

**Report to
Rapport au:**

**Planning Committee / Comité de l'urbanisme
July 11, 2017 / 11 juillet 2017**

**and Council / et au Conseil
August 23, 2017 / 23 août 2017**

**Submitted on June 26, 2017
Soumis le 26 juin 2017**

**Submitted by
Soumis par:**

**Lee Ann Snedden,
Director / Directrice**

**Planning Services / Services de la planification,
Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

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Ward: BARRHAVEN (3)

File Number: ACS2017-PIE-PS-0080

**SUBJECT: Official Plan and Zoning Amendments – Parts of 4005 and 4025
Strandherd Drive**

**OBJET: Modifications au Plan officiel et au Règlement de zonage – Partie du
4005 et 4025, promenade Strandherd**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve:**
 - a. an amendment to the Official Plan, Volume 2a, South Nepean Secondary Plan, South Nepean Area 8, by incorporating site specific policies for Parts of 4005 and 4025 Strandherd Drive relating to**

residential building height, commercial uses, sidewalks and parks, as detailed in Document 2; and

- b. an amendment to the Zoning By-law 2008-250 for parts of 4005 and 4025 Strandherd Drive, rezoning the property to an Open Space zone, a Local Commercial zone and two different Residential zones in order to permit the development of a low-rise residential subdivision including a small local commercial block, as detailed in Document 3.
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 23 August 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 ce qui suit :
 - a. une modification au volume 2a du Plan officiel, Plan secondaire de Nepean-Sud, secteur 8 de Nepean-Sud, en intégrant des politiques propres à l'emplacement s'appliquant à des parties du 4005 et du 4025, promenade Strandherd, et relatives à la hauteur des immeubles résidentiels, aux utilisations commerciales, aux trottoirs et aux parcs, comme l'expose en détail le document 2;
 - b. une modification au Règlement de zonage 2008-250 visant des parties du 4005 et du 4025, promenade Strandherd, afin d'implanter sur la propriété une zone d'espace vert, une zone de commerces locaux et deux zones résidentielles différentes, et ainsi permettre l'aménagement d'un lotissement résidentiel de faible hauteur comprenant un petit îlot de commerces locaux, comme l'expose en détail le document 3.
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 23 août 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](#)

Learn more about [link to Development Application process – Official Plan Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

4025 Strandherd Drive (historically 4005 Strandherd Drive)

Owner

Minto Communities Inc. (Hugo Lalonde)

Applicant

Novatech Engineering (Anna Froehlich)

Description of site and surroundings

The site is located in Barrhaven, along the south edge of Strandherd Drive, east of Borrisokane Road, north of the Jock River and west of the Kennedy-Burnett Stormwater Facility.

The site is approximately 30 hectares in area with approximately 956 metres of frontage on Strandherd Drive and approximately 300 metres of frontage along Borrisokane Road (formerly Cedarview Road). The site is currently vacant and consists mostly of former farm fields and some trees. The subject land was formerly part of the Clarke family farm, and the Clarke family home is located on the west end of the site on a separate parcel surrounded on three sides by the subdivision lands. Established residential areas exist to the north-east of the property and across from Strandherd Drive.

A draft Plan of Subdivision has been approved for the property (see Document 4) as of May 26, 2017, however the extent of the lands affected by the Official Plan and Zoning

By-law amendment proposal is limited to those located east of the north-south Chapman Mills Drive extension (see Document 1).

The original proposal included large-format retail lands on the western half of the subdivision lands, which would have been achieved through an amendment to the Official Plan and Secondary Plan in order to change the designation from Employment Lands and Prestige Business Park to General Urban Area and Commercial. Further to discussions surrounding the ongoing City-initiated Employment Lands review in late 2016, it was agreed that the subdivision lands west of the school site would remain as they are currently designated for the most part in order to house employment type uses as well as residential uses.

The zoning designation of lands west of Chapman Mills Drive extension will be addressed at a later time once Phase 2 of the subdivision is developed.

At the time of application, the property was known municipally as 4005 Strandherd Drive. An application for a Zoning By-law amendment and a Committee of Adjustment application for Consent to Sever were approved, resulting in a piece of land earmarked for a school to be removed from the subdivision lands. 4005 Strandherd Drive was assigned to the school and 4025 Strandherd Drive was assigned to the subdivision lands.

Summary of requested Official Plan and Zoning By-law amendment proposal

The Official Plan Amendment seeks to amend the South Nepean Secondary Plan, South Nepean Area 8 by amending policies related to parks, building heights, local commercial uses and sidewalk locations.

The requested Official Plan Amendment will accomplish the following:

- Allow the maximum height of ground oriented buildings to be 12 metres.
- Allow the neighbourhood park to be surrounded by streets on three of the four sides.
- Allow fast food and drive thru type uses within the Local Commercial area.
- Allow retail uses to occupy a more than 550 square metres of space.
- Allow local streets to be developed without a sidewalk.

The current zoning on most of the property is DR Zone, aside from a small area zoned R3Z[1319] S233, which is a remnant of the subdivision immediately to the north of this site. The applicant is requesting an amendment to the zoning in order to facilitate the

development of a low-rise residential subdivision, which also includes a local commercial block as well.

The requested Zoning By-law amendment proposes to introduce the following zones:

- R3YY[2145] zone to allow the proposed detached dwelling units, townhouse dwelling units and back-to-back townhouse dwelling units.
- R4Z zone to allow a proposed low-rise apartment development
- LC zone to allow local commercial uses
- O1 zone to allow the park use

DISCUSSION

Provincial Policy Statement

The *Planning Act* requires that all city planning decisions be consistent with the Provincial Policy Statement (PPS), 2014; a document that provides further policies on matters of Provincial interest related to land use development.

The recommended Official Plan and Zoning By-law amendments are considered consistent with the matters of Provincial interest as outlined in the *Planning Act* and is in keeping with the PPS, 2014 by promoting efficient development and land use patterns which accommodates a range and mix of residential, institutional, local commercial, park and open space uses to meet long term needs.

Official Plan

This application has been reviewed under the consolidated Official Plan (2003) with regard for the Council approved amendments contained within Official Plan Amendment 150 (OPA 150). Amendments introduced by OPA 150 do not impact the proposed Official Plan and Zoning By-law amendments, especially given the more specific policy direction of the South Nepean Secondary Plan.

The Official Plan provides strategic direction for growth and development within the City by directing it to areas where it can be accommodated with a mix of housing, shopping, recreation and employment, in locations that encourage walking and cycling. This approach also supports liveable, sustainable communities.

The proposal is for a mix of residential uses; some local commercial uses as well as a park in close proximity to an existing built-up residential area. The proposal is consistent with the strategic direction as contained under the Official Plan.

The lands affected by this Official Plan and Zoning By-law amendment proposal are designated General Urban under the Official Plan. The General Urban Area designation (Section 3.6.1) permits the development of a full range and choice of housing types as well as conveniently located employment, retail, service, cultural, leisure entertainment and institutional uses. This designation is not meant to imply that all uses are permitted everywhere, but rather strives to facilitate the development of complete and sustainable communities. The Official Plan leaves it to the Zoning By-law to regulate the location, scale and type of land use in accordance with these provisions. The proposal is consistent with the General Urban Area designation.

Secondary Plan

The South Nepean Secondary Plan for Area 8 was adopted by Council as a statutory document to guide development within the area. The goals identified include land use patterns which complement the adjacent Planning Areas, the provision of a mix of residential and employment uses, the presentation of a positive image along Strandherd Drive and the Main Arterial Street (Chapman Mills Drive) and to provide convenient and safe pedestrian and bicycle networks.

The lands subject to the current applications are mostly designated as Residential, with a small Local Commercial pocket at the south-west corner of Strandherd Drive and the Main Street Arterial. While the location of the local commercial block on the draft plan of subdivision is at a slightly different location (south east corner of the intersection), Section 4.3.3.1 of the Secondary Plan allows for alternate locations along the Main Street without amendment to the plan. The Official Plan Amendment is not seeking any changes to the existing land use schedule.

Policy 1 of Section 4.3.1.4 states that the maximum building height for ground oriented residential development shall be 10.7 metres. The developer's townhouse product may be higher depending on the grading on the property and due to the local soil composition. For that reason, an amendment to the Secondary Plan is requested in order to increase the permitted maximum height for ground oriented buildings to 12 metres, which is consistent with the requested zoning designation. The requested increase maintains consistency with the Secondary Plan's residential policies. In contrast, the existing subdivision immediately to the north of the subject lands permits building heights up to 20 metres.

Policy 3 of Section 4.3.1.4 states that the neighbourhood park shall be designed to be a focal point of the residential area and should be surrounded by public streets on all sides. The draft plan of subdivision includes a park which is surrounded by public streets on three of the four sides. While the use of the word "should" within the policy suggests that surrounding a park by streets on all sides is merely a guideline, a new

policy addressing this was included in an abundance of caution. The location of the park along the Main Street Arterial ensures that the park remains a focal point of the neighbourhood, as is required by the policy.

Policy 1 of Section 4.3.3.3 states that the Local Commercial designation shall not permit fast food or drive-thru type uses, or any automotive uses such as a gas station or gas bar. While the applicant originally wished to permit all of the prohibited uses above, through discussions with staff the applicant has requested that fast food uses be permitted, as well as drive-thru facilities only if it is ancillary to a fast-food or full-service restaurant (as opposed to a take-out restaurant). While drive-thru facilities may be viewed as meeting the needs of a travelling public, requiring these facilities to be ancillary to sit-down restaurants ensures that the needs of the local public are also met. This approach will ensure that the intent of the local commercial designation, which is to accommodate a local neighbourhood level of retail and shopping uses primarily intended to service area residents, is maintained.

Policy 1 of Section 4.3.3.4 states that retail uses shall be restricted in implementing by-laws to permit a maximum of 550 square metres of space. Given the size of the local commercial block (0.75 hectares) on the plan of subdivision, which was designed and located in a manner to achieve the best road pattern and noise mitigation, the applicant has requested to remove the retail space restriction in order to better utilize the lands. It is anticipated that approximately 1,000 square metres could be accommodated on the site. Although the retail space maximum is proposed to be removed, the size and configuration of the local commercial block on the plan of subdivision will dictate and limit the ultimate size of the commercial uses and will, as such, respect the intent of the Secondary Plan in limiting the size of commercial use to those which are locally oriented. The increase in commercial space will not prevent the residential unit targets identified under Section 4.3.1.3 to be met.

Policy 2 of Section 5.3 states that pedestrian sidewalks shall be provided on at least one side of all local roads and both sides of the Main Street Arterial. The draft plan of subdivision includes sidewalks on both sides of the north/south Chapman Mills Drive extension, as well as along the east side of Street 1 and on both sides of Street 5. Streets 2, 3 and 4, as well as the new portion of Waterlilly Way are not proposed to have sidewalks. A similar Secondary Plan Amendment was granted in 2012 for the subdivision (Barrhaven Mews) located immediately to the north of the subject lands. It was then determined that safety concerns were not expected to arise as a result of a lack of sidewalks along all local streets.

Furthermore, Section 5.1 of the Secondary Plan states that the policies of the Official Plan, Sections 2.3 and 4.3, shall apply to all roads within the Secondary Plan. The

referenced Official Plan Section 4.3 requires sidewalks on both sides of a local road only in cases where they would lead directly to a transit station, a bus stop, a school, a public park, a recreation centre, a public building or a retail area. The removal of sidewalks on Streets 2, 3 and 4 and Waterlilly Way respects these requirements.

The subdivision is otherwise well connected through sidewalks and mid-block pathways, ensuring safe pedestrian travel through the neighbourhood and to the park and commercial block. The Secondary Plan's goal to provide a convenient and safe pedestrian network is therefore maintained.

Zoning By-law

The applicant is proposing to rezone the site from R3Z[1319] S233 and DR to various zones, as detailed in Document 3. The R3Z zone is a remnant zoning from the adjacent Barrhaven Mews subdivision, and the Development Reserve Zone recognizes lands intended for future urban development.

The neighbourhood park, identified as Block 117 on the draft plan of subdivision, is proposed to be zoned Parks and Open Space (O1), which is intended to accommodate parks, open space and related and compatible uses.

The local commercial block, identified as Block 105 on the draft plan of subdivision, is proposed to be zoned Local Commercial (LC), which allows a variety of small, locally-oriented convenience and service uses while maintaining a size and scale of development that is consistent with that of the surrounding residential area. This is consistent with the intent of the Local Commercial designation under the Secondary Plan, and is befitting of a suburban context.

Block 118 on the draft plan of subdivision is proposed to house low-rise apartment dwelling units. It is proposed to be zoned Residential Fourth Density, Subzone Z (R4Z), which allows a wide mix of residential building forms from detached to low rise apartment dwellings, but in no case more than four storeys. The block's location at the point where Chapman Mills Drive changes direction to north/south makes it ideal for a higher density residential block.

The remainder of the area is proposed to be zoned Residential Third Density, Subzone YY, Exception 2145 (R3YY[2145]), which allows a mix of residential building forms ranging from detached to townhouse dwellings. This zoning designation has been implemented by the applicant in other developments. The special exception permits reductions in yard setbacks for various dwelling types which are not uncommon in an urban context.

RURAL IMPLICATIONS

There is no rural implication associated with this report.

CONSULTATION

Notification and public consultation was undertaken in accordance with the Public Notification and Consultation Policy approved by Council for Development Applications. Twelve individuals submitted a request for notification for the proposal as a result of the notification process. Please refer to Document 5 for details of consultation, including comments received and staff's responses.

COMMENTS BY THE WARD COUNCILLOR

Councillor Harder is aware of the application related to this report and is in full agreement with the proposal.

LEGAL IMPLICATIONS

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

The Official Plan Amendment and Zoning By-law amendment proposal relates to new buildings that would have been and will be constructed in accordance with the Ontario Building Code; there are no accessibility impacts.

ENVIRONMENTAL IMPLICATIONS

Prior to development, an approximately 1 kilometre reach of the Fraser Clarke Watercourse and associated floodplain crossed the western half of the subject property north of the Clarke Family Parcel. An application to alter a waterway was submitted to the Rideau Valley Conservation Authority (RVCA) and reviewed in 2009. Permission was granted and the watercourse was relocated along the southern property line, as shown in Figure 17. Currently, the original north channel is still in place, however water will be diverted to the new channel once the land is required for construction.

The open space Block (Block 119) on the Draft Plan reflects the floodplain of the approved realigned channel following completed cut/fill works. The completion of the works is reflected within the approved conditions of draft plan of subdivision approval.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

EP2 – Support growth of local economy

TM3 – Integrate the rapid transit and transit priority network into the community

HC3 – Create new and affordable housing options

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 complexity of issues associated with the Employment Lands Designation.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Proposed Official Plan Amendment

Document 3 Proposed Zoning By-law Amendment

Document 4 Draft Plan of Subdivision

Document 5 Consultation Details

CONCLUSION

The Planning, Infrastructure and Economic Development Department supports the proposed Official Plan and Zoning By-law amendments. The proposed development meets the strategic direction for supporting liveable and sustainable communities as contained within the Provincial Policy Statement and Official Plan. The proposed land uses and built form are consistent with the Official Plan policies for the General Urban Area. The requested amendment to the Secondary Plan Policy as well as to the Zoning Bylaw will contribute to the overall goals and objectives of the Secondary Plan. The amendments represent good planning and, for the reasons stated above, staff recommends approval of the Official Plan and Zoning By-law amendments.

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.

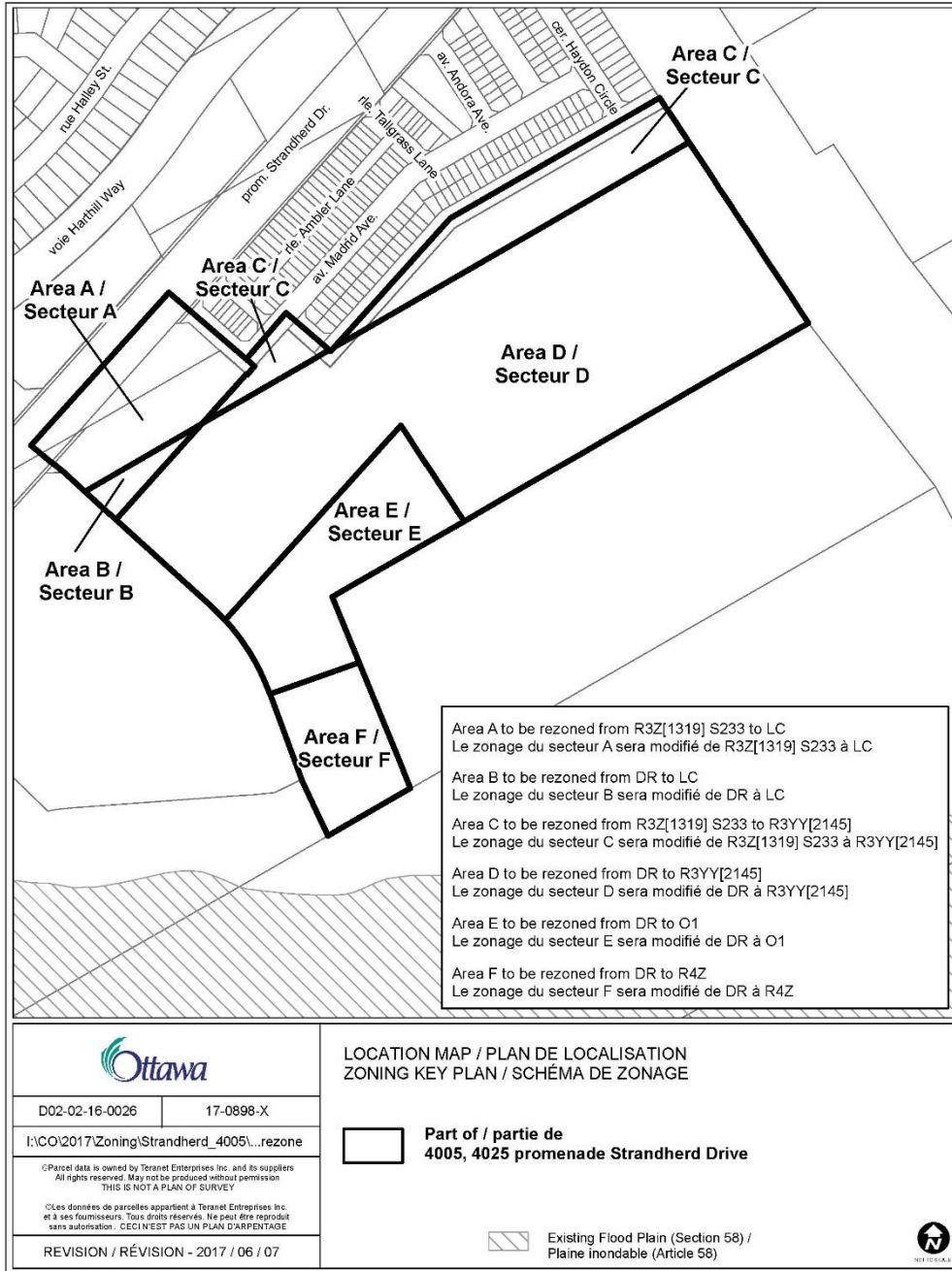
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa



The property is located to the south of Strandherd Drive, west of the Kennedy-Burnett Stormwater Management Facility, east of Borrisokane Road and north of the Jock River. The map depicts the various zoning amendments proposed.

Document 2 – Proposed Official Plan Amendment

Official Plan Amendment XX to the

Official Plan for the

City of Ottawa

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THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. XX to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment XX to the Official Plan for the City of Ottawa.

PART A – THE PREAMBLE

1. Purpose

The purpose of the proposed Official Plan amendment is to add site-specific policies increasing the height limit for ground oriented buildings to 12 metres, to allow for a neighbourhood park to be surrounded by streets on three of four sides, to permit fast-food and drive-thru uses within the Local Commercial area, to permit retail uses to occupy more than 550 square metres and to allow local streets to be built without sidewalks. The Amendment will help facilitate the development of a low-rise residential subdivision, including a small local commercial block.

2. Location

The approximately 30-hectare property is located located in Barrhaven, along the south edge of Strandherd Drive, east of Borrisokane Road, north of the Jock River and west of the Kennedy-Burnett Stormwater Facility. It is known municipally as 4025 Strandherd Drive (historically 4005 Strandherd Drive).

3. Basis

Approval of the requested amendments is recommended as the proposed development meets the strategic direction for supporting liveable and sustainable communities as contained within the Provincial Policy Statement and Official Plan. The proposed land uses and built form are consistent with the Official Plan policies for the General Urban Area. The requested amendment to the Secondary Plan Policy will contribute to the overall goals and objectives of the Secondary Plan.

PART B – THE AMENDMENT

1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text constitutes Amendment No. XX to the Official Plan for the City of Ottawa.

2. Details of the amendment

The Secondary Plan for South Nepean (Area 8) is hereby amended by adding the following new sentences:

- Policy 8 of Section 4.3.1.4 Development Requirements:

“Notwithstanding Policy 1 of this subsection, for lands addressed 4005 and 4025 Strandherd Drive and located to the east of the north-south Chapman Mills Drive, the maximum building height for ground oriented residential development shall not exceed 12 metres.”

- Policy 9 of Section 4.3.1.4 Development Requirements:

“Notwithstanding Policy 3 of this subsection, for lands addressed 4005 and 4025 Strandherd Drive and located to the east of the north-south Chapman Mills Drive, the neighbourhood park may be surrounded by public streets on 3 of the 4 sides.”

- Policy 2 of Section 4.3.3.3 Uses and Densities:

“Notwithstanding Policy 1 of this subsection, for lands addressed 4005 and 4025 Strandherd Drive and located to the east of the north-south Chapman Mills Drive, Local Commercial shall permit fast food and drive-thru type uses. Drive-thru facilities shall only be permitted if ancillary to a fast-food restaurant or a full-service restaurant”

- Policy 3 of Section 4.3.3.4 Development Requirements:

“For lands addressed 4005 and 4025 Strandherd Drive and located to the east of the north-south Chapman Mills Drive, Policy 1 of this subsection does not apply.”

- Policy 4 of Section 5.3 Pedestrian and Bicycles:

“Notwithstanding Policy 2 of this subsection, for lands addressed 4005 and 4025 Strandherd Drive and located to the east of the north-south Chapman Mills Drive, sidewalks are not required along local roads.

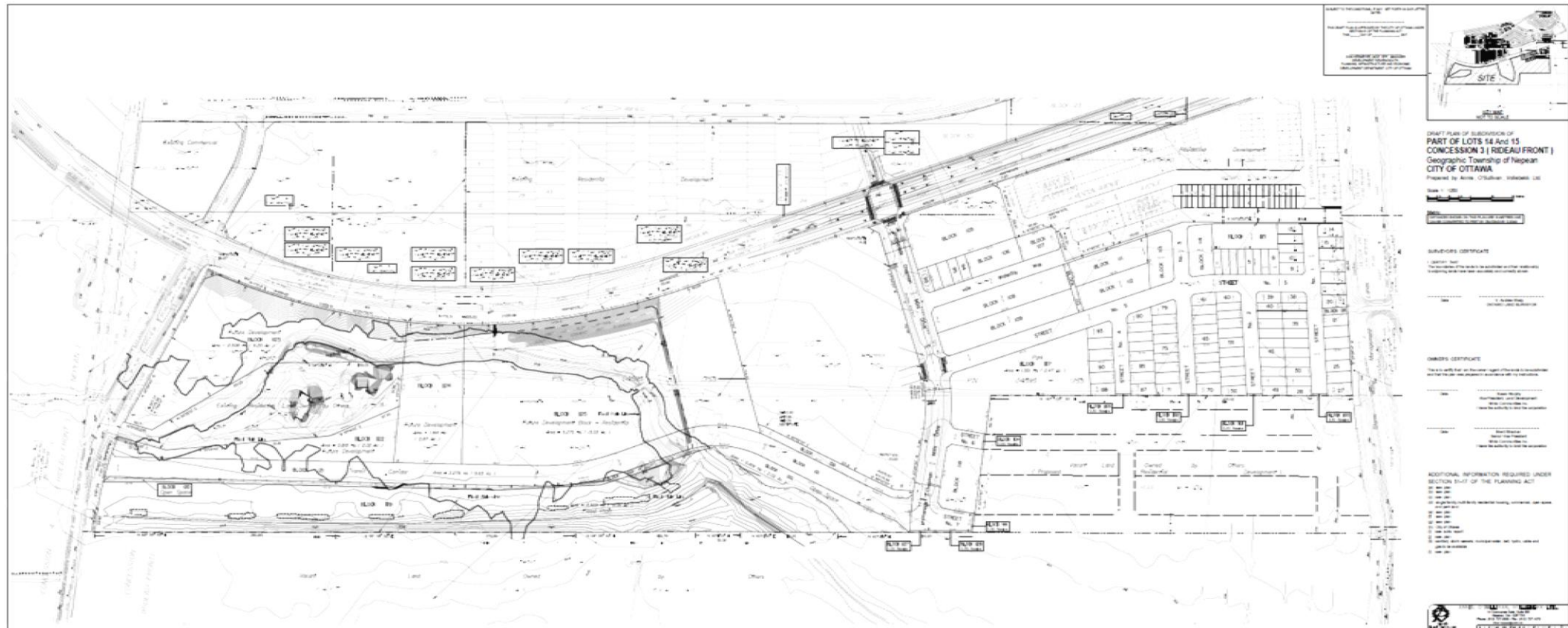
3. Implementation and Interpretation

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.

Document 3 – Proposed Zoning By-law Amendment

1. The proposed changes to the City of Ottawa Zoning By-law 2008-250 for parts of 4005 and 4025 Strandherd Drive is to rezone the lands, as shown in Document 1, as follows:
 - a. Area A from R3Z[1319] S233 to LC
 - b. Area B from DR to LC
 - c. Area C from R3Z[1319] S233 to R3YY[2145]
 - d. Area D from DR to R3YY[2145]
 - e. Area E from DR to O1
 - f. Area F from DR to R4Z

Document 4 – Draft Plan of Subdivision



Document 5 – Consultation Details

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 Official Plan and Zoning By-law amendments.

Public Comments and Responses

Comment:

I have concerns over the treatment of the current sidewalk terminating at the north-east intersection of Waterlily Way and Hayden Circle.

Response:

The proposed sidewalk along the east side of Street No. 1 will be connected to the above mentioned sidewalk.

Comment:

I am concerned with the proposed retail and commercial properties being proposed. Surrounding the existing neighbourhood with commercial will only isolate it further

Response:

Large format commercial blocks are no longer being proposed within this subdivision. Employment blocks will be included at the extreme west of the property, closer to Borrisokane Road. The only commercial block being proposed is a small local commercial block at the intersection of Strandherd Drive and the new Chapman Mills Drive, which is in keeping with the South Nepean Secondary Plan for Area 8, where small, locally oriented shops will be permitted.

Comment:

There are existing traffic issues at the intersection of Strandherd Drive and Fraser Fields Way. There needs to be a controlled intersection at this location. There is also too much congestion on Strandherd between the Costco and the Home Depot sites.

Response:

A controlled intersection will be put in at Strandherd Drive and Fraser Fields Way location in conjunction with this proposal. While the widening of Strandherd Drive will

not be implemented in conjunction with this proposal, the City is planning on widening and urbanizing Strandherd Drive in the near future.

Comment:

Noise levels along Strandherd Drive are on the rise. A noise barrier should be put in for the benefit of the existing houses near the corner of Fraser Fields Way and Strandherd Drive.

Response:

The existing subdivision and noise mitigation measures were designed with the widened and urbanized Strandherd Drive in mind. There will not be a review of the noise mitigating measures for the existing houses within the context of this proposal.