

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
9 October 2018 / 9 octobre 2018**

**and Council
et au Conseil
10 October 2018 / 10 octobre 2018**

**Submitted on 21 September 2018
Soumis le 21 septembre 2018**

**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:

**Louise Sweet, Planner III / Urbaniste III / Development Review West / Examen des
demandes d'aménagement ouest
613-580-2424, 27586, Louise.Sweet@ottawa.ca**

**Ward: KANATA NORTH (4) / KANATA
NORD (4)**

File Number: ACS2018-PIE-PS-0112

SUBJECT: Zoning By-law Amendment – 467 Terry Fox Drive

OBJET: Modification au Règlement de zonage – 467, promenade Terry Fox

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 467 Terry Fox Drive to permit a residential subdivision containing approximately 158 residential units consisting of 85 single detached dwellings and 73 townhomes, 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 October 10, 2018", subject to submissions received between the publication of this report and the time of Council's decision.
3. That Planning Committee recommend Council consider this report at its meeting on October 10, 2018, pursuant to Sub-Section 35. (5) of Procedure By law 2016-377.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 visant le 467, promenade Terry Fox, en vue de permettre l'aménagement d'un lotissement résidentiel comprenant environ 158 unités résidentielles, dont 85 maisons individuelles et 73 habitations en rangée, comme l'expose en détail 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 10 octobre 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.
3. Que le Comité de l'urbanisme recommande au Conseil d'examiner le présent rapport lors de sa réunion du 10 octobre 2018, conformément au paragraphe 35. (5) du Règlement de procédure 2016-377.

BACKGROUND

Learn more about [the Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [Development Application Search Tool](#).

Site location

467 Terry Fox Drive

Owner

Richardson Ridge Inc.

Applicant

Steve Cunliffe

Description of site and surroundings

The property is legally described as Part of Lots 7 and 8, Concession 1, Geographic Township of March, City of Ottawa and referred to as Phase 4 of the Richardson Ridge Subdivision. The property is approximately 16.35 hectares in size, consists of open fields, treed areas and includes the western portion of the Kizzel Provincially Significant Wetland (KPSW) adjacent to Terry Fox Drive. The eastern portion of the wetland is currently owned by the City and is designated Natural Urban Area.

The site is located to the north of the existing phases of the Richardson Ridge Subdivision, most of which is fully developed. North of the subject site is currently undeveloped land owned by Richcraft Homes. A Plan of Subdivision application has been submitted for these lands, which will be for a residential subdivision incorporating an integrated road network with the proposed subdivision. Land located northeast of the subject site is the Kanata North Lands Development Subdivision, which has been registered as large blocks for a low-rise residential subdivision. The closed First Line Road allowance is adjacent to the eastern boundary of the subdivision. Terry Fox Drive is to the west of the subject property, and also forms the limit of the Urban Boundary in this location.

Summary of requested Zoning By-law amendment proposal

The purpose of this application is to rezone the subject lands to accommodate a residential subdivision. The related subdivision application (D07-16-16-0014) was draft approved on July 4, 2018. The draft Plan of Subdivision, attached as Document 4, is comprised of approximately 158 residential units consisting of 85 single detached dwellings and 73 townhome units, two park blocks, one block forming the western

portion of the KPSW, an existing Blanding's Turtle habitat block and an open space block located north of the turtle compensation block, which will contain a pathway to connect the subdivision to the closed First Line Road allowance running along the easterly edge of the subdivision. A Zoning By-law amendment to permit the proposed subdivision is required as per the conditions of draft approval.

The site is currently zoned Development Reserve and Environmental Protection (EP). The applicant is proposing to rezone the lands to Residential First Density Subzone VV, Exception 1782 (R1VV[1782]H[14]) and Residential Third Density Subzone V, Exception 1784 (R3V[1784]H[14]), which is the same zoning applied to earlier phases of the Richardson Ridge Subdivision. The KPSW and other environmentally significant parcels, which are being transferred to the City, are currently already zoned Environmental Protection (EP). The parks and pathway blocks will be zoned Parks and Open Space (O1).

DISCUSSION

Public consultation

Public consultation of this application was carried out in accordance with the City's Public Notification and Consultation Policy for developments. A statutory public meeting for the subdivision was held on April 10, 2017 attended by approximately 15 people. Staff received questions about the timing of construction and required protection of the environmentally significant features; however, no objections were received. Details of the responses are included in Document 3 of this report.

Official Plan designation

The application has been reviewed pursuant to the provisions of the Official Plan. The Official Plan designates the subject property as General Urban Area, Major Open Space, Urban Natural Feature and Provincially Significant Wetland. Small portions on the east side of the subdivision are designated Major Open Space and Urban Natural Features. They are intended to reflect the open space blocks, which follow the north-south un-travelled road allowance between Concessions 1 and 2. This corridor also incorporates a portion of the Environmentally Protected Area surrounding the KPSW. The Urban Natural Feature designation comprises the environmental lands surrounding the KPSW. No development is proposed within 30 metres of the wetland and the development boundaries have been determined through consultation with City environmental staff and through the Environmental Impact Statement (EIS) and Hydrogeological Report produced in support of this application.

The General Urban Area designation permits the development of a full range of housing types to meet the needs of all ages, incomes and life circumstances in combination with conveniently located employment, retail, service, leisure and institutional uses.

The Official Plan policies state that future development in new subdivisions is to be compact and efficient, based on an underlying commitment to conserving the natural environment and reducing consumption of land and other resources outside of the urban boundary. More compact urban development promotes sustainability by reducing travel distances, making transit service more desirable, reducing urban sprawl and maximizing the use of existing infrastructure. The proposed development responds to the Official Plan policies outlined above and it will contribute to creating a strong, livable community by offering a choice of housing types close to existing commercial, institutional and transit services and a street pattern to facilitate connectivity.

Planning rationale

The Zoning By-law amendment meets the intent of the policies set forth in the Provincial Policy Statement (2014) and the Official Plan.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014. It implements the vision for Ontario's land use planning system through supporting a subdivision layout, which will accommodate growth within a planned community.

Official Plan Amendment 150

The proposed Zoning By-law amendment meets the intent of the General Urban Area land use designation, as amended by Official Plan Amendment 150, with zoning to permit housing choices, open spaces and parkland areas. The proposed zones correspond to the related draft approved Plan of Subdivision. The layout of the lot, block and street fabric in the proposed development implements the intent of the land use designations on Schedule B of the Official Plan. Small portions of the subdivision proposed for residential development are designated Major Open Space and Urban Natural Feature; however, the exact boundaries of those two designations have been further defined through the studies prepared for the subdivision and implemented through the layout of the subdivision and the subject implementing Zoning By-law. Sections 3.2.3 and 3.3.1 of the Official Plan confirm that the boundaries of the land use designations will be defined through further studies and through the Zoning By-law, without the need to amend the Official Plan.

This process of refining the designation boundaries has already been followed to the south of the subject site where the boundaries of the Urban Natural Features and Significant Wetlands were reconfirmed through the studies prepared in support of the Phase 3 Richardson Ridge Subdivision and implemented through the Zoning By-law amendment.

The proposed subdivision layout and Zoning By-law amendment have defined the limits of the natural area and open space corridor based on detailed information contained in the EIS, which has been reviewed and approved through the draft plan approval process. As earlier identified, Official Plan policy permits the refinement of the boundaries of the designations in order to align the boundaries with new information and studies in support of the proposed development application. The proposed zoning amendment will formalize these boundaries and the permitted uses within the environmental and residential areas of the subdivision.

The proposed Phase 4 Richardson Ridge Subdivision has been designed to mitigate impacts on the Provincially Significant Wetland and Urban Natural Features and maintains the intent of the Major Open Space designation. The turtle compensation block and open space block along the untraveled road allowance will contribute to providing a continuous north-south linkage between the Urban Natural Features and the South March Highlands Wetland Complex.

Details of Proposed Zoning

The proposed R1VV[1782]H[14] zoning proposed for Areas A and C, as shown on Document 1, will permit single detached units with the exception allowing for a maximum building height of 14 metres. The R3V[1784]H[14] zoning is being applied to the subdivision where townhouse and semi-detached units are proposed (Area B). The O1 zone (Areas D and E) is for the park and open space blocks. The recommended zoning reflects the zoning that was applied to Phase 3 of the Richardson Ridge Subdivision.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLORS

Councillor Wilkinson's office provided the following comment:

"Councillor Wilkinson has reviewed the proposed zoning and is in accord with it."

LEGAL IMPLICATIONS

There are no legal impediments to adopting the recommendations in the report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

Design considerations with respect to accessibility are generally addressed through the Site Plan Control review process and are not a key consideration related to a Zoning By-law amendment.

TERM OF COUNCIL PRIORITIES

The project addresses the following Term of Council Priorities:

- EP2 – Support growth of local economy.
- TM2 – Provide and promote infrastructure to support safe mobility choices.
- TM4 – Improve safety for all road users.
- HC3 – Create new and affordable housing options.

APPLICATION PROCESS TIMELINE STATUS

This application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications. The application was on hold for an extended period of time while subdivision issues were resolved.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Draft Plan of Subdivision

CONCLUSION

The proposed development conforms to the Official Plan. The proposed new zones are appropriate for the intended development of the property and staff recommends the Zoning By-law amendment be approved.

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.

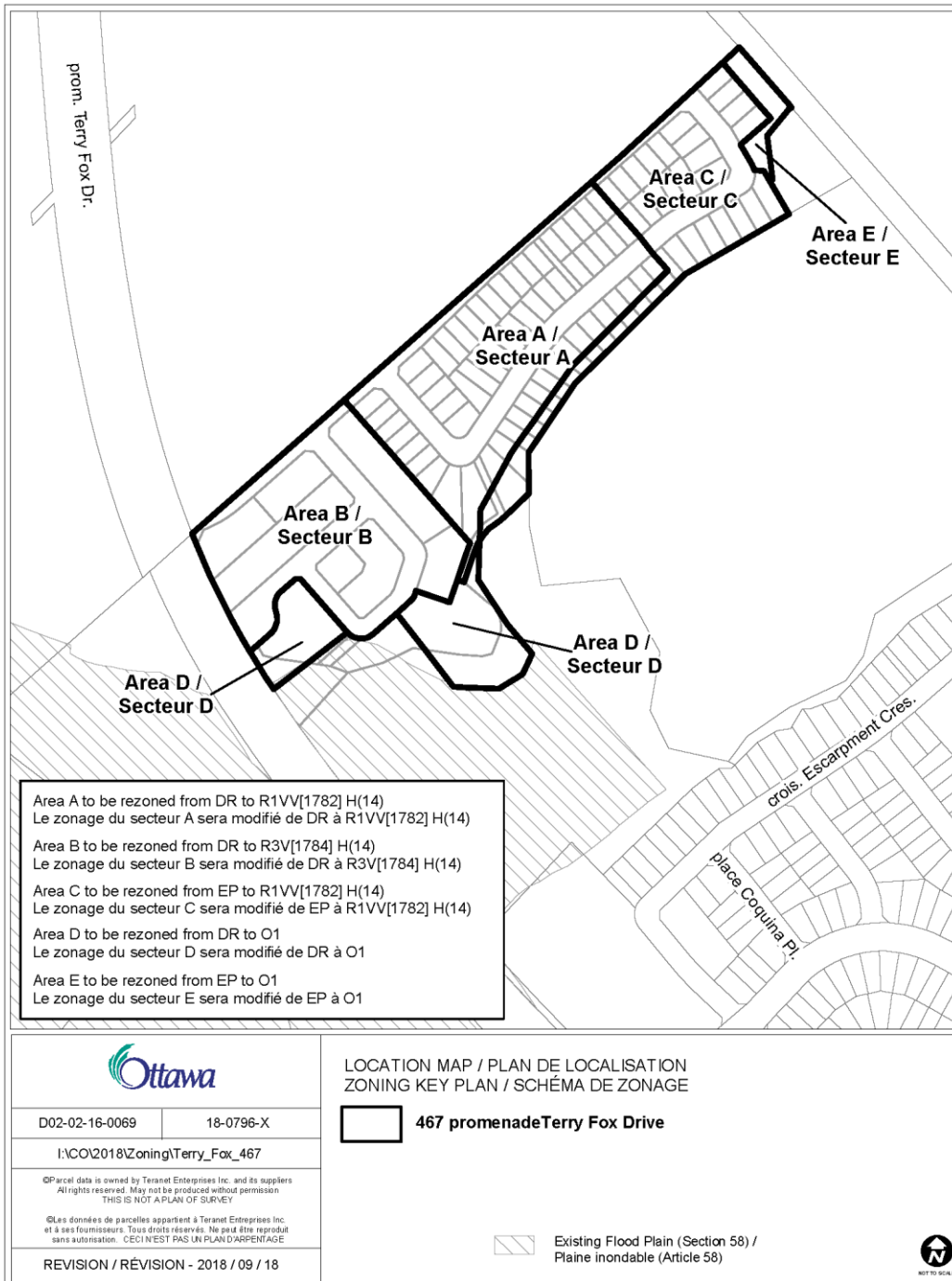
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa

The Zoning map outlines the property as being east of Terry Fox Drive and north of the KPSW and the recommended zoning for the property.



Document 2 – Details of Recommended Zoning

The proposed changes to the City of Ottawa Zoning By-law 2008-250 for 467 Terry Fox Drive are as follows:

1. That the lands shown in Document 1 be rezoned as follows:
 - a) Area A from DR to R1VV[1782] H[14];
 - b) Area B from DR to R3V[1784] H[14];
 - c) Area C from EP to R1VV[1782] H[14];
 - d) Area D from DR to O1; and
 - e) Area E from EP 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. A statutory public meeting for the associated Plan of Subdivision was held in the community on April 10, 2017 and attended by approximately 15 residents. The public concerns and staff responses are listed below:

Comments and Responses:

Comment: When will construction on the site begin and when will the new homes be available.

Response: It depends on when planning approvals are issued by the City and when the developer is in a position to start construction. The Plan of Subdivision application process is a fairly long and involved process. Following draft approval of the subdivision, the applicant will submit the detailed engineering design and work towards satisfying the conditions for final approval. Typically on-site construction will start approximately one year to two years following submission of the subdivision application. House construction can begin once the infrastructure and roads have been constructed. It typically takes six months to construct a house.

Comment: Will the remaining portion of the Kizzel Provincially Significant Wetland (KPSW) be transferred.

Response: After registration of the Plan of Subdivision, KPSW will be transferred to the City.

Comment: Will there be pedestrian linkages from the subdivision to the proposed park and adjacent environmental lands.

Response: The Plan of Subdivision contains walkway blocks that link portions of the subdivision to the park and to the unopened road allowance located along the east edge of the subdivision which links to other open space areas and the turtle compensation block.