

PLANNING RATIONALE - ZONING BY-LAW AMENDMENT
AVALON ENCORE – STAGE 6
BLOCKS 201, 202 & 233

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Prepared for:

MINTO COMMUNITIES INC.
200 – 180 Kent Street
Ottawa, ON
K1P 0B6

Prepared by:

J.L. RICHARDS & ASSOCIATES LIMITED
864 Lady Ellen Place
Ottawa, ON
K1Z 5M2
Tel: 613-728-3571
Fax: 613-728-6012

JLR No.: 26867-003.1

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1.0 INTRODUCTION

J.L. Richards & Associates Limited has been retained by Minto Communities Inc. to prepare a Planning Rationale in support of a Zoning By-law Amendment application for the lands known as Avalon Encore – Stage 6 consisting of Blocks 201, 202 & 233 on draft 4M-Plan. The subject lands are part of a master planned development located in Ottawa's eastern community of Orléans. The proposed development consists of townhouse dwellings (Blocks 201 & 202) fronting Décoeur Drive and a Planned Unit Development (PUD) consisting of stacked dwelling units (Block 233) with access from Décoeur Drive. The lands are located within the Mer Bleue Community Design Plan. The subject lands are currently zoned Development Reserve (DR) in the Comprehensive Zoning By-law (2008-250). McKinnons Creek traverses a portion of Block 233 and a small section abutting this creek is identified with a flood plain overlay.

The present Zoning By-law Amendment application seeks to rezone Blocks 201 and 202 from Development Reserve (DR) to Residential Third Density Zone, Subzone YY, Exception 2115 (R3YY[2115]) to permit townhouse dwellings, and Block 233 from "DR" (Development Reserve) to Residential Fifth Density Zone, Subzone Z, Exception XXXX, H (15) - holding (R5Z[XXXX], H (15) - h) to permit back-to-back stacked dwelling units. This PUD will be developed as a condominium. A small section adjacent to McKinnons Creek (crossing Block 233) is identified with a flood plain overlay. This flood plain overlay (zone) will be replaced with a holding-h provision, which will prohibit all uses until such time as South Nation Conservation will have issued a permit under Section 28 of the *Conservation Authorities Act* for the placement and removal of fill.

1.1 Purpose

J.L. Richards & Associates Limited (JLR) has prepared this Report in support of the Zoning By-law Amendment for Phase 6 Blocks 201, 202 & 233 of Minto's Avalon Encore Master Planned Community. The area consists of approximately 0.97 hectares of undeveloped lands. Blocks 201 & 202 will be developed with townhouse dwellings whereas Block 233 will be developed with back-to-back stacked dwelling units as a condominium development through the PUD provisions. These lands are part of a draft approved plan of subdivision within the Mer Bleue Community Design Plan.

This Report will outline the various land use components of the proposed development that support the development model currently being used in the City. This Report will also demonstrate how the development will:

- a) be consistent with the 2014 Provincial Policy Statement;
- b) conform to the City Official Plan; and
- c) demonstrate how the proposed development will meet the intent of the existing Mer Bleue Community Design Plan by providing a mix of new residential units and densities to compliment this master planned development.

A Planning Rationale is required by the City to provide planning support for all applications for development approvals.

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1.2 Background

Minto and Tamarack Homes have developed or are in the planning and construction stages to develop close to 2,400 residential units within an area known as Avalon West and Avalon Encore (aka Mer Bleue Community Design Plan).

On January 9, 2007, a Draft Plan of Subdivision was approved for the following lands (City File No. D07-16-09-0018 and D07-16-06-0009):

- 1 Minto-owned lands located immediately south of the existing hydro corridor and proposed Transitway, between a future Mixed-Use area to the east and the future Montfort Hospital Health Hub to the west. These lands are known as Avalon West Stages 1 and 2 and Tamarack Homes' Chaperal development, and have been developed with a mix of residential uses and densities and a large open space (park) block.
- 2 Minto-owned lands located south of Brian Coburn Boulevard, between Tenth Line to the east and Mer Bleue Road to the west. Avalon Encore Stages 3 and 4 are close to being at full build-out. Avalon Encore Stages 2D, 5 and 6 were recently rezoned and included minor refinements to the draft plan of subdivision. Minto is in the process of clearing the conditions of approval for registration of Phase 6 lands. Blocks 201, 202 & 233 were included within these draft-approved lands, however, were never rezoned. This area will develop with a mix of residential uses and densities such as townhouse dwellings and back-to-back stacked dwellings.

Amendments to the above-noted Draft Plan of Subdivision have been ongoing since the subdivision was first draft approved in 2007. The current draft plan of subdivision being reviewed by the City is Revision 24. Revision 24 had been prepared to support the Zoning By-law Amendment application as part of Stages 5 and 6. Revision 24 consisted of minor red line changes to the lot configuration and a mix of densities, all still in compliance with the CDP.

The Avalon West – Stage 1 lands were rezoned on April 27, 2011 and are completely built-out. Tamarack's Home Chaperal development is also completely built-out. The Stage 2 lands were rezoned in March 2014 and are also completely built-out. Stage 2D lands were recently approved for townhouse dwelling units. Avalon Encore Stage 3 lands, were rezoned in August 27, 2014, and will soon be completely built-out as well. This stage included the construction of École élémentaire catholique Notre-Place.

JLR had prepared a Planning Rationale for a Zoning By-law Amendment of Avalon Encore Stage 4 lands. The proposed amendment was supported by revision 23 to the Draft Plan of Subdivision. This application was submitted July 9, 2015 (D02-02-15-0042). The Council of the City of Ottawa passed By-law 2006-58 on February 10, 2016 to rezone those lands from "DR" (Development Reserve) to "R3YY[2115] and R3YY[2328] (Residential Third Density Zone, Subzone YY, Exception 2328)" in the City of Ottawa Zoning By-law. The zoning was to permit 6 semi-detached dwelling units, 118 townhouse dwelling units, and 26 back-to-back townhouse dwelling units. The Stage 4 lands are also almost completely built-out.

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JLR had prepared a Planning Rationale for a Zoning By-law Amendment of Avalon Encore Stage 5 and 6 lands. The proposed amendment was supported by revision 23 to the Draft Plan of Subdivision. A Rationale had been prepared by JLR to demonstrate that the proposed amendments to the draft plan of subdivision were not considered substantive changes and met the guiding principles of the CDP as well as its Land Use Plan and Demonstration Plan.

The Council of the City of Ottawa passed By-law 2006-278 to rezone these lands to permit a mix of residential dwelling units including detached, semi-detached, townhouse and back-to-back townhouse dwelling units as well as two school blocks and two park blocks. The Council of the City of Ottawa later passed By-law 2017-219 to remove the holding symbol from the subject lands removing the flood plain overlay. Stage 5 lands have been registered.

2.0 SUBJECT LANDS AND SURROUNDING LAND USES

The subject lands, which are legally known as *Part of Lots 3, Concession 11, Geographic Township of Cumberland, City of Ottawa*, are known as Blocks 201, 202 & 233 on the Draft 4M Plan for Avalon Encore – Stage 6.



Figure 1: The Subject Lands

2.1 Community Context

The area surrounding Blocks 201 & 202 consists of existing residential to the north (part of Mer Bleue CDP lands and identified as commercial / residential on the Land Use Plan); a future local

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street to the east (part of Avalon Stage 6); Mer Bleue Road, an Urban Arterial Road as defined in the City's Official Plan to the west; and Decoeur Drive to the south.

The area surrounding Block 233 consists of Decoeur Drive to the north; a park and future residential development along a window street to the east (part of Avalon Stage 6); Mer Bleue Road, an Urban Arterial Road as defined in the City's Official Plan to the west; and existing residential to the south (part of Mer Bleue CDP lands and identified as mixed density residential on the Land Use Plan).

3.0 PROPOSED PLAN

Minto's Avalon Encore Stage 6 is proposing townhouse dwelling units on Blocks 201, 202 and back-to-back stacked dwelling units via the PUD provisions as a condominium development for Block 233. The proposed uses are consistent with the mixed density residential area shown on the Land Use Plan, however, the stacked dwellings would be considered higher density than that shown on the Demonstration Plan.

It is our understanding that through discussions with the City, there is no longer a need for an emergency protective service site which was identified as "public/institutional" on the Land Use Plan over part of Block 233.



Figure 2: Avalon West and Avalon Encore Demonstration Plan

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Figure 2 above illustrates the proposed land uses, land areas, and unit types for Stages 1 to 6 (including Chaperal).

Avalon Encore – Stage 6 Blocks 201 & 202 have an area of 737.17 m² and 909.27 m², respectively. Block 233 has an area of 8,059.86 m². Based on the CDP's 31 units per net hectare, this would represent 5 units for Blocks 201 and 202 and 25 units for Block 233. Avalon Encore – Stage 6 Blocks 201 and 202 proposes 7 dwelling units; an average density of 42.5 units per net hectare which clearly meets the CDP's target. In regards to Block 233, the proposed back-to-back stacked dwelling development includes 64 dwelling units which represent an average density of 79.4 units per net hectare which also clearly exceeds the CDP's target.

4.0 POLICY AND REGULATORY FRAMEWORK

4.1 2014 Provincial Policy Statement

The 2014 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use and planning and development. The 2014 PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, as well as the quality of the natural environment. Issued under Section 3 of the *Planning Act*, all local planning matters shall be consistent with the 2014 PPS.

The proposed rezoning is consistent with the 2014 PPS. Section 1.1.3.1 states:

'Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.'

The Avalon Encore - Stage 6 Blocks 201, 202 & 233 lands are planned for growth in the Official Plan and the Mer Bleue Community Design Plan and represent a logical extension of the existing Orléans community.

Section 1.1.3.2 of the 2014 PPS states:

'Land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which:*
 - 1. efficiently use land and resources;*
 - 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for unjustified and/or uneconomical expansion.'*

A mix of residential uses, open space and institutional uses are proposed on the subject lands. These uses will be located within close proximity of a planned transit corridor. Section 1.1.3.6 of the 2014 PPS states:

'New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and

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densities that allow for the efficient use of land, infrastructure and public service facilities.'

The proposed residential densities and layout allow for efficient use of land and the extension of the existing infrastructure.

Section 1.6.6 of the 2014 PPS provides policies relating to the servicing of new developments in Settlement Areas. Section 1.6.6.1 states:

'Planning for sewage and water services shall:

- b) ensure that these systems are provided in a manner that:*
 - 1) can be sustained by the water resources upon which such services rely;*
 - 2) is feasible, financially viable and complies with all regulatory requirements; and*
 - 3) protects human health and the natural environment;*
- d) integrate servicing and land use considerations at all stages of the planning process.'*

Section 1.6.6.2 of the 2014 PPS states that:

'Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas.'

The subject lands will be serviced by municipal water services and municipal sanitary sewers as confirmed in the studies that had been submitted in support of this subdivision.

Section 2.0 of the 2014 PPS provides policies related to the use and management of resources. The proposed Draft Plan is consistent with these provisions regarding:

1. Section 2.1 (Natural Heritage): The subject lands do not contain any natural heritage features.
2. Section 2.2 (Water): McKinnons Creek crosses a small section of the subject lands at the southwest corner of the property. Associated flood plain will need to be evaluated as part of the approval process.
3. Section 2.3 (Agriculture): The subject lands do not contain any prime agricultural areas for long-term use for agriculture and have not been identified in the Official Plan for protection.
4. Section 2.4 (Minerals and Petroleum): The subject lands have no known areas of mineral or petroleum potential.

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5. Section 2.5 (Mineral Aggregate Resources): The subject lands have no mineral aggregate potential identified by the Official Plan.
6. Section 2.6 (Cultural Heritage and Archaeology): The subject lands have no built heritage nor has it been identified as being an area of archaeological potential.
7. Section 3.0 of the 2014 PPS provides policies relating to the protection of public health from natural and human-made hazards. With the exception of a small section of flood plain associated with the McKinnons Creek, there are no natural hazards affecting the subject lands.

4.2 Official Plan Considerations

4.2.1 Context

The City's Official Plan, adopted by City Council in May 2003, has been updated and amended numerous times by both Council and the Ontario Municipal Board (OMB). In June 2009, City Council adopted Official Plan Amendment (OPA) 76 which included a series of amendments based on a comprehensive 5-year review of the Official Plan as required by the *Planning Act*. OPA 76 was subject to numerous appeals to the OMB, which were concluded by June 2012.

The City initiated Official Plan Review: Official Plan Amendment #150 and Official Plan Amendment #180. OPA #150 included a series of amendments based on a second 5-year statutory review. OPA #150 was subject to numerous appeals to the OMB, which have yet to be concluded. OPA #180 was approved by the Minister on August 8, 2017 and is partly under appeal. In some cases, Official Plan Amendment #180 changes originally proposed modifications introduced by OPA #150.

Although OPA #150 and #180 are partly under appeal, the new policies relevant to the proposed development have been taken into consideration as the intended direction of City Council. Policies and schedules, which came into force on November 8, 2017, have already been incorporated into the online version of the City's Official Plan which was reviewed in preparation of this rationale.

4.2.2 Land Use Designation

The subject lands are designated *General Urban Area* on Schedule B – Urban Policy Plan of the Official Plan (Figure 4). OPA #150 & #180 maintains this designation for the subject lands.

The intent of the General Urban Area is to accommodate 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, leisure, entertainment and institutional uses. The present Zoning By-law Amendment application seeks to rezone the subject lands to accommodate medium density residential uses. The subject lands are part of a larger area which includes other uses such as commercial, schools and parks. Combined, these uses assist in the

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creation of a complete, sustainable community, which is the main intent of the General Urban Area designation.

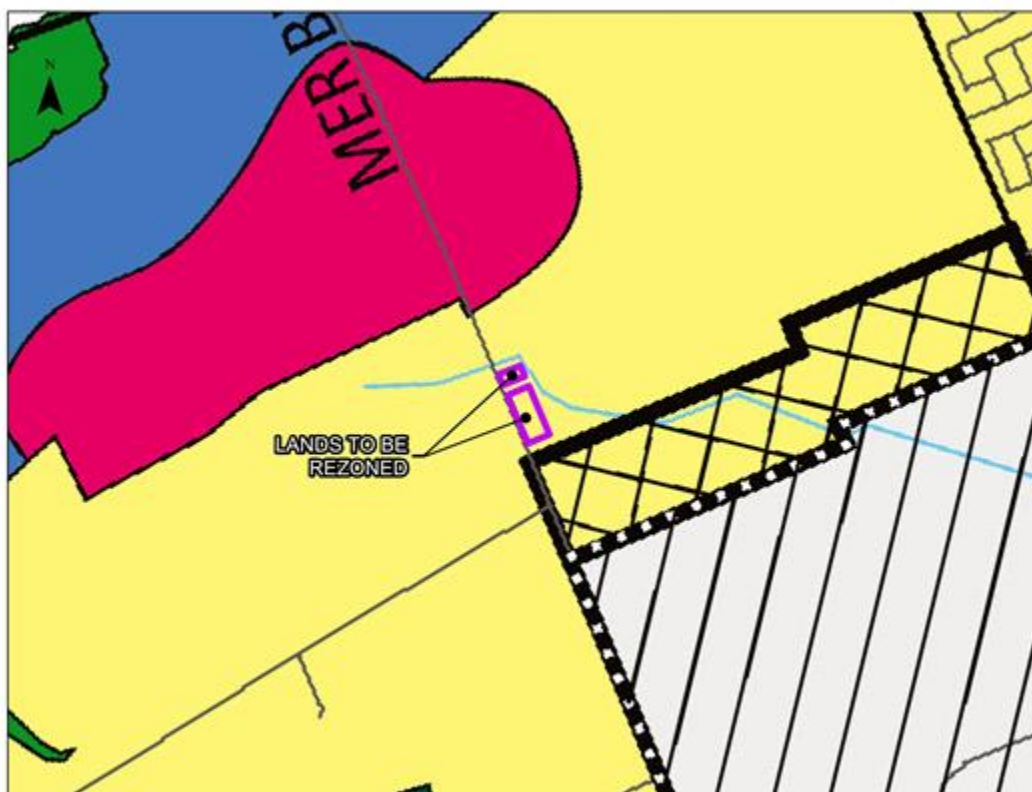


Figure 3: Official Plan, Schedule B Urban Area

4.2.3 Building Height

Official Plan Amendment #150 proposes limiting building heights within the General Urban Area to low-rise buildings, which are defined as buildings 1 to 4-storeys in height. The built form proposed on the subject lands includes townhouses and back-to-back townhouse dwellings. As such, the 4-storey maximum will not be exceeded.

4.2.4 Urban Design and Compatibility

Section 2.5.1 of the Official Plan establishes guidelines for introducing new development into existing areas in an effort to achieve compatible form and function. Compatibility is not limited to new development mimicking existing building form but enhancing or coexisting without adverse impacts on surrounding properties. The OP defines compatibility as meaning:

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‘Development that, although it is not necessarily the same as or similar to the existing buildings in the vicinity, nonetheless enhances an established community and coexists with existing development without causing undue adverse impact on surrounding properties. It ‘fits well’ within its physical context and ‘works well’ among those functions that surround it.’

Policy 1 of Section 4.11 states that when evaluating compatibility of development applications, the City will have regard for the policies of the site’s land use designation and all applicable plans, such as Community Design Plans. The development proposed on the subject lands meets Official Plan policies, including the General Urban Area policies, and the policies of the Mer Bleue Community Design Plan.

Policy 2 of Section 4.11 identifies a number of compatibility criteria used to evaluate development applications. The proposed development meets the following compatibility criteria:

- The proposed development has access to urban collectors and urban arterial roads with sufficient capacity to accommodate the anticipated traffic generated.
- The location and orientation of vehicle access and egress will address matters such as impact of noise, headlight glare and loss of privacy on adjacent development.
- The proposed development will provide adequate on-site parking to minimize the potential for spillover parking on adjacent areas.
- The outdoor amenity areas respect the privacy of outdoor amenity areas of adjacent residential units and minimize any undesirable impacts through the siting and design of buildings.
- No adverse lighting, noise, air quality impacts, sunlight and microclimate effects are anticipated.

4.3 Mer Bleue Community Design Plan

The Mer Bleue Community Design Plan (CDP) provides guidance for the future development of lands within this CDP Area. The CDP’s design principles are to:

- Achieve a sustainable mix of uses.
- Create a compact mixed-use urban form.
- Support and reinforce high quality transit service.
- Facilitate walking, cycling and recreation.
- Provide opportunities for 4,000-5,000 jobs.
- Provide an opportunity for a mix of residential housing types.
- Aim for an overall residential density of 31 units per net hectare.
- Ensure that parks contribute to the green space network.
- Have regard to environmental matters.

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The subject lands are designated “Mixed Density Residential” and “Public/Institutional” in the CDP’s Land Use Plan (Figure 4). It is our understanding that following pre-consultation with City staff the concept of medium density residential uses (stacked dwellings) was supported for Block 233 even though the Demonstration Plan had identified low density residential uses. Townhouses are considered low density residential and would also be permitted subject to rezoning. The “Public/Institutional” was intended for an emergency protective use however we understand that this is no longer required.

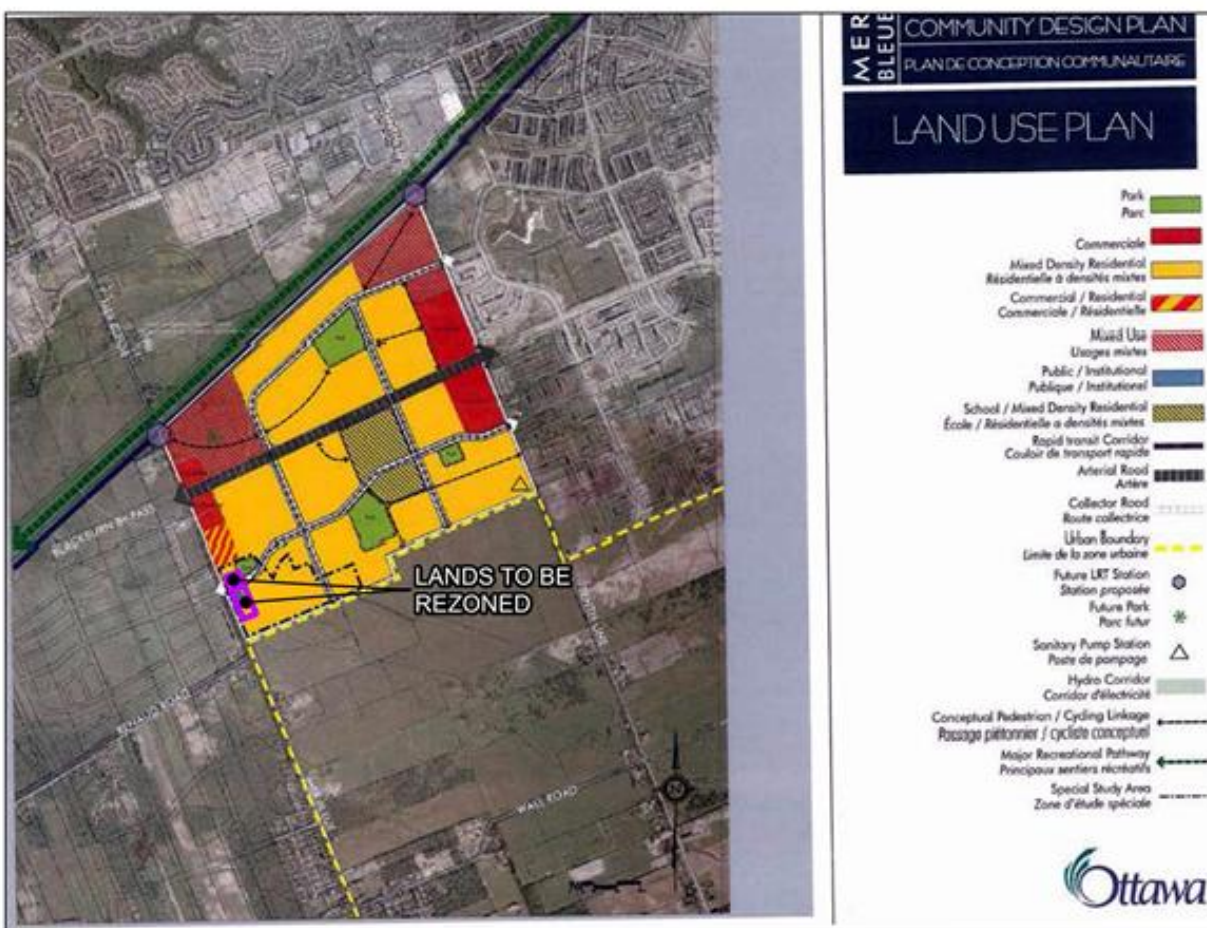


Figure 4: Mer Bleue Community Design Plan – Land Use Plan

The Mer Bleue CDP requires a certain mix of housing types. This mix is as follows:

- Maximum 60% single-family and semi-detached dwellings;
- Minimum 10% apartment dwellings; and
- The remainder as multiples, other than apartments.

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The proposal is consistent with the Mer Bleue CDP in that it meets the design principles, has an overall residential density in excess of 31 units per net hectare and includes a mix of housing types. The subject lands are in close proximity to parks and schools.

4.3.1 Residential Sector Plan

The Mer Bleue CDP includes a Residential Sector Plan. Avalon Encore – Stage 6 Blocks 201, 202 & 233 fall within Sector 3. According to the Residential Sector Plan, Sector 3 did not include any Medium Density Units. Through discussions with City staff, the stacked dwelling PUD development was considered appropriate at this location.

The proposed medium density residential units would contribute to the 10% target over the entire CDP area. Notwithstanding, the CDP has established a targeted density of 31 units per net hectare. Avalon Encore – Stage 6 Blocks 201 & 202 have an area of 737.17 m² and 909.27 m², respectively. Block 233 has an area of 8,059.86 m². Based on the CDP's 31 units per net hectare, this would represent 5 units for Blocks 201 and 202 and 25 units for Block 233. Avalon Encore – Stage 6 Blocks 201 and 202 proposes 7 dwelling units; an average density of 42.5 units per net hectare which clearly meets the CDP's target. In regards to Block 233, the proposed stacked dwelling PUD development includes 64 dwelling units which represent an average density of 79.4 units per net hectare which also clearly exceeds the CDP's target.

4.3.2 Design Guidelines

Section 6.2 of the Mer Bleue CDP contains a number of design guidelines which read together guide future development of the CDP area. The proposed development meets a number of the guidelines that are applicable for a rezoning:

- 6.2.2.2 The stacked dwellings have been aligned to front onto the street to enhance streetscape.
- 6.2.2.4 Decoeur Drive at Mer Bleue Road is identified as a gateway feature. Consideration will need to be given as part of the ultimate design of this intersection.
- 6.2.2.5 The stacked dwelling PUD block has buildings facing all three streets (Mer Bleue Road, Decoeur Drive, and Street 2) with consistent architectural character and level of design.
- 6.2.2.6 The multi-unit residential block has located the parking areas away from the gateway intersection.
- 6.2.3.11 Landscaping along collectors should include street plantings.
- 6.2.3.13 A minimum 2 metre sidewalk, inside the boulevard, will be provided on both sides of the street.

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- 6.2.5.1 Each neighbourhood will include a variety of housing types.
- 6.2.5.3 A strong street edge should be defined with consistent, minimum front yard setbacks in the range of 3-6 metres.
- 6.2.5.8 Tree planting will be in accordance with the geotechnical reports for the study area. A target of a minimum of one tree per unit on private property should be considered, when soil conditions permit.
- 6.2.5.14 Units should be mixed with other built forms.
- 6.2.5.15 Architectural style and detail of townhouse blocks should complement the design of single and semi-detached units.
- 6.2.5.17 Units within the same block should be located at a consistent setback from the street lot line.

Section 7.1 of the CDP indicates that there is “flexibility in interpretation, provided the general intent of the policies and principles of the CDP are maintained. The land use designations identified in the Land Use Plan are intended to show general areas. The boundaries of the designations are flexible and may vary without amendment to the Plan.” The CDP goes on to say that the Demonstration Plan is simply an illustration of how the area could be developed whereas the “Land Use Plan remains the primary reference.” Changes to the Demonstration Plan, such as “minor reconfigurations of the local street pattern, minor adjustments to the location of medium density residential blocks and school sites, and minor changes to block sizes and shapes may be made at the discretion of the Director of Planning and Infrastructure Approvals.”

Section 7.4 of the CDP indicates that where substantive changes to the Land Use Plan and Demonstration Plan are proposed prior to zoning by-law amendment, subdivision or site plan approval, an amendment to this Plan will be required. Substantive changes include such things as:

- the number of high density residential blocks;
- the location of arterial and collector roads and protected infrastructure corridors;
- the removal of park blocks, or
- changes that could jeopardize the area’s ability to achieve the Official Plan’s strategic directions.

It is our opinion that the proposed zoning by-law amendment and revisions to the Demonstration Plan will not require an amendment to this Plan. Furthermore, this was discussed with City staff and agreed in principle that Block 233 was an appropriate location for medium density residential uses.

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4.4 Urban Design Guidelines for Greenfield Neighbourhoods (September 2007)

The Guideline for Greenfield neighbourhoods defines them as follows:

‘Greenfield neighbourhoods located in designated Urban Areas beyond the Greenbelt. These large, usually undeveloped, areas of land offer significant opportunity for innovative practices to achieve the Official Plan’s direction for liveable communities, but they face issues of scale, phasing, compatibility as well as sensitivity to environmental carrying capacity, and natural and cultural features.’

The lands within the Mer Bleue Community are subject to specific policies related to the Community Design Plan. The Greenfield Guideline is to be applied to those developments that do not benefit from the work done through a CDP and are simply in the Urban Area Designation. It is clear that the intent of this guideline will be met by this development as the detailed policies of the CDP replicate and reinforce the provisions. It is our opinion that the proposed development would meet the intent of the Guideline, but it should not apply to the review of this proposal.

4.5 City of Ottawa Comprehensive Zoning By-law (2008-250)

As illustrated on Figure 5, the subject lands are currently zoned Development Reserve (DR) in the Comprehensive Zoning By-law (2008-250). A small section adjacent to McKinnons Creek is identified with a flood plain overlay.

The purpose of the DR Zone is to recognize lands intended for future urban development in areas designated as General Urban Area and Developing Communities in the Official Plan.

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4.5.1 Proposed Zone Exceptions

Blocks 201, 202

Development Reserve (DR) to Residential Third Density Zone, Subzone YY, Exception 2115 (R3YY[2115]).

Block 233

DR” (Development Reserve) to Residential Fifth Density Zone, Subzone Z, Exception XXXX, H (15) - holding (R5Z[XXXX], H (15) - h). The flood plain overlay (zone) will be replaced with a holding-h provision that will prohibit all uses until South Nation Conservation will have issued a permit under Section 28 of the *Conservation Authorities Act* for the placement and removal of fill.

Site Specific Exceptions

- minimum front yard setback: 3.0 m
- minimum corner side yard setback: 3.0 m
- minimum interior side yard setback: 3.0 m
- minimum rear yard setback: 5.0 m
- notwithstanding Section 109. (3) a parking space may be established into a required yard
- notwithstanding Table 110 the minimum required width of landscaped buffer abutting a street is 1.5 m
- minimum required parking: 1 space per dwelling unit.

The proposed rezoning to a site specific Z subzone is to permit different development standards. The 3.0 m setback (front, corner, and interior side yards) promotes efficient land use and compact form while showcasing a newer design approach. A similar setback has been approved for similar units at the intersection of Décoeur Drive and Tenth Line Road (des Tilleuls Private).

As illustrated on the conceptual site plan included as Appendix ‘A’, the 3.0 m setback provision will:

- provide visual interest along the streetscape,
- introduce a new product to the community,
- provide building façades with windows and door that will animate the neighbourhood, and
- introduce a new product that does not require a garage to dominate the width of the unit, in that parking is provided internal to the project thereby supporting the quality of the streetscape and enriching the pedestrian experience.

Site specific zone R4Z[2035] has permitted a residential parking rate of 1 parking space per dwelling unit as part of the development at 225 Citiplace Drive (3 storey terrace flats fronting Cityplace Drive).

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Similarly, R5Z[2040] has also permitted a reduced parking space rate of 1.0 space per dwelling unit (2 The Parkway).

Also, a minor variance was recently approved by the Committee of Adjustment to permit a reduced parking space rate of 1.1 spaces per dwelling unit, whereas the By-law requires a minimum of 1.2 parking spaces per dwelling unit. In this case, the Owner wanted to construct six, three-and-a-half storey stacked townhouse dwellings, containing 64 units in total, as part of a Planned Unit Development (PUD) at 880 Décoeur Drive (corner Décoeur Drive and Tenth Line Road); project described above as des Tilleuls Private.

The area is also well served by transit including bus rapid transit along Brian Coburn Boulevard which also further supports a parking reduction.

5.0 CONCLUSION

This Report has been prepared in support of a Zoning By-law Amendment for Stage 6 Blocks 201, 202 & 233 of Minto's Avalon Encore draft approved lands. These lands are a natural extension of the Avalon master planned community.

The proposed Zoning By-law Amendment is consistent with the 2014 PPS in that the proposed use is located within a designated Settlement Area and will serve as a natural extension to an existing community. The proposed Draft Plan does not interfere with any Provincial Interests. The flood plain overlay (zone) will be replaced with a holding-h provision which will prohibit all uses until such time as South Nation Conservation will have issued a permit under Section 28 of the *Conservation Authorities Act* for the placement and removal of fill.

The proposed Zoning By-law Amendment meets the requirements of the City's Official Plan (flood plain will need to be evaluated through the holding provision, however, no uses are permitted in the interim) and is compatible with the Mer Bleue CDP in terms of mix of uses, mix of residential types and densities. As such, the application reflects good planning.

This report has been prepared for the exclusive use of Minto Communities Inc., for the stated purpose, for the named facility. Its discussions and conclusions are summary in nature and cannot be properly used, interpreted or extended to other purposes without a detailed understanding and discussions with the client as to its mandated purpose, scope and limitations. This report was prepared for the sole benefit and use of Minto Communities Inc. and may not be used or relied on by any other party without the express written consent of J.L. Richards & Associates Limited.

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**PLANNING RATIONALE - ZONING BY-LAW AMENDMENT
AVALON ENCORE – STAGE 6
BLOCKS 201, 202 & 233**

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:

A handwritten signature in black ink, appearing to read "Marc Rivet", is positioned above the printed name.

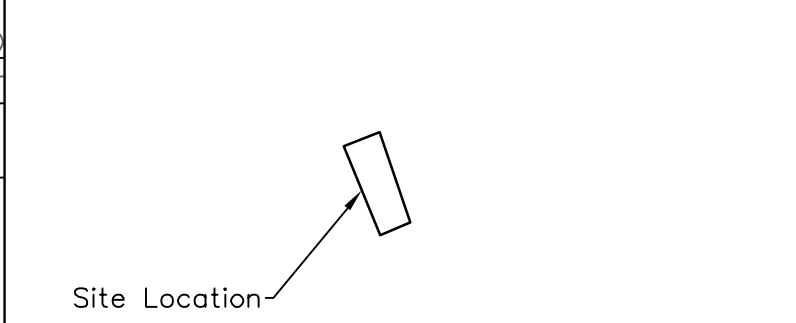
Marc Rivet, MCIP, RPP
Senior Planner

APPENDIX A:
CONCEPTUAL SITE PLAN

Proposed Zoning Table		
Zone	R5Z (XXXX) ¹	
Lot Area	8060.05 m ²	
Building Area	2196.48 m ²	
Lot Coverage	27%	
Total Amenity Space	384.24 m ²	
Communal Amenity Space	203.24 m ²	
Amenity Space per Unit (Section 137)	6 m ² per unit (deck)	
Setback	Front Yard	3.0 m
	Rear Yard	5.0 m
	Interior Yard	3.0 m
	Corner Yard	3.0 m
Max. Building Height	12 m	
Units	64 stacked towns	
Parking (Section 101)	82	
Parking Space (Section 106)	2.6 x 5.2 m	
Bicycle Parking (Section 111)	32	

Legend	
	Bike rack
	Depressed curbs

Key Plan



Site Location

Notes

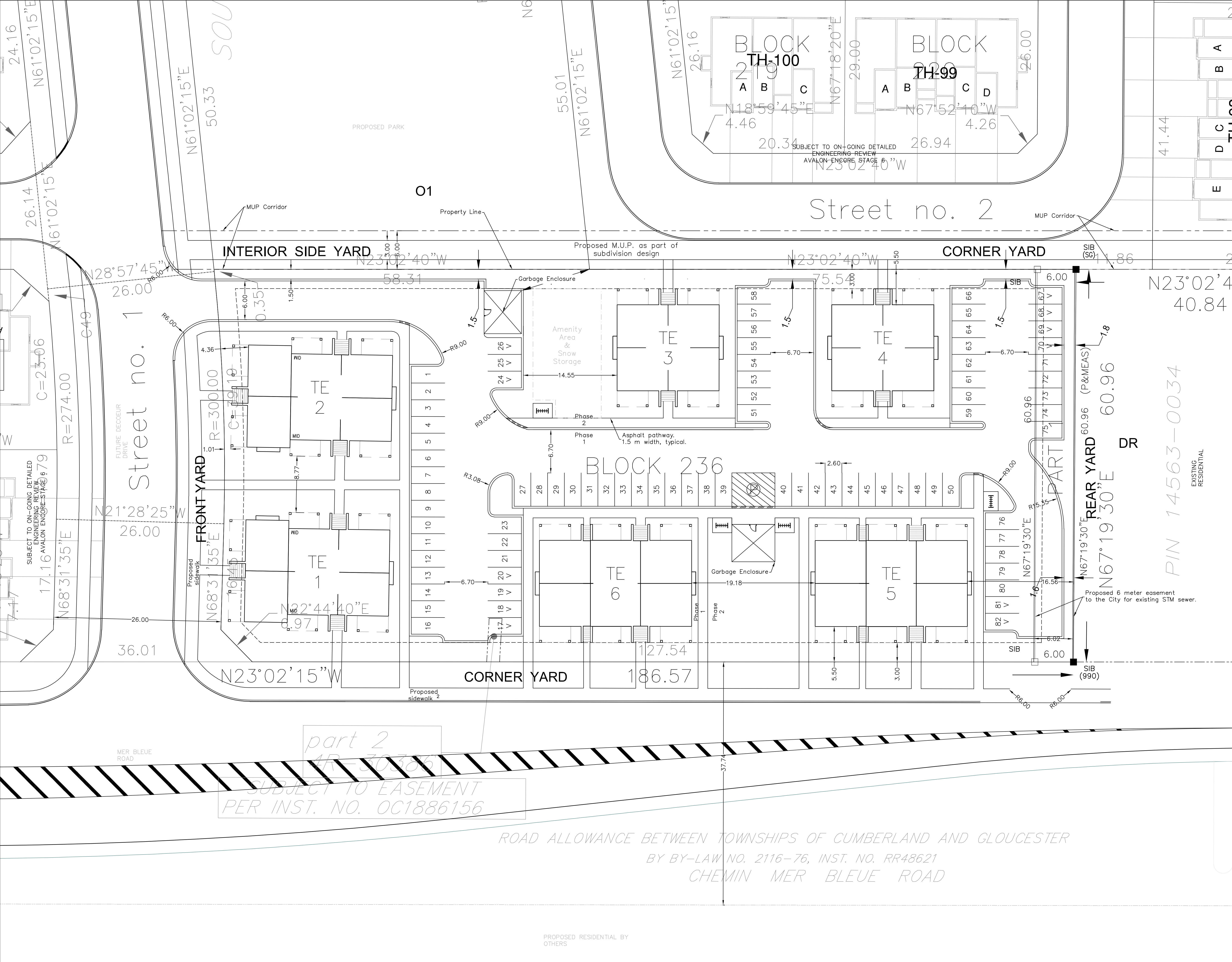
- 1 Current zoning is DR (Development Reserve). Exceptions to proposed R5Z are to be determined during re-zoning application.
- 2 To be coordinated with Mer Bleue design.
- 3 All units are in meters.

6	Removed Mer Bleue access	Feb. 27, 18	T.C.
5	Phasing boundary, STW easement	Feb. 7, 18	T.C.
4	MUP, sidewalk, and annotations	Feb. 2, 18	T.C.
3	Surrounding context included	Jan. 26, 18	T.C.
2	Plot changes	Jan. 12, 18	T.C.
1	Issue for revision	Dec. 19, 17	T.C.
No.	REVISION	DATE	BY

Project
Avalon Encore – Stage 6 –
Block 236
2336 Tenth Line Road, Ottawa, ON K4A 3W4
Title
Site Plan – AE STAGE 6 –
IT REV 1

Drawing No.
SP

Scale
1: 250
0 5 m 10 m 15 m
Minto Communities Inc.
200–180 Kent Street
Ottawa, ON K1P 0B6





www.jlrichards.ca

Ottawa

864 Lady Ellen Place
Ottawa ON Canada
K1Z 5M2
Tel: 613 728-3571

ottawa@jlrichards.ca

Kingston

203-863 Princess Street
Kingston ON Canada
K7L 5N4
Tel: 613 544-1424

kingston@jlrichards.ca

Sudbury

314 Countryside Drive
Sudbury ON Canada
P3E 6G2
Tel: 705 522-8174

sudbury@jlrichards.ca

Timmins

201-150 Algonquin Blvd.
East
Timmins ON Canada
P4N 1A7
Tel: 705 360-1899
timmins@jlrichards.ca

North Bay

200-175 Progress Road
North Bay ON Canada
P1A 0B8
Tel: 705 495-7597

northbay@jlrichards.ca

Hawkesbury

326 Bertha Street
Hawkesbury ON Canada
K6A 2A8
Tel: 613 632-0287

hawkesbury@jlrichards.ca

Guelph

107-450 Speedvale Ave.
West Guelph ON Canada
N1H 7Y6
Tel: 519 763-0713

guelph@jlrichards.ca

