

- 9. ZONING BY-LAW AMENDMENT – PART OF LOT 5, CONCESSION 4 (OTTAWA FRONT) TOWNSHIP OF GLOUCESTER**
- MODIFICATION AU RÈGLEMENT DE ZONAGE – PARTIE DU LOT 5, CONCESSION 4 (FAÇADE DES OUTAOUAIS), CANTON DE GLOUCESTER**

**COMMITTEE RECOMMENDATION**

**That Council approve an amendment to Zoning By-law 2008-250 for Part of Lot 5, Concession 4 (Ottawa Front) Township of Gloucester, to permit semi-detached and multiple attached dwellings and open space, as shown in Document 1 and detailed in Document 2.**

**RECOMMANDATION DU COMITÉ**

**Que le Conseil approuve une modification au Règlement de zonage 2008-250 pour une partie du lot 5, concession 4 (façade des Outaouais), canton de Gloucester afin d'y autoriser la construction d'habitations jumelées et d'habitations multifamiliales jumelées et d'y intégrer des espaces ouverts, comme l'illustre le document 1 et comme le précise le document 2.**

**DOCUMENTATIONS/DOCUMENTATIONS**

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated June 11, 2018 (ACS2018-PIE-PS-0051)  
  
Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 11 juin 2018 (ACS2018-PIE-PS-0051)
2. 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 11 June 2018  
Soumis le 11 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:**

**Michael Boughton, Planner III / Urbaniste III, Development Review East / Examen  
des demandes d'aménagement est**

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**Ward: INNES (2)**

**File Number: ACS2018-PIE-PS-0051**

**SUBJECT: Zoning By-law Amendment – Part of Lot 5, Concession 4 (Ottawa  
Front) Township of Gloucester**

**OBJET: Modification au Règlement de zonage – Partie du lot 5, concession 4  
(façade des Outaouais), canton de Gloucester**

## **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to  
Zoning By-law 2008-250 for Part of Lot 5, Concession 4 (Ottawa Front)**

Township of Gloucester, to permit semi-detached and multiple attached dwellings and open space, as shown in Document 1 and 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 2008-250 pour une partie du lot 5, concession 4 (façade des Outaouais), canton de Gloucester afin d'y autoriser la construction d'habitations jumelées et d'habitations multifamiliales jumelées et d'y intégrer des espaces ouverts, comme l'illustre le document 1 et 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**

Part of Lot 5, Concession 4 (Ottawa Front) Township of Gloucester

**Owner**

Claridge Homes Inc.

**Applicant**

City initiated – Planning Services, Planning, Infrastructure and Economic Development

**Description of site and surroundings**

The site is located generally south of Navan Road and east of Renaud Road within the southern area of the developing East Urban Community of Orléans, and more specifically, at the east end of Joshua Drive, as shown on Document 1, within the residential development known locally as Spring Valley Trails.

The site is part of Claridge Homes' next and last phase of subdivision development for Spring Valley Trails; final subdivision approval is expected to be granted this summer with registration following soon thereafter. The lands are currently an undeveloped meadow featuring a modestly sized stand of trees and shrubs along a pronounced ridgeline. The land gently rises south to north from the Mer Bleue environmental protected lands to Navan Road. The previously developed phases of the residential neighbourhood abut the lands to the west, while the lands immediately to the east are occupied by a long established construction waste disposal operation and farther east the WSI waste disposal site. The Spring Valley Trails development is visually buffered from such industrial operations by a prominent grassed earth berm.

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

The next phase of the Spring Valley Trails subdivision, Phase 3, is comprised of lots and blocks for single-detached and semi-detached dwellings and townhouses, and it includes the planned community park block and an adjacent open space block that roughly follows the ridgeline. The current zoning in effect over the draft approved subdivision lands delineates the planned park block configuration and the abutting open space and residential lands.

The zoning amendment has been initiated in order to adjust the zone boundaries already in effect over the draft approved subdivision lands to conform to the

reconfigured and reduced park block area on the final plan of subdivision for the Phase 3 lands. A reduction of 0.6 hectares in the park's area became necessary because of an over-dedication of parkland in Claridge Homes' overall subdivision. The park area is to be reduced from 3.85 to 3.25 hectares.

Accordingly, it is proposed that the existing zone boundaries between the planned park block, zoned "Minor Institutional, Subzone E" (I1E), the open space block, zoned "Parks and Open Space" (O1), and the abutting residential blocks, zoned "Residential Third Density, Subzone VV, Exception 1286" (R3VV [1286]), be realigned, as shown on Document 1. In addition, a narrow parcel of land to be rezoned from R3VV[1286] to O1 completes the proposed zone boundary adjustments.

## **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 community information and comment session was held under this application. A notice was mailed to property owners within 120 metres of the site, as well as to the community association and the Ward Councillor.

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

### **Official Plan designation**

The City's Official Plan designates the site General Urban Area. This designation generally permits a broad range of uses including low-, medium- and high-density residential, employment, cultural, leisure, entertainment, and greenspace uses. The proposed zoning amendment conforms to the intent of this designation.

### **Other applicable policies and guidelines**

The Spring Valley Trails subdivision development and the surrounding lands are within the limits of the Community Design Plan (CDP) for the East Urban Community (Phase 1 Area), approved by Council in 2005. The CDP contains a comprehensive and co-ordinated vision for future development and establishes the broader planning framework for the East Urban Community. Contained within the CDP is a Land Use Structure Plan that calls for parkland, open space and residential uses in the general area of the next phase of subdivision development.

The Demonstration Plan contained within the CDP specifically identifies the planned park. It is shown conceptually as a 3.1-hectare block of land having a configuration and location representing just one potential solution to implementing the general intent of the CDP and its guiding principles. Throughout the ongoing development of the community, the location and configuration of the planned park generally have remained consistent with the intent of the CDP. Accordingly, the future Phase 3 plan of subdivision also conforms to the intent of the Plan, as does the proposed zoning amendment.

### **Urban Design Review Panel**

The subject lands are not within a Design Priority Area.

### **Planning rationale**

As Claridge Homes built out the first two phases of its Spring Valley Trails subdivision, City staff tracked the parkland owing in accordance with the City's Parkland Dedication By-law. Claridge Homes is now proceeding to final approval of Phase 3 of its overall subdivision, which includes the community park. Given that the community park is the last of the parkland to be dedicated within the present and remaining phase of the Spring Valley Trails development, the final accounting of the overall parkland dedication owed has been calculated. As a result, an over-dedication of parkland was evident and the area of the community park has been reduced consistent with the amount of parkland owed under the Parkland Dedication By-law. At a reduced area of 3.25 hectares, the park is still slightly larger than that required for a community park and larger than what is indicated on the Demonstration Plan contained within the CDP.

To reduce the area of the park by the required 0.6 hectares, portions of the park block along its Joshua Street frontage and eastern limit were reassigned to residential land intended for townhouses and semi-detached dwellings. Another portion of the park block along its northern limit was added to the abutting open space block. The existing I1E zone limits for the park, as shown on Document 1 and detailed in Document 2, have been redrawn accordingly to extend the limits of the abutting O1 and R3VV [1286] zones to accommodate the expanded open space block and semi-detached and townhouse blocks. A further minor realignment in the zone boundary between the R3VV[1286] and O1 zones, identified as Area C on Document 1, was also required as part of the resolution of the parkland area reduction.

### **Provincial Policy Statement**

The proposed zoning amendment is consistent with the Provincial Policy Statement, 2014.

### **RURAL IMPLICATIONS**

There are no implications for rural residents, lands, services or businesses.

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

The Ward Councillor is aware of the application related to this report.

### **LEGAL IMPLICATIONS**

There are no legal impediments associated with implementing the recommendation contained within this report.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **ACCESSIBILITY IMPACTS**

There are no accessibility impacts related to this report.

### **TERM OF COUNCIL PRIORITIES**

This report addresses the following Term of Council Priority:

GP – Governance, Planning and Decision-making

### **APPLICATION PROCESS TIMELINE STATUS**

This City-initiated 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 / Zoning Key Plan



Document 2 Details of Recommended Zoning

Document 3 Consultation Details

## **CONCLUSION**

The proposed realignment of the zone boundaries for the planned community park conforms in every respect with the relevant Official Plan policies and the guiding principles of the Community Design Plan for Phase 1 of the East Urban Community. Therefore, the department recommends approval of the Zoning By-law Amendment.

## **DISPOSITION**

Legislative Services, Office of the City Clerk and Solicitor to notify the owner, Claridge Homes, 210 Gladstone Avenue, Suite 2001, Ottawa, ON K2P 0Y6; 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 Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

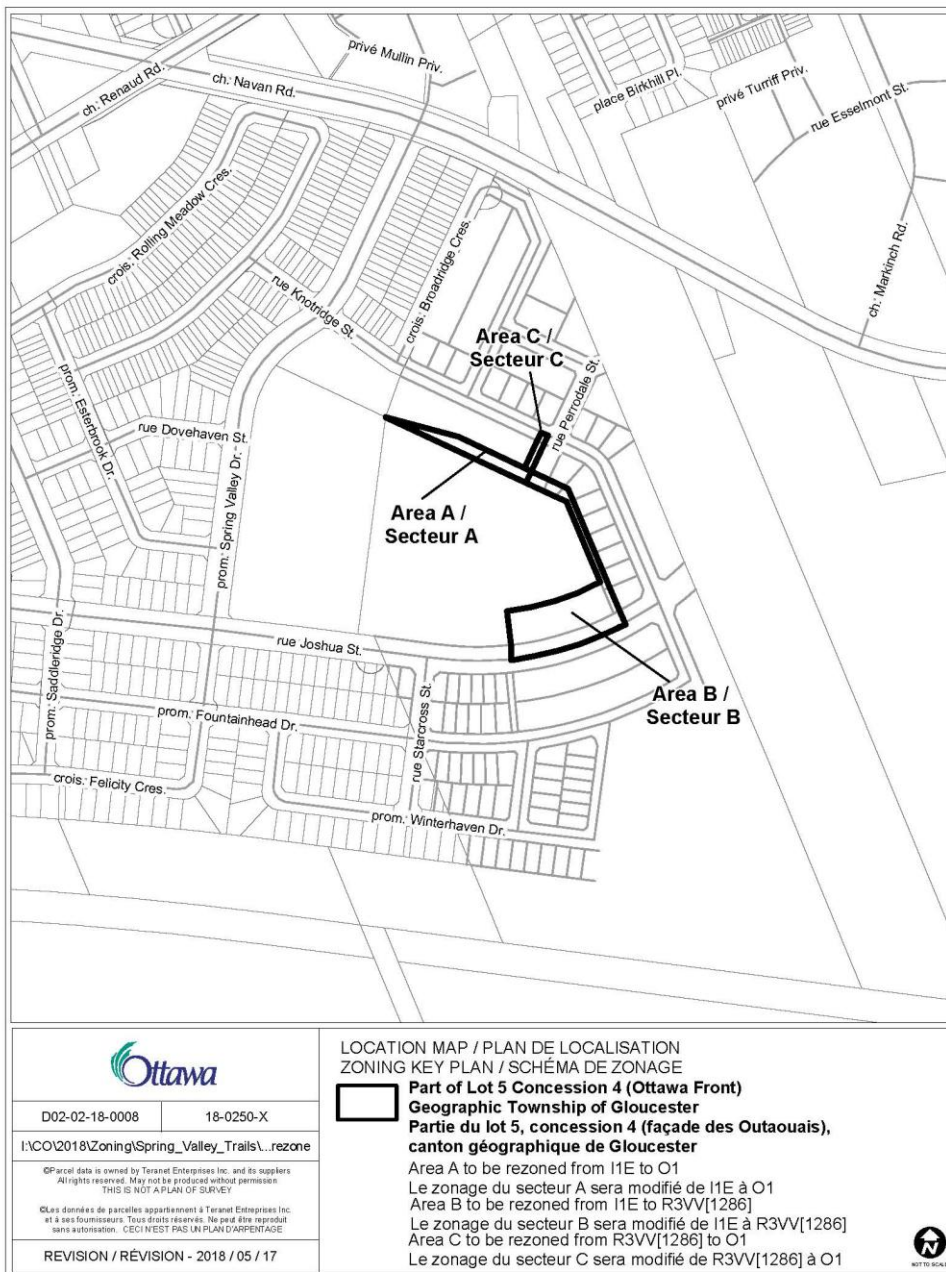
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

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

Document 1 – Location Map/Zoning Key Plan

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

A Location Map of the lands affected by the subject Zoning By-law amendment, showing the extent of the I1E zone to be rezoned to O1 and R3VV[1286].



**Document 2 – Details of Recommended Zoning**

The proposed changes to the City of Ottawa Zoning By-law 2008-250 for Part of Lot 5, Concession 4 (Ottawa Front) Township of Gloucester.

Rezone the subject land as shown on Document 1 as follows:

- a) Area A from I1E to O1;
- b) Area B from I1E to R3VV [1286]; and,
- c) Area C from R3VV [1286] to O1.

### **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. No public meetings were held in the community.

#### Public Comments and Responses

Two members of the public provided comments in opposition to the proposed zoning amendment. The submissions concern the planned reconfiguration of the future community park and the justification for the parkland area reduction. Specific concern was expressed about the significant narrowing of the park's frontage along Joshua Street that would result from the park block reconfiguration. In addition, it was questioned why the final resolution of parkland dedication is occurring at this time when the entire subdivision is not yet built out.

While it is acknowledged that the reconfigured park block results in reduced park frontage along Joshua Street, it is Park and Recreation staff's opinion that it still leaves adequate street frontage for park programming purposes. Moreover, together with the abutting open space block and planned public pathway from Knotridge Street, and a relatively open and visible boundary along the abutting school site to its west, the park should be well served in terms of public access and visibility. The final configuration of the park meets the guiding principles of the CDP and complies with the City's Parkland Dedication By-law and the Park Development Manual.

The final resolution of the parkland dedication is occurring at this time to coincide with the final approval of Claridge Homes' next phase of its Spring Valley Trails subdivision development in which is contained the last park block to be acquired by the City. The final accounting of the developer's contribution of parkland for all present phases and the remaining future phase of Spring Valley Trails amounted to an over-dedication of 0.6 hectares for the planned community park. As noted in the Discussion to this report, a reduced park area of 3.25 hectares is still slightly larger than the minimum required for a community park and larger than that shown on the Demonstration Plan contained within the CDP.