

54 SPRINGBROOK DRIVE

Rationale supporting a Zoning Bylaw Amendment and Part Lot Control Application

Planning Rationale + Design
Brief

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1. STUDY LIST

In November of 2019, the Applicant met with the City of Ottawa to discuss development of this site. At that time, the Applicant provided a high-level overview of the concept for the site. The City Planner provided a list of studies to be completed in support of the application. Since that time, the Applicant has been working with their team of consultants and have prepared the requested documents as summarized in Table 1.

Table 1 – Study list

Consultant	Study
Robinson	Site Servicing Plan
Robinson	Site Servicing Study
Robinson	Grade Control and Drainage Plan
Robinson	Stormwater Management
Robinson	Erosion and Sediment Control Plan
Paterson	Geotechnical Study
Gemtec	Phase I ESA
The Stirling Group	Planning Rationale / Design Brief/ Public Consultation Strategy
McKinley Environmental	Environmental Impact Statement
	Survey
Fairhall Moffatt	Draft Plan

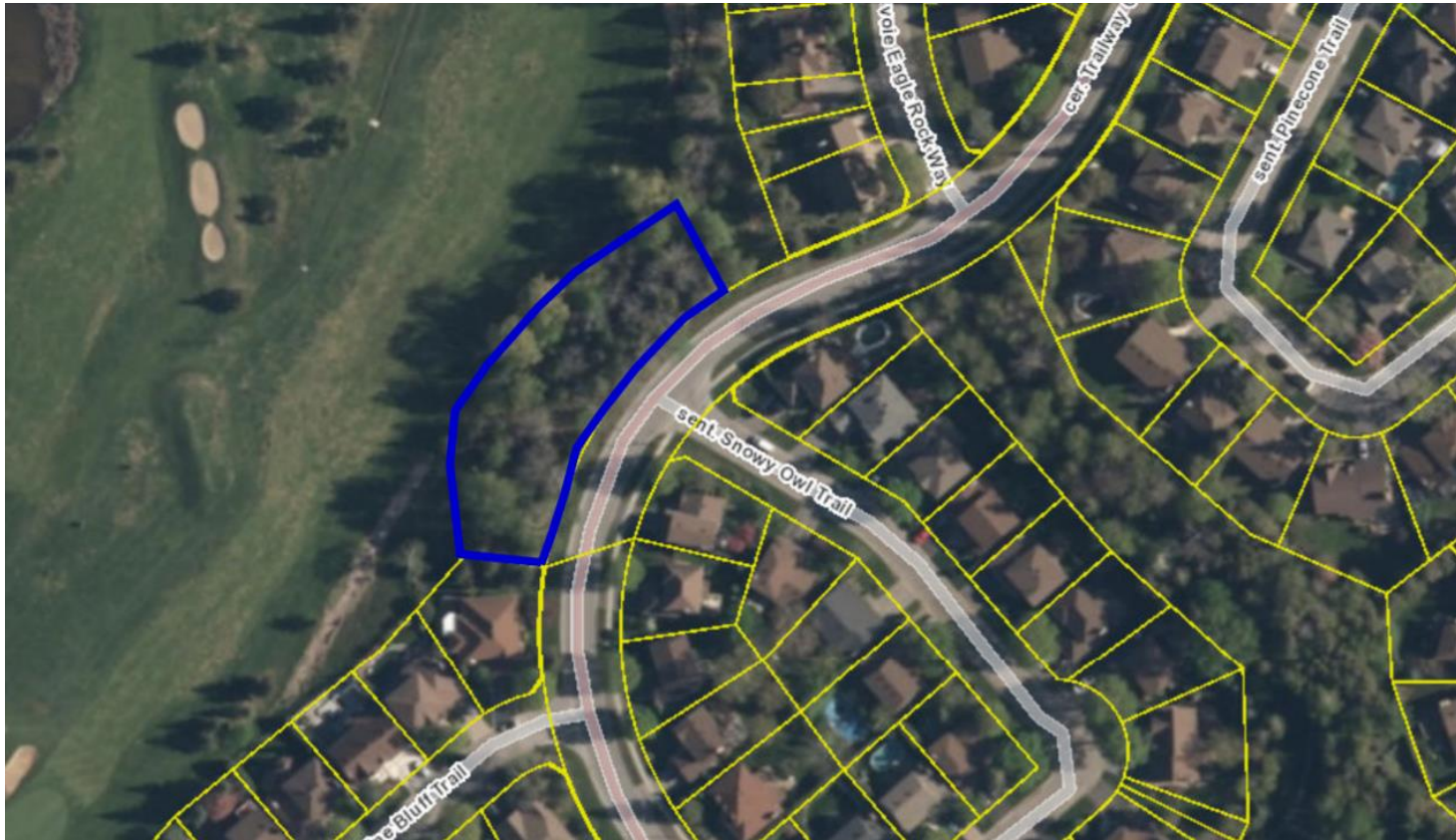
2. INTRODUCTION

This report has been prepared by The Stirling Group in support of the Zoning Bylaw Amendment and Part Lot Control application for the property located at 54 Springbrook in the City of Ottawa. This property is currently owned by the Amberwood Village Recreation Association (AVRA). This Rationale will provide an overview of the proposed development and highlight the applicable planning policy. The proposed development aligns with the planned vision for the area and is appropriate and compatible with the surrounding Community.

3. Site Context

The proposed development is located at 54 Springbrook, in the City of Ottawa. This is known as the Amberwood Village Golf & Country Club. It should be noted that this proposal is not applicable to the entire site located at 54 Springbrook, but rather a small portion fronting on to Trailway Circle and intersecting with Snowy Owl Trail. Figure 1 below shows the approximate boundary of the site. The property as a whole is legally described as: PCL O-3, SEC 4M-250; BLK O, PL 4M-250, EXCEPT PT 1, 4R3741 ; S/T GB10259,LT186229,LT188436,LT270958 GOULBOURN SUBJECT TO AN EASEMENT IN FAVOUR OF THE CORPORATION OF THE TOWNSHIP OF GOULBOURN AS IN LT1349219. SUBJECT TO AN EASEMENT IN GROSS OVER PART 1 ON PLAN 4R-30083 AS IN OC1889867. The Property Index Number (PIN) is 044590256. The site is currently vacant.

Figure 1 – Subject Site



The surrounding approved zoning shown below in Figure 2 are Residential First Density Exception H and Open Space. The uses in the area reflect the approved Zoning. The subject site is identified with a star.

Figure 2 – Surrounding Zoning

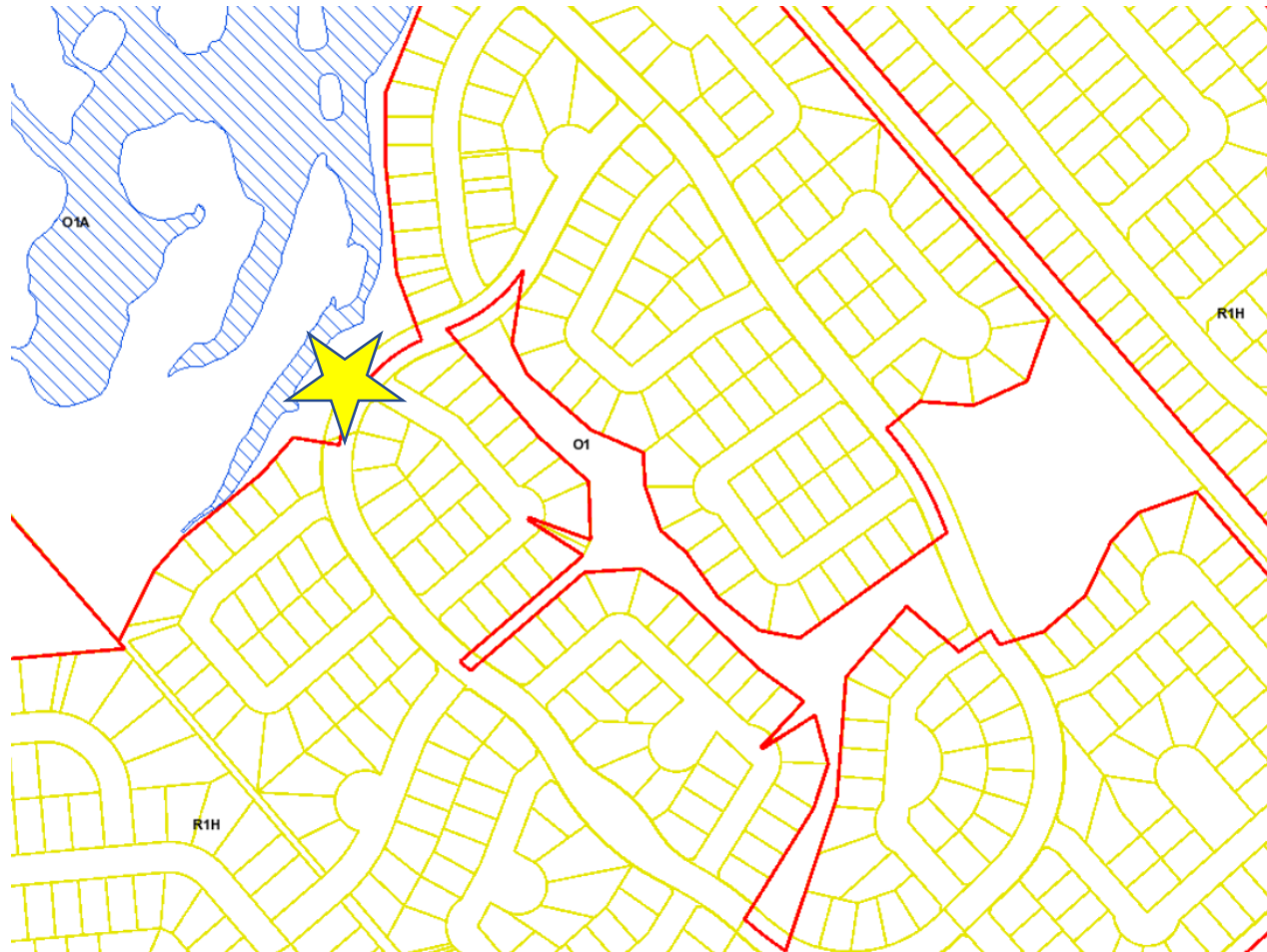


Figure 3 below, shows a street view of the site today while standing on Trailway Circle and facing the subject site.

Figure 3 – Current Site



Figure 4 – View looking Northwest at the site



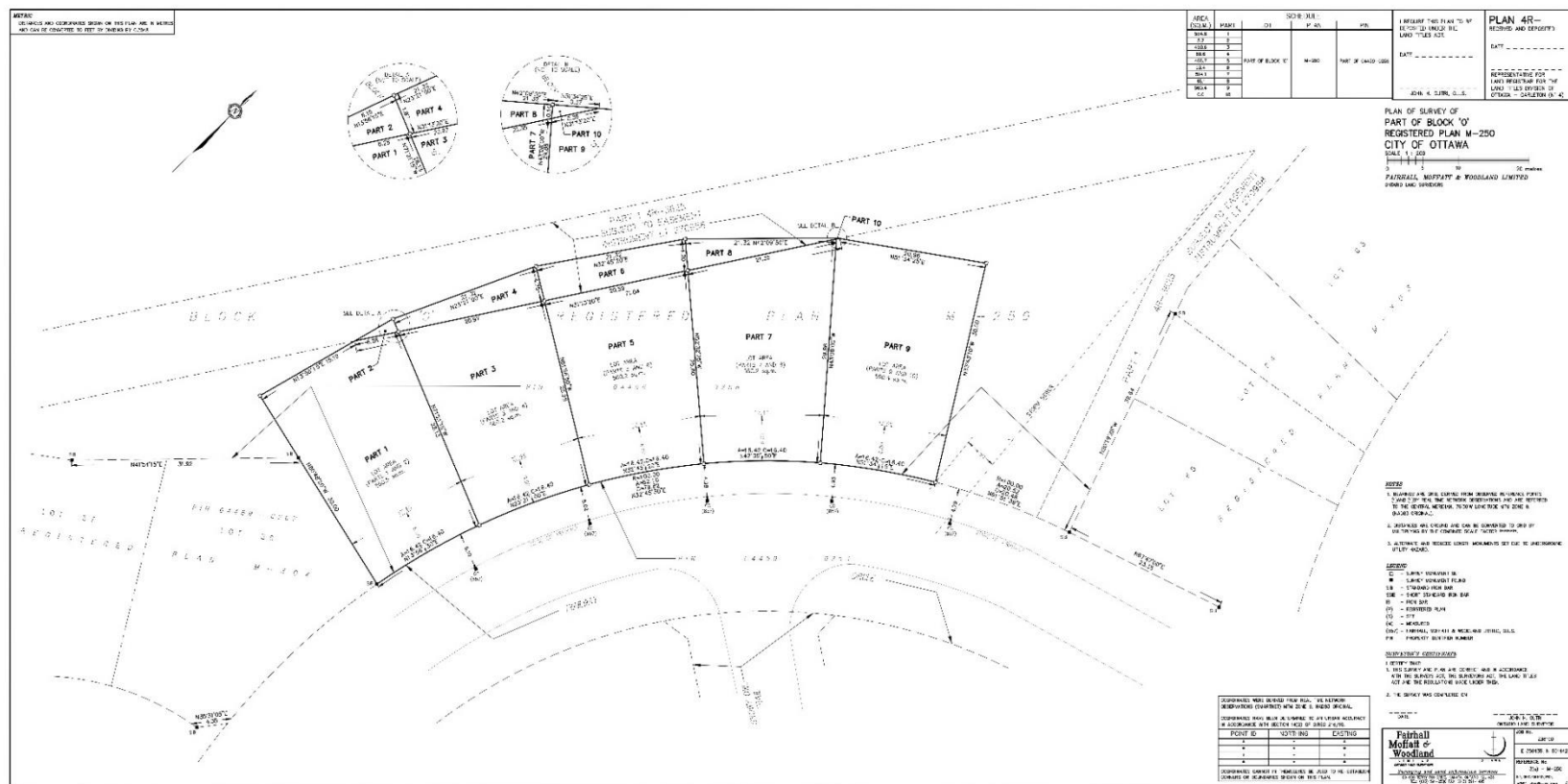
Figure 5 – View looking Southwest at the site



4. Development Overview

Amberwood Village Recreation Association (AVRA) is proposing to rezone this vacant land to permit the development of five detached dwelling building lots. Figure 6 below shows a proposed Draft Plan.

Figure 6 – Proposed Draft Plan



5. Policy Framework

The Provincial Policy Framework

This Provincial Policy Statement (PPS) was issued under section 3 of the *Planning Act* and came into effect May 1, 2020. The purpose of the PPS is to provide policy direction on Ontario's land use vision. It guides the province on how to settle the landscape, create the built environment, and manage the land and resources over the long term. The goal of the PPS is to achieve livable and resilient communities. Land use planning decisions in Ontario must be consistent with the PPS. The proposal for 54 Springbrook is consistent with the policies in the PPS, notably;

Section 1.1 – Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

Section 1.1.1 - Healthy, liveable and safe communities are sustained by: b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs

This proposed development is situated in the middle of an existing residential area. This proposed development is in close proximity to employment, recreation, and parks and open space.

Section 1.6 – Infrastructure and Public Service Facilities

The PPS speaks to how municipalities should manage and develop their infrastructure, this includes sewage, water, stormwater, transportation, waste and energy systems. These important systems should be built efficiently in a cost-effective manner to accommodate projected needs. Sewer and water services should be provided in a sustainable manner that is fiscally responsible and values the health of humans and the environment.

This development will require connections to an existing public sanitary sewer, stormwater infrastructure and water systems. The "Servicing Report" prepared specifically for the development of 54 Springbrook by Robinson details how this development can be serviced. There are no concerns with either waste management or energy supply as both are available to this site. The existing road network supports this development.

Section 3.0 – Protecting Public Health and Safety

The future of the province depends on reducing risk and protecting residents from natural or human made hazards. Planning authorities have the responsibility of ensuring that development does not happen in hazardous areas, such as along shorelines, unstable soils, and areas with high potential for wildland fires. There are also man-made and climate related hazards that should be considered in land use planning decisions. Developments should be directed away from such areas to minimize risk.

An Environmental Site Assessment and a Geotechnical Investigation were completed, which verified that developing this site as proposed will not increase the public's cost or risk from natural or human-made hazards.

Section 4.0 – Implementation and Interpretation

The PPS applies to all planning related matters in the Province of Ontario. It requires that all decisions “be consistent with” the policies within the statement (*Section 4.2*). Official Plans shall identify provincial interests and set out appropriate land use designations to ensure that the PPS’s objectives are achieved. Zoning By-laws can provide further provisions to implement the PPS. Planning authorities must keep their planning framework up-to-date with the PPS. The Provincial Policy Statement ensures that lands in Ontario are well managed.

As set out in the following sections of the Planning Rationale, this development conforms to the City of Ottawa’s Official Plan. These documents are “consistent with” the PPS, therefore this proposed development is also in-line with provincial interests regarding land use planning. The proposal at 54 Springbrook is an appropriate, efficient development that represents good infill development and proposes a land use that is sensitive to matters outlined in the Provincial Policy Statement.

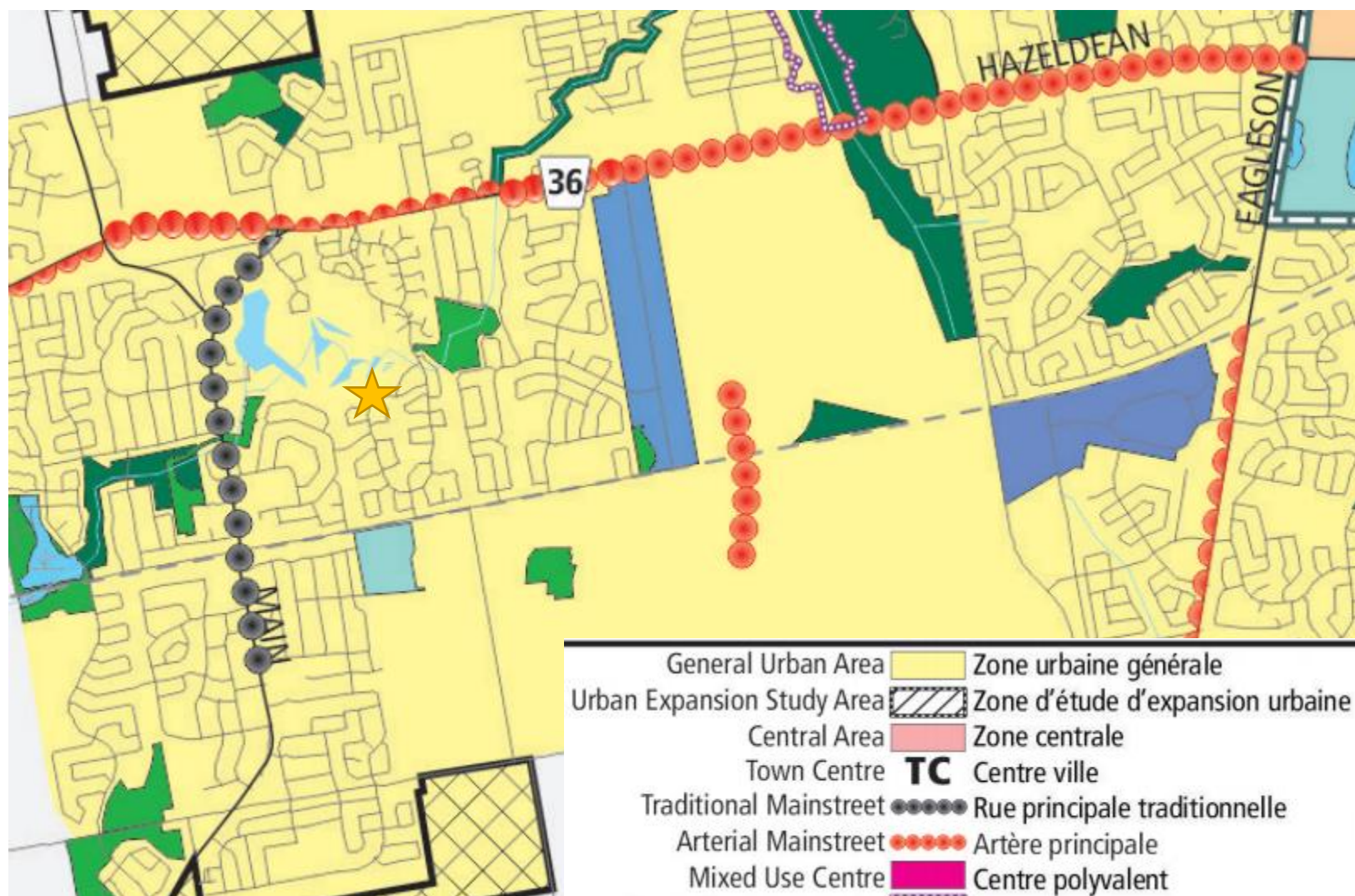
City of Ottawa Official Plan

The subject lands are designated “General Urban Area” pursuant to the City of Ottawa Official Plan (the “Official Plan”), as illustrated on Figure 7 extracted from City of Ottawa Official Plan, Schedule B, below. The subject site is identified with a star.

As defined in The City of Ottawa Official Plan, “...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, leisure, entertainment and institutional uses. This will facilitate the development of complete and sustainable communities. A broad scale of uses is found within this designation, from ground-oriented single-purpose buildings to mid-rise buildings with a mix of uses along Mainstreets or Transit Priority Corridors; from a dwelling or corner store to a shopping centre or office”.

Therefore, the proposed rezoning on this land to permit a residential use is in conformity with the City’s Official Plan.

Figure 7 – Official Plan Designation



6. The Zoning Bylaw

The subject property located at 54 Springbrook is currently zoned “O1A” (Parks and Open Space Zone, Subzone A) in the City’s Zoning Bylaw.

The purpose of the O1-Parks and Open Space Zone is to:

- 1. permit parks, open space and related and compatible uses to locate in areas designated as **General Urban Area, General Rural Area, Major Open Space, Mixed Use Centre, Village, Greenbelt Rural and Central Area** as well as in **Major Recreational Pathway areas** and along **River Corridors** as identified in the Official Plan, and*
- 2. ensure that the range of permitted uses and applicable regulations is in keeping with the low scale, low intensity open space nature of these lands.*

A Zoning By-Law Amendment is required to amend the zoning on the property to permit residential development. The O1 zone does not permit residential development today. We are proposing to rezone the subject property to R1H, exception XXX. This zoning would permit the uses as set out in the R1 zoning below. However, it is noted that site specific exemptions on Minimum Lot Width, Front Yard Setback, and Maximum Lot Coverage will need to be discussed. Please see Table 1 below for a comparison between the Zoning throughout the neighborhood (R1H) and the proposed zoning. It should be noted that the request is not to rezone the entire property located at 54 Springbrook, rather just the portion of land in question and discussed throughout this Rationale. Below Table 1, you will find Figure 8 which illustrates a proposed concept plan. The proposed concept plan seeks to match the fabric of the existing neighborhood. These are large homes on large lots. The majority of the neighborhood is zoned R1H. This proposed concept plan follows the intent of that zoning to ensure that these homes are compatible with the Community.

In the R1 Zone:

Permitted Uses

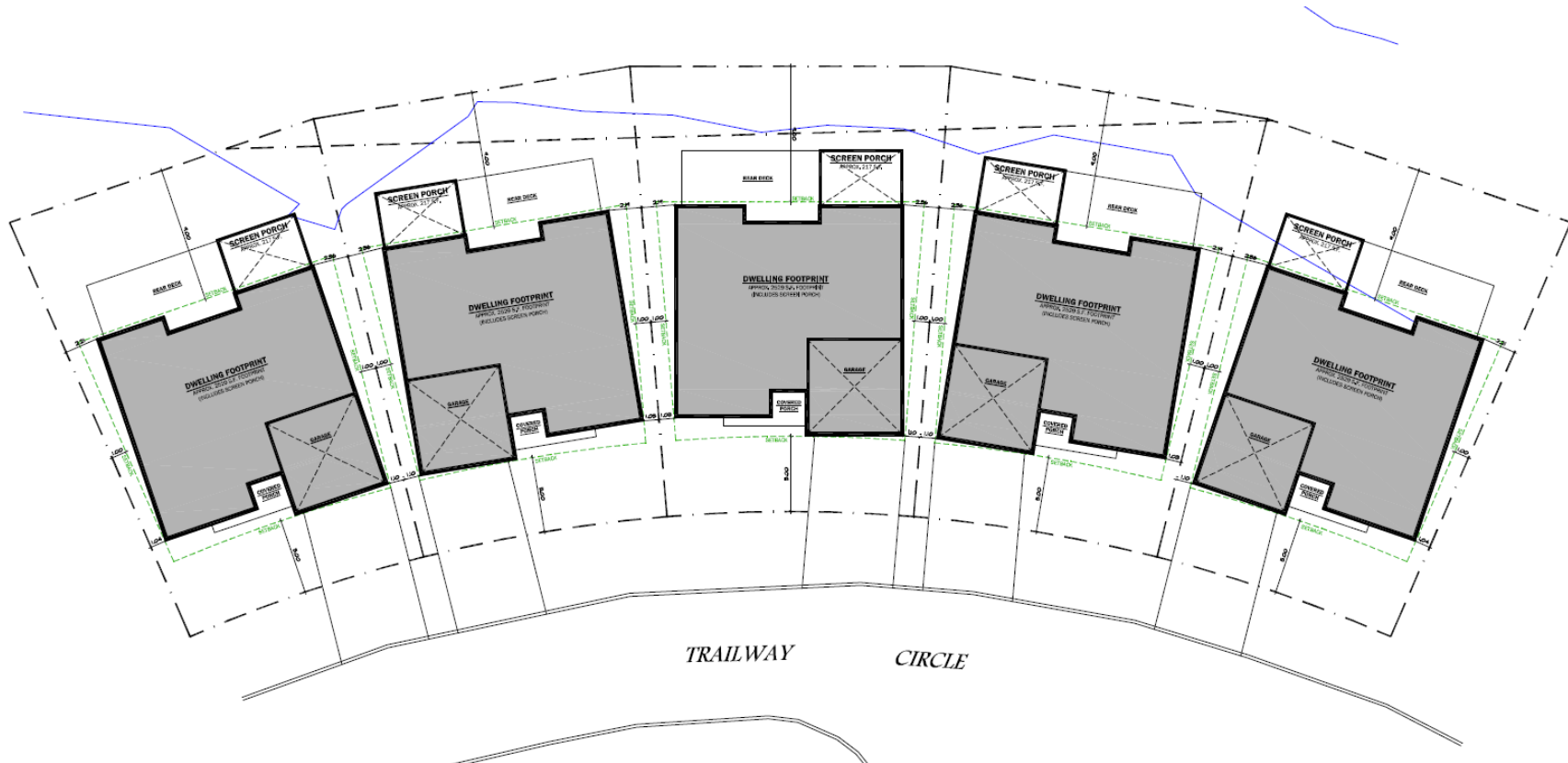
(1) The following uses are permitted uses subject to:

- (a) the provisions of subsection 155 (3) to (6);
- (b) a maximum of three guest bedrooms in a bed and breakfast;
- (c) a maximum of ten residents is permitted in a group home; and
- (d) a maximum of ten residents is permitted in a retirement home, converted.
 - bed and breakfast**, *see Part 5, Section 121*
 - detached dwelling**
 - diplomatic mission**, *see Part 3, Section 88*
 - group home**, *see Part 5, Section 125*
 - home-based business**, *see Part 5, Section 127*
 - home-based daycare**, *see Part 5, Section 129*
 - park**
 - retirement home, converted** *see Part 5, Section 122*
 - secondary dwelling unit**, *see Part 5, Section 133*
 - urban agriculture**, *see Part 3, Section 82 (By-law 2017-148)*

Table 1 – Zoning Comparison

Performance Standard	Current Zoning - R1H	Proposed Zoning - R1H Exception XXX
Minimum Lot Width	18m	17m
Minimum Lot Area	540m2	560.2 m2
Maximum Building Height	11m	11m
Minimum Front Yard Setback	6m	5m
Minimum Corner Side Yard Setback	4.5m	n/a
Minimum Rear Yard Setback	9m	9m
Minimum Interior Side Yard Setback	1m	1m
Maximum Lot Coverage	40%	42.5%

Figure 8 – Proposed Concept Plan



7. Public Consultation Strategy

Included as part of the approvals process is an overview of the public consultation process to ensure the development process is transparent and informative for residents in the community, and the larger public.

An initial Pre-Application Consultation meeting took place on November 28, 2019 with the following City staff in attendance:

- Mark Young – Planner, City of Ottawa
- Ahmed Elsayed – Project Manager (Infrastructure), City of Ottawa
- Krishon Walker – Planner, COA, City of Ottawa
- Mark Richardson – Planning Forester, City of Ottawa
- Matthew Hayley – Environmental Planner
- Alison Stirling – Project Manager, The Stirling Group
- Jack Stirling – President, The Stirling Group

As mentioned, the lands in question are currently owned by the Amberwood Village Recreation Association (AVRA). As such, a Community vote was held amongst the Membership to approve the sale of these lots for development. The vote was held in May of 2020 and the Members voted 96% in favour of selling this land. Throughout this process, the Ward Councillor, Councillor Gower, has been kept up to date. In addition, The Stirling Group has been providing updates to the Board Members who have been keeping the Community updated. The Stirling Group will continue to do so upon filing of the Zoning ByLaw Amendment and Part Lot Control Applications.

As part of the application process, if the Ward Councillor wishes to hold a Community Information Session, AVRA and The Stirling Group would be happy to participate. The Public Meeting will take place when this matter is heard by Planning Committee.

8. Conclusion

Based on a thorough review and our understanding of the proposed development and the applicable policy, it is our opinion that the proposed development represents good planning and is in the public interest for the following reasons:

The proposed development is consistent with the Provincial Policy Statement (PPS).

The proposed development is consistent with the City of Ottawa Official Plan

In our opinion, the proposed development achieves the objectives of good planning principles, represents good infill development, and is in the public interest.

Sincerely,

Jack Stirling

Jack Stirling
The Stirling Group