

**7. ZONING BY-LAW AMENDMENT – 2741 LONGFIELDS DRIVE (FORMERLY KNOWN AS 3740 JOCKVALE ROAD)**

**MODIFICATION DU RÈGLEMENT DE ZONAGE – 2741, PROMENADE LONGFIELDS (ANCIENNEMENT 3740, CHEMIN JOCKVALE)**

**COMMITTEE RECOMMENDATION**

**That Council approve an amendment to Zoning By-law 2008-250 for 2741 Longfields Drive, to permit the development of the lands for a planned residential subdivision, as detailed in Document 2.**

**RECOMMANDATION DU COMITÉ**

**Que le Conseil approuve une modification au Règlement de zonage (no 2008-250) pour le 2741, promenade Longfields afin d'en autoriser l'aménagement à des fins de lotissement résidentiel comme le précise le document 2.**

**DOCUMENTATIONS/DOCUMENTATIONS**

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated June 5, 2018 (ACS2018-PIE-PS-0068)

Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 5 juin 2018 (ACS2018-PIE-PS-0068)

2. Extract of draft Minutes, Planning Committee, June 26, 2018

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 26 juin 2018

3. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of 29 August 2018, 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 11 July 2018”.

Résumé des observations écrites et orales à distribuer séparément avec l’ordre du jour de la réunion du 29 août 2018 du 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 11 juillet 2018 ».

**Report to  
Rapport au:**

**Planning Committee  
Comité de l'urbanisme  
26 June 2018 / 26 juin 2018**

**and Council  
et au Conseil  
11 July 2018 / 11 juillet 2018**

**Submitted on 5 June 2018  
Soumis le 5 juin 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: BARRHAVEN (3)**

**File Number: ACS2018-PIE-PS-0068**

**SUBJECT: Zoning By-law Amendment – 2741 Longfields Drive (formerly known  
as 3740 Jockvale Road)**

**OBJET: Modification du Règlement de zonage – 2741, promenade Longfields  
(anciennement 3740, chemin Jockvale)**

## **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to  
Zoning By-law 2008-250 for 2741 Longfields Drive, to permit the**

development of the lands for a planned residential subdivision, 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 11 July 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'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage (no 2008-250) pour le 2741, promenade Longfields afin d'en autoriser l'aménagement à des fins de lotissement résidentiel comme le précise 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 11 juillet 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

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

2741 Longfields Drive

**Owner**

Uniform Urban Developments Ltd.

**Applicant**

Novatech Attn: Anna Froelich

**Description of site and surroundings**

The site is known as 2741 Longfields Drive and is located in Barrhaven, south of Golflinks Drive. The site is approximately 3.0 hectares in area and is located on the west side of Longfields Drive in the Stonebridge community. The site currently contains an existing single detached dwelling in the southeast corner of the property. The existing dwelling will either be demolished or moved from the property to facilitate the proposed development. The site is bounded to the west and south by the Stonebridge Golf Club and to the east across Longfields Drive by a recent residential subdivision known as the Orchard.

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

The site is currently zoned Development Reserve – DR recognizing that the lands are intended for future urban development and are designated as General Urban Area in the Official Plan. The applicant is proposing to rezone the entire site from Development Reserve – DR to Residential Third Density Subzone Z (R3Z). The residential zone will allow for a mix of semi-detached and townhouse units.

**DISCUSSION**

**Public consultation**

Public consultation meetings were held on October 24 and November 30, 2017 to inform the neighbouring residents of the proposed Draft Plan of Subdivision and the proposed Zoning By-law amendment. The meetings were held at the Cedarhill Golf and Country Club, 56 Cedarhill Drive and the Minto Recreation Complex, 3500 Cambrian Road. Twenty-seven and 28 people attended/registered at the respective public meetings.

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

### **Official Plan designations**

The property is designated General Urban Area which 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 employment, retail, service, cultural, leisure, entertainment and institutional uses. The associated Plan of Subdivision was Draft Approved on May 11, 2018 providing for a mix of 51 bungalow semi-detached and townhouse units fronting on a new public street.

### **Planning rationale**

The Zoning By-law amendment is consistent with the intent of the Official Plan. The lands are proposed to be rezoned from Development Reserve – DR to Residential, Third Density Zone (R3Z) which will permit a form of housing that is in high demand in the broader community and can be safely accessed via the controlled intersection with Longfields Drive.

### **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 Harder supports the proposed development and is pleased with the elimination of the southern intersection to Longfields Drive, which will ensure safe access to the subdivision from the northern intersection of Longfields Drive and Golflinks Drive and remove the potential for future intersection conflicts when the widened Longfields Drive is constructed.

### **LEGAL IMPLICATIONS**

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

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications with this proposal.

### **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 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 2015-2018 Term of Council Priorities:

Economic Prosperity;

Sustainable Environmental Services;

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 a change in the design by the applicant and 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 Consultation Details

## **CONCLUSION**

Staff recommend the lands be rezoned from Rural (DR) to Residential Third Density, subzone Z R3Z. The application is consistent with the Provincial Policy Statement, the City's Official Plan as well as the draft approved 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.

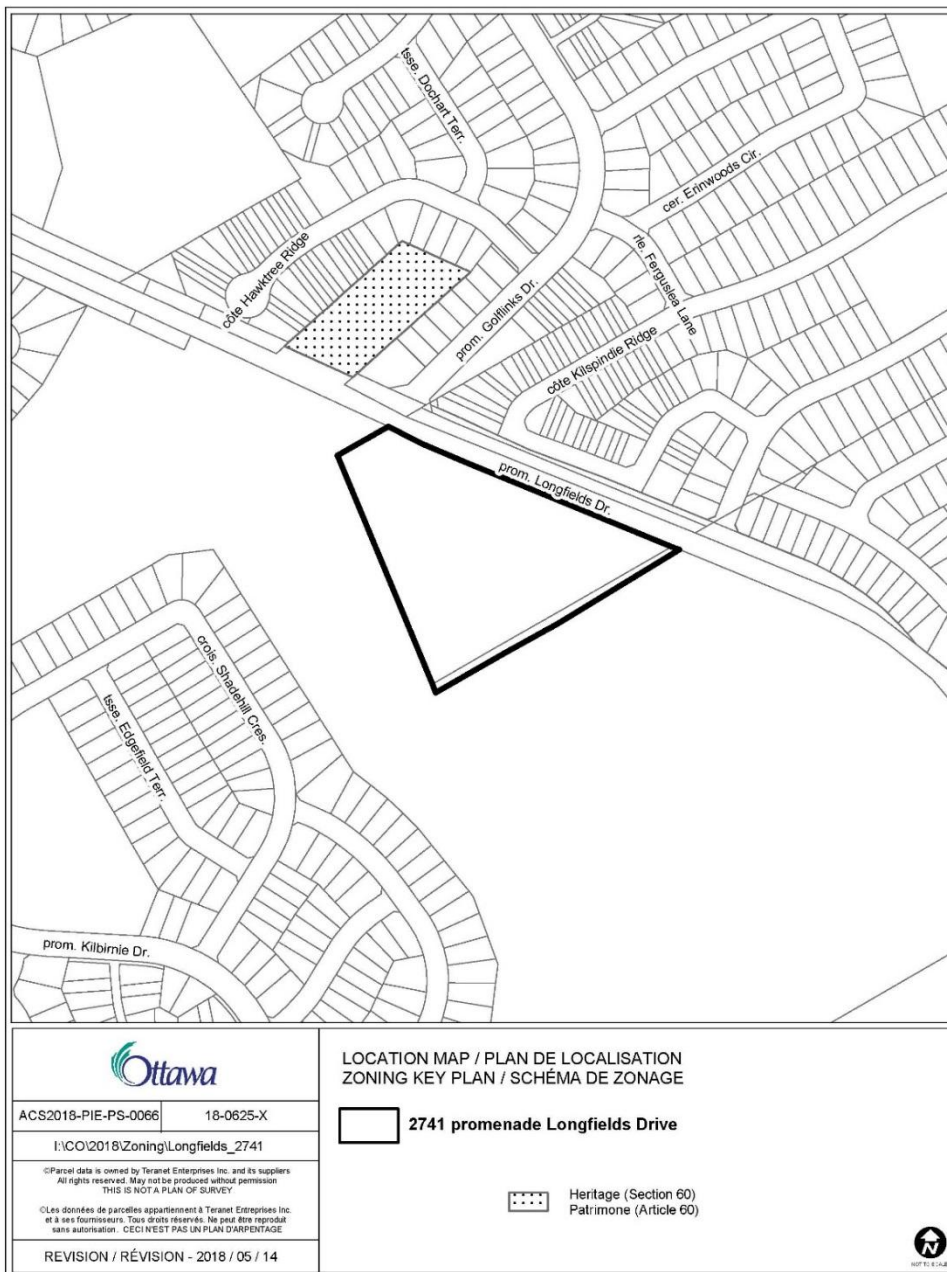
Planning Operations Branch, Planning Services to undertake the statutory notification.



**Document 1 – Location Map**

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

The map shows the property located at 2741 Longfields Drive to be zoned for residential development.



**Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 2741 Longfields Drive is to rezone the lands shown in Document 1 from DR to R3Z.

### Document 3 – Consultation Details

The majority of the comments related to the plan of subdivision and not the zoning. The comments have been summarised with responses noted below.

Comment: Concerns about density of the development.

Response: The previous proposal was revised to eliminate the low-rise apartments. The proposed R3Z Zone would not permit low-rise apartment dwellings.

Comment: Will there be a traffic light at the intersection of Golflinks Drive and Longfields Drive?

Response: A temporary traffic signal will be installed at the intersection of Longfields and Golflinks Drive in conjunction with this proposal until Longfields Drive is widened and the permanent intersection is built.

Comment: How will increased traffic along Longfields Drive be addressed?

Response: A controlled intersection with traffic signals will be installed on Longfields Drive at the intersection of the new street opposite Golflinks Way. While the widening of Longfields Drive will not be implemented in conjunction with this proposal, the City is planning on widening and urbanizing Longfields Drive between 2026-2031. These traffic signals will then be replaced with a traffic roundabout. The traffic signals will remain until such time that Longfields is widened. The second (southern) intersection of the internal street to Longfields Drive was eliminated to minimize any future intersection conflicts and direct traffic movements to the northern intersection at Golflinks Way.

Comment: Will there be a proposed roundabout and where/when?

Response: The detailed design for Longfields Drive proposes a roundabout at the intersection of Longfields Drive and Golflinks Drive. The widening design including roundabout has been completed but will not be constructed until 2026-2031 unless funding can be found sooner.

Comment: Concerns with the lack of green space or parkland provided.

Response: The site is too small in terms of providing a new park but there are opportunities along the Longfields Drive frontage for tree planting and some naturalised plantings. Cash-in-lieu of parkland will be provided.

Comment: Maintain a tree buffer between the golf course and proposed development to provide a visual buffer for existing residents on Shadehill Crescent.

Response: The existing trees on the golf course property will not be impacted by this development. The existing tree buffer on the golf course varies in width from 10-30 metres. Opportunities for rear yard tree planting abutting the golf course where there are open areas will be explored as stated in the subdivision conditions. There is however no requirement for a visual buffer to be provided. Many of the existing trees on the property were in poor condition and/or impacted by the Emerald Ash Borer infestation and had to be removed.