

**Report to
Rapport au:**

**Planning Committee / Comité de l'urbanisme
May 23, 2017 / 23 mai 2017**

**and Council / et au Conseil
June 14, 2017 / 14 juin 2017**

**Submitted on May 9, 2017
Soumis le 9 mai 2017**

**Submitted by
Soumis par:**

**Lee Ann Snedden,
Acting Director / Directrice par intérim,
Planning Services / Service de la planification
Planning, Infrastructure and Economic Development Department / Direction
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**Ward: GLOUCESTER-SOUTH
NEPEAN (22) / GLOUCESTER-
NEPEAN SUD (22)**

File Number: ACS2017-PIE-PS-0070

**SUBJECT: Zoning By-law Amendment – 2984, 2992, 3000, 3008, 3016 Leitrim
Road, part of 3100 Leitrim Road and part of 4660 Bank Street**

**OBJET: Modification au Règlement de zonage – 2984, 2992, 3000, 3008, 3016,
chemin Leitrim, partie du 3100, chemin Leitrim et partie du 4660, rue
Bank**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to
Zoning By-law 2008-250 for 2984, 2992, 3000, 3008 and 3016 Leitrim Road,
part of 3100 Leitrim Road and part of 4660 Bank Street to permit the
development of approximately 366 single detached dwellings, 543**

multiple attached dwellings, one mixed use/apartment block, one open space block, one school block, one park block and one institutional block, 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 City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of 14 June 2017," 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 les 2984, 2992, 3000, 3008 et 3016, chemin Leitrim, une partie du 3100, chemin Leitrim et une partie du 4660, rue Bank, afin de permettre la construction d'environ 366 unités d'habitation isolées et 543 habitations multifamiliales contiguës, et l'aménagement d'un îlot à utilisation polyvalente et d'immeubles d'appartements, un îlot d'espace vert, un îlot accueillant une école, un îlot de parc et un îlot à utilisation institutionnelle, 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 de l'avocat général 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 du projet de loi 73 », à la réunion du Conseil municipal prévue le 14 juin 2017, 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

2984, 2992, 3000, 3008 and 3016 Leitrim Road, part of 3100 Leitrim Road and part of 4660 Bank Street

Owner

Barrett Co-Tenancy

Applicant

Melissa Cote, Tartan Land Consultants Inc.

Description of site and surroundings

The site is located at the northern limit of the Leitrim community, bounded by Leitrim Road to the north and Bank Street to the east. Hope Cemetery is located to the east and south. The majority of the site is located on the east side of the future extension of Kelly Farm Road; a block of open space is located on the west.

Currently, the site is largely undeveloped with the exception of five single detached dwellings located at 2984, 2992, 3000, 3008, and 3016 Leitrim Road. These homes have been or will be removed to accommodate the new development.

Existing residential development is located generally to the south and lands within the National Capital Commission Greenbelt are located to the north. Institutional and commercial uses are located along Bank Street.

Summary of requested Zoning By-law amendment proposal

The proposal is to amend the zoning to accommodate the proposed subdivision by the following changes:

- For the majority of the residential development, from Development Reserve (DR) to Residential Third Density Subzone Z (R3Z).
- The existing homes will be rezoned from Residential First Density Subzone AA Exception 946 (R1AA[946]) to Residential Third Density Subzone Z (R3Z).

- For the portion of the residential development located on the cemetery lands, from Minor Institutional Subzone D (I1D) to Residential Third Density Subzone Z Exception xxx1 (R3Z[xxx1]).
- For the school block, from Development Reserve (DR) to a dual zone – Minor Institutional Subzone A and Residential Third Density Subzone Z (I1A/R3Z).
- For the park block, from Development Reserve (DR) to Parks and Open Space (O1).
- For the block that will be conveyed to the cemetery, Development Reserve (DR) to Minor Institutional Subzone D Exception xxx2 (I1D [xxx2]).
- For the drainage swale, from Light Industrial Subzone 2 Exception 1528 Height 14 metres holding to Parks and Open Space (O1).
- For the mixed use block, from Development Reserve (DR) to General Commercial Subzone 12 (GM12).

In the vicinity of the extension of Kelly Farm Drive, small portions are to be rezoned to reflect the proposed property lines as established in the draft plan of subdivision.

Brief history of proposal

Lands at 3100 Leitrim Road were draft approved on May 27, 2015. Since that time, the five lots at 2984, 2992, 3000, 3008, and 3016 Leitrim Road have been incorporated into the draft plan and approval for the revised draft approval is pending. In addition, part of 4660 Bank Street being the western 6.05 hectares of Hope Cemetery was sold by the Roman Catholic Episcopal Corporation of Ottawa to the applicant and draft plan approval of these lands is also pending.

The application for this Zoning By-law amendment was submitted concurrently with the application of the original draft plan of subdivision in 2013 and has been on-hold since that time as the draft plan of subdivision is finalized.

DISCUSSION

Public consultation

Notice of this application was circulated to surrounding landowners and two standard City signs were installed; one on Bank Street and a second on Leitrim Road giving notice of this Zoning By-law amendment in accordance with the Council approved policy for Public Notification and Consultation and the *Planning Act*.

Four submissions were received as a result of the public notification. Three of the four submissions did not express concerns. Two requested to be further notified.

The fourth submission expressed opposition to the zone amendment based on the information they received at the time they purchased their property that the cemetery lands would not be developed for a use other than a cemetery, and that it was expected it would take 100 years to reach the western boundary, being at Kelly Farm Drive. They also questioned the ability of the infrastructure on Bank Street and Albion Road to support the proposed development. In response, Staff have reviewed the information received by the residents at the time of their purchases and have concluded it is a matter between the builder and the residents. There are no matters which would prevent the City from processing and approving planning applications. The information provided in the various plans and studies submitted to date do not raise any concerns from an infrastructure perspective. Detailed engineering plans and reports are required to be approved by the City prior to final subdivision approval. A Master Transportation Study, funded by the major landowners in this area, has been submitted to the City and identifies a schedule for improvements to advance the works shown in the 2014 Bank Street Environmental Assessment. The review of this study by the City is expected to be completed by the summer of this year.

Official Plan designation

The majority of the lands subject to the Zoning By-law amendment are designated General Urban Area with a portion to the west of the extension of Kelly Farm Road designated Major Open Space. The proposed zones comply with the intent of the designations. The General Urban Area designation permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances in combination with conveniently located retail and institutional uses. The Major Open Space designation contributes to the quality of life in the neighbouring community and the overall integrity of the natural environment.

Other applicable policies and guidelines

The site is subject to the Leitrim Community Design Plan (CDP). The proposed zones respect the uses, density and general layout of the Land Use Plan. Kelly Farm Road separates the residential development from a block created for a drainage swale. A school site for Conseil des écoles publiques de l'Est de l'Ontario has been located as indicated in the CDP. The subdivision also provides for a mix of single detached and townhome dwellings as well as a mixed use block, which may contain residential uses, along Bank Street.

A minor deviation from the CDP is made with the inclusion of the western portion of the cemetery lands which are designated as Institutional in the Land Use Plan in recognition of the limits of the cemetery. The Roman Catholic Episcopal Corporation of Ottawa has since applied for the consent to close a portion of the unutilized portion of the cemetery pursuant to the *Funeral, Burial and Cremation Services Act* for the 6.05-hectare portion that is to be developed.

The majority of this subdivision was originally draft approved in 2015, approximately the same time as the initiation of the Building Better and Smarter Suburbs (BBSS) project. However, some 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 main collector will be designed to accommodate transit service, which will make transit a convenient travel option.

Planning rationale

The Zoning By-law amendment is consistent with the intent of the Official Plan and Leitrim Community Design Plan. The majority of the lands are proposed to be rezoned from Development Reserve to R3Z. This zone was created to allow for smaller lot subdivisions, generally located in newer suburban areas. In order to align the zoning lines with future property lines of the subdivision, small portions are to be rezoned from O1 and IL2[1528]H(14)-h to R3Z. As well, the lands of the current homes are zoned R1AA[946] and it is proposed that these lands also be rezoned to R3Z. As a result of comments from the abutting landowners to the south through the subdivision process, the developers have agreed to construct single detached dwellings on lots which abut existing lots on Mangrove and Bulrush Crescents. Further, the future lots which will abut existing lots on Bulrush Crescent will be restricted to bungalows. This resulted in the creation of an exception [xxx1] to the R3Z.

The future park block is proposed to be rezoned from Development Reserve to O1. The future school site is to be rezoned from DR, IL2[1528]H(14)-h and O1 to the dual zone of I1A/ R3Z to permit residential development without a further zone amendment should the sale to the school board not proceed. The block which will abut Bank Street is proposed to be rezoned from Development Reserve to GM12 and reflects the intent of this block in the Land Use Plan of the CDP for mixed use development. The swale on the west side of the extension of Kelly Farm Road is proposed to be rezoned from IL2[1528] H(14)-h to O1. Finally, one lot is to be created along the main collector through the community to provide an alternate access to Hope Cemetery and is proposed to be rezoned from DR to I1D[xxx2]. The exception reduces the required lot width from 15 metres to 13.5 metres.

Provincial Policy Statement

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

RURAL IMPLICATIONS

Although there are no direct impacts on the rural area, development may affect traffic on Bank Street. A Master Transportation Plan has been initiated by the major developers and is currently being reviewed by the City.

COMMENTS BY THE WARD COUNCILLOR

Councillor Qaqish is aware of the application related to this report and concurs with the recommendations.

LEGAL IMPLICATIONS

There are no legal impediments to approving the recommendations contained in the report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications associated with this report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

Support an environmentally sustainable Ottawa

Healthy and Caring Communities

Governance, Planning and Decision-Making

APPLICATION PROCESS TIMELINE STATUS

The application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the need to finalize the draft plan of subdivision.

SUPPORTING DOCUMENTATION

Document 1 Location Map/Zoning Key Plan

Document 2 Details of Recommended Zoning

Document 3 Overview Data Sheet

CONCLUSION

Staff recommend the lands be rezoned from Development Reserve, Minor Institutional Subzone D, Parks and Open Space, Light Industrial Subzone 2 Exception 1528 Height 14 – holding, Residential First Density Subzone AA Exception 946 to Residential Third Density, Residential Third Density Exception xxx1, Minor Institutional Subzone A, Parks and Open Space, Minor Institutional Subzone D Exception xxx2. The application is consistent with the Provincial Policy Statement, the Official Plan, the Leitrim Community Design Plan and the pending approval of the draft plan of subdivision.

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, Economic Development and Long Range Planning to prepare the implementing by-law and forward to Legal Services.

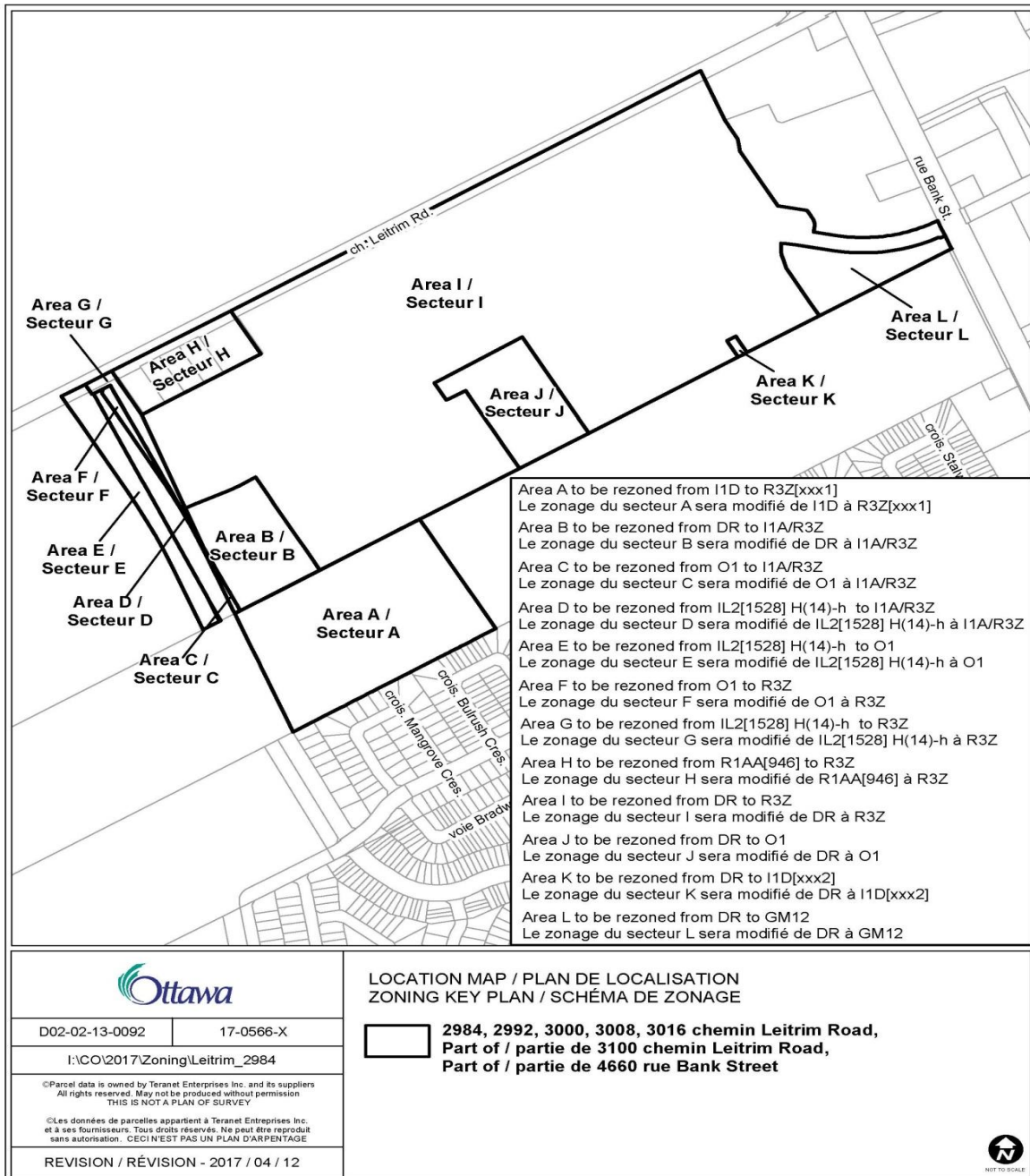
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

Circulations Services Unit, Planning Services to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa

The map shows the properties located at 2984- 3016 Leirtrim Road, part of 3100 Leirtrim Road and part of 4660 Bank Street. Generally, development will be zoned for residential uses. One school block is proposed of the east side of Kelly Farm Road, one park block is centrally located and a swale is located on the west side of Kelly Farm Road. A mixed use commercial zone is proposed along Bank Street.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 2984, 2992, 3000, 3008, 3016 Leitrim Road, part of 3100 Leitrim Road and part of 4660 Bank Street:

1. To rezone the lands shown in Document 1 as follows:
 - a) Area A – Minor Institutional Subzone D (I1D) to Residential Third Density, Subzone Z Exception [xxx1] (R3Z[xxx1])
 - b) Area B – Development Reserve (DR) to Minor Institutional Subzone A/Residential Third Density, Subzone Z (I1A/R3Z)
 - c) Area C – Parks and Open Space (O1) to Minor Institutional Subzone A/Residential Third Density, Subzone Z (I1A/R3Z)
 - d) Area D – Light Industrial Subzone 2 Exception 1528 Height 14-holding (IL1[1528] H(14)-h) to Minor Institutional Subzone A/Residential Third Density, Subzone Z (I1A/R3Z)
 - e) Area E - Light Industrial Subzone 2 Exception 1528 Height 14-holding (IL1[1528] H(14)-h) to Parks and Open Space (O1)
 - f) Area F – Parks and Open Space (O1) to Residential Third Density, Subzone Z (R3Z)
 - h) Area H – Residential First Density, Subzone AA, Exception 946 (R1AA[946]) to Residential Third Density, Subzone Z (R3Z)
 - i) Area I – Development Reserve (DR) to Residential Third Density, Subzone Z (R3Z)
 - j) Area J – Development Reserve (DR) to Parks and Open Space (O1)
 - k) Area K – Development Reserve (DR) to Minor Institutional, Subzone D Exception xxx2 (I1D[xxx2])
 - l) Area L – Development Reserve (DR) to General Mixed Use, Subzone 12 (GM12)

2. Create a new exception for R3Z[xxx1] with the provisions similar to intent of the following:
 - Where a lot abuts any portion of the lands municipally known as 118, 120, 122, 124, 126, 128 or 130 Mangrove Crescent, only single detached dwellings are permitted;
 - Where a lot abuts any portion of the lands municipally known as 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, or 242 Bulrush Crescent, only single detached dwellings, single storey in height to a maximum height of 7.5m are permitted; and
 - Where a lot abuts the lands municipally known as 130 Mangrove Crescent and 222 Bulrush Crescent, only a single detached dwelling, single storey in height to a maximum height of 7.5m is permitted.
3. Create a new exception for I1D[xxx2] with the provision that reduces minimum lot width from 15 metres to 13.5 metres.