



February 3, 2012

ACS2012-ICS-PGM-0052

NOTICE OF PLANNING COMMITTEE MEETING

Dear Sir/Madam

Re: Zoning – 5271 Richmond Road

This is to advise you that the above-noted matter will be considered by the City of Ottawa Planning Committee on **Tuesday, February 14, 2012**.

The meeting will begin at 9:30 a.m. in the Champlain Room, City Hall, 110 Laurier Avenue West, Ottawa. You are welcome to attend the meeting and present your views.

Attached is a copy of the report outlining the Departmental recommendation.

The Committee will consider any written submissions in respect to this matter if provided to the Committee Co-ordinator of the Planning Committee at 110 Laurier Avenue West, Ottawa, K1P 1J1 or by fax at 613-580-9609 or by e-mail at caitlin.salter-macdonald@ottawa.ca.

If you wish to speak to the Committee or hear this item, please call Caitlin Salter-MacDonald at 613-580-2424, extension 28136 by 4:00 p.m. on the day before the meeting **to determine if a specific time has been set for this item to be considered**.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the City of Ottawa before the proposed by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the City of Ottawa to the Ontario Municipal Board.

If a person or public body does not make oral submissions at the public meeting, or make written submissions to the City of Ottawa before the proposed by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

For information on the item itself, please call the undersigned at 613-580-2424, extension 28318 or by e-mail at kathy.rygus@ottawa.ca.

Yours truly,

Original signed by

Kathy Rygus
Planner
Planning and Growth Management Department

Attach.

*Shaping our future together
Ensemble, formons notre avenir*

City of Ottawa
Infrastructure Services and Community Sustainability
110 Laurier Avenue West
Ottawa, ON K1P 1J1
Tel : 613-580-2400
Fax : 613-580-2576
www.ottawa.ca

Ville d'Ottawa
Services d'infrastructure et Viabilité des collectivités
110, avenue Laurier Ouest
Ottawa, ON K1P 1J1
Tél : 613-580-2400
Fac : 613-580-2576
www.ottawa.ca



Le 3 février 2012

ACS2012-ICS-PGM-0052

AVIS DE RÉUNION DU COMITÉ DE L'URBANISME

Objet : Zonage – 5271, chemin Richmond

Madame, Monsieur,

La présente vise à vous informer que le Comité de l'urbanisme de la Ville d'Ottawa étudiera l'article cité sous rubrique **le mardi 14 février 2012**.

La réunion commencera à 9 h 30 dans la salle Champlain, hôtel de ville, 110, avenue Laurier Ouest, Ottawa. Nous vous invitons à assister à la réunion et à présenter votre point de vue.

Veillez trouver ci-joint une copie du rapport comprenant la recommandation du Service.

Le Comité étudiera les rapports écrits traitant de la question qui sont présentés à la coordinatrice du Comité de l'urbanisme, 110, avenue Laurier Ouest, Ottawa, K1P 1J1, par télécopieur au 613-580-9609 ou par courrier électronique à caitlin.salter-macdonald@ottawa.ca.

Quiconque souhaite faire une présentation au Comité ou entendre la question, est prié de communiquer avec Caitlin Salter-MacDonald au 613-580-2424, poste 28136, à 16 h au plus tard, le jour précédant la réunion afin de savoir **si l'étude de cet article a été fixée à une heure précise**.

Si une personne ou un organisme public ne présente pas d'exposé oral à la réunion publique ou ne présente pas d'exposé écrit à la Ville d'Ottawa avant l'adoption du règlement, la personne ou l'organisme public ne pourra pas interjeter appel de la décision du Conseil de la Ville d'Ottawa devant la Commission des affaires municipales de l'Ontario.

Si une personne ou un organisme public ne présente pas d'exposé oral à la réunion publique ou ne présente pas d'exposé écrit à la Ville d'Ottawa avant l'adoption du règlement, la personne ou l'organisme public ne pourra être joint en tant que partie à l'audition de l'appel devant la Commission des affaires municipales de l'Ontario à moins que, de l'avis de la Commission, il existe des motifs raisonnables de le faire.

Pour obtenir des renseignements sur l'article même, veuillez communiquer avec la personne soussignée, au 613-580-2424, poste 28318 ou par courriel à kathy.rygus@ottawa.ca.

Veillez agréer, Madame, Monsieur, l'expression de mes sentiments les meilleurs.

Original signé par

Kathy Rygus
Urbaniste
Service de l'Urbanisme et Gestion de la croissance

p.j.

*Shaping our future together
Ensemble, formons notre avenir*

City of Ottawa
Infrastructure Services and Community Sustainability
110 Laurier Avenue West
Ottawa, ON K1P 1J1
Tel : 613-580-2400
Fax : 613-580-2576
www.ottawa.ca

Ville d'Ottawa
Services d'infrastructure et Viabilité des collectivités
110, avenue Laurier Ouest
Ottawa, ON K1P 1J1
Tél : 613-580-2400
Fac : 613-580-2576
www.ottawa.ca



Request to speak form
Fiche de demande d'intervention

Please complete the 'Request to Speak' form and give to the Committee Coordinator at the beginning of the meeting or send it by Fax at 613-580-9609.

Veuillez remplir la fiche de 'Demande d'intervention' et la remettre à la coordonnatrice/au coordonnateur du Comité au début de la réunion ou l'envoyer par Facsimile au (613) 580-9609.

Committee and Meeting Date
Comité et date de la réunion _____

Subject/Objet _____

Please indicate your position with respect to the REPORT RECOMMENDATION:

- I agree
- I oppose

Veuillez donner votre opinion sur la RECOMMANDATION DU RAPPORT :

- Je suis d'accord
- Je suis en désaccord

Name/Nom: _____

Company, Agency or Community Organization (if applicable)
Société, agence ou organisme communautaire (s'il y a lieu): _____

Street and/or e-mail address, Postal Code and Telephone/Adresse municipale et/ou courriel, code postal et numéro de téléphone: _____

Personal Information contained on this form is collected pursuant to s.75 (4) of By-Law No. 2002-247, and will be used as a record of, and possible follow up to, participation in this meeting. Questions about this collection should be directed to the Manager, Council and Committee Services, 110 Laurier Avenue, Ottawa, Ontario K1P 1J1. Telephone (613) 580-2424, ext. 26836. / Les renseignements personnels contenus dans le présent formulaire sont recueillis en vertu du p.75(4) du Règlement municipal 2001-20, et seront utilisés à des fins de référence et de suivi éventuel à la participation à cette réunion. Toute question concernant cette collecte de renseignements doit être adressée au Gestionnaire des services au Conseil et aux Comités, 110, avenue Laurier Ouest, Ottawa (Ontario) K1P 1J1. Téléphone (613) 580-2424, poste 26836.

Report to/Rapport au :

**Planning Committee
Comité de l'urbanisme**

and Council / et au Conseil

26 January 2012 / le 26 janvier 2012

Submitted by/Soumis par : Nancy Schepers, Deputy City Manager/Directrice municipale adjointe, Infrastructure Services and Community Sustainability/Services d'infrastructure et Viabilité des collectivités

Contact Person/Personne-ressource : Derrick Moodie, Acting Manager/Gestionnaire intérimaire, Development Review-Suburban Services/Examen des projets d'aménagement-Services suburbains, Planning and Growth Management/Urbanisme et Gestion de la croissance (613) 580-2424, 15134 Derrick.Moodie@ottawa.ca

Kanata South (23)

Ref N°: ACS2012-ICS-PGM-0052

SUBJECT: ZONING – 5271 RICHMOND ROAD

OBJET : ZONAGE – 5271 CHEMIN RICHMOND

REPORT RECOMMENDATIONS

That the Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 5271 Richmond Road from Development Reserve Zone (DR) to Residential First Density Subzone W exception zones (R1W[XXXX], R1W[XXXY]and R1W[XXXZ]), Residential Third Density Subzone YY exception zone (R3YY[XXXW]), Residential Fourth Density Subzone A exception zone with a holding provision (R4A[XXXV]-h) and Parks and Open Space Zone (O1) as shown in Document 2 and detailed in Document 3.

RECOMMANDATIONS DU RAPPORT

Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 de la Ville d'Ottawa en vue de faire passer le zonage du 5271, chemin Richmond de Zone d'aménagement futur (DR) à Zone résidentielle de densité 1, sous-zone W et zones d'exception (R1W[XXXX], R1W[XXXY] et R1W[XXXZ]), Zone résidentielle de densité 3, sous-zone YY, zone d'exception (R3YY[XXXW]), Zone résidentielle de densité 4, sous-zone A, zone d'exception assujettie à une disposition d'aménagement différé (R4A[XXXV]-h) et Zone de parc et d'espace vert (O1), tel qu'illustré dans le document 2 et exposé en détail dans le document 3.

BACKGROUND

The subject property is located at 5271 Richmond Road, at the southerly limit of the Bridlewood community. The larger portion of the subject site encompasses the lands located north of Hope Side Road and west of Richmond Road, extending westward to the southerly segment of Crownridge Drive and the Monahan Drain Constructed Wetlands facility. A smaller, non-contiguous portion of the site is located to the west of the stormwater ponds, fronting onto Eagleson Road, between Hope Side Road and Bridgestone Drive.

Description of Site

The subject lands are located northwest of the intersection of Richmond Road and Hope Side Road. The subject property has an area of 54.2 hectares. The property is mostly vacant, with the exception of an existing house and several outbuildings located on the easterly portion of the site. A 2.6-hectare woodlot is located in the northeasterly portion of the site, and a smaller 0.6-hectare woodlot is located along a drainage ditch near the south edge of the property.

Surrounding uses are as follows: The abutting lands to the north in the Bridlewood neighbourhood are occupied by a mix of detached and freehold townhouse dwellings. The Monahan Drain Constructed Wetlands Facility is located between the main portion of the site and the Eagleson Road parcel. Lands on the west side of Eagleson Road are currently vacant and form part of a draft-approved industrial/commercial subdivision. Medium density residential uses (townhouses and stacked units) are located immediately to the south of the westerly portion of the property, while the easterly portion of the site extends to Hope Side Road. Lands south of Hope Side Road are outside the urban boundary and are rural in nature. Lands to the east of Richmond Road are occupied by the Stoney Swamp Wetland Complex, while to the southeast is an active limestone quarry.

Purpose of Zoning Amendment

The purpose of the requested zoning amendment is to implement the draft approved plan of subdivision to allow for a new residential development which will contain approximately 1,300 dwelling units. There will be a range of housing types including detached dwellings, freehold townhouses, condominium townhouses, and back-to-back townhouses. The plan of subdivision will also include three parks.

Details of Draft Approved Subdivision

South Kanata Development Corporation has received draft approval to create a residential subdivision of approximately 1,300 dwelling units, with the preliminary unit distribution being approximately 715 singles and 585 townhouse dwellings.

The draft plan of subdivision defines large residential blocks to provide flexibility, with the final lotting to be determined prior to registration of each phase. A key transportation component of the subdivision is the completion of Crownridge Drive, and the connection of the three separate segments of Meadowbreeze Drive. The subdivision plan provides four street connections to the existing neighbourhood to the north, and a new connection to Hope Side Road. The plan of

subdivision is based on local streets being 16.5 metres wide, with collector streets having an increased right-of-way to accommodate a larger asphalt surface and municipal sidewalks.

Three neighbourhood parks are proposed. In the westerly portion of the site, an expansion of Meadowbreeze Park will be provided, while the central portion of the site will contain a new community park at the northeast corner of Crownridge Drive and Hope Side Road. In the easterly portion of the site, a natural park will be provided to preserve most of an existing woodlot.

The subdivision layout is consistent with contemporary principles of land use planning. It provides a modified-grid street pattern, with shorter block lengths than typical suburban design to contribute to a walkable community with parks as community focal points and access to transit. The alternative standard right-of-way width of 16.5 metres proposed for local streets contributes to increased project densities and the creation of an urban appearance to the community. The blocks are shallower in depth than traditional suburban lots, to permit the “wide-lot” form of development found in new communities, allowing the garages to be recessed from the building front for a more attractive streetscape.

The draft plan of subdivision is comprised of blocks to be developed with a mix of detached dwellings, freehold townhouses and back-to-back townhouses. The intent is that detached dwellings be located in the northern portion of the subdivision abutting existing single and townhouse dwellings, and that blocks for townhouse dwellings be located primarily in the southerly portions of the site adjacent to the existing condominium development, the Monahan Drain Constructed Wetlands Facility, Richmond Road and Hope Side Road. The separate parcel fronting on Eagleson Road would be developed as a condominium.

Existing Zoning

The subject property is currently zoned Development Reserve Zone (DR). The purpose of this zone is to recognize lands intended for future urban development in areas designated General Urban Area in the Official Plan, and the range of permitted uses is limited to those that will not preclude future development.

Proposed Zoning

The applicant is proposing to amend the existing DR Zone to a variety of residential zones including Residential First Density subzone, Residential Third Density subzone, and Residential Fourth Density subzone, and a Parks and Open Space Zone for the park lands. The zones would include site-specific exceptions to reflect the draft approved plan of subdivision and the proposed unit types.

DISCUSSION

Provincial Policy Statement

Under Section 3 of the *Planning Act*, all decisions affecting planning matters shall be consistent with the Provincial Policy Statement, which provides direction on matters of provincial interest related to land use planning and development.

Section 1.1.1 of the Provincial Policy Statement (PPS) states that healthy, liveable and safe communities are created by promoting efficient development and land use patterns which sustain the financial well being of the Province and municipalities over the long term. Section 1.1.3 states further that planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated, taking into account existing building stock and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Section 1.4.3 of the PPS specifies that planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area. This is to be implemented by directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs, and by promoting densities for new housing which efficiently use land, resources, infrastructure and public facilities, and support the use of alternative transportation modes and public transit in areas where it exists or is to be developed.

The subject proposal conforms to the Provincial Policy Statement. The proposal promotes an efficient, cost effective pattern of development, stimulates economic growth and takes full advantage of existing infrastructure. The proposal promotes a liveable community by expanding the range of choice in housing types offered in the community. As directed by the Provincial Policy Statement, the proposed Zoning By-law amendment promotes intensification and redevelopment opportunities within a built up area where existing or planned infrastructure can support development. The proposal takes full advantage of an available opportunity to develop lands within the limits of an established and planned neighbourhood. The proposed development includes a mix of residential uses which will efficiently use land and contribute to a balanced community. The site is centrally located with access to three arterial roads, which provide good access to nearby facilities and services. Staff conclude that the proposal is consistent with the matters of provincial interest as outlined in the Provincial Policy Statement.

Official Plan

The Official Plan designates the subject property 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 in combination with conveniently located employment, shopping, park, and institutional uses. The proposed plan of subdivision respects these policies, as it provides a range of housing options, has a strong emphasis on liveability, and promotes the preservation of natural areas together with parks and greenspace for future residents. The proposed subdivision is consistent with the intent and policies of the General Urban Area designation. The proposed zoning will implement the policies of the Official Plan.

The Official Plan also establishes strategic directions for managing growth by directing growth to areas where it can be accommodated in compact and mixed-use development, and intensifying the use of land in accordance with the compatibility and community design criteria. Policies state that future development in new communities is to be compact and efficient from a servicing point of view. This approach is based on an underlying commitment to conserving the natural environment and would result in reduced consumption of land and other resources outside of the urban boundary. Wherever growth occurs, it is to be managed to ensure that communities are liveable. More compact urban development promotes sustainability by reducing travel distances, making transit service more desirable, reducing overall land consumption, and maximizing the use of existing infrastructure. In addition, the City is to make use of opportunities to increase the supply of affordable housing throughout the urban area. The proposed Zoning By-law amendment supports the policies noted above by promoting a compact urban form of development and will contribute to creating a livable community by increasing the variety of housing choice in the neighbourhood, offering development of different densities, appearances and design.

Urban Design Guidelines for Greenfield Neighbourhoods

The Council-approved Urban Design Guidelines for Greenfield Neighbourhoods translate the broad framework of the Official Plan into detailed principles for development, play an integral role in achieving high quality design throughout the city, and are applicable to the related future subdivision. These design guidelines are focussed on providing guidance for neighbourhood design during the subdivision review and zoning processes. Among the principles of the design guidelines are to mix various types of housing on each street, to consider the relationship of the various types of housing to each other and existing houses, to locate residential buildings close to the property line, and to provide visual interest along the streetscape with a variety of setbacks and projections.

The anticipated development, which would be reflective of the proposed land uses and zoning provisions, meets the Urban Design Guidelines for Greenfield Neighbourhoods. Rear yards avoid backing onto major streets, and single-loaded streets have been utilized to eliminate noise barriers and to create a more open and safer streetscape. The proposed parks are square or rectangular in shape, front onto two streets, are central to the community and easily accessible. The reduced street width, combined with a deliberate mix of housing types and proposed building setbacks, will contribute to intimate and pleasing streetscapes throughout the entire neighbourhood.

Details of Proposed Zoning

The proponent originally requested that all residential lands within the subdivision be zoned a single zone (R3YY[1455]), which permits both singles and townhouses, with specific provisions for lot area, lot width and setbacks to reflect the more urban lot fabric. This approach, while allowing maximum flexibility for the developer to determine the unit mix, would theoretically allow for large areas of the subdivision to be developed entirely as townhouse dwellings. Although the policies of the General Urban Area of the Official Plan encourage denser development to make efficient use of public infrastructure and encourage transit use, it is staff's opinion that a deliberate mix of dwelling types is required in the subject instance.

The intent of the proponent is indeed to provide a mix of housing types within the subdivision, and to restrict the housing types permitted in the northerly portion of the subdivision adjacent to the existing residential community in Bridlewood to single detached dwellings. This commitment was also presented by the proponent to the community at the time of the statutory public meeting for the associated subdivision. Accordingly, staff consider it appropriate to differentiate the zoning provisions within these areas. The subject Zoning By-law amendment therefore delineates specific areas identified for exclusively detached dwellings, in order to regulate unit type distribution. These lands are to be zoned to a site-specific Residential First Density Zone (R1), which permits only single detached dwellings. The exception zone would contain unique zone provisions involving modest decreases to minimum lot areas, widths, and required yards to reflect the compact form of development contemplated. The detached homes would be on lots ranging in width from 9 to 13 metres, and have a typical lot depth of 25 to 28 metres.

In addition, the two blocks of the subdivision which back onto the existing homes would have a further specific exception, denoting an increased rear yard setback to increase compatibility with the existing homes, which have a rear yard requirement of 7.5 metres. These lands are to be zoned Residential First Density Zone (R1), which permits only single detached dwellings, with the same provisions as noted above, with an additional exception requiring a 7.5-metres setback for the easterly block, and a 7.0-metres setback provided for the westerly block, where the block depth is shallower.

The remainder of the subdivision would permit the range of dwelling types allowed by the R3 Zone, with the appropriate density and mix of units controlled through the registration process of each phase of the subdivision. The provisions proposed are similar to the standard R3YY zone requirements applicable to other new communities described above, and closely follow Exception 1455, which was created to accommodate a similar compact urban development. That exception zone created unique zone provisions for the proposed housing products, involving modest decreases to minimum lot areas, widths, and required yards, as well as increases to the maximum permitted lot coverage and height for multiple attached dwellings. The detached homes would be on lots ranging in width from 9 to 13 metres, and the townhouses would range in width from 5.0 metres to 7.0 metres, with all having a typical lot depth of 25 to 28 metres. A close relationship between the house and street is achieved by permitting a front yard setback shallower than that of traditional suburban communities and requiring that garages be either set back from, or flush with the building face. This zone also includes provisions which will allow for wrap-around porches into exterior sideyards. The minimum front yard setback would be 3 metres for the main building and 3.5 metres for the garage.

The separate parcel of land fronting on Eagleson Road would be rezoned to R4A[XXXV], a zoning compatible with that of the abutting condominium townhouse development located immediately to the south. This parcel is appropriately suited to a higher density form of development, being located on an arterial road. A holding provision (-h) would be applied to this zone, indicating that development cannot proceed until the final stormwater management solution for the subdivision is approved and it has been determined whether or not this parcel is required for stormwater management purposes. Should the City be required to provide additional storage capacity for the Monahan Drain, it could be accommodated within this block, reducing the amount of developable area.

The proposed zoning amendment to reflect the draft approved plan of subdivision is detailed in Document 2 and illustrated in Document 3. Specifically, the proposed zoning by-law amendment would create the following zones:

- 1) Area A - The blocks identified for single family dwelling lots would be rezoned to a Residential First Density Subzone W (R1[XXXX]), permitting single dwellings only, with site-specific provisions regarding lot size and setbacks.
- 2) Area B - The westerly block along the northerly property line which abuts existing residential properties would be rezoned to the above-noted Residential First Density Subzone W (R1W[XXXY]), but with an exception specifying an increased rear yard setback requirement.
- 3) Area C - The easterly block along the northerly property line which abuts existing residential properties would be rezoned to the above-noted Residential First Density Subzone W (R1W[XXXZ]), but with an exception specifying an increased rear yard setback requirement.
- 4) Area D - The majority of the subdivision lands would be rezoned to Residential Third Density Subzone YY (R3YY [XXXW]), permitting detached, townhouse or back-to-back townhouses, with site-specific provisions regarding lot size and setbacks.
- 5) Area E - The separate parcel abutting Eagleson Road would be rezoned to Residential Fourth Density Subzone A R4A[XXXV], permitting a condominium development of townhouses or stacked units. The exception denotes that a holding symbol will apply to this zone until such time as the final stormwater management solution for the subdivision is approved.
- 6) Area F - The three parks will be zoned Parks and Open Space Zone (O1).

Conclusion

The proposed Zoning By-law amendment balances the need for intensification as supported in the Official Plan with compatibility considerations. The proposed zoning provisions will permit development of compact, more urban form of housing that has been implemented in other new communities in the city by offering an affordable product and wider range of housing types. It responds to policies in the Official Plan that speak to the creation of unique, compact and innovative developments that in the long term result in more efficient use of the City infrastructure and resources.

The Department supports the Zoning By-law amendment application and recommends that it be approved.

RURAL IMPLICATIONS

N/A

CONSULTATION

Notice of this application was carried out in accordance with the City's Public Notification and Consultation Policy. The public comments and staff response are detailed in Document 4.

COMMENTS BY THE WARD COUNCILLOR

Councillor Allan Hubley is aware of the application and the staff recommendation.

LEGAL IMPLICATIONS

There are no legal implications associated with this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

ACCESSIBILITY IMPACT

N/A

ENVIRONMENTAL IMPLICATIONS

The Rideau Valley Conservation Authority has indicated that there are no issues from an environmental point of view regarding the proposed Zoning By-law Amendment.

TECHNOLOGY IMPLICATIONS

N/A

CITY STRATEGIC PLAN

The proposed development aligns with the City Strategic Plan in that it respects the existing urban fabric, neighbourhood form, and the limits of existing infrastructure services, so that new growth is integrated seamlessly within an established community.

APPLICATION PROCESS TIMELINE STATUS

The application was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments. The application was "On Hold" for several months while the associated subdivision issues were resolved.

SUPPORTING DOCUMENTATION

- Document 1 Location Map
- Document 2 Details of Recommended Zoning
- Document 3 Zoning Schedule
- Document 4 Consultation Details

DISPOSITION

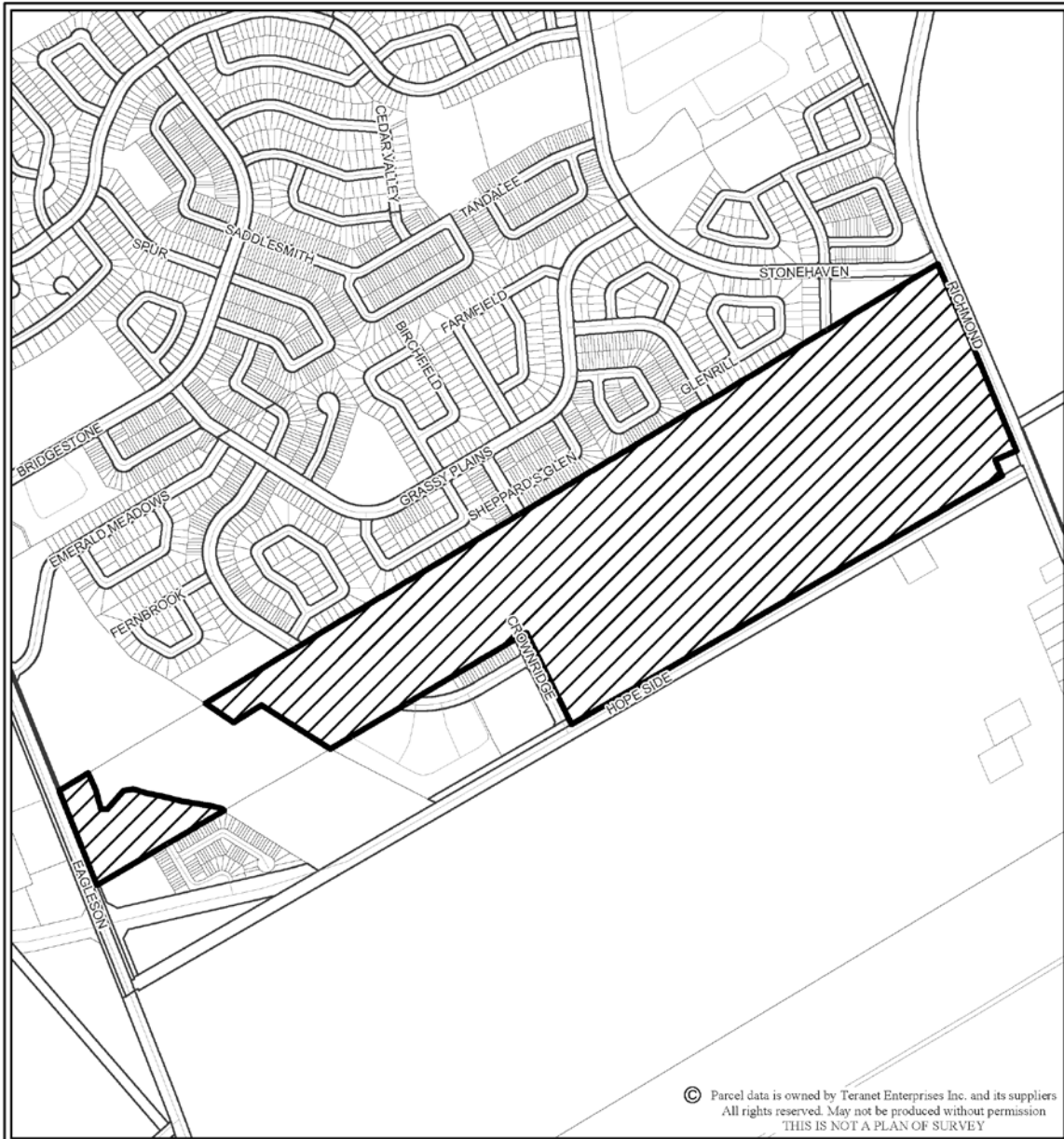
City Clerk and Solicitor Department, Legislative Services to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

Planning and Growth Management to prepare the implementing by-law, forward to Legal Services and undertake the statutory notification.

Legal Services to forward the implementing by-law to City Council.

LOCATION MAP

DOCUMENT 1



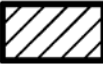
Ottawa
 Produced by Infrastructure Services
 and Community Sustainability
 Produit par Services d'infrastructure
 et Viabilité des collectivités

D02-02-10-0103	11-0022
D07-16-10-0021	

I:\CO\2011\ZONING\RICHMOND_5271

2011 / 01 / 13

REVISION DATE DE RÉVISION

 **Location Map / Plan de révision**
Zoning Key Plan / Schéma de zonage
Plan of subdivision / Plan de lotissement
5271 Richmond

047422154 Denotes Teranet-Polaris Parcel Identification Number

Échelle
 N.T.S.
 Mètres



Scale
 N.T.S.
 Metres

DETAILS OF RECOMMENDED ZONING

DOCUMENT 2

1. Proposed changes to Zoning Bylaw 2008-250:

Rezone the subject lands shown in Document 1 as follows:

- a. Area A from DR to R1W[XXXX]
- b. Area B rezoned from DR to R1W[XXXY]
- c. Area C from DR to R1W[XXXZ]
- d. Area D from DR to R3YY[XXXW]
- e. Area E from DR to R4A[XXXV]-h
- f. Area F from DR to O1.

2. Add new exceptions, R1W[XXXX], R1W[XXXY], R1W[XXXZ], R3YY[XXXW], and R4A[XXXV]-h to Section 239 - Urban Exceptions with provisions similar in effect to the following:

For the R1W[XXXX] Exception:

- Minimum lot area is 220 m.²
- Minimum front yard setback is 3 m.
- Minimum front yard setback for an attached garage is 3.5 m.
- Minimum total interior side yard setback is 1.8 m with a minimum of 0.6 metres on at least one side. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard.
- Minimum corner side yard is 2.5 m.
- Maximum lot coverage is 55%.
- A maximum of 60 per cent of the area of the front yard, or the required minimum width of one parking space, whichever is the greater, may be used for a driveway, and the remainder of the yard, except for areas occupied by projections permitted under Section 65 and a walkway with a maximum width of 1.8 metres, must be landscaped with soft landscaping.
- Where an attached garage accesses a public street by means of a driveway that crosses a sidewalk, the attached garage must be setback at least 6 metres from the nearest edge of the sidewalk.
- Despite Table 65, Rows 1, 2 and 3, a chimney, chimney box, fireplace box, eaves, eave-troughs, gutters and ornamental elements such as sills, belts, cornices, parapets and pilasters may project 1 metres into a required interior side yard but no closer than 0.2 metres to the lot line.
- Despite Table 65, Row 6(b), balconies and porches may project to within 0 metres of a corner lot line.
- Despite Table 65 Row 6(b), the steps of a porch may project 2.5 metres into a required yard, but may be no closer than 0.5 metres from a lot line other than a corner side lot line, from which they can be as close as 0 metres.
- Despite Table 65, Row 6(a), any portion of a deck with a walking surface higher than 0.3 metres but no higher than 0.6 metres above adjacent grade may project to within 0.6

metres of a lot line, and any portion of a deck with a walking surface less than 0.31 metres may project to within 0.3 metres of a lot line.

- Despite Table 65, Row 8, an air conditioning condenser unit may project 1 metres, but no closer than 0.2 metres to a lot line, and may not be located in a front yard except in the case of a back-to-back multiple dwelling, but may be located in a corner side yard.
- Despite Section 57(2), for multiple attached dwellings, the corner sight triangle will be calculated using 57(1) and in the instance of any dwelling listed in (1) including multiples, the distance used to determine a corner sight triangle is 2.75 metres and not 6 metres.

For the R1W[XXXX] Exception:

In column V the following:

- All of the provisions applicable to the R1W[XXXX] zone; and
- Minimum rear yard setback is 7.5 m.

For the R1W[XXXZ] Exception:

In column V the following:

- All of the provisions applicable to the R1W[XXXX] zone; and
- Minimum rear yard setback is 7.0 m.

For the R3YY[XXXW] Exception:

In column V the following:

- A maximum of 60 per cent of the area of the front yard, or the required minimum width of one parking space, whichever is the greater, may be used for a driveway, and the remainder of the yard, except for areas occupied by projections permitted under Section 65 and a walkway with a maximum width of 1.8 metres, must be landscaped with soft landscaping.
- Where an attached garage accesses a public street by means of a driveway that crosses a sidewalk, the attached garage must be setback at least 6 metres from the nearest edge of the sidewalk.
- Despite Table 65, Rows 1, 2 and 3, a chimney, chimney box, fireplace box, eaves, eave-troughs, gutters and ornamental elements such as sills, belts, cornices, parapets and pilasters may project 1 metres into a required interior side yard but no closer than 0.2 metres to the lot line.
- Despite Table 65, Row 6(b), balconies and porches may project to within 0 metres of a corner lot line.
- Despite Table 65 Row 6(b), the steps of a porch may project 2.5 metres in to a required yard, but may be no closer than 0.5 metres from a lot line other than a corner side lot line, from which they can be as close as 0 metres.

- Despite Table 65, Row 6(a), any portion of a deck with a walking surface higher than 0.3 metres but no higher than 0.6 metres above adjacent grade may project to within 0.6 metres of a lot line, and any portion of a deck with a walking surface less than 0.31 metres may project to within 0.3 metres of a lot line.
- Despite Table 65, Row 8, an air conditioning condenser unit may project 1 metres, but no closer than 0.2 metres to a lot line, and may not be located in a front yard except in the case of a back-to-back multiple dwelling, but may be located in a corner side yard.
- Despite Section 57(2), for multiple attached dwellings, the corner sight triangle will be calculated using 57(1) and in the instance of any dwelling listed in (1) including multiples, the distance used to determine a corner sight triangle is 2.75 metres and not 6 metres.
- In the case of a home based business operating within a multiple attached or semi-detached dwelling, a parking space is only required if a non-resident employee works on-site.
- Section 136 does not apply.

Zone requirements for detached dwellings:

- Minimum lot area is 220 m.²
- Minimum front yard setback is 3 m.
- Minimum front yard setback for an attached garage is 3.5 m.
- Minimum total interior side yard setback is 1.8 metres with a minimum of 0.6 metres on at least one side. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard.
- Minimum corner side yard is 2.5 m.
- Maximum lot coverage is 55%.

Zone requirements for semi-detached and multiple attached dwellings:

- Minimum lot area is 137 m.²
- Minimum lot width is 5.5 m.
- Minimum front yard setback is 3.0 m.
- Minimum interior side yard setback is 1.5 m.
- Minimum corner side yard is 2.5 m.
- Maximum building height is 14 m.
- Maximum lot coverage is 65%.

Zone requirements for back-to-back multiple attached dwellings:

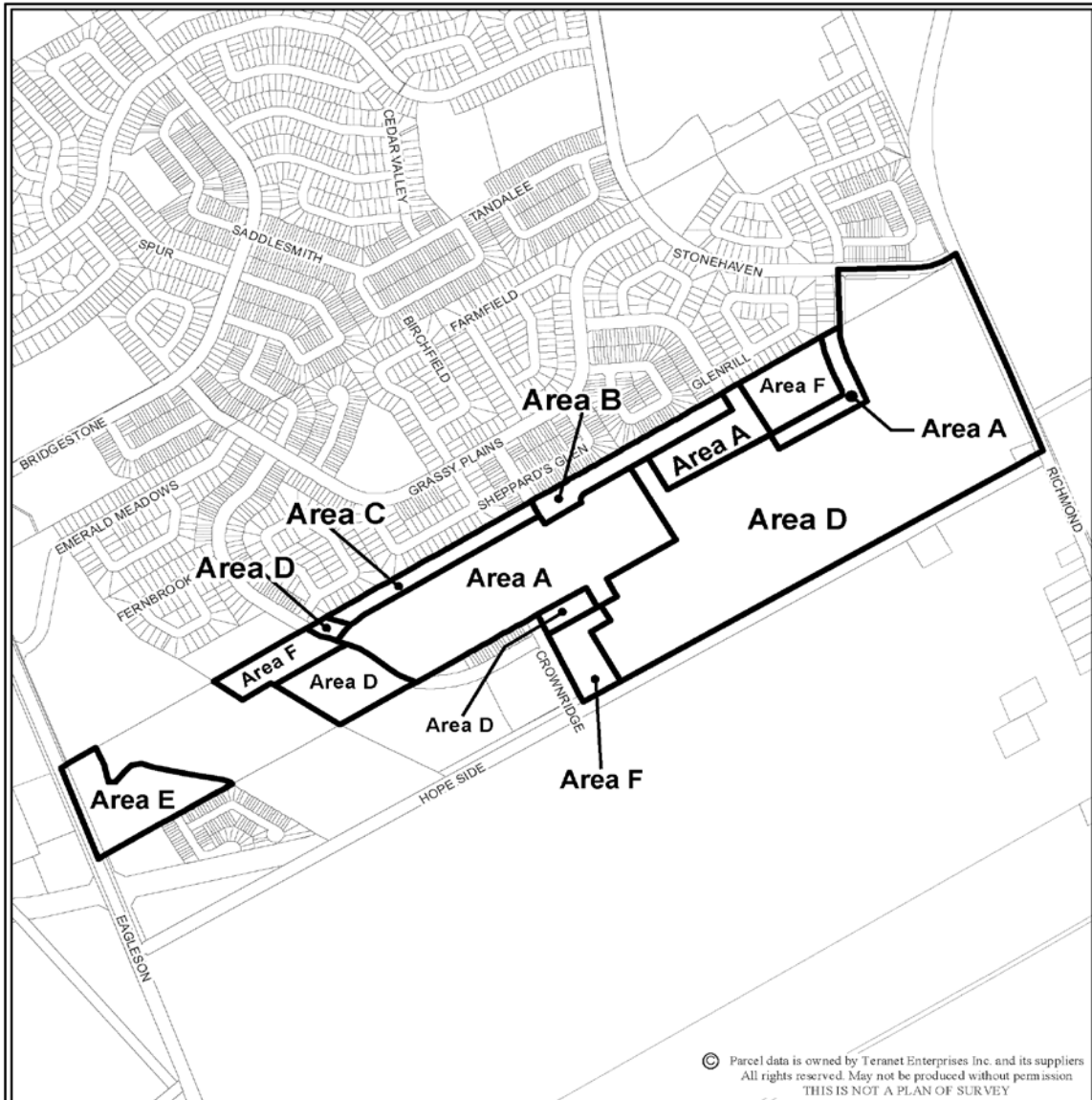
- Minimum lot area is 81 m.²
- Minimum lot width is 5.5 m.
- Minimum front yard setback is 3.0 m.
- Minimum rear yard setback is 0.0 m.
- Minimum interior side yard setback is 1.5 m.
- Minimum corner side yard is 2.5 m.
- Maximum building height is 14 m.

For the R4A[XXXV]-h Exception:

In column IV the text “all uses until such time as the holding symbol is removed.”

In column V the following:

- The holding symbol can only be removed at such time as it is shown to the satisfaction of the General Manager of Planning and Growth Management that the final stormwater solution for the subdivision has been identified and approved, and it has been determined if stormwater management ponds are to be located within the area affected by the Holding Zone.



Ottawa
 Produced by Infrastructure Services
 and Community Sustainability
 Produit par Services d'infrastructure
 et Viabilité des collectivités

D02-02-10-0103	12-0079
I:\CO\2012\ZONING\RICHMOND_5271	
2012 / 01 / 23	
REVISION DATE	DE RÉVISION

**Location Map / Plan de révision
 Zoning Key Plan / Schéma de zonage
 5271 Richmond**

Area A to be rezoned from DR to R1W[xxxx]
 Area B to be rezoned from DR to R1W[xxxy]
 Area C to be rezoned from DR to R1W[xxxz]
 Area D to be rezoned from DR to R3YY[xxxw]
 Area E to be rezoned from DR to R4A[xxvv]
 Area F to be rezoned from DR to O1

047422154 Denotes Teranet-Polaris Parcel Identification Number

Échelle
 N.T.S.
 Mètres

Scale
 N.T.S.
 Metres

CONSULTATION DETAILS

DOCUMENT 4

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. The statutory public meeting for the associated Plan of Subdivision application was held in the community on March 28, 2011, and was attended by approximately 120 residents. As a result of the public notification and consultation process, concerns were raised by neighbouring residents, primarily pertaining to traffic issues and type of proposed development. The concerns related to zoning are summarized below.

SUMMARY OF PUBLIC INPUT**Public Comments**

1. The proposed density appears to be higher than that of the adjacent area, and lots appear to be quite shallow in depth. It is unclear whether homes get a backyard of a reasonable size. The density should reflect the adjacent areas to maintain the quality and character of the urban fabric.
2. The plan indicates that both the singles and townhouse lots are to be smaller than those of the adjacent properties, changing the character of the neighbourhood. This is not reflective of Bridlewood's existing community and built form.
3. The zoning requested would rezone the entire area to a classification that permits townhouses everywhere. This is worrying, because local residents don't know what would be built behind the existing single houses on Apple Creek Crescent or Wheatland Avenue. Only single houses should be allowed on blocks that back onto existing singles.
4. Smaller lot sizes suggest that townhouse units may be three-storey rather than two-storey units, so new homes on the northern boundary of the site would be close to, and tower over, adjacent existing homes. Along the northern boundary, the proposed development should reflect the form of existing townhomes.
5. The distribution of singles and townhouses should be established, rather than just showing blocks that will be divided up later. It is understood that the blocks behind existing homes will be lots for singles, but there is nothing to prevent the developer from deciding to turn these blocks, or most of the development, into townhouse lots, if the zoning allows it.
6. This development will introduce increased noise levels, view restrictions, affect light availability or introduce shadowing to yards of existing homes that back onto the land. This would impact quality of life of people in the existing neighbourhood.
7. The edges of the development along Hope Side Road and Richmond Road may be suited to stacked homes, but the remainder of the plan should not be compromised. Higher density uses should be provided along outer edges of the community only, not near existing homes.

Response: The associated draft plan of subdivision is comprised of blocks to be developed with a

mix of detached dwellings and freehold townhouse dwellings. In response to concerns from neighbouring residents, certain portions of the site will be zoned to permit only detached dwellings. The proposed zoning provisions therefore ensure that only detached dwellings will be constructed in the northern portion of the subdivision, on those blocks abutting all existing homes. This restriction applies not only to blocks backing onto Wheatland Avenue, Apple Creek Crescent and Glenrill Avenue, where detached homes are located, but also to blocks backing onto Sheppard's Glen Avenue and Flower Tree Crescent, which are occupied by townhouses. This promotes compatibility with adjacent homes, and mitigates any negative impact.

The largest portion of the site will be occupied by a mix of housing types, with larger groupings of townhouse dwellings being located primarily in the southerly half of the site. The block adjacent to Eagleson Road has been identified for condominium development, being in proximity to the existing condominium development. This ensures that compatibility with the existing type of development will be maintained.

The subdivision layout proposes a reduced lot depth as one of the components in making efficient use of land and allowing for a more urban, compact type of development that has been constructed in many other parts of the City. The proposed plan complies with the urban design and development guidelines of the Official Plan, providing a modern form of development that is compatible with the existing community.

Community Organization Comments

The following are the comments and concerns of the Bridlewood Community Association regarding the initial submission of the subject application:

1. The re-zoning application seeks to rezone the entire area as R3YY which will permit detached homes or townhouses to be built anywhere. This ambiguity is unacceptable, as the resulting density could vary greatly. Therefore, the BCA requests that all townhouse blocks be specifically identified for zoning purposes and all remaining lands be specifically identified for the purposes intended, such as detached residential, school and park use.

Response: The Zoning By-law amendment will specifically delineate areas where only detached dwellings are permitted, in order to control unit type distribution. The park blocks will also be specifically zoned for such use.