

**Report to  
Rapport au:**

**Agriculture and Rural Affairs Committee  
Comité de l'agriculture et des affaires rurales  
5 September 2019 / 5 septembre 2019**

**and Council / et au Conseil  
September 11, 2019 / 11 septembre 2019**

**Submitted on August 22, 2019  
Soumis le 22 août 2019**

**Submitted by  
Soumis par:**

**Lee Ann Snedden  
Director / Directrice**

**Planning Services / Services de la planification**

**Planning, Infrastructure and Economic Development Department / Direction  
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**Ward: RIDEAU-GOULBOURN (21)**

**File Number: ACS2019-PIE-PS-0065**

**SUBJECT: Zoning By-law Amendment –Parts of 6335 and 6350 Perth Street**

**OBJET: Modification au Règlement de zonage – partie du 6335 et 6350 rue  
Perth**

## **REPORT RECOMMENDATIONS**

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for parts of 6335 and 6350 Perth Street to adjust zone boundaries, permit rear lane townhouses and the related multiple attached zone provisions within Phase 2 of the residential subdivision, as shown in Document 1 and 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 September 11, 2019 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 n° 2008-250 concernant une partie du 6350, rue Perth, afin de corriger les limites de la zone pour qu’elles correspondent aux limites des îlots et lots de la phase 1 du lotissement résidentiel, comme il est expliqué en détail dans le document 2.
2. Que le 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 11 septembre 2019 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

Parts of 6335 and 6350 Perth Street, Village of Richmond

**Owner**

Richmond Village Developments

**Applicant**

Jaime Posen, Fotenn Consultants

**Description of site and surroundings**

The property lies to the north and south side of Perth Street at the western edge of the Village of Richmond, within what is known as the Western Development Lands. It includes primarily the lands for the second phase of the draft approved subdivision and a portion of Phase 1 registered subdivision known as Fox Run. The lands were originally draft approved as a subdivision and zoned for residential development as a result of a 2014 Ontario Municipal Board order.

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

The zoning, originally approved through an Ontario Municipal Board settlement, was based on the draft approved subdivision plan. The applicants have made some modifications to the plan with the first phase of the subdivision registered and the second phase submitted for final approval and registration. The line work for the zone boundaries do not match, and an amendment to the zoning maps is required to address that.

In addition, the applicant is proposing to add the rear lane townhouse type to the permitted uses on lands north of and abutting Perth Street. New zone provisions are required to accommodate that housing type. The proposal would also see changes to the provisions for the street townhouses and the back to back models, reducing the yards and lot sizes while increasing the heights. There is a block within the first phase of the registered subdivision along Meynell Road, where the lot widths and areas are proposed to be reduced. The flood plain overlay and holding provisions would remain and would be subject to future Zoning By-law amendments.

**DISCUSSION****Consultation Details**

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by City Council for Zoning By-law

amendments. A community meeting held May 8, 2019 briefly outlined the proposed amendment. Document 3 provides details of the public consultation and comments.

### **Official Plan designation**

The Official Plan designation is Village on Schedule A. Schedule K shows some of the lands affected as designated Flood Plain and all of the lands within the Vulnerability Score 6 of the Wellhead Protection Area, of the Richmond Well.

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

The [Village of Richmond Secondary Plan](#) designates the lands as Residential – One and Two Unit, Residential – Ground Oriented Attached, Potential Convenience Commercial, Open Space, Park and Flood Plain. Ground oriented attached for the Western Development Lands include Townhouses, those with rear lanes and back-to-back townhouses. The unit mix for the ground oriented attached dwellings are a minimum of 20-30% of the Western Development Lands.

The subdivision landscape plan will still need to demonstrate compliance with the City's policy for trees in sensitive soils as well as providing for the appropriate number of street trees for the subdivision, despite the reductions in minimum lot sizes and front yard setbacks.

### **Planning Rationale**

The proposed reduction in front yard setbacks from six metres to four metres for the various forms of townhouses will be further reviewed through the subdivision and site plan process. The review will ensure that adequate parking is still viable in the driveways and garages, that the garages do not dominate the streetscape and that there is still adequate room to accommodate street trees. The height increases for the towns will allow for a full three-storey townhouse, with flexibility for high roof peaks, basement elevations and grades abutting the homes.

The rear lane townhouses are an additional product contemplated in the Village of Richmond plans for this area. The provisions requested are similar to suburban ones, with the addition of a ten square metre landscape minimum to ensure that about half of the front yards remain landscaped.

The rear lane townhouses and the reduced lot sizes and increased height for all townhouse types allow for the opportunity to provide a broader range of housing types and price points for affordability.

There is no increase in units over and above that contemplated within the subdivision draft approval of the approximate 750 units considered as part of this amendment. The holding provision will remain on all of the Phase 2 and future phases until such time as it has been demonstrated, in conjunction with the Rideau Valley Conservation Authority, that the lands have been removed from the flood plain and that there is adequate servicing capacity to accommodate the units in each phase. The servicing capacity includes municipal well water system, municipal sanitary system and the storm water system.

The proposed Zoning By-law amendment is in keeping with the intent of the Village of Richmond Secondary Plan for the proposed residential uses and remains consistent with the intent of the draft approved subdivision.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that the proposed zoning is consistent with the Provincial Policy Statement, 2014.

### **RURAL IMPLICATIONS**

The lands lie within a rural village and the proposal will allow for the appropriate development of the Village of Richmond.

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

Councillor Moffatt is aware of the report recommendations.

### **LEGAL IMPLICATIONS**

There are no legal impediments to the implementation of the recommendations of this report.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no direct 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.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

- 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 Zoning By-law amendment applications as a result of workload issues and clarifying requirements of the requested amendments.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Map and Details of Recommended Zoning

Document 3 Consultation Details

## **CONCLUSION**

Planning, Infrastructure and Economic Development department support this application to amend the zoning maps, add another form of ground oriented attached dwelling and amending the provisions relating to those housing types. It is consistent with the Official Plan and the Provincial Policy Statement and generally is in keeping with the Village of Richmond Secondary Plan and Community Design Plan as well as the draft approval for the 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.

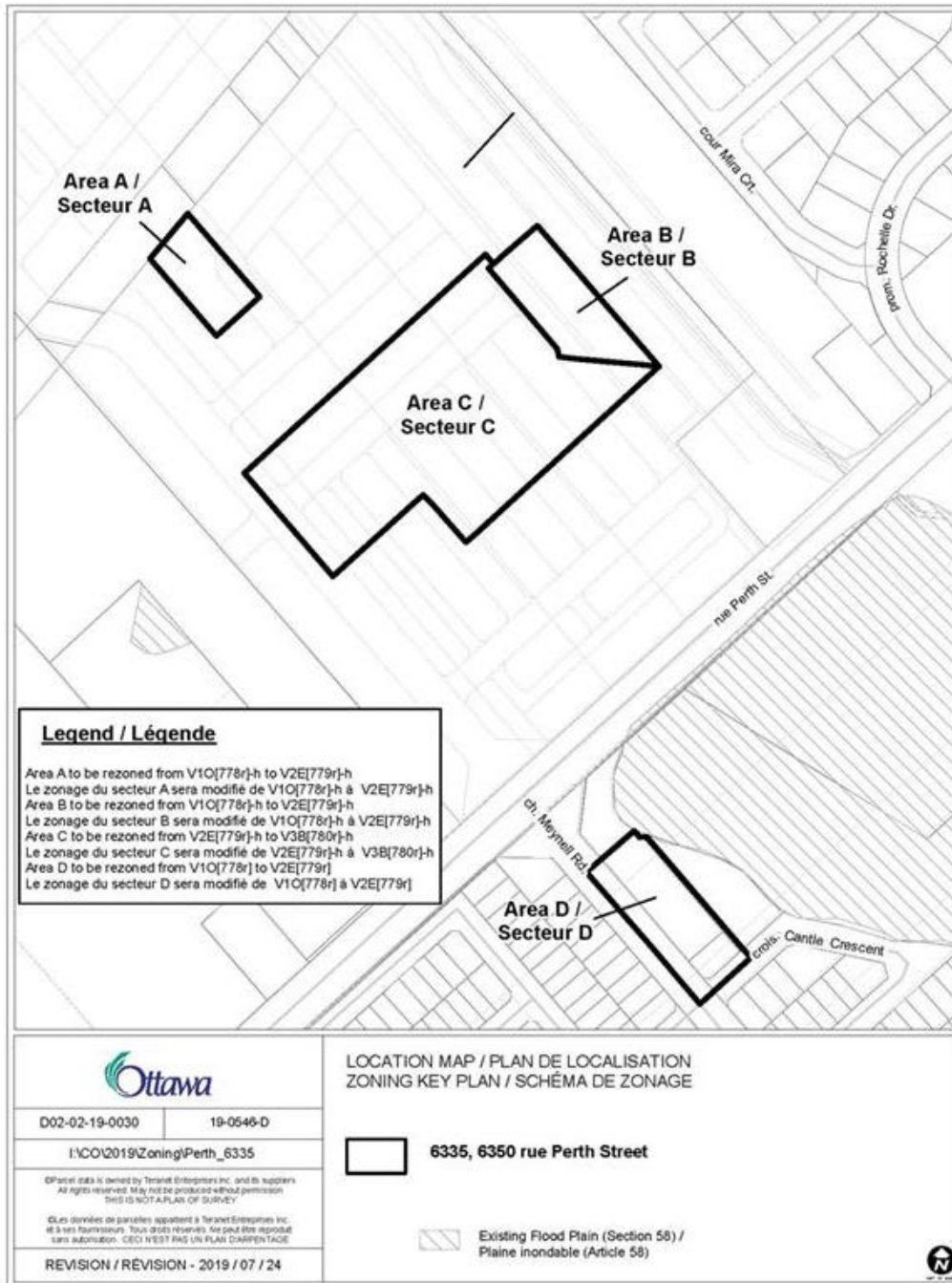
Zoning and Interpretations Unit, Economic Development and Long Range Planning to prepare the implementing by-law and forward to Legal Services.

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).





## Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law 2008-250 for Parts of 6335 and 6350 Perth Street.

1. To rezone the lands shown in Document 1 as Area A from V1O[778r]-h and to V2E[779r]-h.
2. To rezone that lands shown in Document 1 as Area B from V1O[778r]-h to V2E[779r]-h.
3. To rezone the lands shown in Document 1 as Area C from V2E[779r]-h and to V3B[780r]-h.
4. To rezone the lands shown in Document 1 as Area D from V1O[778r]-h and to V2E[779r]-h.
5. Amend rural exception 780 with provisions similar in effect to the following:
  - Despite Table 137 – Amenity Area three-unit townhouses in any form are exempt from the requirement to provide outdoor amenity area.
  - Replace the provisions specific to a townhouse dwelling with the following:
    - 1) Minimum lot area: 132 square metres
    - 2) Minimum lot depth: 22 metres
    - 3) Front yard setback: 4 metres
    - 4) Minimum corner side yard setback: 4 metres
    - 5) Minimum rear yard setback: 6 metres
    - 6) Maximum building height: 14 metres.
  - For back-to-back attached townhouse dwellings add the following provisions:
    - 1) Minimum Front Yard Setback: 4 metres
    - 2) Maximum building height: 14 metres
    - 3) Minimum corner side yard setback: 4 metres
    - 4) Minimum interior side yard setback: 1.5 metres

- 5) Minimum landscaped area: 14% of lot area
- Add the Provisions specific to townhouse dwellings that front on a public street and also have rear lane access:
- 1) Minimum Lot area: 120 square metres
  - 2) Minimum Lot depths: 22 metres
  - 3) Minimum lot width: 5.5 metres
  - 4) Minimum front yard setback: 4 metres
  - 5) Minimum interior side yard setback: 1.5 metres
  - 6) Minimum corner side yard setback: 4 metres
  - 7) Maximum building height: 14 metres
  - 8) Maximum lot coverage: 100%
  - 9) Minimum landscaped area: 10 square metres
  - 10) Despite Section 107(3)(ii) the area of the driveway cannot exceed 65 per cent of the area of the yard in which it is located, except in the case of a townhouse, including townhouses with rear lane access, whereby the area of the driveway can cover 100 per cent of the yard in which it is located.
  - 11) Despite Table 160B, endnote 11 where access is via the rear lane, the minimum rear yard setback may be reduced to 0 metres, and the width of the garage, carport or driveway may be the width of the entire rear yard.

### **Document 3 – Consultation Details Notification and Consultation Process**

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. A community meeting was held in Richmond on May 8, 2019 to discuss the existing and proposed development within the Western Development Lands of the Village of Richmond. An overview this proposal was provided at the meeting. A number of members of the public requested notice of the decisions and public meetings for the zoning amendment. There were approximately 100 people in attendance.

This is a summary of the comments received and the responses to them:

#### **Public Comments and Responses**

**Comment:** Concern was expressed over increasing the number of townhouses and the inclusion of rear lane townhouses and the ability of garbage trucks, buses and snow removal to be accommodated. There was a related concern expressed on the impact on the neighbours with respect to the resulting litter and potential on street parking.

**Response:** As part of the design of the lanes, turn movements are accommodated and the snow storage can occur at the dead-end portion of the land. With respect to garbage, typically the garbage is placed at the front of the lots on the public street not along the lane. The details of the design and functioning of lanes forms part of the subdivision final approval process.

The Village of Richmond Secondary Plan and Community Design Plan identifies that 20 to 35 per cent of units in the Western Development Lands were to be townhouses. This proposal is in keeping with that.

**Comment:** An objection was filed based on concerns with the farm tile drainage and development in the flood plain.

**Response:** The majority of the lands north of Perth Street and subject to this application lie within what is identified as an interim flood plain and the Rideau Valley Conservation Authority's regulations area. At draft approval there was a conceptual design to amend the flood plain, removing the development land from the flood plain. That work requires a permit from the Conservation Authority and requires amendment to the Van Gaal municipal drain. The subdivision will require the decommissioning of the tile drains. As part of the subdivision, works the developer will need to demonstrate that they are not increasing flood levels nor impacting local drainage. Conceptually this was demonstrated prior to draft approval.

Comment: Why is this agricultural area being re-zoned?

Response: The subject property is already zoned and draft approved for residential development and forms part of the original Village of Richmond

Comment: Concern was expressed over the increase in residences and the increase in density impacting private wells.

Response: The proposed zoning amendment will not increase the number of units. The holding provision will remain in place until it is demonstrated that there is servicing capacity for the development to proceed. The Richmond West Well that is to service these lands has been designed and demonstrated that private wells should not be impacted by the municipal well.

Comments: Will public transit be increased to address the additional residents?

Response: Meynell Road – the north south collector road – is identified as a transit road. OC Transpo will expand the routes as part of their planning process.

Comment: Are there areas to be zoned for businesses in Richmond. Can the current infrastructure support the increase in residents.

Response: The Secondary Plan and Community Design Plan identify areas within the Village for commercial uses. The market factors will determine how and when they develop. Infrastructure capacity will need to be demonstrated with each phase of the already draft approved development. No new residents are anticipated with this amendment.

Comment: Will any species at risk be impacted by this amendment?

Response: Updated Environmental Impact Statements, to address species at risk, are required prior to the next phase to be registered for this development. Any potential species at risk had been identified as part of the initial zoning amendment in 2014 as a result of an Ontario Municipal Board settlement.

Comment: It is unclear what the area zoned DR between the subject lands and the part of the Village to the east is.

Response: The lands are not subject to this application and will remain Development Reserve until such time as a development proposal (subdivision, zoning) is filed and approved.