 2) will yield approximately 43 units per hectare, where the Official Plan requires a minimum of 34 units per hectare for Developing Communities.

Kanata West Concept Plan

The subject Zoning By-law amendment respects the intent of the Kanata West Concept Plan by implementing a range of low-rise residential dwelling types within the Business Park / Residential Area. The range of dwelling types proposed, coupled with the design of the companion Plan of Subdivision, meet the density targets of 30 to 40 units per hectare in the residential designation. Furthermore, the proposed zoning provisions will establish the intimate house to street relationship that the KWCP relies on for encouraging community interaction.

All development is directed away from the both the River / Creek Corridor and Flood Fringe designations of the KWCP.

Supporting Infrastructure

In 2006, the Kanata West Master Servicing Study (KWMSS) was completed which recommended the preferred servicing solutions for the Kanata West Lands. The lands are proposed to be serviced off the existing sanitary pump station (Signature Ridge) located on Didsbury Road. The water service is an extension of the existing watermain network and has been extended along the existing Huntmar Road right-of-way as well as extended down the proposed Campeau Road extension. Stormwater is proposed to be treated in a new facility identified as Pond 1 in the KWMSS. In the interim, until the Carp River Restoration Plan and Pond 1 designs are finalized, a temporary pond has been constructed to service Phases 1 and 1a, and provides the same performance and targets as the ultimate pond. A revised interim pond design will address the servicing of Phase 2 lands. This interim pond is to be located outside the Carp River Regulatory Floodplain.

RURAL IMPLICATIONS

The Zoning By-law amendment application illustrates a 13-metre wide Open Space zone (O1 and O1 [1932]-h) buffering the urban area from the adjacent rural area to the immediate north. This O1 and O1 [1932]-h zone represents the location of the realigned drainage swale, and will form a transition between the urban lot fabric of the Phase 2 subdivision lands and the active farm land.

CONSULTATION

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.

Public Comments

Comment:

This development represents the beginning of urban sprawl between Highway 417 and Richardson Side Road. While the City indicates it is against this type of sprawl, it will

continually moving the Urban Boundary. With insufficient development charges, taxes will keep going up to pay for this.

Response:

Urban expansion is something that must be done with careful consideration to ensure the City is creating efficient land-use and efficient use of infrastructure. Minto's lands (on Huntmar Drive) are within the current Urban Boundary and are being master planned to ensure municipal infrastructure and services are effectively planned for and considered over the long term.

COMMENTS BY THE WARD COUNCILLOR

Councillor Wilkinson is aware of the recommendation of the report.

LEGAL IMPLICATIONS

There are no legal impediments to adopting the recommendations outlined in this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

ENVIRONMENTAL IMPLICATIONS

Through the associated Plan of Subdivision application (File No. D07-16-13-0025) the applicant is proposing to relocate an existing swale to circumvent the development site. Through the relocation of this swale the applicant is providing enhanced fish habitat in a 260-metre long channel, with an estimated gain in enhanced habitat of approximately 2,400 square metres. The enhancements will entail:

- Naturalized meander;
- Low-flow channel to concentrate flows during periods of extreme low-flow events;

- Pools to provide refuge, resting and foraging areas for forage fishes, and yearlings of larger fishes;
- Marsh areas to provide potential for spawning habitat; and
- Native planting along the banks of the new channel.

TECHNOLOGY IMPLICATIONS

There are no technical implications associated with this report.

APPLICATION PROCESS TIMELINE STATUS

This application was processed by the On Time Decision Date established for the processing of Zoning By-law amendment applications.

TERM OF COUNCIL PRIORITIES

This application advances the Terms of Council Priorities (2011-2014), through the following priorities:

Transportation and Mobility TM2 – Maximize density in and around transit stations.

Transportation and Mobility TM3 – Provide infrastructure to support mobility choices.

Environmental Stewardship ES1 – Improve stormwater management.

Environmental Stewardship ES2 – Enhance and protect natural systems.

Healthy and Caring Communities – Improve parks and recreation.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Draft Plan of Subdivision

Document 3 True Corner Lot Concept

Document 4 Detailed Zoning Map

Document 5 Details of Recommended Zoning

DISPOSITION

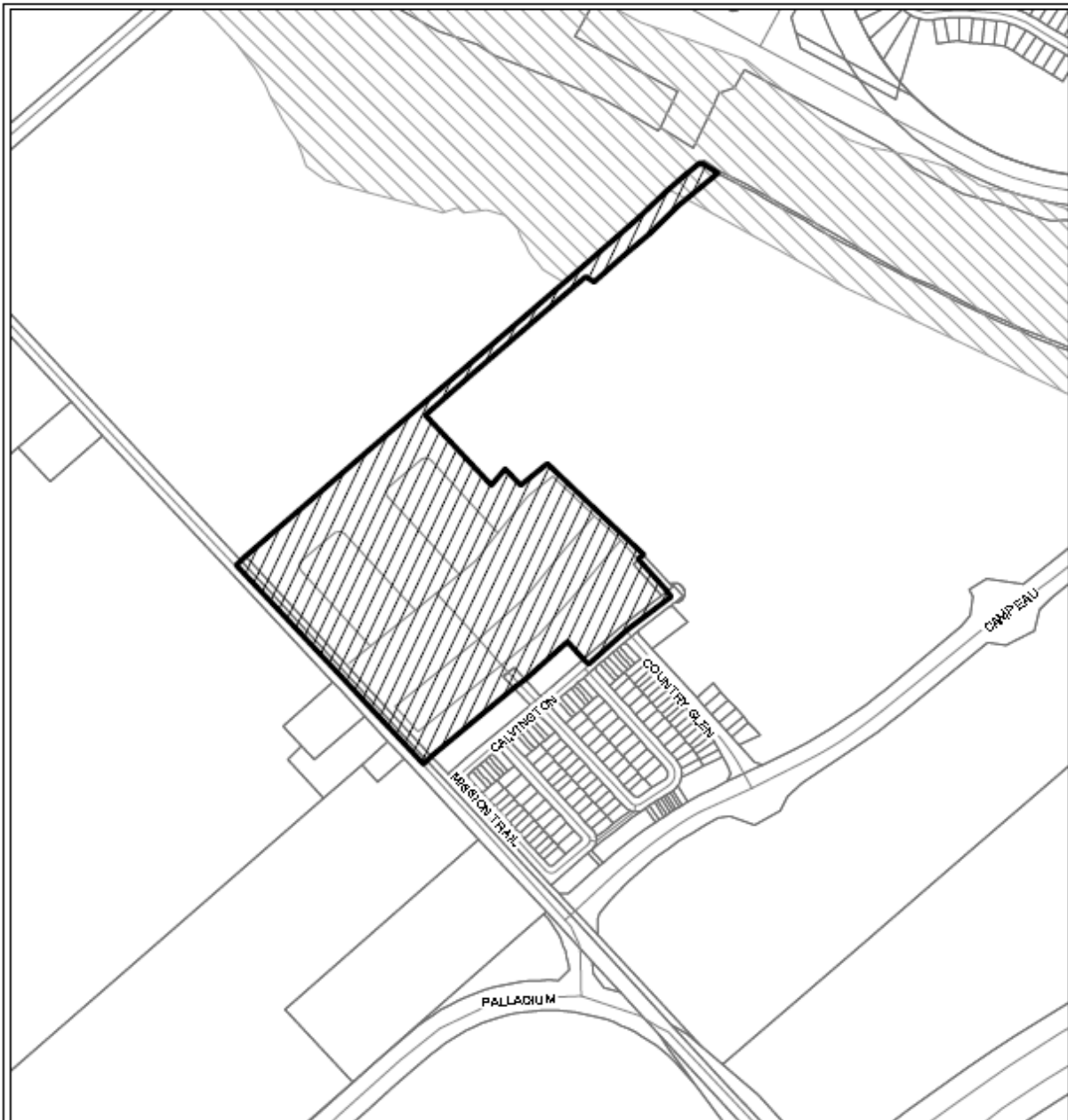
City Clerk and Solicitor Department, Legislative Services, to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, Ghislain

Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

Planning and Growth Management Department to prepare the implementing by-law, forward to Legal Services and undertake the statutory notification.

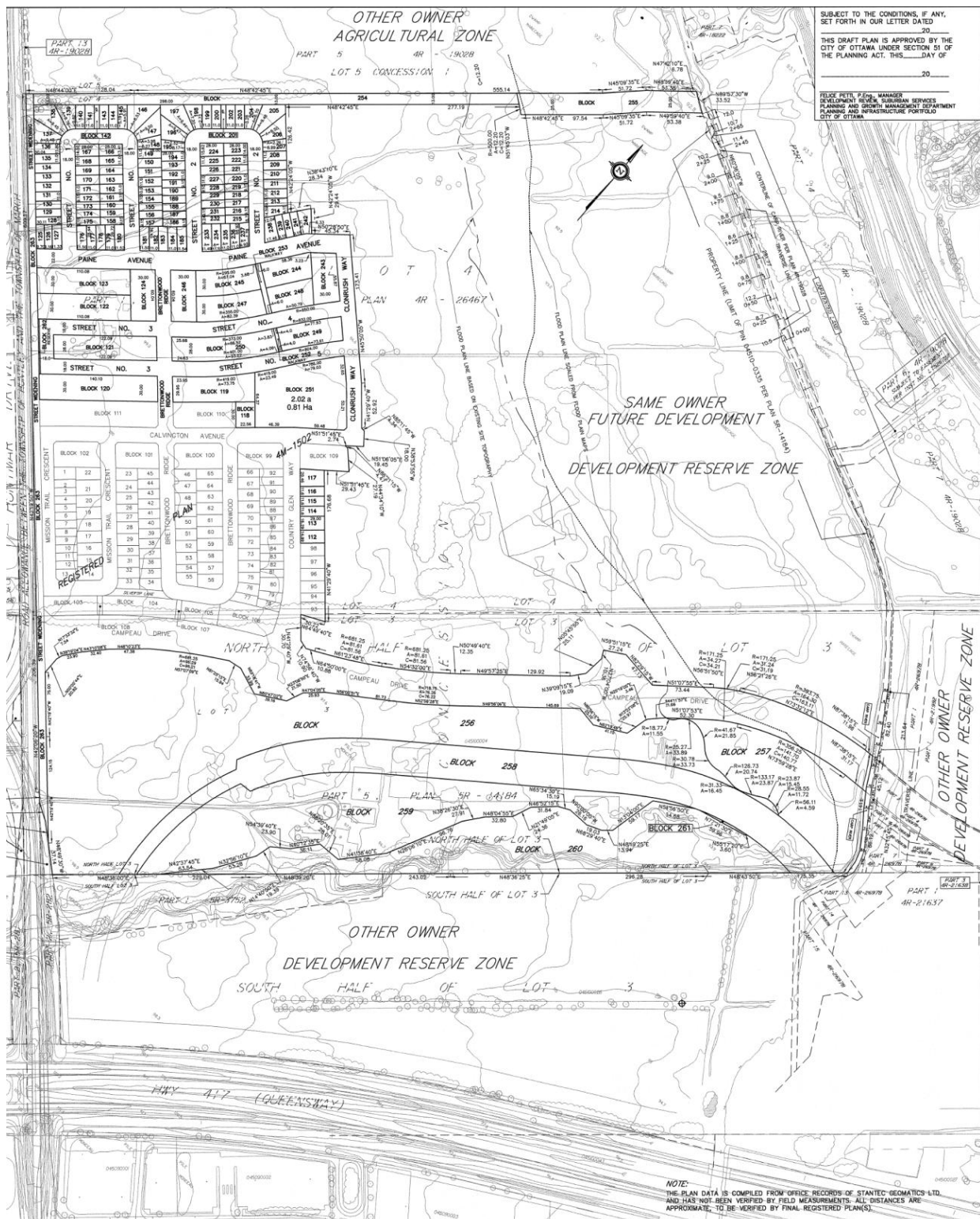
Legal Services to forward the implementing by-law to City Council.

Document 1 – Location Map

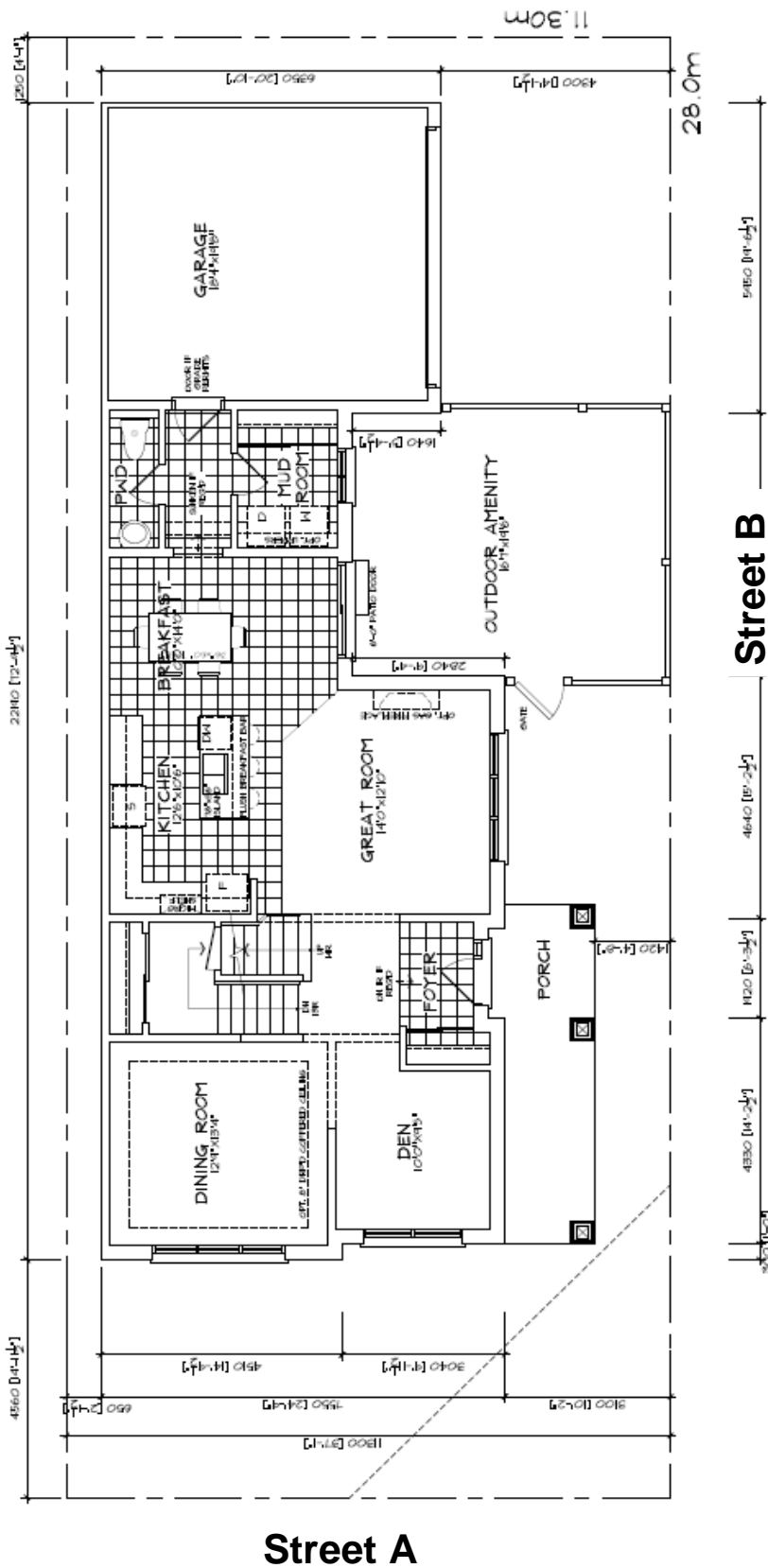


 <p>Produced by Planning and Infrastructure Portfolio Produit par le Portefeuille urbanisme et Infrastructure</p> <table border="1"> <tr> <td>002-02-14-0011</td> <td>14-0308-X</td> </tr> <tr> <td colspan="2">1500 0214 ZONING HUNTMAR_37_40+_410+_450</td> </tr> <tr> <td colspan="2">2014 / 04 / 15</td> </tr> <tr> <td>REVISION</td> <td>DATE / DE RÉVISION</td> </tr> </table>	002-02-14-0011	14-0308-X	1500 0214 ZONING HUNTMAR_37_40+_410+_450		2014 / 04 / 15		REVISION	DATE / DE RÉVISION	<p>Location Map / Plan de révision Zoning Key Plan / Schéma de zonage 370, 404, 410, 450 promenade Huntmar Drive</p> <p> Existing Flood Plain (Section 58) / Plaine Inondable (Article 58)</p> <p>045100517 Devoies Terrasse-Polaris Parcel Identification Number</p>	<p>Échelle N.T.S. Métrés</p>  <p>Scale N.T.S. Métrés</p>
002-02-14-0011	14-0308-X									
1500 0214 ZONING HUNTMAR_37_40+_410+_450										
2014 / 04 / 15										
REVISION	DATE / DE RÉVISION									

Document 2 – Draft Plan of Subdivision



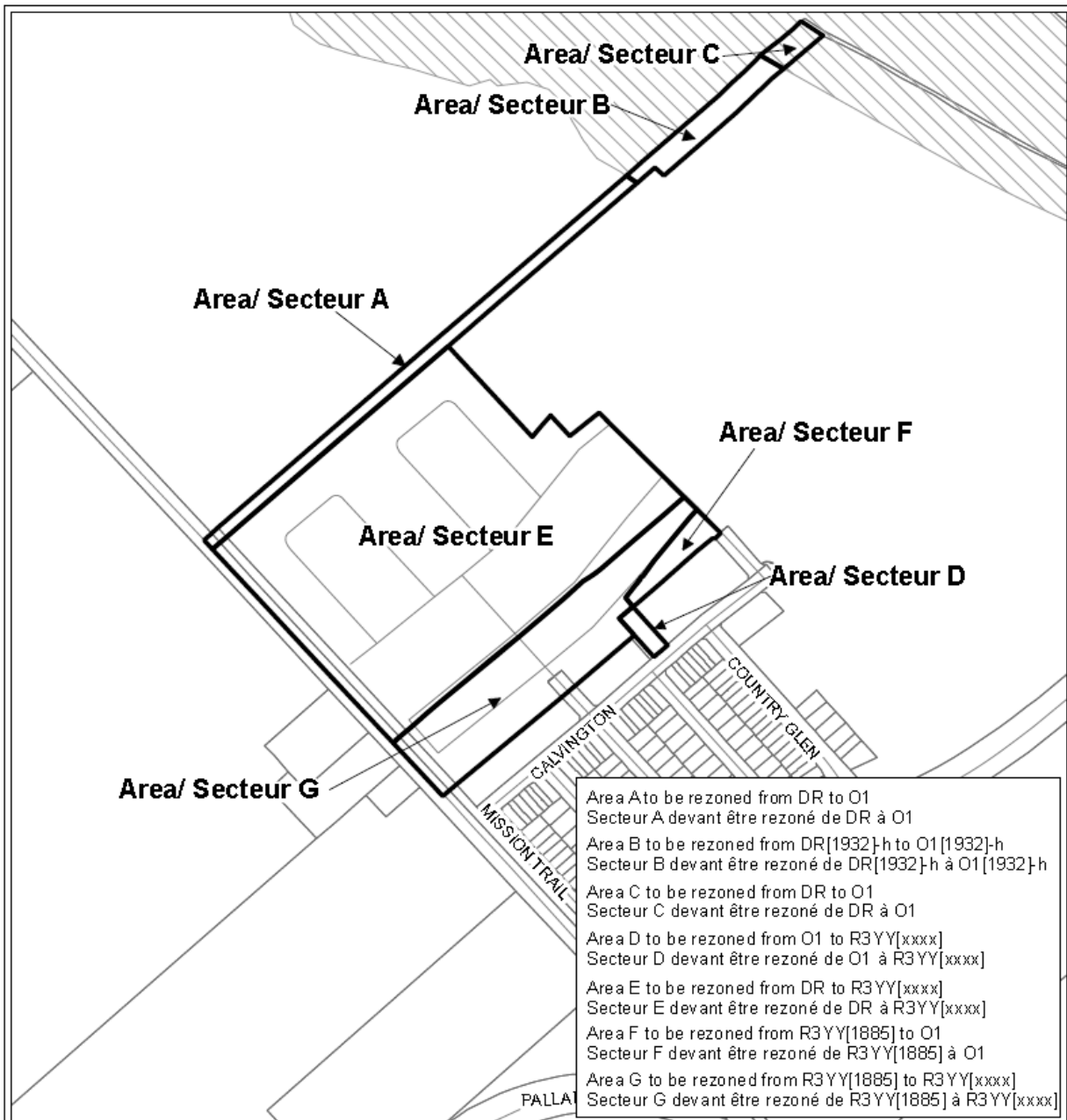
Document 3 – True Corner Lot Concept




Street A

GROUND FLOOR PLAN 'A'


Document 4 – Detailed Zoning Map






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2014 / 04 / 15	
REVISION DATE	DE RÉVISION

 **Location Map / Plan de révision**
Zoning Key Plan / Schéma de zonage
 370, 404, 410, 450 promenade Huntmar Drive

Areas to be rezoned as per Legend
 Secteurs devant être rezonés conformément à la légende

 Existing Flood Plain (Section 58) /
 Plaine inondable (Article 58)

045100553 Denotes Teranet-Polaris Parcel Identification Number

Échelle
 N.T.S.
 Mètres



Scale
 N.T.S.
 Metres

Document 5 – Details of Recommended Zoning

Proposed changes to the Comprehensive Zoning By-law

1. Rezone the lands shown in Document 1 as follows:
 - a. Area A from DR to O1;
 - b. Area B from DR[1932]-h to O1[1932]-h;
 - c. Area C from DR to O1;
 - d. Area D from O1 to R3YY[XXXX];
 - e. Area E from DR to R3YY[XXXX];
 - f. Area F from R3YY[1885] to O1; and,
 - g. Area G from R3YY[1885] to R3YY[XXXX].
2. Create a new exception, R3YY[XXXX], with provisions similar in effect to the following:
 - a. For a detached dwelling, other than as described in (b) below:
 - i. Minimum front yard setback: 3.75 metres;
 - ii. Minimum corner side yard setback: 2.5 metres.
 - b. For a detached dwelling located on a corner lot with a driveway providing access from a corner lot line:
 - i. Minimum front yard setback: 3 metres;
 - ii. Minimum rear yard setback: 1.2 metres.
 - c. For a semi-detached dwelling:
 - i. Minimum lot width: 6.5 metres;
 - ii. Minimum lot area: 170 square metres;
 - iii. Minimum front yard setback: 3.75 metres;
 - iv. Minimum corner side yard setback: 2.5 metres.

- d. For a townhouse dwelling, where the dwelling units are arranged only side-by-side:
 - i. Minimum lot width: 5.7 metres;
 - ii. Minimum lot area: 120 square metres;
 - iii. Minimum front yard setback: 3.75 metres;
 - iv. Minimum corner side yard setback: 2.5 metres.

- e. For a townhouse dwelling where the dwelling units are arranged both side-by-side and back-to-back:
 - i. The maximum number of dwelling units permitted within a townhouse dwelling is 12; however, no more than 6 units may be located side-by-side.
 - ii. Minimum lot area: 80 square metres;
 - iii. Minimum corner side yard setback: 2.5 metres;
 - iv. Minimum rear yard setback: 0 metres;
 - v. Minimum front yard setback: 5.0 metres.