

**Report to
Rapport au:**

**Planning Committee / Comité de l'urbanisme
August 23, 2016 / 23 août 2016**

**and Council / et au Conseil
August 31, 2016 / 31 août 2016**

**Submitted on August 4, 2016
Soumis le 4 août 2016**

**Submitted by
Soumis par:
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Ward: CUMBERLAND (19)

File Number: ACS2016-PIE-PGM-0128

**SUBJECT: Zoning By-law Amendment – Part of 2333 Mer Bleue Road, Part of
2336 Tenth Line Road (also known as 2331 Mer Bleue Road), Part of
3024 and 3100 Brian Coburn Boulevard, 800 Décoeur Drive, 600, 602,
603, 604, 605, 606, 607, 608, 609, 610, 611, 613, 615, 617, 619, 621,**

623, 633, 635, 637, 639 Des Aubépines Drive and 215, 218, 370, 375 Hepatica Way

OBJET: Modification au Règlement de zonage – Partie du 2333, chemin Mer Bleue, partie du 2336, chemin Tenth Line (aussi connue comme le 2331, chemin Mer Bleue), partie du 3024 et du 3100, boulevard Brian Coburn, le 800, promenade Décoeur, les 600, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 613, 615, 617, 619, 621, 623, 633, 635, 637 et 639, promenade Des Aubépines, et les 215, 218, 370 et 375, voie Hepatica

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for Part of 2333 Mer Bleue Road, Part of 2336 Tenth Line Road (also known as 2331 Mer Bleue Road), Part of 3024 and 3100 Brian Coburn Boulevard, 800 Décoeur Drive, 600, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 613, 615, 617, 619, 621, 623, 633, 635, 637, 639 Des Aubépines Drive and 215, 218, 370, 375 Hepatica Way, to permit a mix of residential dwelling units including detached, semi-detached, townhouse and back-to-back townhouse dwelling units as well as two school blocks and two park blocks, as shown in Document 2 and as detailed in Document 3; and**
- 2. That Planning Committee approve the Public Consultation Section of this report be included as the “brief explanation” in the Summary of Written and Oral Submissions, to be prepared by the City Clerk and Solicitor’s Office and submitted to Council in tandem with this report, subject to submissions received between the publication of this report and 4 p.m. of the day prior to Council’s consideration.**

RECOMMANDATION DU RAPPORTS

- 1. Que le Comité de l’urbanisme recommande au Conseil d’approuver une modification au Règlement de zonage 2008-250 concernant une partie du 2333, chemin Mer Bleue, une partie du 2336, chemin Tenth Line (également connue comme le 2331, chemin Mer Bleue), une partie du 3024 et du 3100, boulevard Brian Coburn, le 800, promenade Décoeur, les 600, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 613, 615, 617, 619, 621, 623, 633, 635, 637 et 639, promenade Des Aubépines, et les 215, 218, 370 et 375, voie**

Hepatica, en vue de permettre un mélange d'habitations résidentielles, y compris des maisons isolées, jumelées, en rangée et en rangée dos-à-dos, ainsi que deux îlots pour établissement scolaire et deux îlots à vocation de parc, comme le montre document 2 et comme le précise le document 3;

2. Que le Comité de l'urbanisme donne son approbation à ce que la section du présent rapport consacrée aux consultations publiques soit incluse en tant que "brève explication" dans le résumé des observations écrites et orales, qu'elle soit rédigée par le Bureau du greffier municipal et chef du contentieux et soumise au Conseil en même temps que le présent rapport, à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et 16 h la veille de l'étude du rapport par le 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 2333 Mer Bleue Road, Part of 2336 Tenth Line Road (also known as 2331 Mer Bleue Road), Part of 3024 and 3100 Brian Coburn Boulevard, 800 Décoeur Drive, 600, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 613, 615, 617, 619, 621, 623, 633, 635, 637, 639 Des Aubépines Drive and 215, 218, 370, 375 Hepatica Way.

Owner

Minto Communities Inc.

Applicant

Jocelyn Peloquin

Description of site and surroundings

The lands, approximately 26.06 hectares in size, are located south of Brian Coburn Boulevard between Mer Bleue Road and east of Des Aubépines Drive in the Avalon West Community of Orléans.

Summary of requested Zoning By-law amendment proposal

The proposed Zoning By-law amendment application seeks to rezone the lands from Development Reserve (DR) to Residential Third Density Zone, Subzone YY, Exception 2115 (R3YY[2115]) to permit semi-detached and townhouse dwellings, Residential Third Density Zone, Subzone YY, Exception 2328 (R3YY[2328]) to permit back-to-back townhouse dwellings, and Residential Third Density Zone, Subzone YY, Exception 2164 (R3YY[2164]) to permit detached dwellings; from Development Reserve (DR) to Parks and Open Space Zone (O1) to permit parks; and from Development Reserve (DR) to Minor Institutional Subzone B (I1B) to permit schools and to account for minor adjustments to the boundary of the high school site. A section adjacent to McKinnon's Creek (southwest portion of subject lands) is identified with a flood plain overlay. The area located within this zone will have a holding symbol (h) until such time as the flood plain overlay has been removed from the South Nation Conservation mapping. As a result, an O1 exception zone will be created to ensure clarity for the holding designation (O1[XXXX]-h). Additional provisions for the holding will be added to the existing exceptions 2115, 2164 and 2328.

Brief history of proposal

The lands are currently zoned Development Reserve (DR) and Minor Institutional Subzone B (I1B) in the Zoning By-law. This area is intended for mixed residential, open space and institutional uses which form part of an approved draft plan of subdivision within the Mer Bleue Community Design Plan (CDP).

The Mer Bleue CDP was approved in May 2006 and the Plan of Subdivision was originally draft approved in January 2007. A revision and extension to the draft approval of the subdivision was more recently granted in October 2014.

DISCUSSION

Public consultation

Notice of this application was circulated to surrounding landowners, and three standard City on-site signs were 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*.

No comments were received.

Official Plan designation

The site is designated General Urban Area on Schedule B. This designation permits a full range and choice of housing types and densities to meet the needs of all ages, incomes and life circumstances, in combination with conveniently located employment, retail, service, cultural, leisure, green space and institutional uses. This will facilitate the development of complete and sustainable communities.

The predominant form of development and intensification will be semi-detached and other ground-oriented multiple unit housing compatible with the existing built form in this community.

Other applicable policies and guidelines

As previously mentioned, the lands are also subject to the Mer Bleue CDP, which was approved by Council in May 2006. The site is designated Mixed Density Residential, Park and School. The Mixed Density Residential designation in the CDP aims to provide a variety of housing forms and types in order to attract a diverse and vibrant population. This area of the CDP will contain detached and semi-detached dwellings, townhouses and back-to-back townhouses, with two school blocks and two parks providing an urban fabric that is heterogeneous. The residential density of at least 29 units per hectare within this area is consistent with the overall residential density required by the plan for detached and semi-detached dwellings and townhouses.

A Special Study Area overlay also applies to the area located within the Regulated Area of the McKinnons Creek flood plain mapping, controlled under the Ontario Regulation 170/06 and administered by the South Nation Conservation Authority. The Regulated Area is shown as a flood plain overlay in the Zoning By-law. A process to amend this mapping to allow development in the Regulated Area has been undertaken and must be completed. In the interim, the lands will be zoned with a “holding” (h) provision, prohibiting development.

Urban Design Review Panel

These lands are not in a Design Priority Area.

Planning rationale

The proposal is consistent with the intent of the Mer Bleue CDP for the area south of Brian Coburn Boulevard as well as the draft approved plan of subdivision. Furthermore, minor changes to the draft approved subdivision were undertaken to incorporate the

Building Better and Smarter Suburbs initiatives, in particular, achieving efficient use of land and compact built form, planning and designing school sites as part of the open space system and pursuing shared facility agreements that lead to improved efficiencies between schools and parks. The land use impacts of such changes are reflected in the proposed Zoning By-law amendment.

The proposed Zoning By-law amendment seeks to rezone the lands from DR (Development Reserve) to R3YY (Residential Third Density Zone) with various exceptions (2115, 2164, 2328), O1 (Parks and Open Space) and I1B (Minor Institutional Subzone B) to permit a mix of residential dwellings, parks and schools. Exception 2115 has a minimum corner side yard setback of 3 metres and allows air-conditioner condensers to project into the corner side yard and the front yard. Exception 2164 also regulates the minimum corner side yard setback (3 metres) and adds a minimum rear yard setback for corner lots of 1.2 metres where the front door of a detached dwelling is facing the side of the house. It also allows a lot width of 5 metres and a corner side yard setback of 3 metres for townhouse dwellings. For back-to-back townhouses, exception 2328 regulates the lot area (80 square metres), corner side yard setback (3 metres), projection of air-conditioning condensers into the front and corner side yards and the number of units permitted within a townhouse dwelling (12) and the number of dwellings units in a single row (six). In addition, the zones located within the flood plain limit will be zoned with a “holding” (h) provision, prohibiting development. A new exception will be created for the O1 zone within this area.

The proposal is in keeping with the policies of the General Urban Area designation in the Official Plan and the Mixed Density Residential designation in the Mer Bleue CDP, in that it will provide a wide range of dwelling types and densities of housing, as well as nearby schools and parks in proximity to existing and future neighbourhood commercial development with the long term objective of becoming a sustainable community.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

RURAL IMPLICATIONS

There are no rural implications with this zoning application.

COMMENTS BY THE WARD COUNCILLOR

Councillor Blais is aware of the application related to this report.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

ACCESSIBILITY IMPACTS

There are no accessibility impacts with this zoning amendment.

ENVIRONMENTAL IMPLICATIONS

The portion of McKinnon's Creek which runs through the south-west portion of the lands is presently subject to Section 28 of the *Conservation Authorities Act*, known as South Nation Conservation's Ontario Regulation 170/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses).

Ontario Regulation 170/06 ensures public safety and protection of property from natural hazards, and creates Regulated Areas where development may be subject to flooding, erosion, or where interference with wetlands and alterations to shorelines and watercourses has adverse effect on environmental features. The Regulation requires that the owner receive written approval from the South Nation Conservation Authority before straightening, diverting, and interfering in any way with the existing channel of McKinnon's Creek.

A review to fill in a portion of McKinnon's Creek is underway and will need to demonstrate the feasibility of diverting the flows into the existing stormwater management pond. This will result in a change in the South Nation Conservation Authority's flood plain mapping and the removal of the flood plain overlay in Section 58 of the Zoning By-law, for a portion of McKinnon's Creek upstream of the pond outlet.

A holding designation (h) prohibiting development will be placed on these lands until such time as a permit under Section 28 of the *Conservation Authorities Act* has been issued and the work has been completed.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Healthy and Caring Communities.
- Economic Prosperity.

APPLICATION PROCESS TIMELINE STATUS

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

SUPPORTING DOCUMENTATION

Document 1 Overall Location Map

Document 2 Location Map / Zoning Key Plan

Document 3 Details of Recommended Zoning

Document 4 Overview Data Sheet

CONCLUSION

In conclusion, staff recommend that the subject lands be rezoned from Development Reserve to Residential Third Density Zones with exceptions 2115, 2164 and 2328, to Parks and Open Space and to Institutional Subzone B. The zones located within the flood plain limit will be zoned with a “holding” (h) provision, prohibiting development. A new exception will be created for the O1 zone within this area.

These zones are in conformity with the Provincial Policy Statement, the City’s Official Plan, and the Mer Bleue CDP and implements the draft approved Plan of Subdivision.

The department recommends that the application be approved.

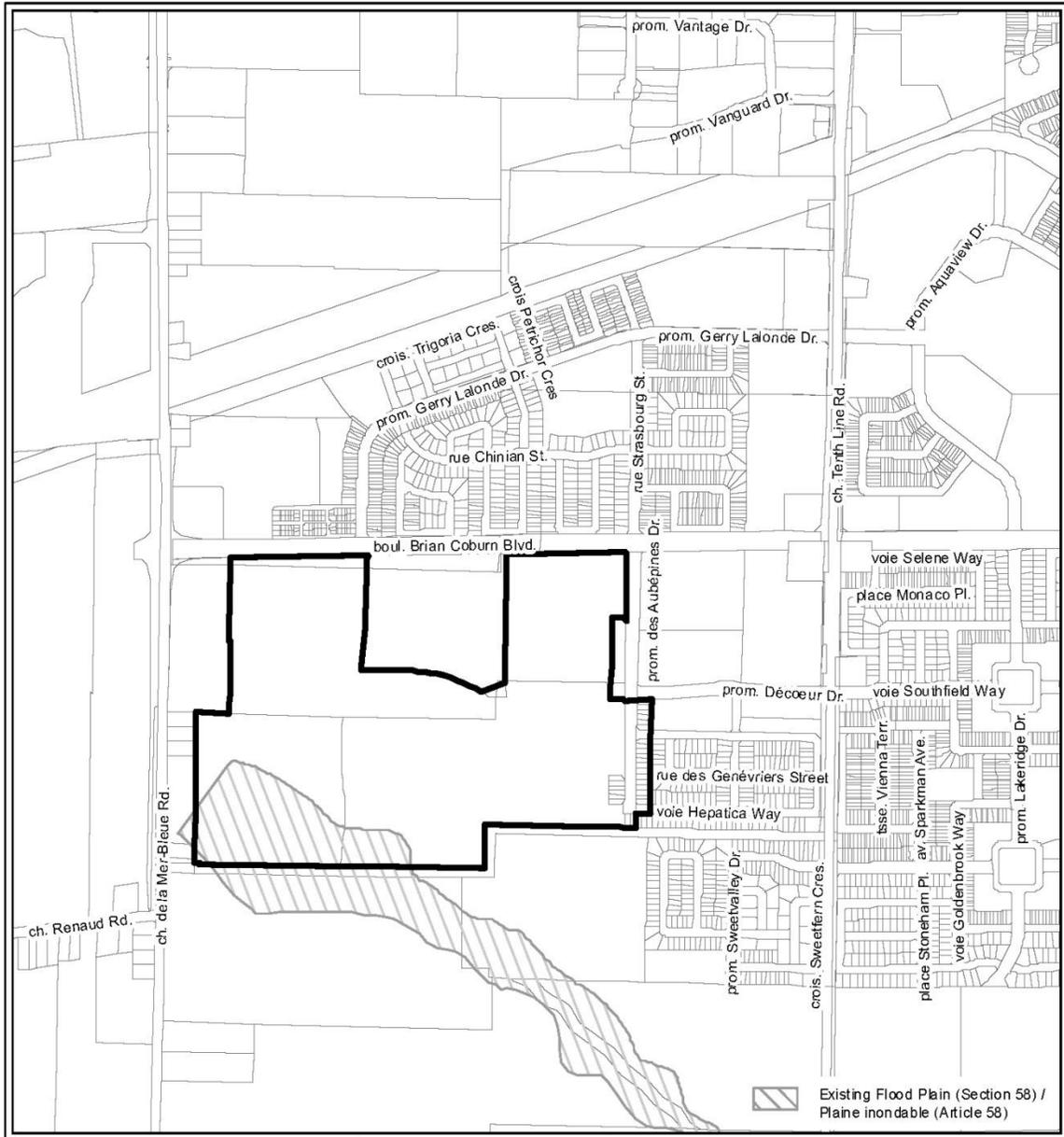
DISPOSITION

City Clerk and Solicitor Department, Legislative Services, to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council’s decision.

Planning, Infrastructure and Economic Development 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 – Overall Location Map



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

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|---|-----------|
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| D02-02-16-0042 | 16-0847-Y |
| I:\COA\2016\Zoning\Ten th Line\237 01...boundary ONLY | |
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| REVISION / RÉVISION - 2016 / 06 / 24 | |

LOCATION MAP / PLAN DE LOCALISATION

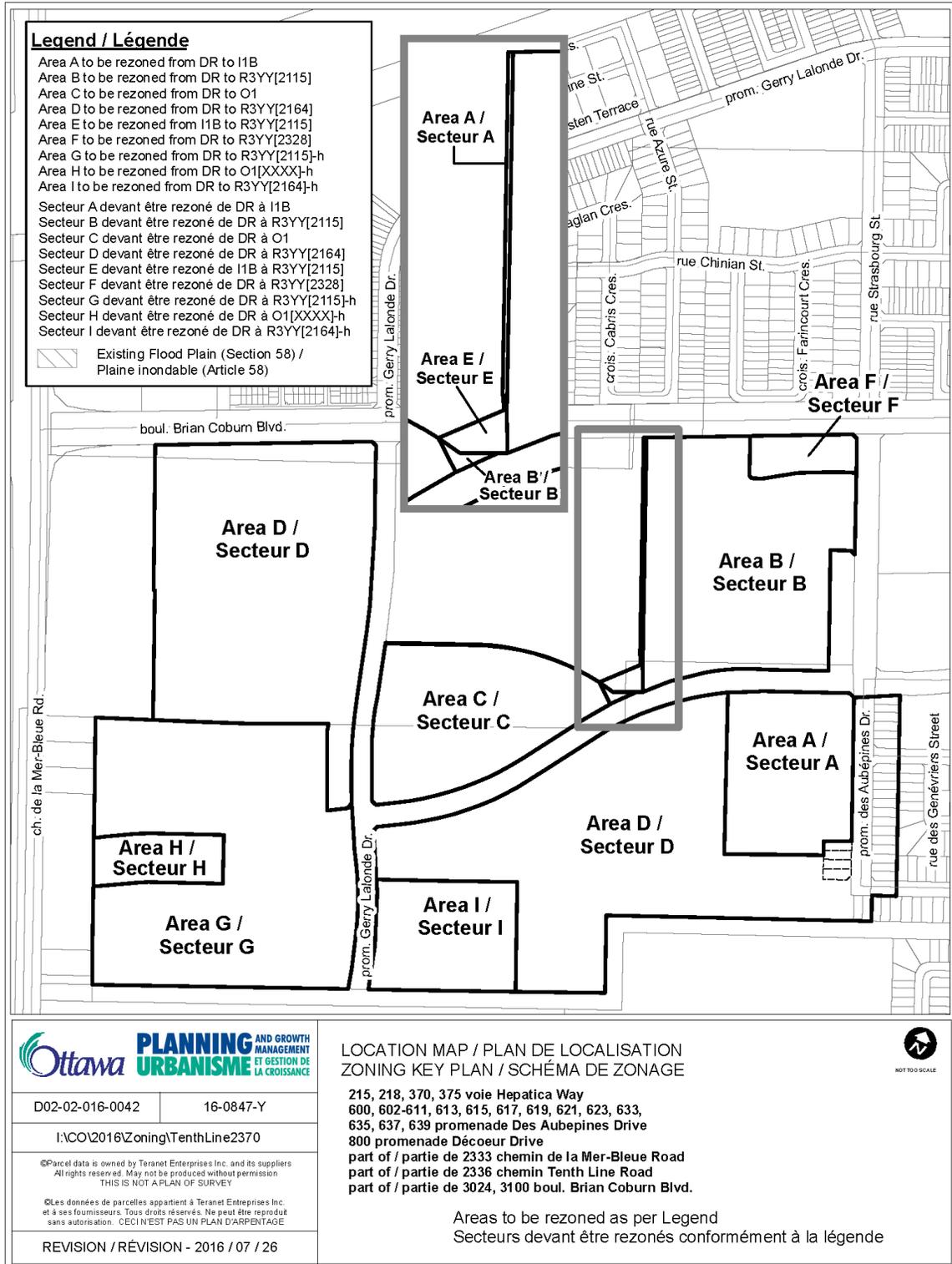
215, 218, 370, 375 voie Hepatica Way
 600, 602-611, 613, 615, 617, 619, 621, 623, 633,
 635, 637, 639 promenade Des Aubepines Drive
 800 promenade Decoeur Drive
 part of / partie de 2333 chemin de la Mer-Blue Road
 part of / partie de 2336 chemin Tenth Line Road
 part of / partie de 3024, 3100 bou. Brian Coburn Blvd.

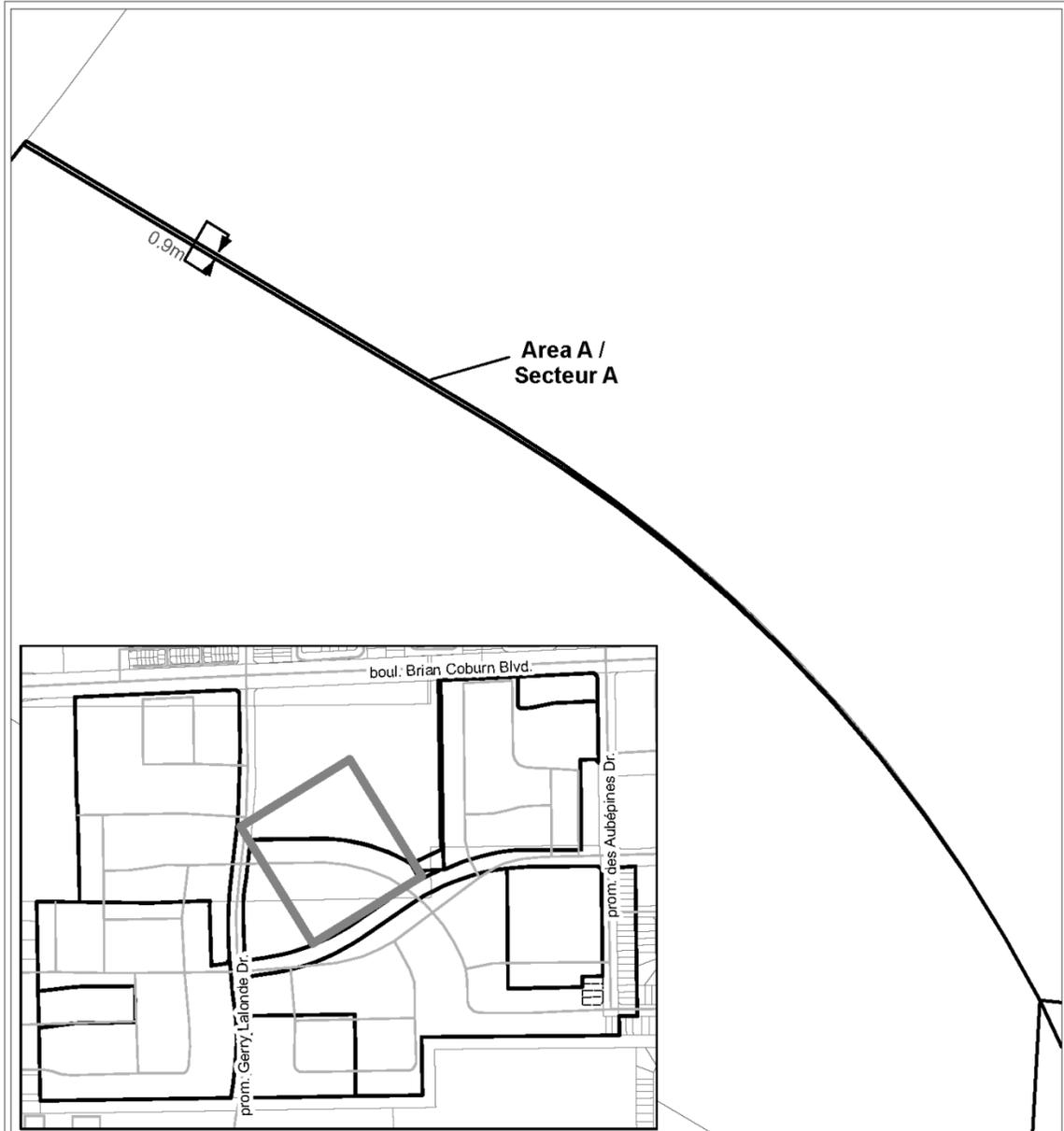
Area to be rezoned
 Secteur devant être rezonés



NOT TO SCALE

Document 2 – Location Map / Zoning Key Plan





D02-02-016-0042 16-0847-Y

I:\CO\2016\Zoning\TenthLine2370 map 2

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REVISION / RÉVISION - 2016 / 07 / 26

LOCATION MAP / PLAN DE LOCALISATION
ZONING KEY PLAN / SCHÉMA DE ZONAGE

Part of unaddressed parcel / partie de parcelle sans adresse

Area A to be rezoned from DR to I1B
Secteur A devant être rezoné de DR à I1B



NOT TO SCALE

Document 3 – Details of Recommended Zoning

The proposed changes to Zoning By-law 2008-250 for Part of 2333 Mer Bleue Road, Part of 2336 Tenth Line Road, Part of 3024 and 3100 Brian Coburn Boulevard, 800 Décoeur Drive, 600, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 613, 615, 617, 619, 621, 623, 633, 635, 637, 639 Des Aubépines Drive and 215, 218, 370, 375 Hepatica Way:

1. Rezone the subject land as shown on Document 2 as follows:
 - a. Area A from DR to I1B;
 - b. Area B from DR to R3YY[2115];
 - c. Area C from DR to O1;
 - d. Area D from DR to R3YY[2164];
 - e. Area E from I1B to R3YY[2115];
 - f. Area F from DR to R3YY[2328];
 - g. Area G from DR to R3YY[2115]-h;
 - h. Area H from DR to O1[XXXX]-h; and
 - i. Area I from DR to R3YY[2164]-h.

2. Amend Section 239 – Urban Exceptions of By-law 2008-250 as follows:
 - a) Amend exception 2115 of Section 239 – Urban Exceptions of By-law 2008-250 as follows:
 - a. by adding the following text to Column IV, “All uses until such time as the holding symbol is removed”; and
 - b. by adding the following text to Column V, “The holding symbol may only be removed at such time as the Flood Plain Overlay is removed”.

 - b) Amend exception 2164 of Section 239 – Urban Exceptions of By-law 2008-250 as follows:
 - a. by adding the following text to Column IV, “All uses until such time as the holding symbol is removed”; and

- b. by adding the following text to Column V, “The holding symbol may only be removed at such time as the Flood Plain Overlay is removed”.
- c) Add a new exception O1[XXXX]-h with the following:
- a. by adding the following text to Column IV, “All uses until such time as the holding symbol is removed”; and
 - b. by adding the following text to Column V, “The holding symbol may only be removed at such time as the Flood Plain Overlay is removed”.