1. ZONING - 2810 CEDARVIEW ROAD

ZONAGE - 2810, CHEMIN CEDARVIEW

COMMITTEE RECOMMENDATION

That Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of 2810 Cedarview Road from DR - Development Reserve to R3Z, Residential Third Density Subzone Z and O1, Parks and Open Space Zone, as shown in Document 1 and detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 afin de faire passer le zonage du 2810, chemin Cedarview de Zone d'aménagement futur (DR) à Zone résidentielle de densité 3, sous-zone Z (R3Z) et Zone de parc et d'espace vert (O1), comme le montre le document 1 et l'explique en détail le document 2.

DOCUMENTATION

1. Deputy City Manager's report, Planning and Infrastructure, dated 18 May 2012 (ACS2012-ICS-PGM-0133).

Report to/Rapport au :

Planning Committee
Comité de l'urbanisme

and Council / et au Conseil

May 18, 2012
18 mai 2012

Submitted by/Soumis par : Nancy Schepers, Deputy City Manager/Directrice municipale adjointe, Planning and Infrastructure/Urbanisme et infrastructure

Contact Person / Personne ressource: Don Herweyer, 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, 18311, Don.Herweyer@ottawa.ca

Barrhaven (3) Ref N°: ACS2012-PAI-PGM-0133

SUBJECT: ZONING - 2810 CEDARVIEW ROAD

OBJET : ZONAGE - 2810, CHEMIN CEDARVIEW

REPORT RECOMMENDATION

That the Planning Committee recommend Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of 2810 Cedarview Road from DR - Development Reserve to R3Z, Residential Third Density Subzone Z and O1, Parks and Open Space Zone, as shown in Document 1 and detailed in Document 2.

RECOMMANDATION DU RAPPORT

Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 afin de faire passer le zonage du 2810, chemin Cedarview de Zone d'aménagement futur (DR) à Zone résidentielle de densité 3, sous-zone Z (R3Z) et Zone de parc et d'espace vert (O1), comme le montre le document 1 et l'explique en détail le document 2.

BACKGROUND

The site is located on the west side of Cedarview Road between Fallowfield Road and Maravista Drive at the westerly limit of the Barrhaven Community. (See location map attached as Document 1.) The subject site is a vacant 11.2 hectare parcel with 202 metres of frontage on Cedarview Road. The parcel extends through to Strandherd Drive on its westerly side. The surrounding uses are as follows: to the south of the parcel is a new residential subdivision; to the north are a church and vacant land; to the west of Strandherd Drive is vacant land; and to the east of Cedarview Road is an older residential subdivision. The lands to the north are to be developed as a future residential subdivision, while land to the west is designated as future Prestige Business Park in the Secondary Plan for South Nepean - Areas 9 and 10.

The parcel is generally rectangular in shape, flat in nature and was used for farming in the past. There is a watercourse known as the Foster Drain that bisects the property which is to be relocated to the east side of the property abutting Cedarview Road.

The proponent has received Draft Plan Approval on August 12, 2012 for an urban subdivision that proposes 192 residential units, consisting of 111 detached units and 81 freehold townhouse dwelling units. The townhouses are to be located in the westerly portion of the site, with the detached homes in the easterly half. A park block in the southerly portion of the site will be combined with a similar sized park block in the abutting subdivision to the south to provide a centrally located neighbourhood park. There will be an overland flow corridor block along the easterly limit of the subdivision, abutting Cedarview Road.

Purpose of Zoning Amendment

The proposed Zoning By-law amendment is required to allow development of a fully serviced residential subdivision in the South Nepean Urban Area.

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 proposed zoning is R3Z, Residential Third Density Subzone Z and O1, Parks and Open Space Zone. This will permit a residential subdivision with a mix of detached and freehold townhouse dwellings, a park, and a relocated watercourse to proceed once the subdivision agreement is registered.

DISCUSSION

Planning Act and Provincial Policy Statement

Under the *Planning Act*, all decisions affecting planning matters shall be consistent with the Provincial Policy Statement. 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. This is 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.

The subject proposal conforms to the Provincial Policy Statement. The proposal promotes an efficient, cost effective pattern of development 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. 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 two 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 land as General Urban Area. This designation permits a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances, in combination with employment, service, retail and institutional uses to contribute to complete and sustainable communities. The Official Plan directs growth to established areas in order to maximize the use of land that is already serviced, accessible and close to existing amenities.

The Official Plan also calls for a minimum of 29 residential units per net hectare in Greenfield development such as this. This proposed development will result in 30 units per hectare and contribute to the City meeting its overall density targets.

The Secondary Plan for South Nepean - Areas 9 and 10 designates these lands as Residential. A variety of housing types including detached and multiple attached dwellings are permitted, and a local park provided within this area. The proposed zoning is consistent with the Secondary Plan, as it permits a range of housing types and a park block.

Details of the Proposed Zoning

The applicant is requesting that zoning for 2810 Cedarview Road be changed to R3Z, Residential Third Density Subzone Z and O1, Parks and Open Space Zone to permit development of the lands to proceed.

The R3Z zone will permit the development of single detached and freehold townhouse dwellings. This zone has been used for previous developments in the immediate area, including those located to the north and south of the subject parcel. The provisions of this zone as they relate to lot width, lot area and building setbacks will ensure consistency and compatibility with the established density and character of this neighbourhood in South Nepean.

The building setback from the relocated watercourse has been established through the conditions of Draft Approval for the subdivision. Therefore, no setback provisions need to be specified for the watercourse block, and the proposed park and relocated watercourse corridor may be zoned O1. This zone will permit the local park and recognize the lands for the relocated watercourse as part of the open space use.

The proposed zoning amendment to reflect the draft approved plan of subdivision is illustrated in Document 1 and described in Document 2. The requested By-law amendment would create the following zones:

1) Area A - The blocks for residential development would be rezoned to a Residential Third Density Subzone Z (R3Z) permitting detached and townhouse dwellings.
2) Area B - The park and watercourse corridor will be zoned Parks and Open Space Zone (O1).

Conclusion

The proposed zoning provisions will permit development of compact, more urban form of housing that has been implemented in new communities in the city and 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 proposed zoning meets the intent of all applicable policies and provides for the continuation of residential development in neighbourhood of South Nepean in an orderly manner.

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

RURAL IMPLICATIONS

There are no rural implications associated with this report

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 3.

COMMENTS BY THE WARD COUNCILLOR

Councillor Jan Harder is aware of this report and supports the staff recommendation.

LEGAL IMPLICATIONS

There are no legal implications associated with this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications association with the recommendation in this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

ENVIRONMENTAL IMPLICATIONS

The Rideau Valley Conservation Authority has reviewed the proposed zoning amendment and has no objections to the rezoning. The building setback from the relocated watercourse has been established through conditions of draft approval for the associated subdivision.

TECHNOLOGY IMPLICATIONS

There are no technology implications associated with this report.

TERM OF COUNCIL PRIORITIES

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.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Plan
Document 2 Details of Recommended Zoning
Document 3 Consultation Details

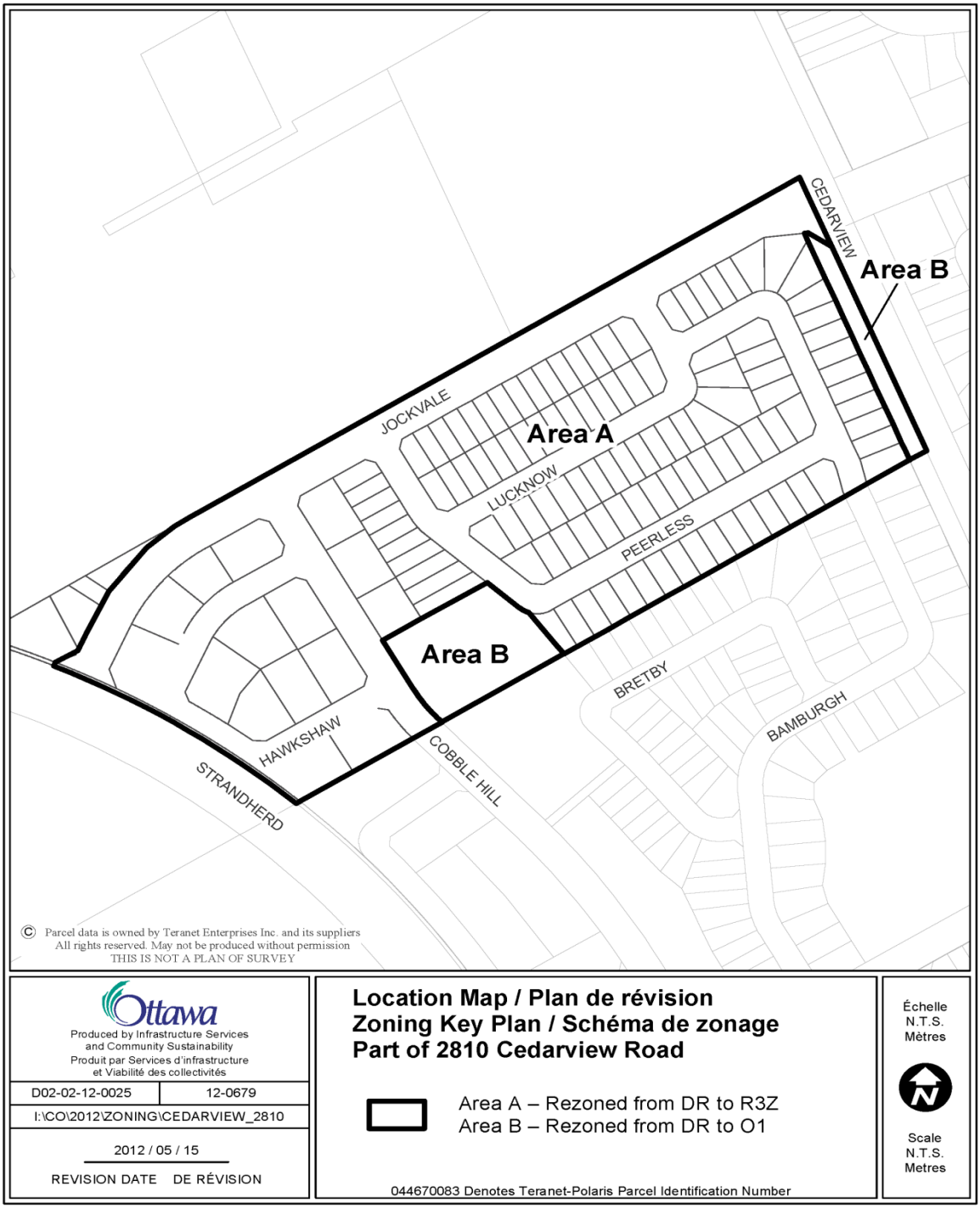
DISPOSITION

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.

ZONING KEY PLAN DOCUMENT 1



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 rezoned from DR to R3Z;
b. Area B rezoned from DR to O1.

CONSULTATION DETAILS DOCUMENT 3

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.

SUMMARY OF PUBLIC INPUT

There were two comments received from nearby residents:

Traffic: Concern was expressed that traffic generated by the development would contribute to increased traffic on Jockvale Road, between Cedarview Road and Strandherd Drive.

Response: A Traffic Impact Study was prepared and evaluated for the associated subdivision application. Staff determined that the traffic generated by the proposed development can be safely accommodated by the existing road network. Increased traffic on Jockvale Road may be expected, since Jockvale Road is designated as a Major Collector Road in the Official Plan, and its intended function is to carry a significant amount of traffic. Jockvale Road serves as a connecting link between the two arms of Strandherd Drive, which are classified as arterial roads.

Type of Development: It was requested that the lands backing onto Cedarview Road be developed with a park or detached dwellings.

Response: The relocated watercourse will be located at the easterly limit of the subdivision abutting Cedarview Road. In addition, the easterly portion of the subdivision will be developed with lots for detached dwellings.