

**6. ZONING BY-LAW AMENDMENT – 1620 AND 1636 MAPLE GROVE ROAD
MODIFICATION AU RÈGLEMENT DE ZONAGE – 1620 ET 1636, CHEMIN
MAPLE GROVE**

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 1620 and 1636 Maple Grove Road to permit a residential subdivision containing approximately 946 residential units, one elementary school, one local commercial block and three parks, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 relativement aux 1620 et 1636, chemin Maple Grove, de façon à permettre un lotissement résidentiel comprenant environ 946 unités d'habitation, une école élémentaire, un îlot commercial local et trois parcs, comme le précise le document 2.

DOCUMENTATION/DOCUMENTATION

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated 12 October 2017 (ACS2017-PIE-PS-0125)

Rapport de la Directrice, Service de la planification, Direction générale de la planification, de l'infrastructure et du développement économique daté le 12 octobre 2017 (ACS2017-PIE-PS-0125)
2. Extract of draft Minutes, Planning Committee, 24 October 2017

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 24 octobre 2017
3. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of 22 November 2017, as part of the

Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements'.

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 22 novembre 2017 du Conseil, comme faisant partie du Résumé des observations orales et écrites du public sur les questions assujetties aux « exigences d'explication » aux termes de la Loi 73.

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
24 October 2017 / 24 octobre 2017**

**and Council / et au Conseil
November 8, 2017 / 8 novembre 2017**

**Submitted on October 12, 2017
Soumis le 12 octobre 2017**

**Submitted by
Soumis par:**

**Lee Ann Snedden,
Director / Directrice**

**Planning Services / Service de la planification
Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

Contact Person / Personne ressource:

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

Ward: STITTSVILLE (6)

File Number: ACS2017-PIE-PS-0125

SUBJECT: Zoning By-law Amendment – 1620 and 1636 Maple Grove Road

**OBJET: Modification au Règlement de zonage – 1620 et 1636, chemin
Maple Grove**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1620 and 1636 Maple Grove Road to permit a residential subdivision containing approximately 946 residential units, one**

elementary school, one local commercial block and three parks, as detailed in Document 2.

2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of 8 November 2017 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 au Règlement de zonage 2008-250 relativement aux 1620 et 1636, chemin Maple Grove, de façon à permettre un lotissement résidentiel comprenant environ 946 unités d'habitation, une école élémentaire, un îlot commercial local et trois parcs, 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 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 8 novembre 2017, 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

1620 and 1636 Maple Grove Road

Owner

Richcraft Group of Companies

Applicant

Fairouz Wahab, Richcraft Group of Companies

Description of site and surroundings

The 46-hectare property is located on the south side of Maple Grove Road and west of the Carp River, as shown in Document 1. The site is vacant and was previously used for agricultural production. Existing features include the Carp River corridor, which runs along the east side of the property, and the Poole Creek corridor, which bounds the northwest corner of the site. The Hazeldean tributary, which was relocated in 2007, is located along the southern edge of the site. A public works yard and the Bell Sensplex are located north of the site across Maple Grove Road. Walter Baker Park and the Kanata Recreation Complex are located to the east. A shopping centre fronting on Hazeldean Road is located immediately to the south of the site. Uses to the west include a proposed North-South Arterial Road (extension of Robert Grant Avenue), a rapid transit corridor and the Fairwinds residential subdivision.

Summary of requested Zoning By-law amendment proposal

The purpose of this application is to rezone the subject lands to accommodate a residential subdivision. The related subdivision application (D07-16-04-0017 and D07-16-13-0026) was originally submitted in 2004 and given draft approval in December of 2007. The decision was subsequently appealed to the Ontario Municipal Board (OMB). The reasons for the appeal related to development proposed within part of the Carp River flood plain. A motion to dismiss the appeal without a hearing was heard by the OMB in March 2012, and the appeal was dismissed. An Order of the Board was issued in April 2012 approving the Draft Plan.

A Zoning By-law amendment application was also submitted by the applicant in 2004 which was appealed by the applicant for failure to make a decision. The proposed zoning of the property has never been considered by Planning Committee and Council (or the OMB).

In October of 2013, the applicant submitted an application to revise the Draft Plan of Subdivision and it was approved on September 13, 2016. Staff are now recommending

that the Zoning By-law amendment in support of the approved Draft Plan of Subdivision be considered by Planning Committee and Council.

The purpose of the Draft Plan of Subdivision, attached as Document 5, is to create the following:

- Residential lots and blocks for approximately 945 residential units including single detached, townhouses, back-to-back townhouses, stacked townhouses and low rise apartments;
- A school block for an Ottawa-Carleton District School Board elementary school;
- A local commercial development located adjacent to Maple Grove Road;
- Three parks, two adjacent to the Carp River on both sides of the river and one adjacent to Poole Creek;
- One block for a stormwater management pond;
- Two blocks for the future north-south arterial (Robert Grant Avenue) and a rapid transit corridor; and
- Several open space blocks associated with the Carp River, Poole Creek and relocated Hazeldean Creek corridor.

The majority of the site is currently zoned Development Reserve (DR). A small portion running parallel to the west side of the Carp River is zoned Development Reserve-Exception 1932-holding (DR[1932]-h). The holding zone identifies the area of the “Carp River Restoration Policy Area” as identified on Schedule B of the Official Plan. The area of “Carp River Restoration Policy Area” replaced the existing flood plain designation. It specifically reflects the eventual removal and addition of certain lands to the flood plain to match the required flood storage as approved by the Ministry of the Environment. The holding symbol provision affects the lands proposed to be removed from the Flood Plain following the Carp River Restoration. The removal of the holding symbol (“lifting of the “h”) cannot occur until such time as five conditions have been met. Once all five conditions have been met, the Zoning By-law may be amended (holding symbol provision lifted) on the basis of the underlying zone. The five conditions which must be met prior to the holding zone provision being lifted are as follows:

- a. The Minister of the Environment will have approved the Carp River, Poole Creek and Feedmill Creek Restoration Class EA;

- b. The Kanata West Landowners Group, or the City will have commenced Phase 1 of the Carp River restoration works;
- c. The Mississippi Valley Conservation Authority will have issued a permit under Section 28 of the *Conservation Authorities Act* for the placement and removal of fill in accordance with the Carp River Restoration Plan and the Environmental Assessment;
- d. Filling of the property and an as-built survey will have been completed to demonstrate that the area is entirely removed from the flood plain; and
- e. At all times, the flood storage capacity of the corridor will be maintained at or above existing conditions.

Three of the five conditions have been met. Although the lands will be rezoned to reflect the uses in the Draft Plan approval, the same holding provision requiring the five conditions to be met will be carried forward on the applicable lands adjacent to the Carp River.

It is proposed that the majority of the residential lands will be rezoned from Development Reserve (DR) to Residential Third Density Subzone Z (R3Z), which is similar in effect to the zone which applies to adjacent residential subdivisions in Kanata West and Stittsville. Smaller areas within the Plan of Subdivision will be zoned Residential Third Density Subzone YY - exception (R3YY[xxxx]) and Residential Fourth Density Subzone Z (R4Z). The R3YY[xxxx] zoning is to incorporate a special provision for back-to-back townhouses and the R4Z zoning is to permit the development of stacked townhouses and apartment buildings in two areas adjacent to the future rapid transit corridor. The proposed school block will be dual zoned Minor Institutional Subzone A (I1A) Residential Third Density Subzone Z(R3Z) and the commercial block will be zoned Local Commercial (LC).

DISCUSSION

Public consultation

Public consultation of the application was carried out in accordance with the City's Public Notification and Consultation Policy. A statutory Public Meeting was held in the community for the proposed Plan of Subdivision and the subject associated Zoning By-law amendment.

Public comments received included concerns related to the Carp River restoration project, timing of the development, timing for the park development and school.

For this proposal's consultation details, see Document 4 of this report.

Official Plan designation

The land is designated as General Urban Area in the Official Plan with a Carp River Restoration Policy Area Overlay located along the Carp River. The General Urban Area designation 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, retail, service, cultural and institutional uses.

The proposed development responds to Official Plan policies as it will contribute to creating a strong, livable community by offering a full range of housing choices close to future commercial, institutional and transit services and a street pattern and pedestrian pathways to facilitate connectivity.

Other applicable policies and guidelines

Kanata West Concept Plan

The subject lands are also within an area directed by the Kanata West Concept Plan (KWCP) which identifies the lands as Residential Area B. This designation is primarily intended to be for a range of residential dwelling types in a transit-integrated and pedestrian friendly environment. In contrast to Area A, low-rise apartments (up to four stories) are permitted. Personal and community-serving uses, small business uses, and institutional uses such as schools are also permitted. The Carp River, Poole Creek and Hazeldean tributary corridors are identified as "River/Creek Corridors". A future North-South Arterial road and a rapid transit corridor are planned along the west edge of the site, and a rapid transit station is proposed immediately south of the site at the corner of the Hazeldean Road and North-South Arterial (Robert Grant Avenue) intersection.

Planning rationale

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

Provincial Policy Statement

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

Official Plan (OPA 150)

The proposed Zoning By-law amendment meets the intent of the General Urban Area land use designation, as amended by OPA 150, with a range of housing choices, local commercial, a school and parkland areas. The overall development of the subject lands, achieves the minimum density target of 34 units per net hectare which is required for Developing Communities.

Kanata West Concept Plan (KWCP)

The Zoning By-law amendment is consistent with the KWCP and the Residential Area B designation that is applicable to the site. The Plan of Subdivision supports the mixing of different dwelling types throughout Residential Area B with higher densities than would be found in Residential Area A areas due to the site's close proximity to a future rapid transit corridor and three major arterials (Maple Grove Road, Hazeldean Road and future Robert Grant Avenue).

In accordance with the Kanata West Concept Plan's urban design guidelines, the subdivision design includes a modified grid street pattern to increase interconnectivity within the residential areas and to the surrounding land uses. Walking and transit usage will be promoted by providing sidewalks on at least one side of most sidewalks and recreational pathways within the Carp River, Poole Creek and Hazeldean Creek corridors. The proposed design will support pedestrian and cycling connections to the rapid transit station, the Hazeldean Road Community Level Retail District to the south, the watercourse corridors and parks, the proposed elementary school, and the local commercial centre planned to the north.

Proposed Zoning

Document 3 is a zoning key map which outlines the areas of the various zoning amendments to occur. The details of the proposed zoning changes are outlined in Document 2. The proposed R3Z zone will permit a mix of single detached, semi-detached and townhouse units. The R3YY[xxxx] exception zoning includes a provision to permit where back-to-back townhouses are proposed a maximum number

of 12 attached dwelling units within a townhouse dwelling versus eight units. Staff are recommending this provision as it has been approved for other subdivisions located in Kanata West and Stittsville and the increased number helps achieve desired densities in the back-to-back townhouse product. The R4Z zoning is being applied to two areas on the west side of the subdivision in close proximity to the proposed rapid transit corridor where higher density residential housing in the form of stacked townhouses and low-rise apartment building is encouraged.

The proposed small commercial development block located on the south side of Maple Grove Road will be zoned Local Commercial (LC) to allow for a variety of small, locally-oriented convenience and service uses. This zone also provides an opportunity to accommodate residential or mixed use development. The school block will be zoned Minor Institutional – Subzone A/Residential- Third Density (I1A/R3Z) which is a dual zone that permits a school or residential uses should the School Board not wish to purchase the property.

The proposed parks, stormwater management pond and watercourses will be rezoned to Parks and Open Space Zone (O1 and O1R). The proposed residential and open space areas located along the west side of the Carp river and subject to the “Carp River Restoration Policy Area”, as previously discussed, will be zoned R3Z[1932]-h and O1[1932]-h), which has the same holding provision to ensure that no development will occur until the aforementioned conditions have been met and the holding provision has been lifted.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Qadri is aware of the application and with the staff recommendations contained in this report.

LEGAL IMPLICATIONS

There are no legal impediments to the adoption of the recommendations in this report. The applicant's legal counsel has advised the City that should the zoning by-law be adopted and clear its appeal period, the outstanding appeal to the Ontario Municipal Board will be withdrawn.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

ACCESSIBILITY IMPACTS

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

TERM OF COUNCIL PRIORITIES

The project addresses the following Term of Council Priorities:

EP2 – Support growth of local economy.

TM2 – Provide and promote infrastructure to support safe mobility choices.

TM4 – Improve safety for all road users.

HC3 – Create new and affordable housing options.

APPLICATION PROCESS TIMELINE STATUS

This application was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications. The application was on hold for an extended period of time while subdivision issues were resolved.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Zoning Key Plan

Document 4 Consultation Details

Document 5 Draft Plan of Subdivision

CONCLUSION

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

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

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

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

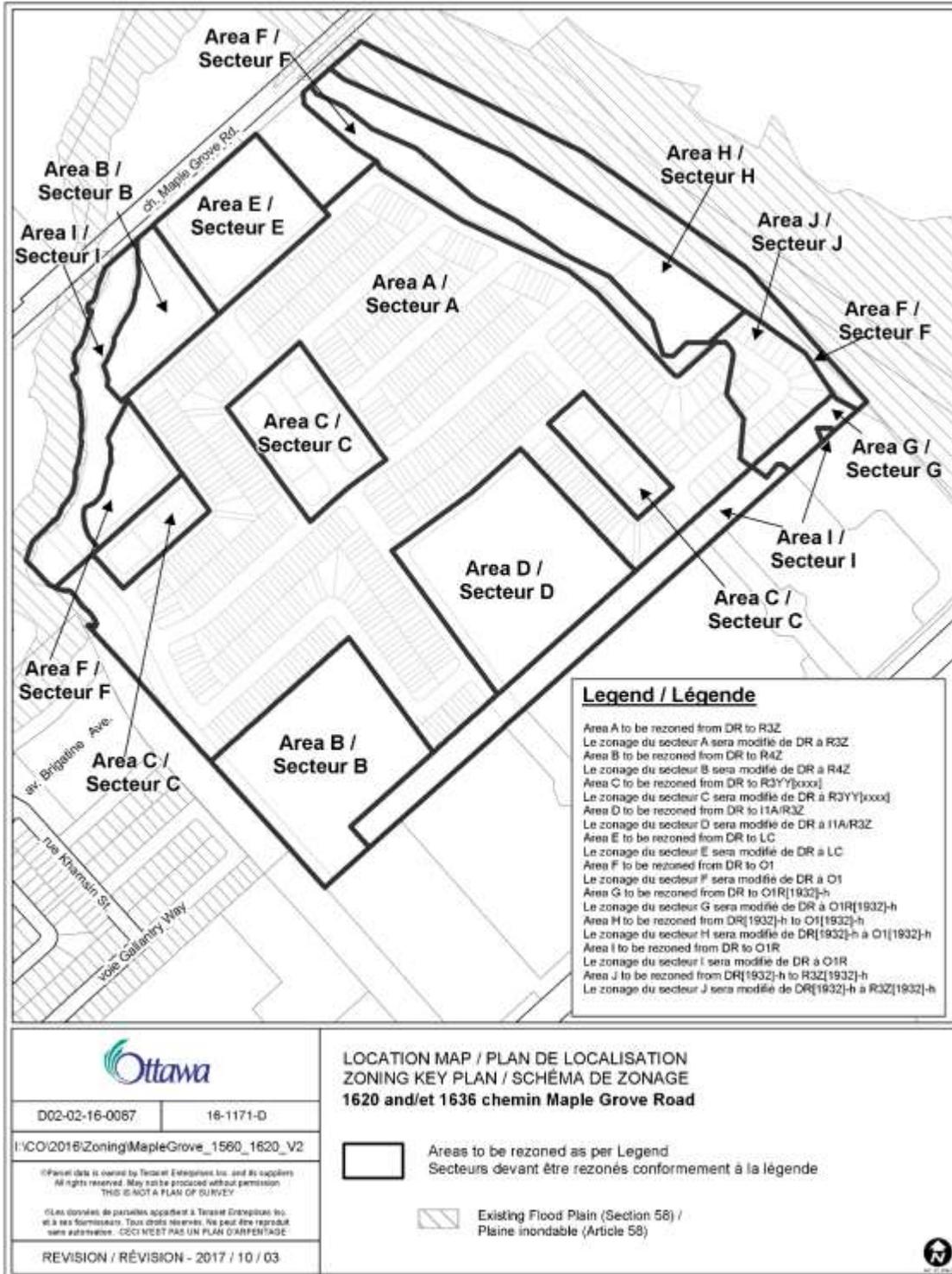
Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 2 – Details of Recommended Zoning

The proposed changes to the City of Ottawa Zoning By-law 2008-250 for 1620 and 1636 Maple Grove Road are as follows:

1. That the lands known municipally as 1620 and 1636 Maple Grove Road and as shown in Document 3 be rezoned as follows:
 - a. Area A from DR to R3Z
 - b. Area B from DR to R4Z
 - c. Area C from DR to R3YY[xxxx]
 - d. Area D from DR to I1A/R3Z
 - e. Area E from DR to LC
 - f. Area F from DR to O1
 - g. Area G from DR to O1R[1932]-h
 - h. Area H from DR[1932]-h to O1[1932]-h
 - i. Area I from DR to O1R
 - j. Area J from DR[1932]-h to R3Z[1932]-h
2. Add new exception to, R3YY[xxxx] to Section 239 - Urban Exceptions, with provisions similar in effect to the following:
 - a. In column II, add the text, R3YY[xxxx];
 - b. In column V, despite Section 136, the maximum number of attached dwelling units permitted within a townhouse dwelling is 12, and no more than six are permitted in a single row.

Document 3 – Zoning Key Plan



Document 4 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. A public meeting was held in the community for the concurrent subdivision application.

Summary of Comments and Responses:

Comment:

District Park: The District Park for Kanata West will be located in the last area that is scheduled to be developed due to servicing issues. The District Park may not be developed for another 10 years.

Response:

The conditions of draft plan approval for the subject subdivision application require the owner to convey three park blocks to the City. One park will be located adjacent to the Poole Creek corridor and the other two parks will be situated on either side of the Carp River corridor. The owner will also be required to contribute cash-in-lieu of parkland dedication, which will be directed towards the acquisition of the District Park for Kanata West. In addition, the owner will convey open space blocks to City for the Carp River, Poole Creek and relocated Hazeldean Creek corridors. Further, residents in the subdivision will be able to use the recreational facilities at the nearby Bell Sensplex, Walter Baker Park and the Kanata Recreation Complex. The three park blocks, the open space blocks for the watercourse corridors, and the nearby recreational facilities will provide sufficient recreational opportunities for the residents of the subdivision prior to the development of the District Park.

Comment:

Development of Parkland: What are the plans for the development of the parkland and when will they be constructed.

Response:

The park development details have not been established, but it is anticipated there will be play grounds as well as other various amenities in the two larger parks. When park concept plans have been prepared, the public will be consulted. The parks will be

developed by the developer with input from staff of the Recreation, Cultural and Facilities Services Department. The timing for the construction of the parks will depend on the timing of the development of the subdivision.

Comment:

Timeline for Development: What is the timeline for development?

Response:

As there is currently no sanitary sewage capacity for the development of the subdivision, it cannot proceed until the Kanata West Pump Station is completed which is expected to be in the spring of 2018. It is anticipated that the subdivision will obtain final approval in 2018 with construction starting late 2018 or 2019.

Comment:

School Block: When will the school be built?

Response:

The Ottawa-Carleton District School Board has requested that Block 76 (2.9 ha) on the Draft Plan of Subdivision be reserved for an elementary school site. The draft plan conditions require the owner to reserve this block for a period of seven years for purchase by the School Board. The school board determines the timing for the construction of the school.

Comment:

Carp River, Poole Creek and Feedmill Creek: At the time in 2004 when the Plan of Subdivision and Zoning By-law Amendment applications were submitted, comments were received with concerns regarding the Carp River restoration project and proposed development in any flood plains and possible flooding.

Response:

Since the applications were submitted, many processes and approvals have taken place including the Carp River, Poole Creek and Feedmill Creek Restoration Class Environment Assessment. The purpose of the Class Environmental Assessment Study was to develop, evaluate and recommend preferred rehabilitation alternatives for the Carp River, Poole Creek and Feedmill Creek within the Kanata West development area. The Carp River Restoration Plan involves full restoration within the Kanata West reach including a change to the channel as well as the following design elements: increased

sinuosity; reduction in channel cross-section; creation of ponds and deltas; “nested” channels; varied substrate; riparian vegetation planting; and a pedestrian pathway as part of larger regional and local pathway systems. The Poole Creek Restoration involves four areas that require local improvements including channel realignment, removal of an island and channel narrowing, removal of debris and an old bridge, valley wall treatment, creation of a delta marsh and riparian plantings. Feedmill Creek Restoration involves four areas that require local improvements including channel realignment, increased sinuosity, aquatic connections to the Carp River, local bank treatment and riparian plantings.

The Carp River Restoration Plan Final Design has been approved and Phase 1 has been constructed. Work is now proceeding on Phase 2. Further information on this matter can be obtained from the City of Ottawa web site.

Document 5 – Draft Plan of Subdivision

