

**Report to  
Rapport au:**

**Agriculture and Rural Affairs Committee  
Comité de l'agriculture et des affaires rurales  
7 June 2018 / 7 juin 2018**

**and Council / et au Conseil  
June 13, 2018 / 13 juin 2018**

**Submitted on May 28, 2018  
Soumis le 28 mai 2018**

**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: RIDEAU-GOULBOURN (21)**

**File Number: ACS2018-PIE-PS-0077**

**SUBJECT: Zoning By-law Amendment for part of 6143 Perth Street**

**OBJET: Modification au Règlement de zonage - partie de 6143, rue Perth**

## REPORT RECOMMENDATIONS

That Agriculture and Rural Affairs Committee recommend Council:

1. Approve the proposed amendment to the Zoning By-law for part of 6143 Perth Street to switch the exceptions zones Village Residential subzone E rural exception 859 with a holding provision ( V3E[859r]-h) and Village Residential subzone E rural exception 858 (V3E[858r]) as detailed in Document 1 and as shown 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 13 June 2018 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 la proposition de modifier le Règlement de zonage pour une partie du terrain situé au 6143, chemin Perth afin de modifier l'exception 859 de la sous-zone rurale E des zones résidentielles de village par une disposition d'aménagement différé (V3E[859r]-h) et l'exception 858 (V3E[858r]) de la sous-zone rurale E résidentielle de village, comme décrit dans le document et illustré dans 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 13 juin 2018, 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 AND DISCUSSION**

An error was made in the staff report and the original By-law 2018-106 for the Zoning By-law Amendment for part of 6143 Perth Street by transposing the Area A and Area B on the location map. The holding provisions ended up being placed on the part of the property where there are existing buildings under construction. The intent of the original by-law was to put the holding on the rear portion of the property known as Phase 3B to ensure that the outstanding issues, relating primarily to servicing, were addressed before future development could proceed. The property at 6139 and 6143 Perth Street is on the north side of Perth Street west of Huntley Road in the Village of Richmond. The rear portion of the property fronts onto the east end of Cedarstone Street and Talos Circle. Richmond Gate is the adjacent single-family residential development to the west of the site. To the east is Lions Park, an active community facility. There are a mix of residential and commercial uses along the abutting lands along Perth Street.

Phase 3A and 3B were approved in 2010, with a three-storey 35-unit and two three-storey 52-unit independent living buildings and a three and five-storey 124-unit retirement home off of Talos Circle and Cedarstone Street, to the rear of 6143 Perth Street. Construction of Phase 3A commenced in 2011. The 35-unit building is nearly complete and was approved with self-contained units and with no communal meal, personal, health or social services, which under the definition of the zoning by-law would make it a low-rise residential apartment. This proposal would permit occupancy of the 35-unit apartment building. The balance of Phase 3A is the partially built five-storey building with the three-storey wing. It is to remain a retirement home but with a potential unit count reduction, as some units may change from one to two bedroom.

Construction of Phase 3B has not started. It had originally been site plan approved with two, three-storey, 52-unit retirement homes – with only independent living units. The concept filed with this current proposal for that phase is eight, three-storey, 14-unit low-rise apartment buildings.

### **City Official Plan, Richmond Secondary Plan and Village of Richmond Community Design Plan**

In order to allow the Phase 3A building to proceed with occupancy as a residential apartment the Official Plan, Secondary Plan, CDP have been amended to allow the residential use on the private communal services. The Phase 3A apartment is intended to have the opportunity to share the retirement home amenities that would be located in

the retirement home that would form the balance of Phase 3A buildings. Phase 3B changes are still conceptual and the details of the number of units are not confirmed.

### **Zoning**

The zoning as proposed, and detailed in Document 1, will ensure that the Phase 3A continues as was previously site plan approved and that 3B be further reviewed prior to being permitted to develop. This current amendment would correct the previous by-law by placing the holding provision on the undeveloped part of the site. Phase 3A would be zoned with the correct exception zone to allow for completion of the existing site plan approved buildings currently under construction.

The report had been prepared as the current zoning is in full force and effect and the related notification needs to be given in a prescribed manner to meet the City's intent with respect to meeting the legislative requirements.

### **RURAL IMPLICATIONS**

There are no rural implications.

### **CONSULTATION**

The original notification and public consultation as undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications. Details were provided in the original staff report that went to Committee dated April 5, 2018 as report ACS2018-PIE-PS-0042.

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

Councillor Moffatt is aware of the amendment to the by-law to fix the zoning for Phases 3A and 3B of the development.

### **LEGAL IMPLICATIONS**

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

### **RISK MANAGEMENT IMPLICATIONS**

There are no risks associated with this proposed zoning amendment.

**ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications associated with the recommendations of this report.

**FINANCIAL IMPLICATIONS**

There are no direct financial implications

**ACCESSIBILITY IMPACTS**

There are no proposed accessibility impacts with the change in use to allow for low-rise apartments.

**TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

Governance, Planning and Decision-Making.

**APPLICATION PROCESS TIMELINE STATUS**

This application was not processed by the "On Time Decision Date" established for the processing of Official Plan and Zoning By-law amendments due to the complexity of issues and workload volumes.

**SUPPORTING DOCUMENTATION**

Document 1 Details of Recommended Zoning By-Law Amendment

Document 2 Zoning Key Map

Document 3 Site Concept Plan

**CONCLUSION**

The amendment to the recently approved zoning by-law is in keeping with the Official Plan, Secondary Plan and Community Design Plan for the Village Richmond. The intent of the previous staff report, and consideration by Agricultural and Rural Affairs Committee are maintained with this amendment.

**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-laws and forward to Legal Services.

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

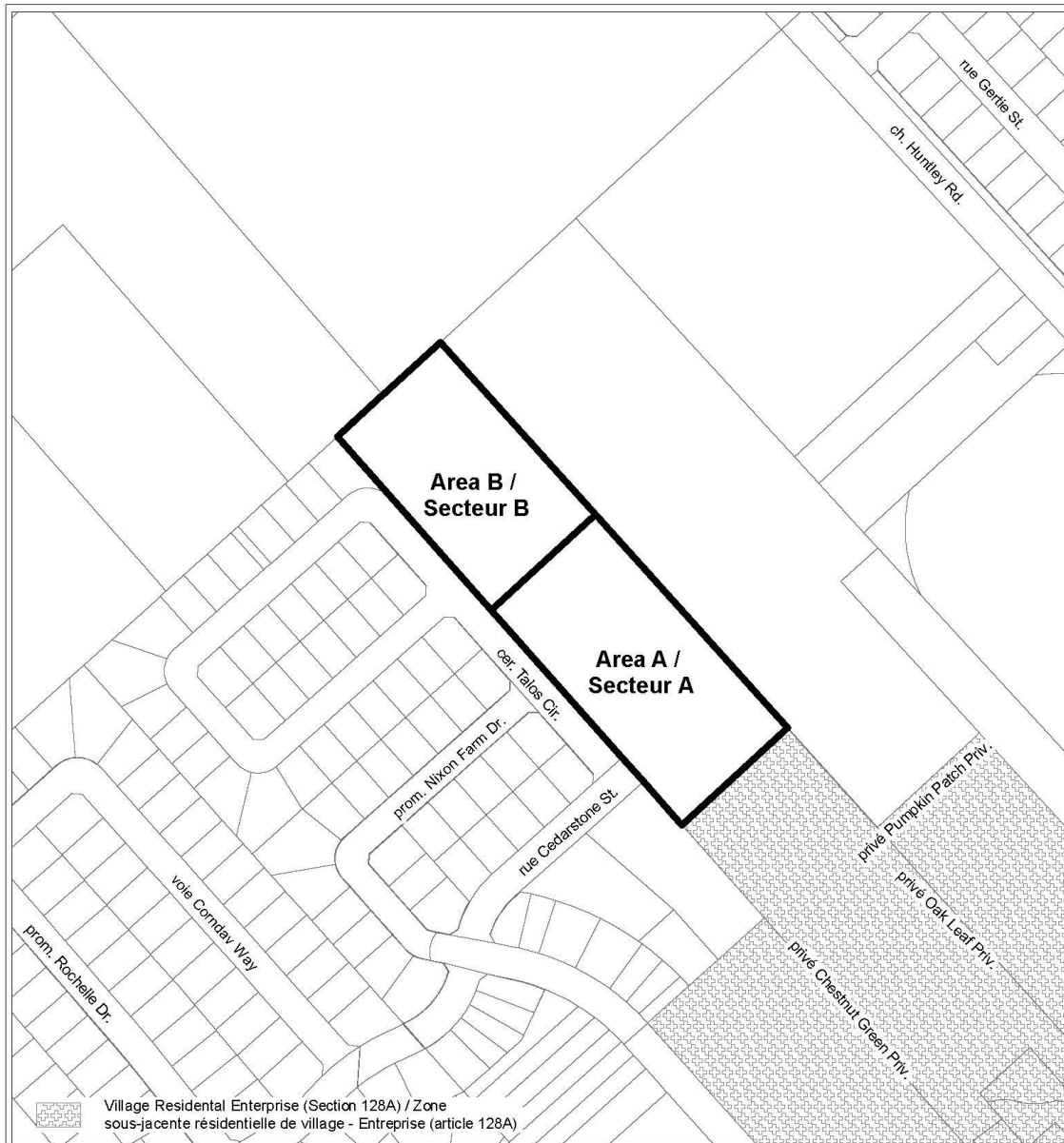
Planning Operations Branch, Planning Services to undertake the statutory notification.

**Document 1 – Details of Recommended Zoning By-Law Amendment**




The proposed change to the City of Ottawa Zoning By-law 2008-250 for 6143 Perth Street:

1. To rezone the lands shown in Document 2 as Area A from V3E(859r)-h to V3E(858r)
2. To rezone the lands shown in Document 2 as Area B from V3E(858r) to V3E(859r)-h

Document 2 – Zoning Key Map



Village Residential Enterprise (Section 128A) / Zone sous-jacente résidentielle de village - Entreprise (article 128A)

		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-17-0034	18-0692-D	 <b>Part of / partie de 6143 rue Perth Street</b>	Area A to be rezoned from V3E(859r)-h to V3E(858r) Le zonage du secteur A sera modifié de V3E(859r)-h à V3E(858r)  Area B to be rezoned from V3E(858r) to V3E(859r)-h Le zonage du secteur B sera modifié de V3E(858r) à V3E(859r)-h
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REVISION / RÉVISION - 2018 / 05 / 28			



# Document 3 – Site Concept Plan

