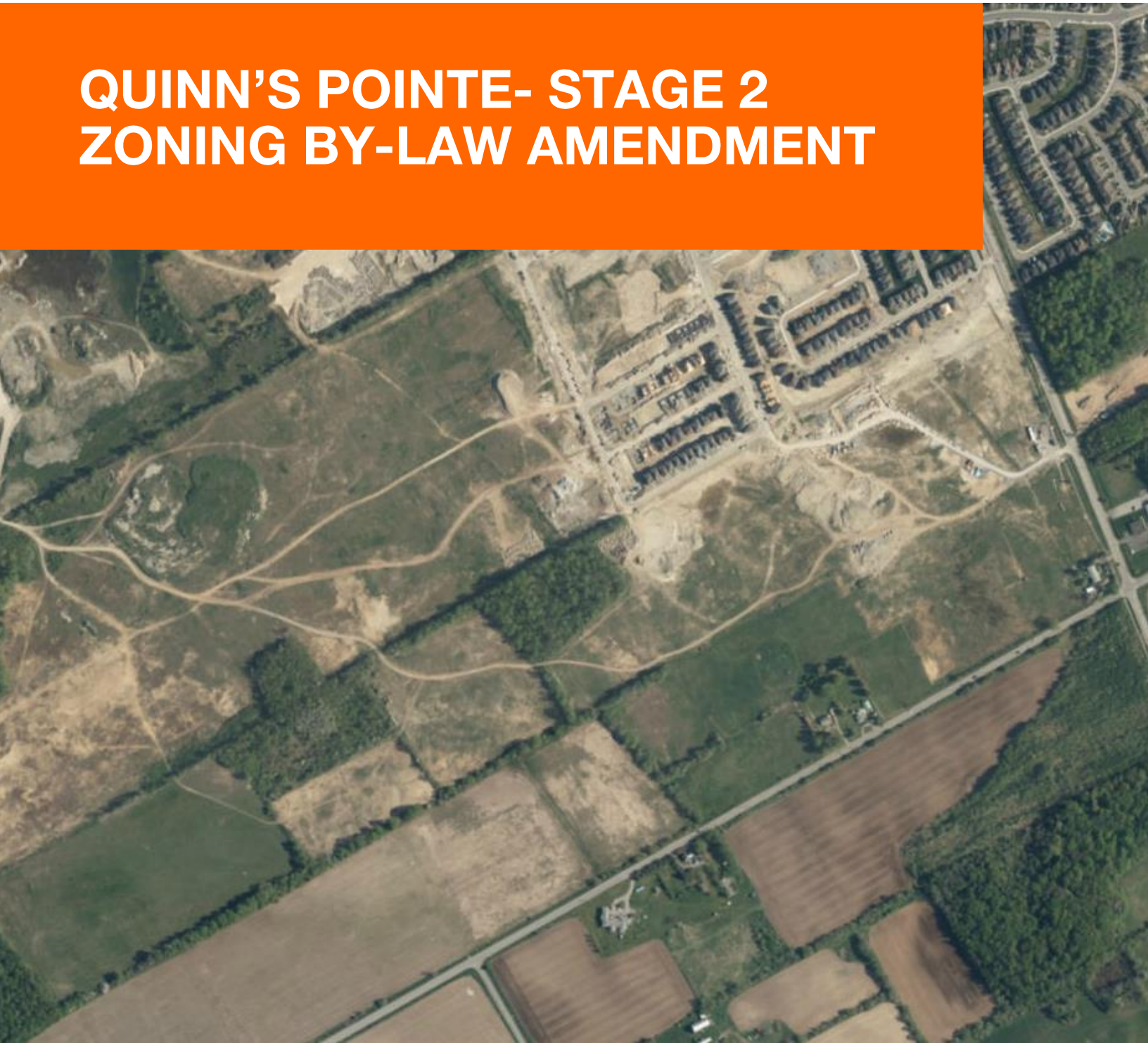


FOTENN

QUINN'S POINTE- STAGE 2 ZONING BY-LAW AMENDMENT



July 12, 2019

Planning Rationale



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1.0 INTRODUCTION

Fotenn Consultants Inc. (“Fotenn”) has been retained by Minto Communities (“Minto”) to prepare a Planning Rationale in support of a Zoning By-law Amendment application to rezone specific areas of Stage 2 of Minto’s Quinn’s Pointe community (“subject lands”), located in Barrhaven South.

Quinn’s Pointe- Stage 2, which is part of the Barrhaven South Urban Expansion Area (BSUEA) Community Design Plan (CDP) area, is planned to accommodate over 1,100 residential units, two elementary school blocks, three parks (4.18 hectares total), a portion of a commercial block, a Park & Ride, and stormwater management facilities.

The Zoning By-law Amendment application is required to address:

- / Minor revisions to the plan of subdivision for Stage 2 resulting from efficiencies realized through detailed design;
- / Adjustments required along the boundary between the Stage 2 lands and the previously developed Stage 1 lands to the north; and
- / To lift a holding by-law that was applied to a strip of land located along the northern edge of Stage 2, (between River Mist Road and existing Greenbank Road) through the Zoning By-law Amendment for the Stage 1 lands.

The proposed adjustments are typical for a multi-stage subdivision development, where stages come on-line at different times. The amendments are minor in nature and serve to bring the zoning in-line with the draft approved plan of subdivision.

Full details of the proposed zoning revisions are summarized in Section 4.4.1 of this Planning Rationale.

1.1 Application History

The subject lands represent a large portion of the BSUEA CDP, a developer-initiated CDP which was approved by City Council in the Spring of 2018. The lands located to the immediate north (Stage 5 of Mattamy’s Half Moon Bay South community) and northwest (active aggregate pits) are also part of the CDP study area and have active development applications. The current Zoning By-law Amendment application will be subject to the policies of the approved CDP and associated Official Plan Amendment (OPA).

A Zoning By-law Amendment application for Quinn’s Pointe Stage 2 (D02-02-18-0058) was approved by Council in September 2018, with no appeals. This Zoning By-law Amendment application rezoned the subject lands to permit the proposed uses, which correspond with the Land Use Plan and Demonstration Plan in the BSUEA CDP. More specifically, the following uses and associated zones were approved:

- Low- and Medium-Density Residential - Residential Third Density YY Subzone, Exception 2145 (R3YY[2145]);
- High-Density Residential - Residential Fourth Density Z Subzone, Exception 2528 (R4Z [2528]);
- Commercial- Development Reserve (DR);
- Schools - Minor Institutional Zone, Subzone A and Residential Third Density YY Subzone, Exception 2145 (I1A/R3YY[2145]); and
- Parks, Stormwater Management Facilities, and the Park and Ride - Parks and Open Space Zone (O1)

The plan of subdivision for Quinn's Pointe Stage 2 (D07-16-18-0016) (Figure 1) was draft approved by City Staff in February 2019, with no appeals.

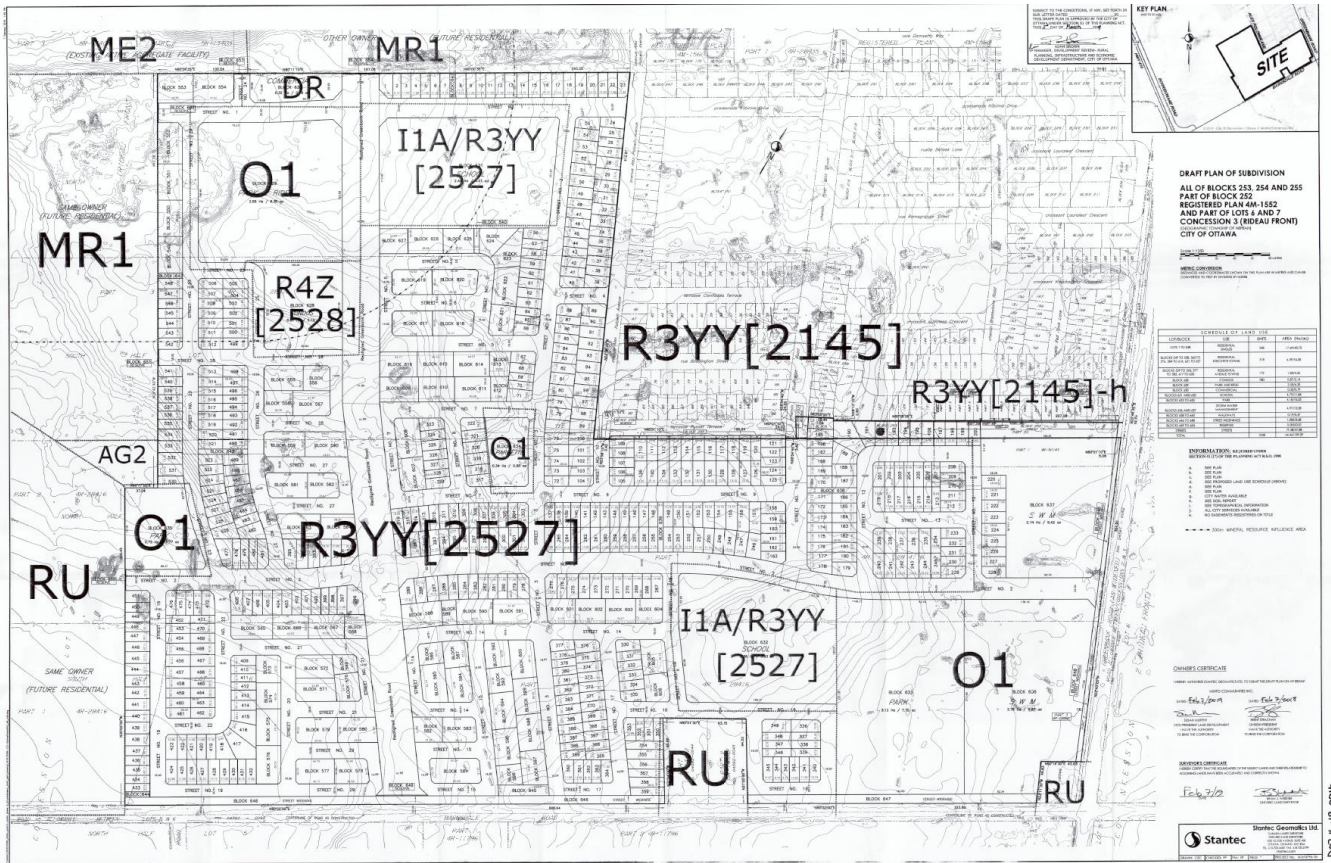


Figure 1. Draft Approved Plan of Subdivision for Quinn's Pointe

SUBJECT LANDS AND SURROUNDING AREA

The subject lands are located in Barrhaven South, at the southern edge of the City of Ottawa’s Urban Boundary. The lands are generally bound by the Quinn’s Pointe Stage 1 community to the northeast, existing Greenbank Road to the east, Barnsdale Road to the south, vacant rural lands to the west, and active aggregate extraction operations to the northwest. Figure 2 illustrates the subject lands in a local context.

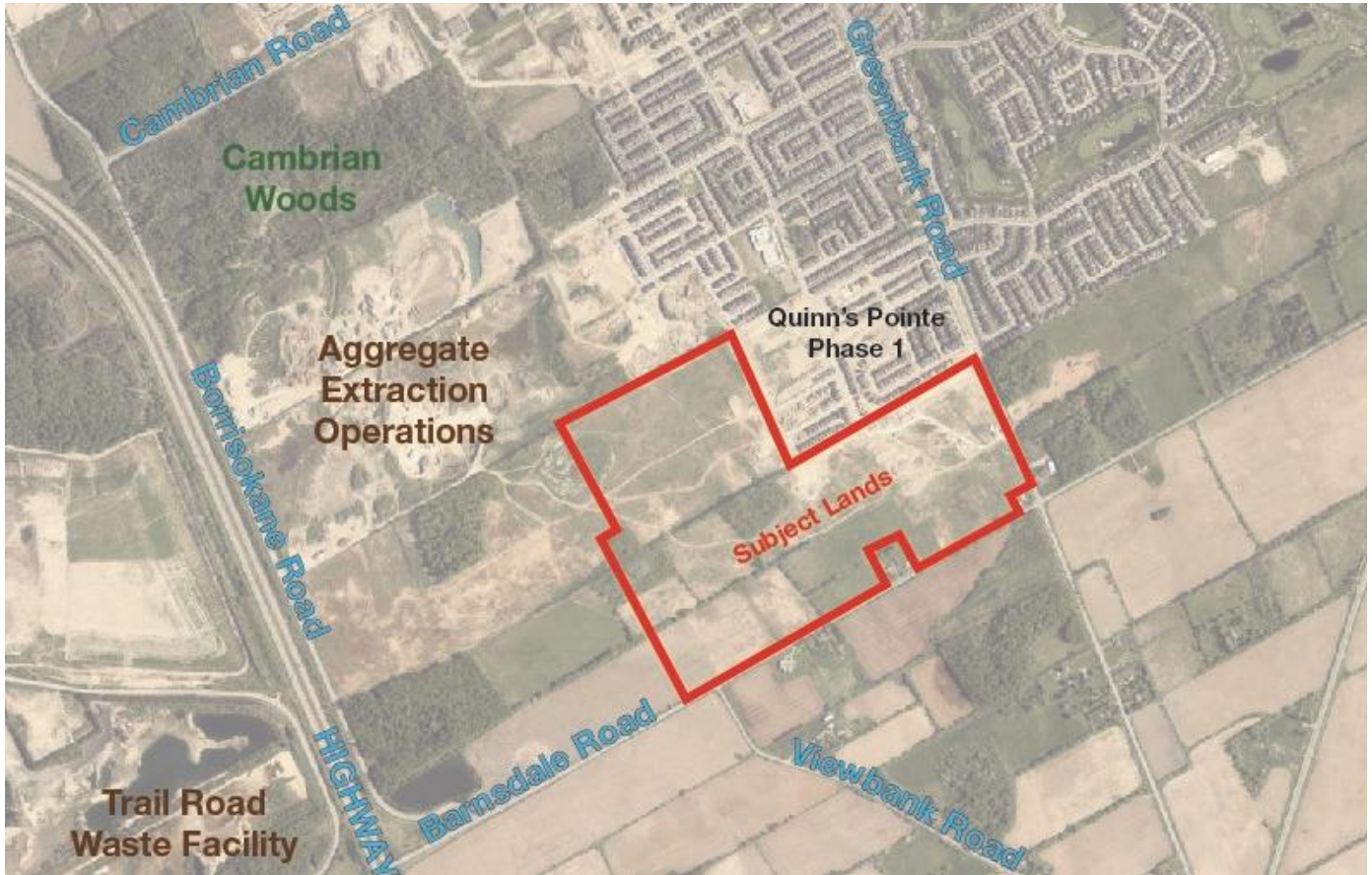


Figure 2: Subject Lands in Local Context

3.0 PROPOSED DEVELOPMENT

The original Zoning By-law Amendment application for Quinn’s Pointe- Stage 2 was based on the preliminary Concept Plan shown in Figure 3 below. After the zoning was approved, but prior to draft plan approval, Minto commenced detailed design for the Stage 2 lands. Through this process, efficiencies were realized and the size of the northeastern stormwater management facility block (Block 637) was able to be reduced. The excess stormwater management lands, which are located along the eastern side of the eastern segment of Street 12, allowed for the addition of nine lots for detached dwellings (Lots 220 through 228) (Figure 4).

The nine additional units serve to optimize the use of land and infrastructure within Stage 2 by increasing the number of residents living within proximity to community features such as the nearby Neighbourhood Park, school, and transit. The additional units also create a double-loaded street, which will make more efficient use of the infrastructure planned within the right-of-way.

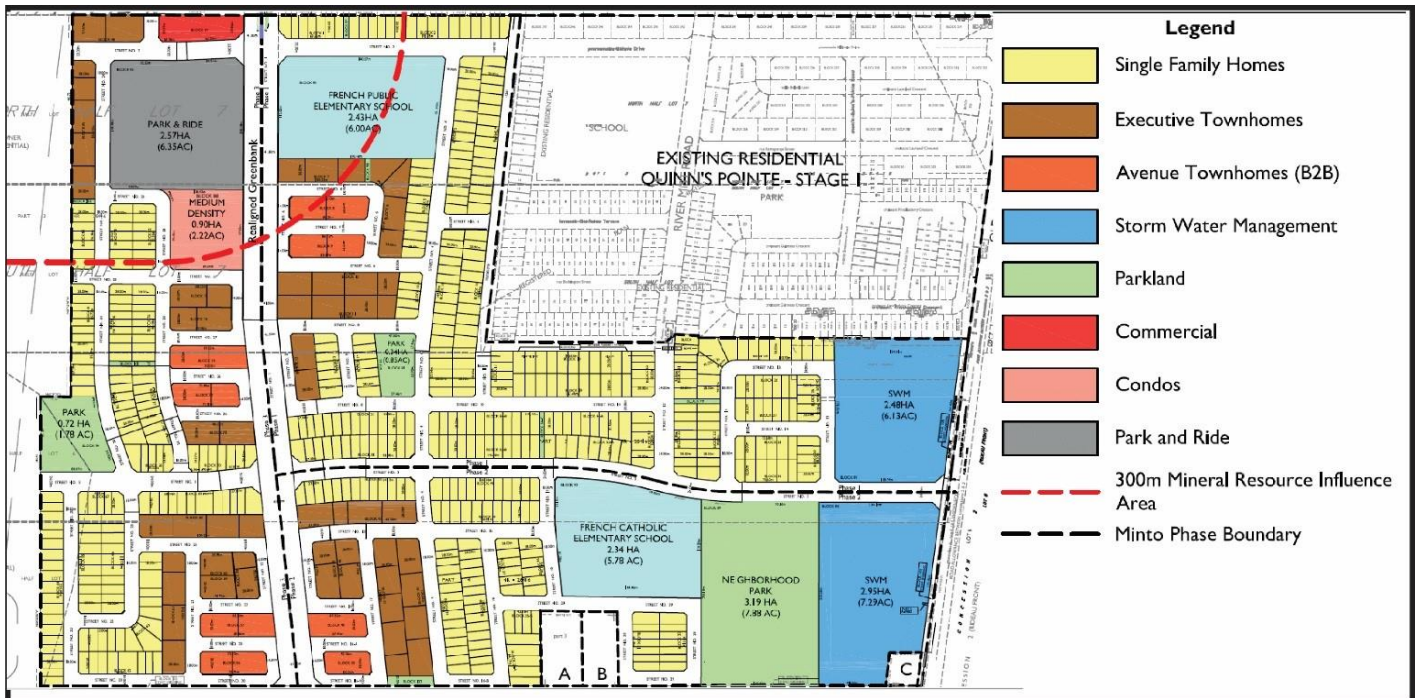


Figure 3: Concept Plan for original Zoning By-law Amendment for Quinn's Pointe- Stage 2

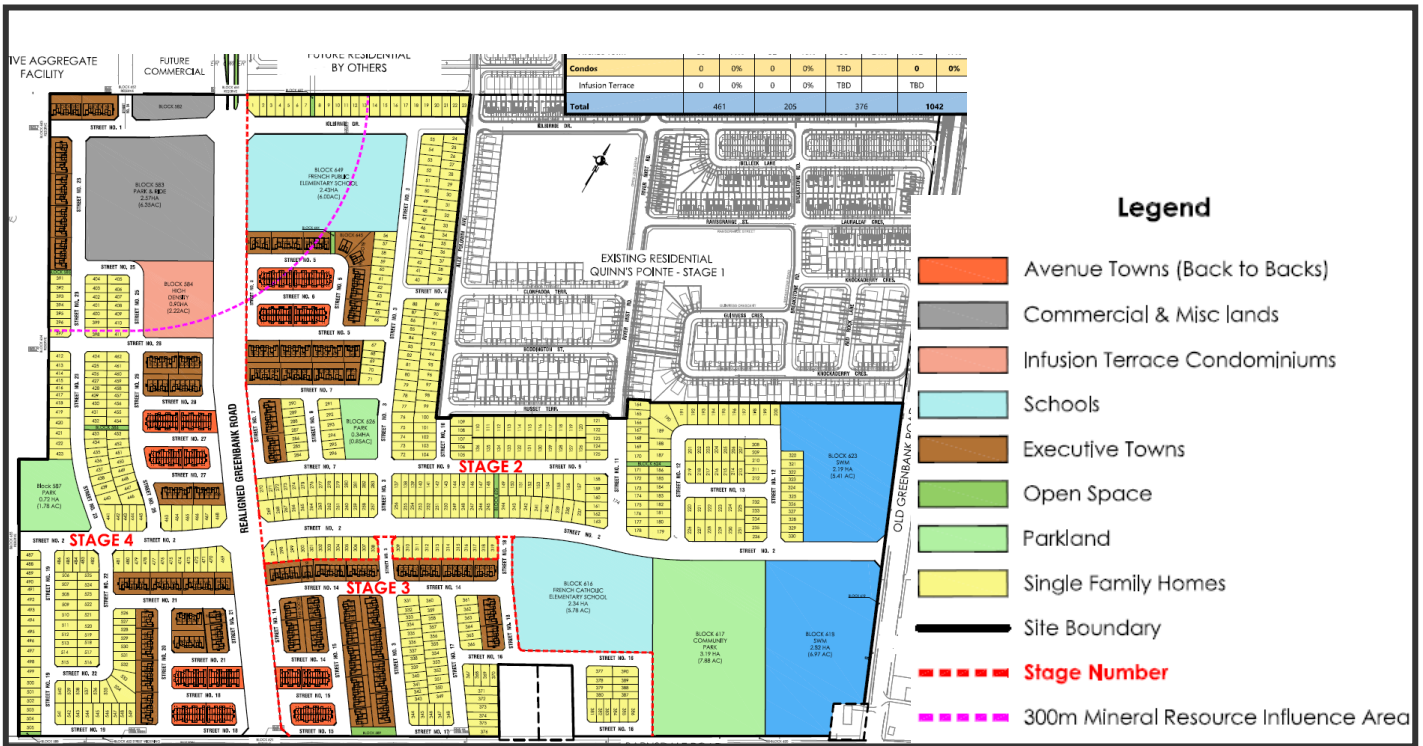


Figure 4: Concept Plan for Draft Plan Approval of Quinn's Pointe- Stage 2

4.0 POLICY AND REGULATORY CONTEXT

4.1 Provincial Policy Statement (PPS)

The Provincial Policy Statement (PPS) was issued under Section 3 of the Planning Act in April 2014. It provides direction on matters of provincial interest related to land use planning and development. The Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

The PPS recognizes that “the long-term prosperity and social well-being of Ontarians depends on maintaining strong communities, a clean and healthy environment and a strong economy”. To this end, the PPS promotes the creation of “healthy, liveable and safe communities” through efficient land use patterns based on densities and a mix of land uses that efficiently use land, resources, infrastructure, and public service facilities, minimize air quality impacts, promote energy efficiency, support active transportation, are transit and freight supportive, and include a range of uses and opportunities for redevelopment and intensification.

The approved plan of subdivision, and proposed zoning revisions that would bring the zoning in-line with the approved subdivision, are consistent with the PPS as the development proposes a range of housing types within the settlement area boundary, as well as appropriate infrastructure and public service facilities to serve the new community. There is the potential to preserve significant woodlands in park blocks and stormwater management facilities are provided to manage stormwater.

4.2 City of Ottawa Official Plan (2003, as amended)

The subject lands are designated “General Urban Area” on Schedule- B- *Urban Policy Plan* of the Official Plan. The General Urban Area designation permits all types and densities of housing, as well as employment, retail uses, service, industrial, cultural, leisure, greenspace, entertainment and institutional uses. The designation permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances.

As part of the draft plan of subdivision application process, the entire community was evaluated for conformity with the objectives of the Official Plan. The analysis found that the proposed development adheres to the policy objectives of the Official Plan.

4.3 Barrhaven South Urban Expansion Area Community Design Plan (BSUEA CDP)

The BSUEA CDP was adopted by Council in Spring 2018, along with an Official Plan Amendment (OPA) which served to bring the subject lands into the Urban Area and re-designate them to General Urban Area. The CDP establishes a set of site-specific development and design policies for the subject lands, including permitted land uses and design guidelines.

Sections of the CDP are particularly relevant to the proposed zoning revisions are discussed below:

4.3.1 Low-Medium Density Residential Area

The Low-Medium Density Residential Area designation permits low-rise, ground-oriented dwellings, including detached dwellings, semi-detached dwellings, linked-detached dwellings, and townhouses. The draft plan of subdivision proposes a range of lot sizes, with medium-density residential proposed in proximity to New Greenbank Road, which is planned to have a Bus Rapid Transit (BRT) route.

4.3.2 Stormwater Management Facilities

The CDP Land Use Plan plans for a stormwater management facility in the southeast corner of the subject lands, which is the lowest elevation of the CDP area. Consistent with this direction, the draft approved Plan of Subdivision proposes two stormwater management blocks in this location, including one block adjacent to the proposed Neighbourhood Park.

The proposal to rezone a small portion of the stormwater management area to a residential use will not compromise the overall functionality of the facility and will allow for higher residential densities, which in turn provides more efficient use of land and infrastructure.

4.3.3 Land use and Demonstration Plan

The CDP contains a Land Use Plan (Figure 5) and Demonstration Plan, which are intended to illustrate the intent for development, including a preferred local road layout and active transportation network, locations of community facilities, stormwater infrastructure, and public transit.

The proposed portions of the overall development that are subject to the current Zoning By-law Amendment application meet the policies for the relevant CDP land use designations as well as the overall objectives of the CDP.



Figure 5: BSUEA CDP Land Use Plan

4.4 Comprehensive Zoning By-law 2008-250

The areas that are subject to the current Zoning By-law Amendment application (Figure 6) are zoned the following in the Comprehensive Zoning By-law (2008-250):

- / Residential Third Density YY Subzone, Exception 2145, with a holding symbol (R3YY[2145]-h) (the residential zoning for the Stage 1 lands);
- / Residential Third Density YY Subzone, Exception 2527 (R3YY[2527]) (the residential zoning for the Stage 2 lands); and
- / Parks and Stormwater Management Facilities - Parks and Open Space Zone (O1) (the zoning for the stormwater management facility blocks).

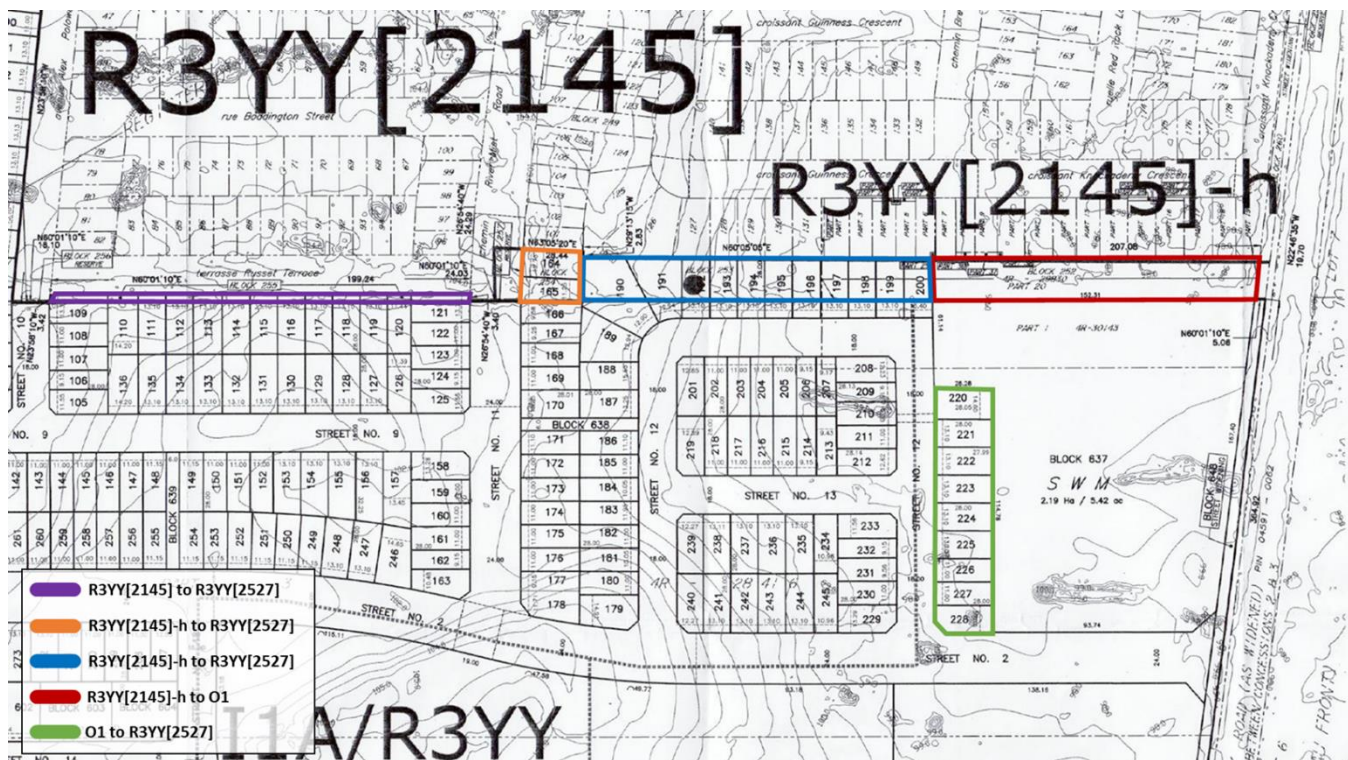


Figure 6. Graphic Depicting Proposed Zoning Changes

4.4.1 Proposed Zoning By-law Amendment

The following amendments are required to bring the zoning of Quinn's Pointe Stage 2 in-line with the draft approved plan of subdivision:

1. Amend the existing zoning for the northern edge of Lots 109 through 121 on the draft approved plan of subdivision, which are located along the south side of Russet Terrace, between Street 10 and Street 11 (lands outlined in purple on Figure 6):
 - / From R3YY[2145] (the Exception for Quinn's Pointe Stage 1) to R3YY[2527] (the Exception for Quinn's Pointe Stage 2), which will bring the zoning inline with the remainder of the southern portion of these lots and the remainder of properties on the block to the south.

2. Lift the Holding By-law that currently applies to Lots 164 and 165 on the draft approved plan of subdivision, which are located at the eastern terminus of Russet Terrace (lands outlined in orange on Figure 6):

/ From From R3YY[2145]-h (the Exception for Quinn’s Pointe Stage 1) to R3YY[2527] (the Exception for Quinn’s Pointe Stage 2).

The conditions of the holding by-law are described in detail in Exception 2145, which states:

“Where a holding symbol applies:

- o With the exception of a temporary storm water management facility, all permitted uses are prohibited until the holding symbol is removed; and,
- o The holding symbol may only be removed at such time as an ultimate storm water management facility to serve the subject lands has been constructed to the satisfaction of the General Manager, Planning and Growth Management Department.”

The stormwater management facilities for Quinn’s Pointe Stage 2 were addressed through the Master Servicing Study (MSS) that was prepared in concert with the BSUEA CDP. The design of these facilities has been approved at both the municipal and provincial levels and the facilities are now under construction.

3. Amend the zoning for the northern portion of Lots 190 through 200 on the draft approved plan of subdivision, which have frontage along the north side of Street 12 (lands outlined in blue on Figure 6):
- / From R3YY[2145]-h (the Exception for Quinn’s Pointe Stage 1) to R3YY[2527] (the Exception for Quinn’s Pointe Stage 2).

Please see the discussion in item 2 above regarding lifting the holding symbol.

4. Amend the zoning to the north of Block 637 (northeastern stormwater management facility block) on the draft approved plan of subdivision (lands outlined in red on Figure 6):
- / From R3YY[2145]-h (the Exception for Quinn’s Pointe Stage 1 to the north) to O1 (the zoning of the remainder of the stormwater management facility block to the south).
5. Amend the zoning on lots 220 through 228 on the draft approved plan of subdivision, which front on the east side of the eastern portion of Street 12 (lands outlined in green):
- / From O1 (the zoning of the stormwater management facility block) to R3YY[2527] (the zoning for Quinn’s Pointe Stage 2).

There are minor difference between Exceptions 2145 (Quinn’s Pointe- Stage 1) and 2527 (Quinn’s Pointe- Stage 2) which will not impact the overarching character or built form of the community and retain the intent of the original zoning. The full details of the R3YY [2145] and R3YY [2527] zones are summarized below with the differences bolded.

Table 1. Provisions in Exceptions 2145 and 2527

	Residential Third Density Subzone YY, Exception 2145 (R3YY [2145]) (Stage 1)	Residential Third Density Subzone YY, Exception 2527 (R3YY [2527]) (Stage 2)
For a detached dwelling	Minimum front yard setback: 3.75 m Minimum corner side yard setback: 2.5 m	Minimum front yard setback: 3.75 m Minimum corner side yard setback: 2.5 m
For a detached dwelling located on a corner lot with a driveway providing access over an exterior side lot line	Minimum front yard setback: 3 m Minimum corner side yard setback: 1.2 m	Minimum front yard setback: 3 m Minimum corner side yard setback: 1.2 m
For a semi-detached dwelling	Minimum lot width: 6.5 m Minimum lot area: 170 m ² Minimum front yard setback: 2.5 m <i>(R3YY zoning requires 4.5 m for corner side yard setback)</i>	Minimum lot width: 6.5 m Minimum lot area: 170 m ² Minimum front yard setback: 3.75 m Minimum corner side yard setback: 2.5 m
For townhouse dwellings, where the dwellings are arranged only side-by-side	Minimum lot width: 5.7 m Minimum lot area: 120 m ² Minimum front yard setback: 3.75 m Minimum corner side yard setback: 2.5 m	Minimum lot width: 5.7 m Minimum lot area: 120m ² Minimum front yard setback: 3.75 m Minimum corner side yard setback: 2.5 m
For townhouse dwellings where the dwellings are arranged both side-by-side and back-to-back	Maximum number of dwelling units permitted within a townhouse dwelling is 12; however, no more than 6 units may be located side-by-side Minimum lot area: 80 m ² Minimum corner side yard setback: 2.5 m There is no rear yard setback requirement Minimum front yard setback: 5 m	Maximum number of dwelling units permitted within a townhouse dwelling: 14; however, no more than 7 units may be provided in a single row Minimum lot area: 80 m ² Minimum corner side yard setback: 2.5 m There is no rear yard setback requirement Minimum front yard setback: 5 m
Where a holding symbol applies	With the exception of a temporary storm water management facility, all	N/A

	Residential Third Density Subzone YY, Exception 2145 (R3YY [2145]) (Stage 1)	Residential Third Density Subzone YY, Exception 2527 (R3YY [2527]) (Stage 2)
	<p>permitted uses are prohibited until the holding symbol is removed; and</p> <p>The holding symbol may only be removed at such time as an ultimate storm water management facility to serve the subject lands has been constructed to the satisfaction of the General Manager, Planning and Growth Management Department.</p>	

5.0 CONCLUSIONS

The proposed Zoning By-law amendments for certain portions of Quinn's Pointe- Stage 2 maintain the policies of the Official Plan and the BSUEA CDP. The proposed revisions are also consistent with the Provincial Policy Statement and the criteria for subdivisions in Section 51(24) of the Planning Act.

In our professional opinion, the Zoning By-law Amendment application represents minor alterations to the previously approved zoning for the subject lands and is appropriate and in the public interest.



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