

9. ZONING – 800 CEDARVIEW ROAD
ZONAGE – 800, CHEMIN CEDARVIEW

COMMITTEE RECOMMENDATION

That Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of 800 Cedarview Road from Rural Residential Fourth Density (RR4) and Parks and Open Space Sub-zone(O1A) to Rural Residential Fourth Density (RR4), Rural Residential Fourth Density Exception [xxxxr] (RR4[xxxxr]) and Parks and Open Space (O1), 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 800, chemin Cedarview de RR4 (Zone résidentielle rurale de densité 4) et de O1A (Sous-zone de parc et d'espace vert) à RR4[xxxxr] (Zone résidentielle rurale de densité 4 dotée d'une exception [xxxxr]) et à O1 (Zone de parc et d'espace vert), comme le montre le document 1 et l'explique en détail le document 2.

DOCUMENTATION / DOCUMENTATION

1. Deputy City Manager's report, Planning and Infrastructure, dated 11 June 2012 (ACS2012-PAI-PGM-0143).
Rapport de la Directrice municipale adjointe, Urbanisme et Infrastructure, le 11 juin 2012 (ACS2012-PAI-PGM-0143).

Report to/Rapport au :

Planning Committee
Comité de l'urbanisme

and Council / et au Conseil

June 11, 2012
11 juin 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, 28311 Don.Herweyer@ottawa.ca*

Barrhaven (Ward 3)

Ref N°: ACS2012-PAI-PGM-0143

SUBJECT: ZONING – 800 CEDARVIEW ROAD

OBJET : ZONAGE – 800, 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 800 Cedarview Road from Rural Residential Fourth Density (RR4) and Parks and Open Space Sub-zone(O1A) to Rural Residential Fourth Density (RR4), Rural Residential Fourth Density Exception [xxxxr] (RR4[xxxxr]) and Parks and Open Space (O1), 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

800, chemin Cedarview de RR4 (Zone résidentielle rurale de densité 4) et de O1A (Sous-zone de parc et d'espace vert) à RR4[xxxxr] (Zone résidentielle rurale de densité 4 dotée d'une exception [xxxxr]) et à O1 (Zone de parc et d'espace vert), comme le montre le document 1 et l'explique en détail le document 2.

BACKGROUND

The subject property is located on the west side of Cedarview Road, north of Fallowfield Road and southeast of Highway 416. It is located in the rural area of Barrhaven Ward. The site is within Phase 1 and 2 of a proposed subdivision known as "Onassa Springs". The entire subdivision contains about 114 hectares of land running along the easterly curvature of Highway 416. Phase 1 and 2 are about 31 hectares and are located at the northeast portion of the proposed subdivision. To the south of the proposed subdivision are the existing golf course communities of Cedarhill Estates and Orchard Estates; to the north and east are existing residences located on Lytle Avenue and Cedarview Road. The site is characterized by vacant undeveloped lands with natural vegetation.

In 2007, a plan of subdivision was draft approved to allow the development of the Onassa Springs subdivision containing 129 country estate lots that will be partially serviced having municipal water service with private septic systems on 0.4 hectare lots. The plan also contained a 9-hole executive golf course as an extension of the existing Cedarhill Golf Course. Appropriate zoning was also approved at the time to permit the country estate lots (RR4- Rural Residential Fourth Density Zone) and the golf course (O1A- Parks and Open Space Subzone A).

Proposed Development

In light of recent market research that determined that demand for the 9-hole golf course has diminished since the original 2007 approvals, the developer has decided not to construct the 9-hole golf course that was to be located in the first phases of the subdivision. The proposed subdivision has been re-configured to include 16 additional lots and a park block that will be located adjacent to the stormwater pond. The on-site stormwater pond was originally part of the golf course lands, but is now to become a municipal pond. An application to revise the Draft Plan of Subdivision was submitted and reviewed concurrently with the application for the Zoning By-law amendment. The revised Draft Plan of Subdivision was approved on April 25, 2012.

Existing and Proposed Zoning

The existing zoning of the property is Rural Residential Fourth Density (RR4) and Parks and Open Space Subzone A (O1A). The O1A zone permits, in addition to a park, community garden and environmental preserve and education area, a golf course. The purpose of the Zoning By-law amendment is to rezone the area previously proposed for the executive golf course to Rural Residential Fourth Density (RR4) to permit the 16 additional lots. The Zoning By-law amendment will also rezone portions of the

subdivision containing the proposed park and stormwater pond to Parks and Open Space (O1).

DISCUSSION

Planning Act and Provincial Policy Statement

The Department is of the opinion that the proposed Zoning By-law amendment is consistent with the matters of provincial interest, which promote efficient land use and development patterns to support strong, liveable and healthy communities.

Official Plan

The site is designated General Rural Area and permits land uses that are considered to be characteristic and supportive of the rural community. The proposed additional residential and park development complies with the policies and objectives of the General Rural Area designation. The additional lots and design of the modified subdivision, which respects the existing road network pattern of adjacent country lot subdivisions, conforms to policies of promoting development that is characteristic and supportive of rural communities and that ensures compatibility with existing communities.

The proposal for the reconfiguration, re-lotting and rezoning of the 9-hole golf course to the Rural Residential Fourth density zoning is intended to ensure the efficient use of the lands while respecting the nature of the previously proposed and existing development in the area.

Partial Services

Section 2.3.2 of the Official Plan deals with Water and Wastewater Services within the City of Ottawa's public service area. The public service area normally consists of the area within the Urban Boundary, select villages and properties in unique circumstances to remedy a specific health concern. Policies 1 to 6 of Section 2.3.2 do not encourage residential growth on partial municipal services, particularly Policy 6 which states that "The City will discourage future growth on the basis of partial services...". However, as part of Amendment 57 which was the previous OPA approved in 2007 to permit the Onassa Springs Subdivision, Section 2.3.2 was amended to include policy 8, noted below:

"Notwithstanding the policies of Section 2.3.2, development on properties known municipally as 800 and 848 Cedarview Road, and 4497 O'Keefe Court, located outside the urban boundary, will be permitted to connect to potable water service."

In keeping with the direction of the previous OPA, an additional 16-residential lots will make further efficient use of municipal infrastructure in a manner consistent with the policies related to the General Rural Area and municipal servicing.

CONCLUSION

Staff are satisfied that the proposed Zoning By-law amendment is consistent with the policies of the Provincial Policy Statement and Official Plan. It is recommended that the Amendment be approved to implement the revisions to the draft plan of subdivision.

RURAL IMPLICATIONS

There are no foreseen implications resulting from the proposed development of this subdivision as it is consistent with the character and nature of the existing rural community.

CONSULTATION

Notice of this application was carried out in accordance with the City's Public Notification and Consultation Policy. There were no specific concerns raised by the public in relation to the proposed Zoning By-law amendment. Issues raised by the public related primarily to the subdivision application and were addressed through that public process.

COMMENTS BY THE WARD COUNCILLORS

Councillor Harder is aware of the application.

LEGAL IMPLICATIONS

There are no legal implications associated with this report.

RISK MANAGEMENT IMPLICATIONS

There are no direct risk management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

ACCESSIBILITY IMPACTS

There are no direct accessibility implications associated with this report.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TECHNOLOGY IMPLICATIONS

There are no technology implications associated with this report.

TERM OF COUNCIL PRIORITIES

The Term of Council Priorities provide direction to meet the challenge of managing growth, providing infrastructure, maintaining environmental integrity and creating liveable communities within Ottawa. The subject Zoning By-law Amendment meets the "Make sustainable choices" (GP3) priority.

APPLICATION PROCESS TIMELINE STATUS

The application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to pending approval of the revised Draft Plan of Subdivision.

SUPPORTING DOCUMENTATION

Document 1 Location Map
Document 2 Details of Recommended Zoning

DISPOSITION

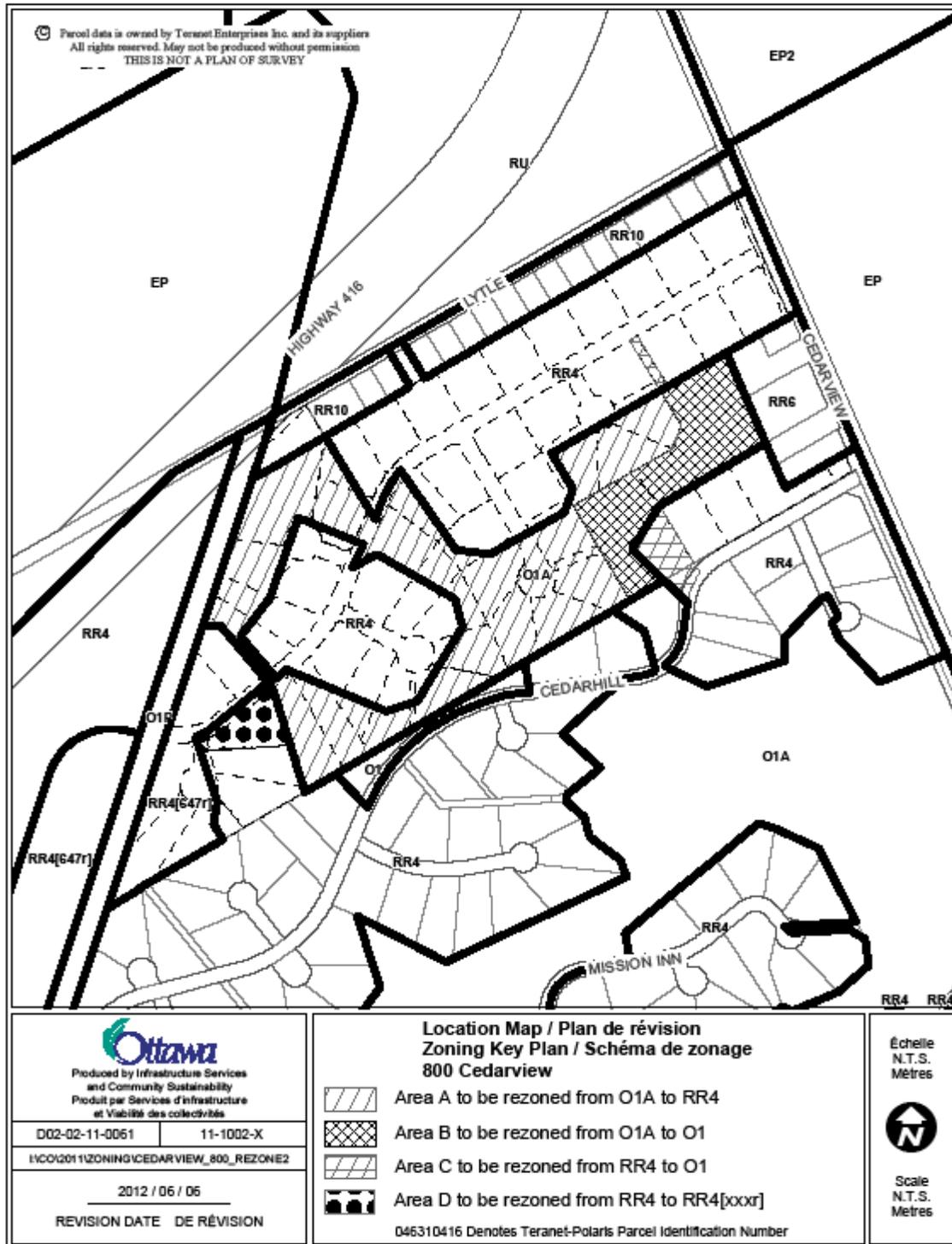
City Clerk and Solicitor Department, Legislative Services to notify the owner, applicant, OttawaScene, 1565 Chatelain Avenue, Ottawa K1Z 8B5, Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

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



DETAILS OF RECOMMENDED ZONING

DOCUMENT 2

PROPOSED CHANGES TO THE COMPREHENSIVE ZONING BY-LAW

1. Rezone the property as shown on Document 1 as follows:
 - Area A from O1A to RR4
 - Area B from O1A to O1
 - Area C from RR4 to O1
 - Area D from RR4 to RR4[xxxr]

2. A new exception, Exception xxxr, be added to Section 240 (Table 240) to permit a minimum lot width of 18.0 metres for Lot 25 on the approved Draft Plan of Subdivision as shown as Area D on Document 1.