

<p>2. ZONING BY-LAW AMENDMENT – PART OF 3315 SHEA ROAD</p> <p>MODIFICATION AU RÈGLEMENT DE ZONAGE – PARTIE DU 3315, CHEMIN SHEA</p>

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for Part of 3315 Shea Road to permit a Plan of Subdivision of detached dwellings and parkland in areas designated as Village in the Official Plan, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 relativement à une partie du 3315, chemin Shea, de façon à autoriser un plan de lotissement comprenant des maisons isolées et un parc dans les secteurs désignés Village dans le Plan officiel, comme l'explique en détail le Document 2.

DOCUMENTATION / DOCUMENTATION

1. Director, Planning Services, Planning, Infrastructure and Economic Development Department report dated 18 October 2017 (ACS2017-PIE-PS-0122).

Rapport de la Directrice, Services de la planification, Direction de la planification, de l'infrastructure et du développement économique daté le 18 octobre 2017 (ACS2017-PIE-PS-0122).

2. Extract of draft Minutes, Agriculture and Rural Affairs Committee, 2 November 2017.

Extrait de l'ébauche du procès-verbal, Comité de l'agriculture et des affaires rurales, le 2 novembre 2017.

**AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 29
8 NOVEMBER 2017**

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**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 29
LE 8 NOVEMBRE 2017**

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
2 November 2017 / 2 novembre 2017**

**and Council / et au Conseil
November 8, 2017 / 8 novembre 2017**

**Submitted on October 18, 2017
Soumis le 18 octobre 2017**

**Submitted by
Soumis par:
Lee Ann Snedden,
Director / Directrice,
Planning Services / Service de la planification
Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

**Contact Person / Personne ressource:
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d'aménagement ruraux
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Ward: RIDEAU-GOULBOURN (21)

File Number: ACS2017-PIE-PS-0122

SUBJECT: Zoning By-law Amendment – Part of 3315 Shea Road

OBJET: Modification au Règlement de zonage – Partie du 3315, chemin Shea

REPORT RECOMMENDATIONS

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for Part of 3315 Shea Road to permit a Plan of Subdivision of detached dwellings and parkland in areas designated as Village in the Official Plan, as detailed in Document 2.**
- 2. That Agriculture and Rural Affairs 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 8 November 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'agriculture et des affaires rurales recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 relativement à une partie du 3315, chemin Shea, de façon à autoriser un plan de lotissement comprenant des maisons isolées et un parc dans les secteurs désignés Village dans le Plan officiel, comme l'explique en détail le Document 2;**
- 2. Que Comité de l'agriculture et des affaires rurales 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 8 novembre 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

The site is located at part of 3315 Shea Road in the village of Richmond.

Owner

Cardel Homes

Applicant

Lisa Dalla Rosa, Planner, Cardel Homes

Description of site and surroundings

The site is a 10-hectare parcel of land located at 3315 Shea Road in the Village of Richmond, bound by Flowing Creek to the east, the Village Boundary to the north, Perth Street and an existing retail plaza to the south and Shea Road to the west. Legally the lands are described as Part of Lot 26, Concession 4, Geographic Township of Goulbourn, now the City of Ottawa.

Purpose of Zoning By-law amendment

The City of Ottawa has received a Zoning By-law amendment accompanied by a Draft Plan of Subdivision application (see Document 5) to permit the development of a residential subdivision consisting of 51 single detached dwellings on two new public streets. Nine new lots will front onto a new cul-de-sac, while the remaining 42 lots will front onto a new crescent, with two accesses onto Shea Road.

The proposed Plan of Subdivision illustrates the following breakdown of land-uses on the 10-hectare parcel of land:

- 51 single detached dwellings (Lots 1-51)
- 2 walkway blocks and private well access blocks (Blocks 55 and 56)
- 1 stormwater management block (Block 53)
- 1 parkland block (Block 54)
- 1 floodplain block (Block 52)
- 2 public streets
- 1 street widening block along Shea Road (Block 57)

A Zoning By-law amendment is required to permit the residential development and establish appropriate zoning for the stormwater management pond, parkland and floodplain blocks.

Existing Zoning

The site is currently zoned Development Reserve, subzone 1 (DR1) and is established to recognize future development. The DR1 zone limits the range of permitted uses to ensure it will not preclude future development options.

Proposed Zoning

The applicant proposes to rezone the property from DR1 to Village First Density, subzone O, Exception zones (V1O [xx1r] and V1O[xx2r]), Open Space zone (O1) and Environmental Protection zone (EP1). The O1 zone will implement the development of a future City stormwater facility and City Park on the property, while the EP zone will protect the existing floodplain lands adjacent to Flowing Creek.

Table 1 below illustrates the proposed deviation from the V1O zone to accommodate the various detached dwelling models proposed by Cardel Homes. The difference between the proposed V1O[xx1r] and V1O[xx2r] is that on Area A of Document 2 a 3-car garage product will be made possible by increasing the maximum area of parking in the front yard.

Table 1 - Proposed Exceptions to the V1O Zone

Provision	V1O Requirement	V1O[xx1r]	V1O[xx2r]
Front yard setback (min)	7.5 m	6.0 m	6.0 m
Corner side yard setback (min)	6.0 m	4.5 m	4.5 m
Interior side yard setback (min)	1.5 m	1.2 m	1.2 m
Rear yard setback (min)	7.5 m	6.0 m	6.0 m
Coverage (max)	20%	45%	45%
Maximum area of parking in front yard	50%	50%	65%

DISCUSSION

Public consultation

A public consultation meeting was held on November 30th 2016 at 6107 Perth Street (Richmond Dining Hall). Eight community members attended the meeting, as well as City Staff (Planning, Engineering and Transportation), Cardel Homes representatives and the Ward Councillor (Scott Moffatt). The meeting was coupled with Councillor Moffatt's Community Town Hall meeting. Residents who attended were not opposed to the zoning proposal and Plan of Subdivision proposal, and were pleased the proposed development would not have individual drive-ways fronting onto Shea Road.

For this proposal's consultation details, see Document 3 of this report.

Official Plan designation

The property is designated as 'Village' within the City's Official Plan. The Village designation is intended to permit a variety of land uses to provide for the daily needs of the rural community and to ensure they remain distinctly rural in character and scale.

The City strategic growth objective is to accommodate at least 50 per cent of rural growth in Villages, where the majority of growth is to occur in the large and medium villages. The proposed development and accompanying rezoning align with this objective as the Village of Richmond is identified as one of the largest and fastest growing villages with available land for growth.

Village of Richmond Secondary Plan and Community Design Plan

The site is designated 'Residential One and Two Units' within the Village of Richmond Secondary Plan. This designation permits detached, and semi-detached dwellings, duplexes, bed and breakfast, home base businesses and retirement homes converted.

The accompanying Richmond Community Design Plan has identified a set of subdivision design criteria for residential development. The Creekside Subdivision speaks to a number of subdivision design guidelines, including retention of natural floodplain lands and permitting access and views for the public enjoyment and creating a sense of place. Further, linkages will be made available to the Northeastern Development lands through the Creekside subdivision, thus implementing the guideline for facilitating pathways connecting with the village pathway and park system.

Provincial Policy Statement

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

Planning Rationale

The proposed Zoning By-law amendment aids in implementing both the City's Official Plan and the Village of Richmond Secondary Plan, where low-density residential housing is identified as the predominate village character. The proposed servicing for the development is supported by an approved Hydrogeological Report and Servicing Brief, where the lot size has been demonstrated to support an on-site private well and sanitary service lateral.

RURAL IMPLICATIONS

The recommendations of this report support residential growth within large villages, as directed by the City's Official Plan. Growth within the village of Richmond will ensure existing community facilities, commercial facilities, schools and public infrastructure are efficiently utilized. This application supports the development and investment in the village of Richmond.

COMMENTS BY THE WARD COUNCILLOR

Councillor Moffatt is aware of the application related to this report and has no concerns.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk implications with this report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

ACCESSIBILITY IMPACTS

The associated Plan of Subdivision (File D07-16-16-0003) will implement accessibility measures.

ENVIRONMENTAL IMPLICATIONS

The recommendations of this report aid in protecting the environmentally sensitive area of the Flowing Creek floodplain by recommending an Environmental Protection Zone (EP) to ensure development within the floodplain does not occur.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

Governance, Planning and Decision-Making (GP1)

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 time allocated to review and approve the Hydrogeological Report.

CONCLUSION

The proposed Zoning By-law amendment aids in implementing both the City's Official Plan and the Village of Richmond Secondary Plan, where these policy documents support low density residential growth within the Village of Richmond.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Detailed Zoning Map

Document 3 Details of Recommended Zoning

Document 4 Consultation Details

Document 5 Accompanying 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.

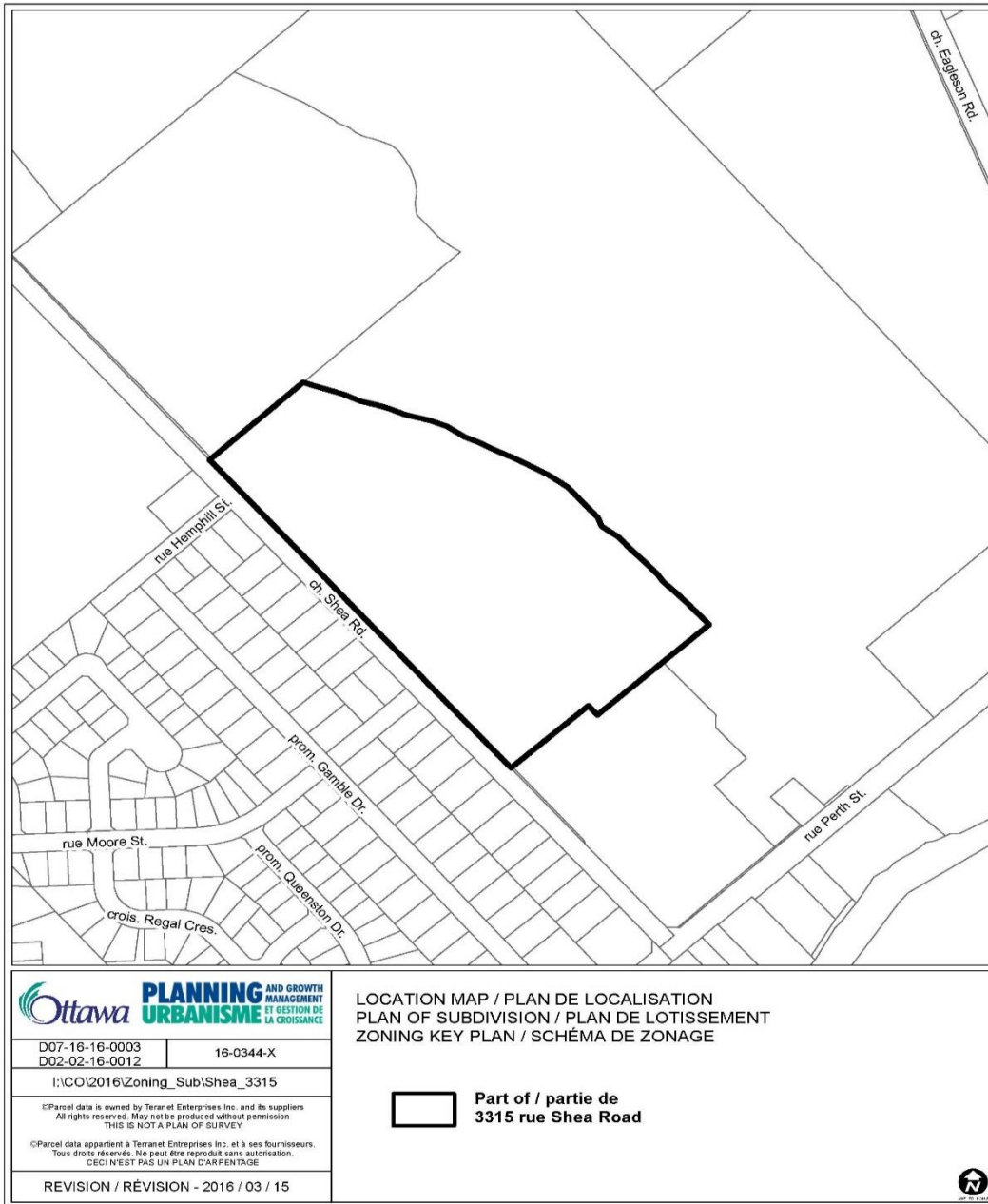
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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

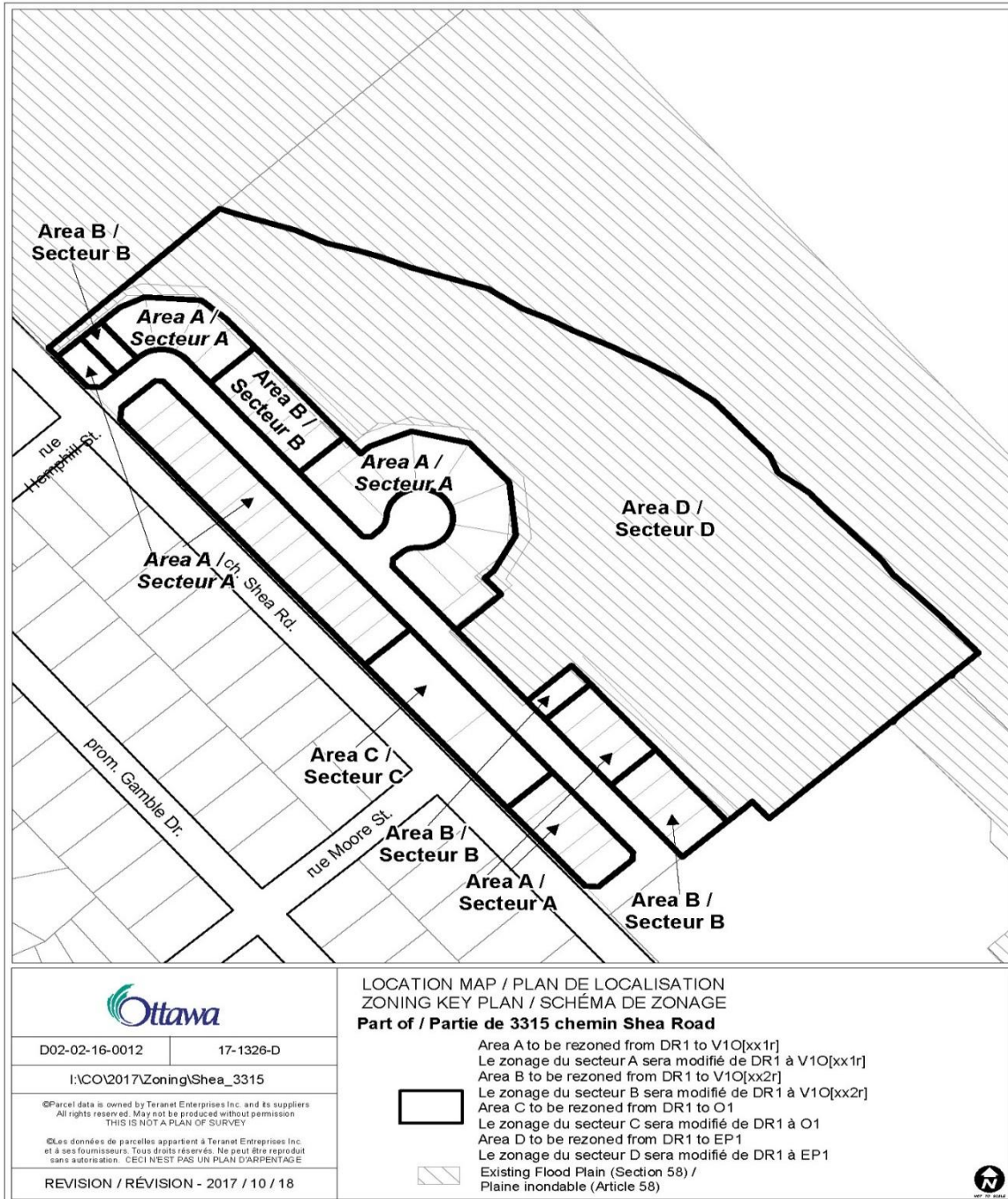
Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa



Document 2 – Detailed Zoning Map



Document 3 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law 2008-250 for part of 3315 Shea Road:

1. Rezone the lands shown in Document 2 as follows:
 - a. Area A from DR1 to V1O[xx1r];
 - b. Area B from DR1 to V1O[xx2r];
 - c. Area C from DR1 to O1; and
 - d. Area D from DR1 to EP1.
2. Add a new exception, V1O[xx1r], to Section 240 – Rural Exceptions with provisions similar in effect to the following:
 - a. In Column II the text “V1O[xx1r]”; and,
 - b. In Column V the text:

Zone requirements for detached dwellings:

- Minimum Front Yard Setback: 6.0 metres
- Minimum Corner Side Yard Setback: 4.5 metres
- Minimum Interior Side Yard: 1.2 metres
- Minimum Rear Yard: 6.0 metres
- Maximum Coverage: 45%
- A maximum of 50% of the area of a front or corner side yard or the required minimum width of one parking space, whichever is the greater, may be used for a driveway, the remainder of which, except for any areas occupied by projections permitted under Section 65 and a walkway with a maximum width of 1.8 metres, and accessory building and structures must be landscaped with soft landscaping

3. Add a new exception, V1O[xx2r], to Section 240 – Rural Exceptions with provisions similar in effect to the following:
 - a. In Column II the text “V1O[xx2r]”; and,
 - b. In Column V the text:

Zone requirements for detached dwellings:

 - Minimum Front Yard Setback: 6.0 metres
 - Minimum Corner Side Yard Setback: 4.5 metres
 - Minimum Interior Side Yard setback: 1.2 metres
 - Minimum Rear Yard setback: 6.0 metres
 - Maximum lot Coverage: 45%
 - A maximum of 65% of the area of a front or corner side yard or the required minimum width of one parking space, whichever is the greater, may be used for a driveway, the remainder of which, except for any areas occupied by projections permitted under Section 65 and a walkway with a maximum width of 1.8 metres, and accessory building and structures must be landscaped with soft landscaping

Document 4 – 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 Zoning By-law amendments.

A public consultation was held on November 30, 2016 at 6107 Perth Street (Richmond Dining Hall). Eight community members attended the meeting, as well as City Staff (Planning, Engineering and Transportation), Cardel Homes representatives and the Ward Councillor (Scott Moffatt).

The Richmond Village Association was circulated the subject application and had the following comments:

The Village Association is already receiving complaints about the safety of the Shea Road and Perth Street intersection (during busy morning and evening hours) since the opening of the new commercial plaza. This new development will add more traffic at peak as will continued growth south of Shea Road. The need for a controlled intersection at Perth Street and Shea Road should be addressed.

The traffic count conducted on 12 July 2016 shows that location currently meets 53% of the warrant for signalization.

In 2013 the Shea Road and Perth Street intersection was evaluated and at that time did not meet the warrants for traffic signals. With the retail site constructed and stores open, the intersection was re-evaluated in July of 2016 to determine if warrants are met, and it was found to meet only 53% of the warrant for signalization.

If/when warranted, the City will need to prioritize intersections across the city that require work and proceed with signalization on that basis.

Public Comments and Responses

Comment:

An increase in traffic has been identified as a concern

Response:

The subdivision will be designed such that new residential lots will not front onto Shea Road, and thus no new individual driveways will be accessible from Shea Road. Further, the addition of 51 new single detached dwellings will put a negligible increase in traffic to this neighbourhood.

Comment:

A concern has been raised regarding the drilling of 51 new private individual wells and their impact on existing wells.

Response:

This issue was carefully examined through the review of the Hydrogeological Report, and specific analysis was requested by the City and Conservation Authority (CA) regarding this concern. The final Hydrogeological Report, prepared by Golder Associates concluded "interference with existing nearby wells is not expected to result in any significant reduction in the availability of groundwater to on-site or off-site wells" and this has been accepted by the City and the CA.

Document 5 – Accompanying Draft Plan of Subdivision

