

**Report to  
Rapport au:**

**Planning Committee  
Comité de l'urbanisme  
10 September 2020 / 10 septembre 2020**

**and Council  
et au Conseil  
23 September 2020 / 23 septembre 2020**

**Submitted on 27 August 2020  
Soumis le 27 août 2020**

**Submitted by  
Soumis par:  
Douglas James,  
Acting Director / Directeur par intérim  
Planning Services / Services de la planification,  
Planning, Infrastructure and Economic Development Department / Direction  
générale de la planification, de l'infrastructure et du développement économique**

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**Ward: GLOUCESTER-SOUTH NEPEAN      File Number: ACS2020-PIE-PS-0093  
(22) / GLOUCESTER-NEPEAN  
SUD (22)**

**SUBJECT: Zoning By-law Amendment – 737 River Road, Parts of 510 and 520  
Borbridge Avenue, Part of 218 Hawkeswood Drive, and Part of 351  
Rosina Way**

**OBJET: Modification du *Règlement de zonage* – 737, chemin River, parties du  
510 et du 520, avenue Borbridge, partie du 218, promenade  
Hawkeswood et partie du 351, voie Rosina**

## REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 737 River Road to rezone the property to allow this remnant parcel to be incorporated into the surrounding subdivision, Parts of 510 and 520 Borbridge Avenue, Part of 218 Hawkeswood Drive and Part of 351 Rosina Way to adjust the zoning boundaries to match the revised plan of subdivision, as detailed in Documents 1 and 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 Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the Planning Act 'Explanation Requirements' at the City Council Meeting of 23 September 2020", 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 du *Règlement de zonage* visant d'une part, le 737, chemin River afin de changer le zonage de la propriété pour que la parcelle restante soit intégrée au lotissement alentour et, d'autre part, des parties du 510 et du 520, avenue Borbridge, une partie du 218, avenue Hawkeswood et une partie du 351, voie Rosina, afin d'ajuster les limites de zonage au plan de lotissement révisé, comme il est expliqué dans les documents 1 et 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, 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 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 de la Loi sur l'aménagement du territoire, à la réunion du Conseil municipal prévue le 23 septembre 2020 », 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**

737 River Road, Parts of 510 and 520 Borbridge Avenue, Part of 218 Hawkeswood Drive and Part of 351 Rosina Way

### **Owner**

Urbandale Corporation

### **Applicant**

Marcel Denomme, Urbandale Corporation.

### **Description of site and surroundings**

The subject areas consist of two sites located within the Phase 15 area in the Riverside South Community. 737 River Road and Parts of 510 and 520 Borbridge Avenue is the western site and is located on the east side of River Road and on the north corner of Borbridge Avenue. 737 River Road is 2,569 square metres in size and is a remnant rural residential lot with an existing house that has been acquired by the applicant. Parts of 510 and 520 Borbridge Avenue abuts 737 River Road on the eastside and is a small wedge of land with no lot frontage onto the street (see Document 1).

The eastern site consists of Part of 218 Hawkeswood Drive and Part of 351 Rosina Way which is located on the north side of Borbridge Avenue east of Brian Good Avenue (see Document 2). This site is vacant land where the boundaries of the R3Z zone and the I1A zone meet. The lands to the north and east are residential, the area to the west and south are Institutional.

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

737 River Road, which is part of the western site, is zoned DR1, Development Reserve Subzone 1. This zone is applied to lands that are intended for future urban development and limits the range of permitted uses to those which will not preclude future development options. Properties with this zone can be rezoned to accommodate appropriate development which, are often the subject of an associated planning application, such as Draft Plan of Subdivision or as in this case, Site Plan Control. 510

and 520 Borbridge Avenue, have two zones, R3Z and R4Z, bisecting them. The area which is zoned R3Z is the remaining part of the western site.

The applicant is requesting that the zoning be amended for 737 River Road to R3Z Residential Third Density, Subzone Z and R4Z Residential Fourth Density, Subzone Z. The requested zones will incorporate the remnant lot into the subdivision that is being developed around it. Parts of 510 and 520 Borbridge Avenue will be rezoned from R3Z, Residential Third Density, Subzone Z, to R4Z, Residential Fourth Density, Subzone Z, correcting a zoning boundary that does not reflect the lot lines on the plan of subdivision. The lands to the north of this site are zoned R3Z and the lands south are already zoned R4Z. The R3Z and R4Z zones will permit a wide mix of residential building forms ranging from detached singles to low rise apartment dwellings and the boundary adjustment will allow development of townhouses along Borbridge Avenue.

The eastern site consists of parts of 218 Hawkeswood Drive and 351 Rosina Way. The proposed amendment corrects the zoning boundary between the institutional block and residential lots. The zoning boundary was established after the Subdivision was draft approved. During the time leading up to registration, the shape of the institutional block has changed and the lot line on the plan to be registered altered. This created two areas that need to be rezoned (see Document 2). Area A, located east of the new boundary will be rezoned from I1A to R4Z and Area B will be rezoned from R4Z to I1A. This will result in the zoning boundary corresponding with the lot lines shown on the Plan of Subdivision that will be registered.

## **DISCUSSION**

### **Public Consultation**

The application to rezone the property was circulated as per the City's notification and consultation policy. No public meeting was requested to be held in the community. Staff received no negative comments regarding these amendments from local residents.

### **Official Plan Designations**

The subject lands are designated General Urban Area in the City of Ottawa Official Plan Schedule B (Urban Policy Plan). General Urban Area permits all types and densities of housing, as well as employment, retail, services, recreational and institutional uses. This includes providing different types of residential dwellings to make available a variety of housing options for different lifestyles and incomes.

## **Other Applicable Policies and Guidelines**

These sites are being developed in the context of implementing the Riverside South Community Design Plan (CDP). The CDP was prepared in accordance with the City's Official Plan policies to guide the long-term development of the Riverside South community. The CDP identifies that the subject parcels are designated as Medium Density Residential for the western site and Low Density Residential and Institutional for the eastern site.

The subdivisions that are being constructed in the Riverside South community are being reviewed in the context of the Building Better and Smarter Suburbs. Building Better and Smarter Suburbs is an initiative led by the City of Ottawa with the goal of improving the way new communities are designed. This expands on the City's successful implementation of intensification policies in urban areas, with the goals of improving urban design; efficient/integrated land uses, choices for walking, biking and transit; and financial sustainability.

## **Urban Design Review Panel**

The property is not within a Design Priority Area and this Zoning By-law Amendment does not trigger the Urban Design Review Panel (UDRP) process.

## **Planning Rational**

The zoning amendment satisfies the policies found in Section 3.6.1 General Urban Area by allowing a mix of housing and occasional institutional uses. The proposed zoning amendments are also consistent with the objectives of the CDP by: supporting transit; being located on a Collector Road; contributing to a range of residential densities and foster a mix of unit types; and connecting onto municipal water and wastewater services as outlined in the Infrastructure Serving Study for the Riverside Community.

The proposed zoning amendments are consistent with the Building Better and Smarter Suburbs initiative. The proposal contributes to the overall goals of making efficient use of the land, infrastructure and compact layout; contribute to the diversity of land uses; being located on accessible streets; and contributing to the overall neighbourhood.

## **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, of 2014 and 2020

## **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

**COMMENTS BY THE WARD COUNCILLOR**

Councillor Meehan is aware of the application related to this report.

**ADVISORY COMMITTEES COMMENTS**

The proposed Zoning By-law amendment will have no impact.

**LEGAL IMPLICATIONS**

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

**RISK MANAGEMENT IMPLICATIONS**

There are no risk management implication associated with this report.

**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**

The proposed Zoning By-law amendment will have no impact on accessibility.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications associated with this report.

**TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

- EP2 – Support growth of local economy.

**APPLICATION PROCESS TIMELINE STATUS**

This 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, Western Site
- Document 2      Location Map, Eastern Site
- Document 3      Details of Recommended Zoning

**CONCLUSION**

The proposed zoning amendment facilitates development of the proposed subdivisions in a manner which conforms to the Official Plan and is consistent with the relevant policies of the Building Better Smarter Suburbs. The Zoning By-law amendment is recommended for approval.

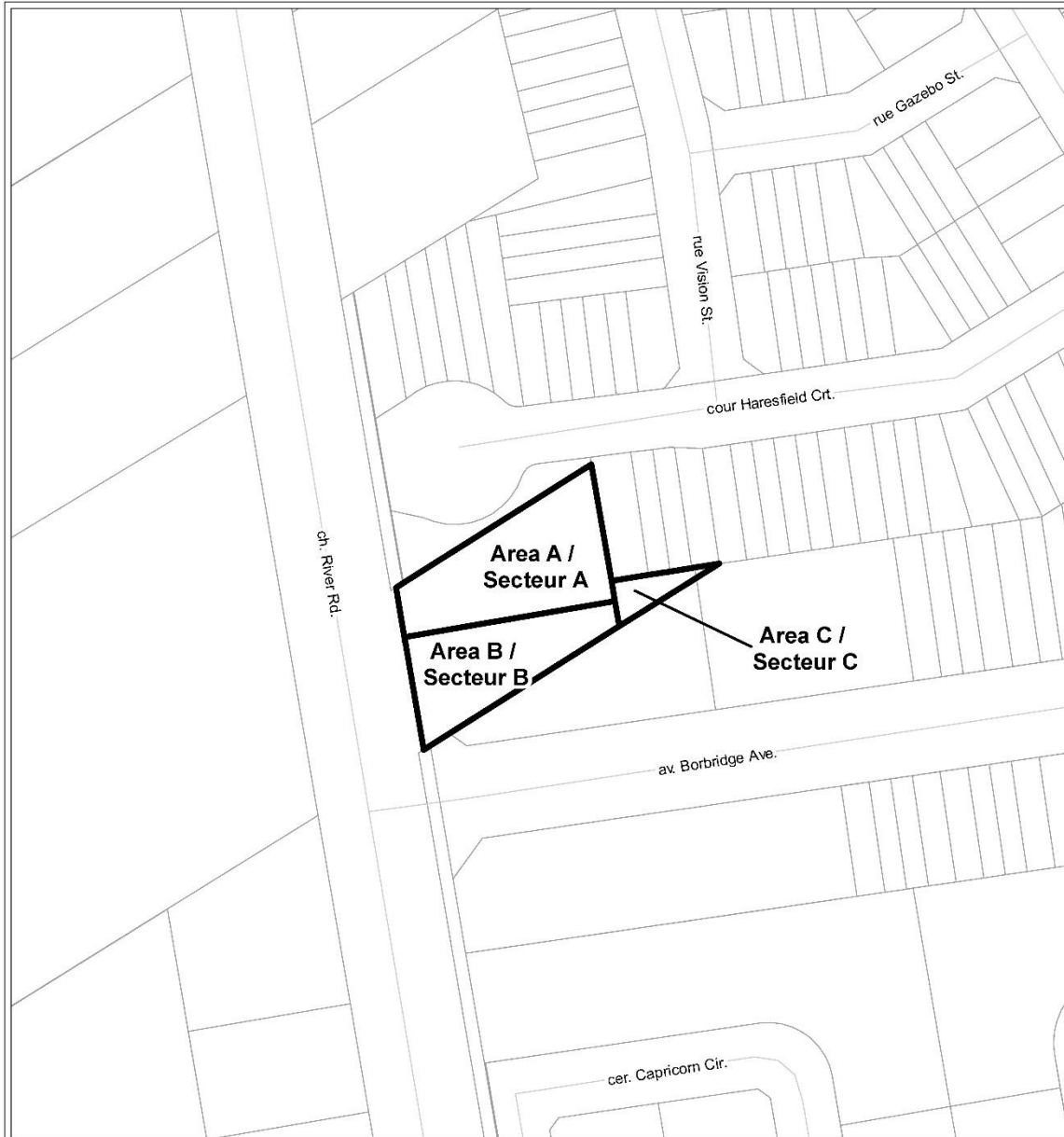
**DISPOSITION**

Legislative Services, Office of the City Clerk, to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Program Manager, Tax Billing & Control, Finance Services department (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, Innovative Client Services Department, to forward the implementing by law to City Council. Planning Operations Branch, Planning Services to undertake the statutory notification.

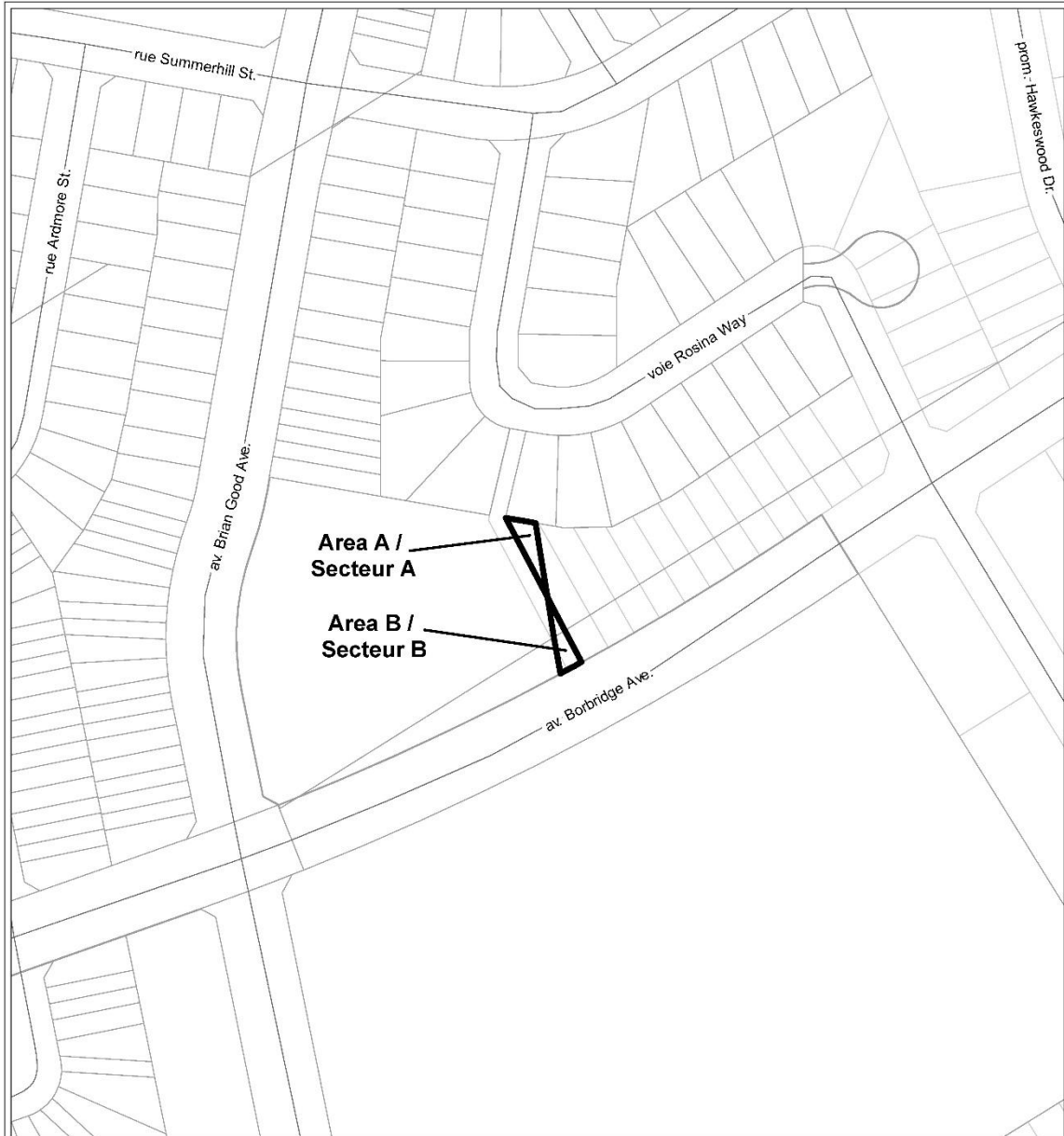
Document 1 – Location Map, Western Site






		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-19-0046	20-0685-L	<b>737 ch. River Rd. and / et                  Part of / Partie de 510, 520 av. Borbridge Ave.</b>	
I:\CO\2020\ZKP\River_737		Area A to be rezoned from DR1 to R3Z Le zonage du secteur A sera modifié de DR1 à R3Z Area B to be rezoned from DR1 to R4Z Le zonage du secteur B sera modifié de DR1 à R4Z Area C to be rezoned from R3Z to R4Z Le zonage du secteur C sera modifié de R3Z à R4Z	
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REVISION / RÉVISION - 2020 / 08 / 05			<small>NOT TO SCALE</small>



Document 2 – Location Map, Eastern Site



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-19-0046	20-0685-L	<b>Part of / Partie de 218 prom. Hawkeswood Dr. and / et</b> <b>Part of / Partie de 351 voie Rosina Way</b>	
I:\CO\2020\ZKP\Rosina_351_Hawkeswood_218		 Area A to be rezoned from I1A to R3Z Le zonage du secteur A sera modifié de I1A à R3Z Area B to be rezoned from R3Z to I1A Le zonage du secteur B sera modifié de R3Z à I1A	
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REVISION / RÉVISION - 2020 / 07 / 31			

**Document 3 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 737 River Road, Parts of 510 and 520 Borbridge Avenue, Part of 218 Hawkeswood Drive and Part of 351 Rosina Way:

1. Rezone the lands as shown in Document 1, Western Site as follows:
  - a. Area A from DR1 to R3Z
  - b. Area B from DR1 to R4Z
  - c. Area C from R3Z to R4Z
2. Rezone the lands as shown in Document 2, Eastern Site as follows:
  - a. Area A from I1A to R4Z
  - b. Area B from R4Z to I1A