

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
14 January 2021 / 14 janvier 2021**

**and Council
et au Conseil
27 January 2021 / 27 janvier 2021**

**Submitted on 18 December 2020
Soumis le 18 décembre 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
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**Ward: STITTSVILLE (6) / STITTSVILLE File Number: ACS2021-PIE-PS-0014
(6)**

SUBJECT: Zoning By-law Amendment – Part of 54 Springbrook Drive

**OBJET: Modification au Règlement de zonage –Partie de 54, promenade
Springbrook**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 54 Springbrook Drive to rezone the lands from Parks and Open Space Subzone A (O1A) to Residential First Density Subzone H exception xxxx (R1H[xxxx]) to permit five residential lots, 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 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 January 27, 2021 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 municipal d’approuver une modification du Règlement de zonage 2008-250 visant une partie du 54, promenade Springbrook, afin de faire passer le zonage des terrains de « Zone de parc et d’espace vert », sous-zone A (O1A), à « Zone résidentielle de densité 1 », sous-zone H, exception xxxx (R1H[xxxx]), et de permettre l’aménagement de cinq lots résidentiels, 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 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 27 janvier 2021 », 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 54 Springbrook Drive

Owner

Amberwood Village Recreation Association

Applicant

The Stirling Group

Description of site and surroundings

The Amberwood Village Golf and Country Club is located at 54 Springbrook Drive, in the Amberwood Village subdivision in Stittsville. The rezoning application affects a small portion of the golf course that fronts onto Trailway Circle between Eagle Rock Way and Pine Bluff Trail, opposite Snowy Owl Trail. This segment of the golf course is occupied by a small woodlot located between the golf course playing area and Trailway Circle. The lands to the north form part of the golf course, while lands to the east, west and south are occupied by detached dwellings on large lots. The Stittsville Wetland Complex is located approximately 182 metres to the west of the site.

Background of Proposal

The golf course is currently owned by the Amberwood Village Recreation Association (AVRA). A community vote was held in May 2020 to approve the sale of this small portion of the golf course to create five lots for residential development fronting on Trailway Circle. AVRA members supported the proposal because the rezoning and sale of the lots to a homebuilder is a component of the AVRA's financial plan to ensure long-term viability of the golf course and recreation facilities. The parcel to be rezoned has approximately 85 metres of frontage on Trailway Circle and a depth of approximately 30 metres.

Summary of requested Zoning By-law amendment proposal

The Amberwood Golf and Country Club property is zoned Parks and Open Space Subzone A (O1A), which permits the golf course use. The parcel to be rezoned through this application is also affected by a flood plain overlay on the rear portion of the proposed lots. The Amberwood Village Recreation Association is proposing to rezone this portion of the golf course to Residential First Density Subzone H with site-specific exceptions (R1H[xxxx]). The surrounding residential lots are zoned Residential First Density Subzone H (R1H), which permits only detached dwellings on lots with a minimum lot width of 18 metres. The site-specific exception requested would denote minor modifications to certain zone provisions:

- Required lot width reduced from 18 metres to 17 metres
- Required front yard setback reduced from 6 metres to 5 metres
- Maximum lot coverage increased from 40 per cent to 43 per cent

The applicant is proposing to create five residential lots to be developed with detached dwellings. The applicant has submitted a concurrent Part Lot Control application, rather than a severance application, to create the individually conveyable parcels.

DISCUSSION

Public consultation

Public consultation was carried out in accordance with the City's Public Notification and Consultation Policy for Zoning By-law Amendment applications. Councillor Gower hosted a Community Information and Comment Session via Zoom on October 29, 2020 which was attended by approximately 10 residents. Eleven public comments were received, with seven of the responses expressing support for the proposal and four opposing the proposed development. A synopsis of the comments and staff responses are outlined in Document 3.

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

Official Plan designation

The property is designated General Urban Area on Schedule B of the City's Official Plan. This designation permits development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances. Residential intensification through infill should relate to the area's existing character to enhance desirable built form while achieving a balance of housing types and tenures.

Other applicable policies and guidelines

Section 2.2.2 – Managing Intensification Within the Urban Area

This section directs where growth will occur and supports opportunities for intensification by recognizing that residential areas will continue to mature and evolve. Growth will be directed to areas where infrastructure and services already exist, and infill and redevelopment will be compatible with the existing context or planned function of the area. Consideration of the surrounding area's character is a factor in determining compatibility within a community. All intensification will occur in accordance with the provisions of Section 2.5.1 and 4.11, dealing with matters of urban design and compatibility.

Section 2.5.1 - Designing Ottawa

Tools and design objectives for new development are provided in this section to guide compatibility and quality design. These design objectives include enhancing the sense

of community; defining quality public and private spaces through development and ensuring that new development respects the character of existing areas.

Section 4.11 - Urban Design and Compatibility

New development is evaluated using the policies of this section, which addresses urban design and compatibility. These aspects of urban design and compatibility include building profile and height, potential impacts, building transitions, and intensification within established neighbourhoods. The purpose of reviewing these design aspects is to ensure that new development is sensitive and compatible to the existing context while providing appropriate transitions between new and existing development.

Planning Rationale

Official Plan Policies

This application has been reviewed under the consolidated Official Plan (2003) and amendments in effect from Official Plan Amendment 150 (OPA 150). The site is designated as 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. Residential intensification through infill should respond to the existing character to enhance desirable built form, while achieving a balance of housing types and tenures.

The Official Plan directs where growth will occur and supports opportunities for intensification by recognizing that residential areas will continue to mature and evolve. Growth will be directed to areas where infrastructure and services already exist, and infill and redevelopment will be compatible with the existing context or planned function of the area.

Section 2.5.1 of the Official Plan provides policy direction for urban design and compatibility and Section 4.11 provides direction focused on compatibility through criteria such as setbacks, heights, transitions, orientation of entrances, and outdoor amenity areas. Section 4.11 of the Official Plan addresses compatibility of new buildings with their surroundings and provides direction in evaluating rezoning proposals.

The proposed development has been designed to be compatible with the surrounding community by ensuring that the lot configuration, building setbacks and height will be the same as the surrounding homes. The proposed development meets the existing rear yard setback and lot area provisions, so it ensures adequate spacing from existing adjacent properties and respects outdoor amenity areas on these lots.

Apart from compatibility of the building design, other aspects to be considered in evaluating a request for rezoning relate to traffic and infrastructure. A Traffic Impact

Assessment Screening Form was submitted in support of the proposal, but due to the minimal number of lots proposed, no detailed traffic assessment was required. The existing road network is adequate to safely handle the anticipated traffic.

Infrastructure

The site has full access to urban services such as sewers and watermains. A serviceability brief undertaken for the proposal concluded that the existing watermain system is capable of meeting demand while meeting required pressures, that fire flow demands can be supplied through existing hydrants and that the existing sanitary sewer infrastructure has capacity to serve the new homes. The proposed grading and stormwater management plans for the development have been reviewed and it has been confirmed that the stormwater design conforms to all relevant City standards. A sewer easement located adjacent to the northeast boundary of the site and across the rear of three of the lots will be unaffected by the development and will remain in place on the proposed lots. Detailed servicing plans will be reviewed and approved through the Part Lot Control process.

Floodplain

The proposed development is slightly constrained by the Poole Creek floodplain that extends into the rear yards of the proposed lots. The floodplain provides storage but does not actively convey flow. In order to address the presence of the floodplain at the back of the future lots, grading has been proposed to raise the rear portion of the lots to bring them outside of the floodplain. This involves a cut and fill operation along the rear boundary of the site. The cut and fill calculations have been provided to the Mississippi Valley Conservation Authority (MVCA) to demonstrate that an overall balance of floodplain storage can be achieved to compensate for fill placement within the regulatory floodplain. A permit from MVCA will be required for the proposed cut and fill works, including any grading within the regulatory limit and the realignment of the existing drainage channel. The applicant has submitted the documentation required for the permit to MVCA.

It is recommended that the lots be rezoned as a first step in the process and that the floodplain overlay remain in place on the lands until such time as the proposed cut and fill permit has been approved by the MVCA and the regrading work has been completed on the property to remove the lots from the floodplain.

Once the MVCA has confirmed that the lots are no longer within the floodplain, a staff-initiated report to remove the floodplain overlay from the lands will be prepared, such as through the omnibus report process. Since there is an associated Part Lot Control application to create the lots, staff have the necessary control to ensure that this

subsequent step of removing the floodplain overlay is addressed to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department prior to registration of the Part Lot Control By-law or issuance of building permits.

Environment

A combined Environmental Impact Statement/Tree Conservation Plan was prepared in support of the proposal. The development proposal involves minor impact to Blanding's Turtle Category 3 habitat, so the proposal will be reviewed by the Ministry of Environment, Conservation and Parks (MECP). The trees in the development portion of the site will be removed, while the wooded area along the easterly side lot line will be retained. Trees along the westerly lot line adjoining the abutting lot will be retained where possible.

Proposed Zoning Details

As detailed in Document 2, the proposed Zoning By-law amendment will rezone the affected portion of the golf course from O1A to R1H[xxxx] to permit detached dwellings and would create a site-specific Urban Exception [xxxx] implementing modest modifications to certain performance standards of the R1H subzone:

- a) Required lot width reduced from 18 metres to 17 metres
- b) Required front yard setback reduced from 6 metres to 5 metres
- c) Maximum lot coverage increased from 40 per cent to 43 per cent

The requested rezoning to R1H is appropriate and consistent with the zoning of the surrounding lots in the community. The requested reductions in required lot width, front yard setback and lot coverage are minor in nature and staff have no concerns with the request. The one-metre reduction of the lot width is minimal, the reduction in front yard setback provides adequate space for ample landscaping and a parking space in the driveway and the increased coverage is modest. The permitted building height and rear and side yard setbacks are unaffected by this application and will meet the current R1H provisions. The proposed concept plan for the five lots seeks to match the lot fabric of the existing neighborhood, which has spacious homes on large lots. This proposed concept plan based on the R1H zoning will ensure that these homes are compatible with the surrounding community.

The proposal permits modest regeneration on a scale compatible with the detached dwellings. It positively contributes to the neighbourhood by adding new residential units on an underutilized private open space parcel in an area well served by neighbourhood services and amenities.

Staff are satisfied that the requested Zoning By-law amendment is consistent with the Official Plan and represents good planning. The proposal allows for modest intensification in a stable community that is compatible with the surrounding context.

Provincial Policy Statement

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

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Gower provided the following comments:

“I support the staff recommendation to approve the rezoning of this property. Redevelopment of this land is an important part of a broader plan from the Amberwood Village Recreation Association to ensure the long-term financial viability of the golf course and recreation facilities.”

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no Risk Management implications associated with the recommendations of this report.

ASSET MANAGEMENT IMPLICATIONS

There are no Asset Management implications associated with the recommendations in this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The proposed will be required to meet the accessibility criteria contained within the Ontario Building Code.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Economic Growth and Diversification
- Thriving Communities

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application D02-02-20-00) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications due to time required for resolution of engineering issues.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Plan

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Concept Site Plan

CONCLUSION

The Planning, Infrastructure and Economic Development Department supports the proposed Zoning By-law amendment. The proposed development is an appropriate example of modest intensification in a stable community within the General Urban Area. The development fits well in its context and the requested amendment conforms with the Official Plan and is consistent with the Provincial Policy Statement.

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 and 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.

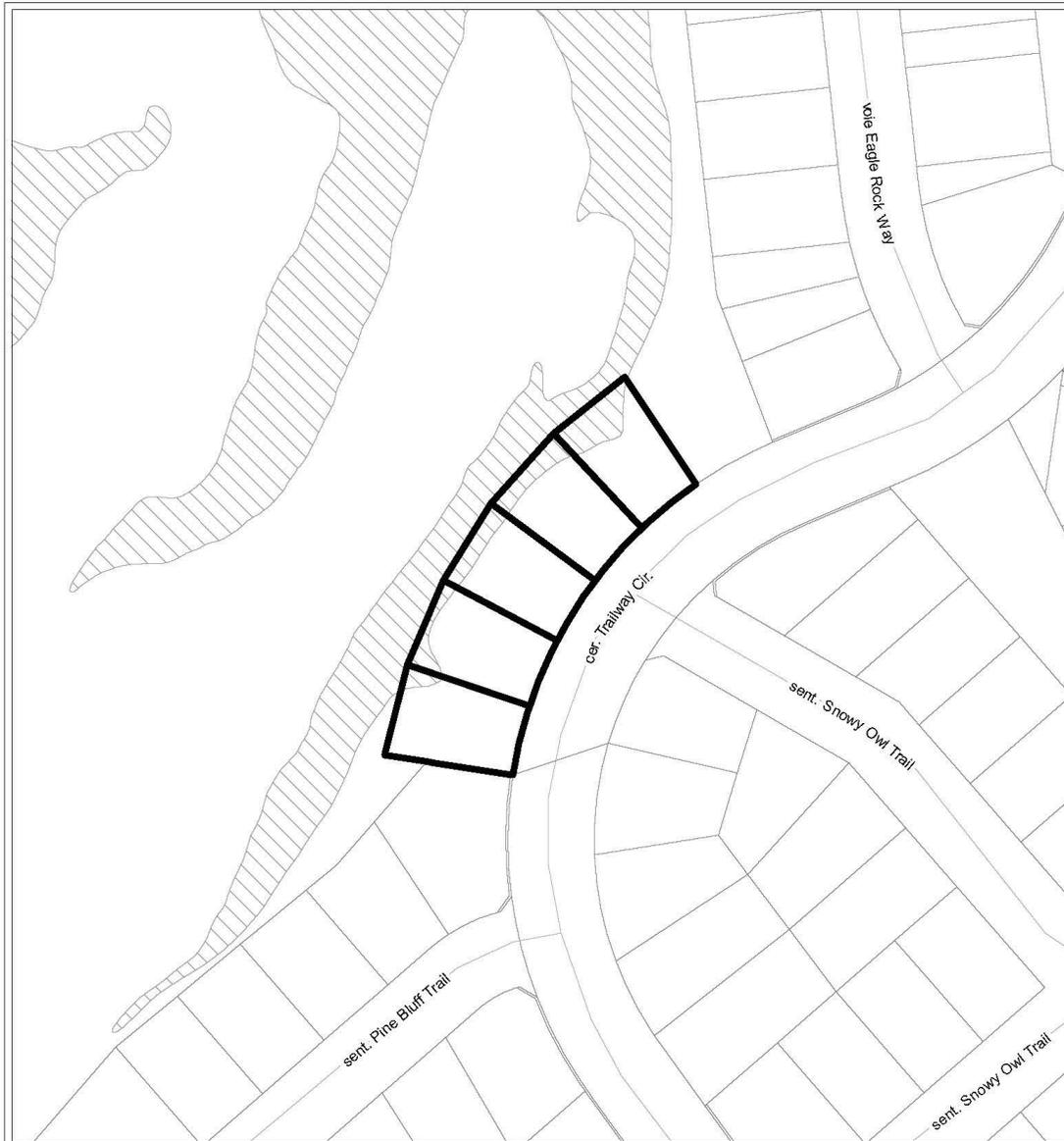
Legal Services, Innovative Client Services Department to forward the implementing By-law to City Council.

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

Document 1 – Zoning Key Plan

For an interactive Zoning map of Ottawa visit geoOttawa.

The map shows the property to be rezoned, which is located on the west side of Trailway Circle, between Eagle Rock Crescent and Pine Bluff Trail.



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE 54 prom. Springbrook Dr.	
D02-02-20-0083	20-1116-X		
I:\COV2020\ZKP\Springbrook_54\...rezone		 Area A to be rezoned from O1A to R1H[xxxx] Le zonage du secteur A sera modifié de O1A to R1H[xxxx]	
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY</small>		 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	
<small>©Les données de parcelles appartiennent à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>		 <small>NOT TO SCALE</small>	
REVISION / RÉVISION - 2020 / 12 / 14			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for Part of 54 Springbrook Drive:

1. Rezone the property shown as Area A in Document 1 from O1A to R1H[xxxx]
2. In Column II of Section 239 - Urban Exceptions, add the text "R1H[xxxx]"
3. In Column V, add provisions similar in effect to the following:
 - (a) A detached dwelling is subject to the following provisions:
 - i. Minimum lot width is 17 metres
 - ii. Minimum front yard setback 5 metres
 - iii. Maximum lot coverage is 43 per cent

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by City Council for Zoning By-law amendments. Councillor Gower hosted a Community Information and Comment Session via Zoom on October 29, 2020 which was attended by approximately 10 residents. Eleven public comments were received, with seven of the responses expressing support for the proposal and four opposing the proposed development. An additional nine residents asked to be added to the notification list but did not provide comments.

Comments in Favour

- We totally support the applicant's proposal as outlined in the documentation.
- I totally agree that the five houses will conform with the character of the surrounding houses.
- I am in favour of the rezoning of the five lots on Trailway Circle. The current proposed zoning exceptions are minor.
- This seems like a reasonable new small development.

Comments in Opposition

Type of Development

- These new homes will create a different feel to our community.
- The new houses will stick out like a sore thumb among the lovely older homes.
- Residents were assured that the look and feel of the neighborhood would be maintained. The requested zoning exceptions are in contradiction to this. We would support rezoning to standard R1H Zone so the new houses fit in well.
- Spacing the lots evenly between existing houses on Pine Bluff Trail and Eagle Rock Way would fit better and would be preferable to house owners on both sides of the vacant parcel.

Response

The proposed development is appropriate intensification in a stable, low-rise neighbourhood. The development proposes detached dwellings that satisfy the lot area,

height, rear yard and side yard setback provisions, in keeping with adjacent properties. The minor reductions to lot width, front yard setback and lot coverage will have minimal impact on surrounding properties.

Traffic

- Springbrook Drive is a busy street and many children live nearby. The addition of more traffic at this curve in the road is a safety concern.

Response

The addition of five homes will generate minimal number of additional vehicle trips. The existing road network can accommodate the minor traffic generated.

Drainage Easement

The proposed lots infringe on a storm water easement, unlike other golf course lots.

Response

The stormwater easement is unaffected by the development and will remain in place.

Loss of Open Space

- Many wild geese use this golf course every fall. The new development will drive them away.
- Residents of the single homes will lose some green space in their community, but residents of the condos will see no loss of green space in their part of the community. The resources of Amberwood Village should be used on behalf of all residents, not just those who can afford the country club membership.

Response

The golf course is a privately owned amenity, rather than publicly owned open space. Only a small portion of the golf course is affected by this rezoning request.

Document 4 – Concept Site Plan

The plan illustrates the layout of the houses on the proposed lots.

