

<p><b>3. ZONING BY-LAW AMENDMENT – 2980 COLONIAL ROAD</b></p> <p><b>MODIFICATION AU RÈGLEMENT DE ZONAGE – 2980, CHEMIN COLONIAL</b></p>
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**COMMITTEE RECOMMENDATION**

That Council approve an amendment to Zoning By-law 2008-250 for 2980 Colonial Road to correct an inconsistency in the Zoning By-law, in order to permit a proposed addition to an existing retirement residence, as detailed in Document 2.

**RECOMMANDATION DU COMITÉ**

Que le Conseil approuve une modification au Règlement de zonage 2008-250 relativement au 2980, chemin Colonial, de façon à permettre un ajout proposé à une maison de retraite, comme le précise le document 2.

**DOCUMENTATION / DOCUMENTATION**

Director, Planning Services, Planning, Infrastructure and Economic Development Department report dated 4 October 2017 (ACS2017-PIE-PS-0120).

Rapport de la Directrice, Services de la planification, Direction de la planification, de l'infrastructure et du développement économique daté le 4 octobre 2017 (ACS2017-PIE-PS-0120).

**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 4, 2017  
Soumis le 4 octobre 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**

**Contact Person / Personne ressource:**

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**Ward: CUMBERLAND (19)**

**File Number: ACS2017-PIE-PS-0120**

**SUBJECT: Zoning By-law Amendment – 2980 Colonial Road**

**OBJET: Modification au Règlement de zonage – 2980, chemin Colonial**

## **REPORT RECOMMENDATIONS**

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2980 Colonial Road to correct an inconsistency in the Zoning By-law, in order to permit a proposed addition to an existing retirement residence, 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 November 8, 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 au 2980, chemin Colonial, de façon à permettre un ajout proposé à une maison de retraite, comme le précise 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**

2980 Colonial Road

### **Owner**

Cumberland Housing Corporation

### **Applicant**

City Initiated, Planning Services

### **Description of site and surroundings**

The site, 2980 Colonial Road, is currently used for the Hervé Joly retirement residence, in the Village of Sarsfield. It is a 1.6-hectare parcel of land and it is surrounded by agricultural and low-rise residential uses.

### **Summary of requested Zoning By-law amendment proposal**

The site is currently zoned Village Residential Third Density, Subzone F. This zoning designation permits for the use of a retirement home and limits the density to a maximum of 25 units per hectare. A further limitation of a maximum of 10 residents within a “retirement home” and “retirement home, converted” is also provided by the By-law, which creates inconsistency in interpretation. It is proposed to remove the inconsistency for this location by removing application of the 10 resident limit for “retirement home” via a zoning exception for this site.

### **Brief history of proposal**

In June 2017, Cumberland Housing Corporation, being represented by Jane Thompson Architects, filed an application for Site Plan Control for a proposed addition to the existing retirement residence. The residence, an 1800 square metre building features 24-units and it is proposed to construct a 1400 square metre, 16-unit addition. Through review of this application, Planning Staff identified the conflicting provisions of Section 235, of the Zoning By-law, being a maximum of 25 units per hectare and 10 residents within a retirement home.

As a result, on September 7, 2017, at the meeting of Agriculture and Rural Affairs, a motion brought forward by Councillor S. Blais, directed Planning Staff to initiate a site specific Zoning By-law Amendment to correct the applicable zoning provisions applying to this site. Staff will review this issue and consider changes to the V3 zone, as applied throughout the rural area in the next Omnibus report.

## **DISCUSSION**

### **Public consultation**

Notification and public consultation was undertaken in accordance with the Public Notification and Consultation Policy approved by City Council for Zoning By-law amendments. No City led community information and comment session was held in the community.

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

### **Official Plan designation**

The site is designated in Volume 2c – Secondary Plan Villages, Consolidated Villages Secondary Plan, Village of Sarsfield, Schedule R-1, as Village Residential – Enterprise Zone. This designation defines enterprise within village residential areas and includes residential care facilities and retirement homes.

### **Planning rationale**

Under the former Cumberland By-law 64-82, the site was zoned Residential 2 (R2). This zone permitted a 'Senior Citizen Dwelling' which did not include a cap on the number of

residents permitted within the use. At the time of harmonization of the former by-laws, in the now Zoning By-law 2008-250, the site was zoned Village Third Density Residential, Subzone F, and a conditional cap of 10 residents within a retirement home was placed. This is inconsistent with a 25 unit per hectare maximum density allowed for a retirement home use on this site in Table 236(f)(iii), and so it is reasonable to remove this limit as it currently applies to this site.

### **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 associated with this report.

### **COMMENTS BY THE WARD COUNCILLOR**

Councillor Stephen Blais is aware of this report.

### **LEGAL IMPLICATIONS**

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

### **RISK MANAGEMENT IMPLICATIONS**

There are no risks 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.

## **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications associated with this report.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

SE1 – Improve the client experience through established service expectations.

## **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 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

## **CONCLUSION**

Planning, Infrastructure, and Economic Development supports this proposal because it corrects a minor error in the Zoning By-law, allowing for greater clarity in the interpretation of Section 235 and its application to the proposed development at 2980 Colonial Road.

## **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.

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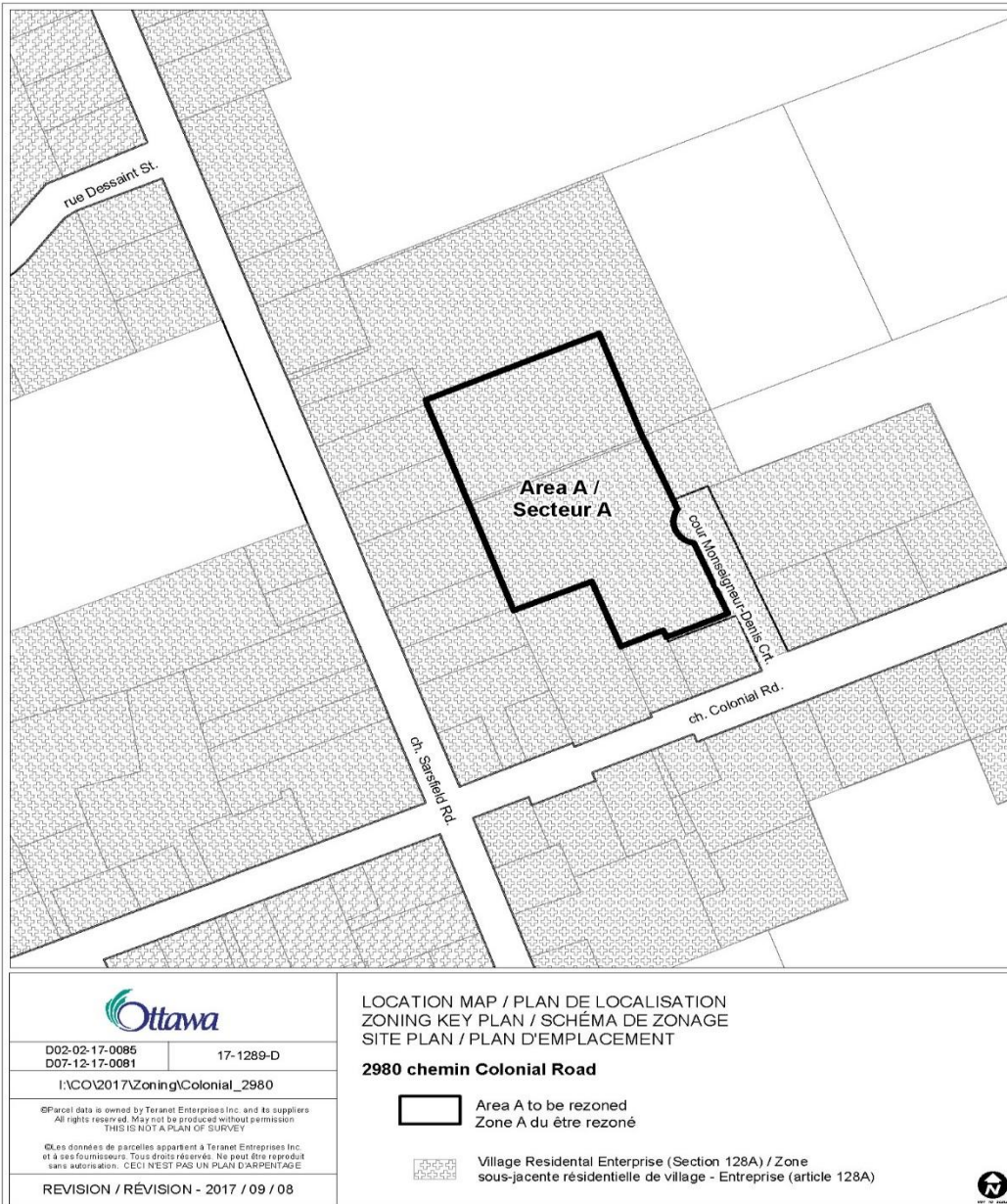
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

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



**Document 1 – Location Map**

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa).



**Document 2 – Details of Recommended Zoning**

The proposed changes to the City of Ottawa Zoning By-law No. 2008-250 for 2980 Colonial Road:

1. Rezone Area A on Document 1 from V3F to V3F[xxxr]
2. Create a new exception xxxr including provisions similar in intent to the following:
  - a) Add the following text to Column V:
    - Section 235 1(c) does not apply

### **Document 3 – 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. The following public comments were received.

1. There is a concern for the quality of water in surrounding wells. Will the proposed development impact nearby wells?

Response:

The use of the subject site will remain as residential and such uses do not pose risk of contaminating the site and surrounding uses.

2. Is it possible for residents of 2980 Colonial Road to receive the results of any well water testing that is done and who is monitoring the water quality?

Response:

The onus of monitoring is placed on the Property Owner. Residents should contact the Property owner to obtain well water test results.

3. Has the Ministry of Environment and Climate Change visited the site? There is a concern for the site's septic system.

Response:

Staff are unable to confirm whether or not MOECC Staff have performed a site visit, however, the septic system with a proposed flow of over 10 thousand litres per day, requires a permit from the MOECC and that was recently received in order to permit the replacement of that system. The new system has been sized to accommodate the proposed addition.

4. The name of the building should not change as it bears historic significance in the Village of Sarsfield.

Response:

This Zoning amendment is proposed to correct a site specific inconsistency in the provisions related to the use of a retirement home, in order to provide clarification on the interpretation of the Village Third Density Residential, Subzone F zone. Neither through this application, nor the active Site Plan Application related to the site include a review of change of name. If it is the desire of the Owner to rename it, there is a Commemorative Naming process available to change or provide a commemorative name that could be further investigated.

5. The proposed development should include green plumbing fixtures, the installation of an eco-filter, construction of an exterior reservoir, a flat building roof, and the use of grey water for activities such as lawn maintenance.

Response:

The City is supportive of energy efficiency in building designs and encourages these elements whenever possible. However, the Zoning By-law nor the Site Plan Control process provide the authority to the Municipality to require many of these installations. As part of the review, the Owner is required to demonstrate proposed flow and that may include calculations based on low flow fixtures. The report would then be tied to the approval and the Owners would be held to implementing the approved proposal.