

REGIONAL MUNICIPALITY OF OTTAWA CARLETON
MUNICIPALITÉ RÉGIONALE D'OTTAWA CARLETON

REPORT
RAPPORT

Our File/N/Réf. (23) 14-96-0004
Your File/V/Réf.

DATE 27 November 1996

TO/DEST. Coordinator
Planning and Environment Committee

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET **CITY OF OTTAWA OFFICIAL PLAN AMENDMENT NO. 21
HERON/WALKLEY AREA**

DEPARTMENTAL RECOMMENDATION

That the Planning and Environment Committee recommend that Council approve Official Plan Amendment No. 21 to the City of Ottawa Official Plan according to the Approval Page attached as Annex II.

BACKGROUND

On 1 Nov 95, Ottawa City Council approved a land exchange agreement with the National Capital Commission for land in south-east Ottawa known as the Eastern Corridor lands which extend from Smyth Road in the north to a major Ontario Hydro transmission corridor just south of Kitchener Avenue (see Annex I). These lands were acquired by the National Capital Commission originally as part of a proposed scenic roadway system encircling much of the urban area but later abandoned except for the Ottawa River Parkway and the Aviation Parkway. The lands north of Walkley Road are designated in the City's Official Plan as part of the Greenway System. South of Walkley Road most of the corridor is designated Residential Area. The Eastern Corridor is not to be confused with what is called the Alta Vista corridor lying to the east whose lands have been transferred to the Region.

The NCC has declared the Eastern Corridor lands surplus to their needs and under the Agreement with the City, the City will receive ownership of the corridor lands north of Heron Road (107 acres) providing the NCC obtains redesignation of some of its lands south of Heron Road (48 acres) from "Greenway System - Linkage" to "Residential Area".

The land that the NCC will transfer to the City (which the City intends will remain in the Greenway System) will be regarded as meeting, and in fact considerably exceeding, the 5% cash-in-lieu of parkland which the NCC would be required to contribute for development of the land south of Heron Road.

In furtherance of this Agreement, the NCC in January 1996 applied to the City of Ottawa for an official plan amendment for the lands south of Heron Road.

The Official Plan Amendment

In summary, the Official Plan Amendment changes certain designations from “Greenway System - Linkage” to “Residential Area” and vice versa.(the latter, south of Walkley Road). It also adds certain specific policies that will apply to the area (see Annex III).

In more specific terms the Amendment does the following:

- Between Heron Road and Walkley Road it introduces two substantial blocks of residential into the greenway system but leaves greenway linkages between Heron and Walkley Roads and separating the two blocks of residential.
- South of Walkley Road, where only a narrow greenway corridor is currently designated - much less than the full width of the NCC owned lands - the Amendment shifts this corridor to the west, designating a park block at the north and with residential on both sides.

Site specific policies are introduced dealing with:

- locations of different residential densities.
- identification of a woodlot and recreational open space to be preserved and establishing the width of greenway linkages (generally 30 metres).
- a requirement for a master servicing plan before enactment of residential zoning by-laws.
- A requirement for a transportation/traffic study prior to subdivision and site plan approval.
- a requirement for a stormwater management plan prior to subdivision and site plan approval.
- various requirements prior to development proceeding (i.e. width of pathways, lighting, landscaping).

Review of the Official Plan Amendment

The Official Plan Amendment was adopted by the City of Ottawa on 7 Aug 96 and forwarded to the Region on 19 August. Prior to its adoption, the City circulated the Amendment in draft form to many external agencies and held various public meetings. The comments of these agencies as well as all public comments were forwarded to the Region. Regional staff reviewed the circulation undertaken by the City and determined that it was not necessary for the Region to do a further circulation to the external agencies as the Amendment “as adopted” had not changed from what was circulated. The comments are discussed below under “Agency Comments” “Public Comments”, and “Regional Comments”.

AGENCY COMMENTS

Rideau Valley Conservation Authority

In the absence of a master drainage plan for the area north of Walkley Road, the Conservation Authority will require the preparation of a stormwater design plan prior to draft approval of a subdivision or approval of a site plan.

The land south of Walkley Road falls within the Sawmill Creek drainage area for which a Watershed Study exists which provides direction for stormwater management. In this case a stormwater design plan can be prepared after draft approval of a subdivision.

The Authority supports the Amendment’s intent of preserving the one woodlot in the area and suggests protecting an existing corridor that runs on the west edge of the area between the woodlot and Heron Road.

Comment:

With regard to stormwater, the policy in the Amendment does not distinguish between the different situations between north and south of Walkley Road so a modification will be introduced. However, as engineering investigations have indicated a possibility that some land north of Walkley Road may be drained towards Sawmill Creek, this fact is recognised.

Modification No. 4

PART B - THE AMENDMENT 2.0 Details of the Amendment 15.3 Servicing and Transportation Framework is modified by deleting the paragraph beginning with the words “Stormwater Management Plan” and replacing it as follows:

“

- for land south of Walkley Road, and other land to be drained to Sawmill Creek, a stormwater design plan prepared as a condition of draft subdivision approval and/or as a condition of a site plan approval which addresses the quality and quantity of runoff from the development.

- for land not draining to Sawmill Creek, a stormwater design plan prepared before draft subdivision approval and/or before approval of a site plan which addresses the quality and quantity of runoff from the development.”

With regard to the woodlot, this remains designated as part of the Greenway System. There is no Greenway corridor designated extending north of the woodlot on the west edge of the area but there is one on the east.

Ottawa Hydro

They are concerned that with increased residential development there will be pressure to close Albion Road North to truck traffic. They say that it is essential that their vehicles can continue to use it. (It provides access to their building and work areas).

They advise that to service the new development it will be necessary to increase the capacity of the Albion Transformer Station or transfer load to other stations. Sufficient lead time must be provided.

Comment

Albion Road North is under the jurisdiction of the City of Ottawa who are now “on notice” as to Ottawa Hydro’s continued need to use the road.

The lead time needed to increase electricity supply to the area will be a factor in the timing of development. Ottawa Hydro will be able to comment on subdivision and site plan applications.

Comments from the Public

The Amendment has proven to be highly controversial, with residents south of Heron Road generally being opposed and those living north of Heron Road, generally being in favour. In simple terms, the issue south of Heron Road is loss of greenspace, whereas north of Heron Road the issue is that approval of the amendment (and subsequent re-zoning) will guarantee protection of the greenway north of Heron Road as this land will be transferred to the City of Ottawa.

Numerous issues on both sides of the argument have been raised and were included in the City staff report to Ottawa’s Planning and Economic Development Committee when they held their meeting of 11 June 96. At this meeting, further submissions were made.

The issues raised (apart from traffic and servicing which are discussed below under “Regional Municipality Comments”) are matters for the City of Ottawa to determine - which they have done by adopting the Amendment.

REGIONAL MUNICIPALITY COMMENTS

Staff reviewed this Amendment (as all others) against three criteria:

- conformity with the Regional Official Plan
- impact on Regional infrastructure
- comments of agencies (discussed above)

In the Regional Official Plan, the land in question (like the other corridor lands in Alta Vista) is designated as part of the “General Urban Area” which surrounds it and the changes in designation proposed in the Amendment from “Greenway System - Linkage” to “Residential Area” and vice versa conform.

The subject lands are served by two Regional roads (Heron and Walkley) and a traffic study should be undertaken at the subdivision/site plan stage to determine the access design requirements. Capacity exists in the Regional sewer and water system to service these lands.

Relative to these servicing matters the Amendment contains policies that require that prior to approval of a subdivision or site plan, a transportation/traffic study will be required to the satisfaction of the appropriate approval authorities which will address noise attenuation measures and access design requirements.

The Amendment also stipulates that prior to enactment of any residential zoning by-law, a master servicing plan shall be completed to the satisfaction of the City dealing with sanitary sewers, storm sewers, water service and utilities and confirming either that service capacity is available or showing what new facilities are needed.

As the Region and utility companies will have an interest in elements of this master servicing plan, it should be prepared to their satisfaction as well as that of the City. A modification will be introduced as follows:

Modification No. 3

PART B - THE AMENDMENT 2.0 Details of the Amendment 15.3 Servicing and Transportation Framework is modified after the words “.... of the City” in the second paragraph, to add the following:

“, the Regional Municipality and appropriate utility companies”

A series of minor modifications are required to clarify various elements of the text and schedules.

Modifications Nos. 1 and 2

In section 15.2 Land Use, the written description of the location of the site for high density apartment development as shown on schedule C, requires correcting as follows:

PART B - THE AMENDMENT 2.0 Details of the Amendment 15.2 Land Use is modified by changing the word “south” to “west” in the phrase: “... bounded on the south by the Greenway System - Linkage woodlot area...”

PART B - THE AMENDMENT 2.0 Details of the Amendment 15.2 Land Use is modified by changing the word “west” to “north” in the phrase “... on the west by the Greenway System - Linkage area...”.

Modification No. 5

On Schedules A, B and C, there is no reference to the Amendment No. (No. 21) in the title block. This should be added on each schedule next to the word “Amendment” as follows:

Schedules “A”, “B” and “C” are modified by adding the number “21” to the right of the word “Amendment” in each of the respective title blocks.

Modifications Nos. 6 and 7

It is unclear on Schedule “B” as to which lands fall within the boundary of Amendment No. 21 or that Schedule B, as a base map, is an extract from Schedule “A” to the Ottawa Official Plan. For clarity purposes, it is proposed to modify Schedule “B” as follows:

Schedule “B” is modified by adding the words ‘EXTRACT FROM SCHEDULE “A” - LAND USE, OTTAWA OFFICIAL PLAN’ at the location shown by the Modification No. 6 stamp and arrow.

Schedule “B” is modified by adding a heavy outline as shown by the Modification No. 7 stamp, with an arrow and information box reading “Area Affected by Amendment No. 21”.

Modification No. 8

In other “Site Specific Policies” in the City of Ottawa official Plan, the “Figure 1” is given a name.

Schedule “C” is modified by adding the words “Heron Road/Walkley Road Lands” above the Figure 1 where indicated by the Modification No.8 stamp and arrow.

PUBLIC CONSULTATION

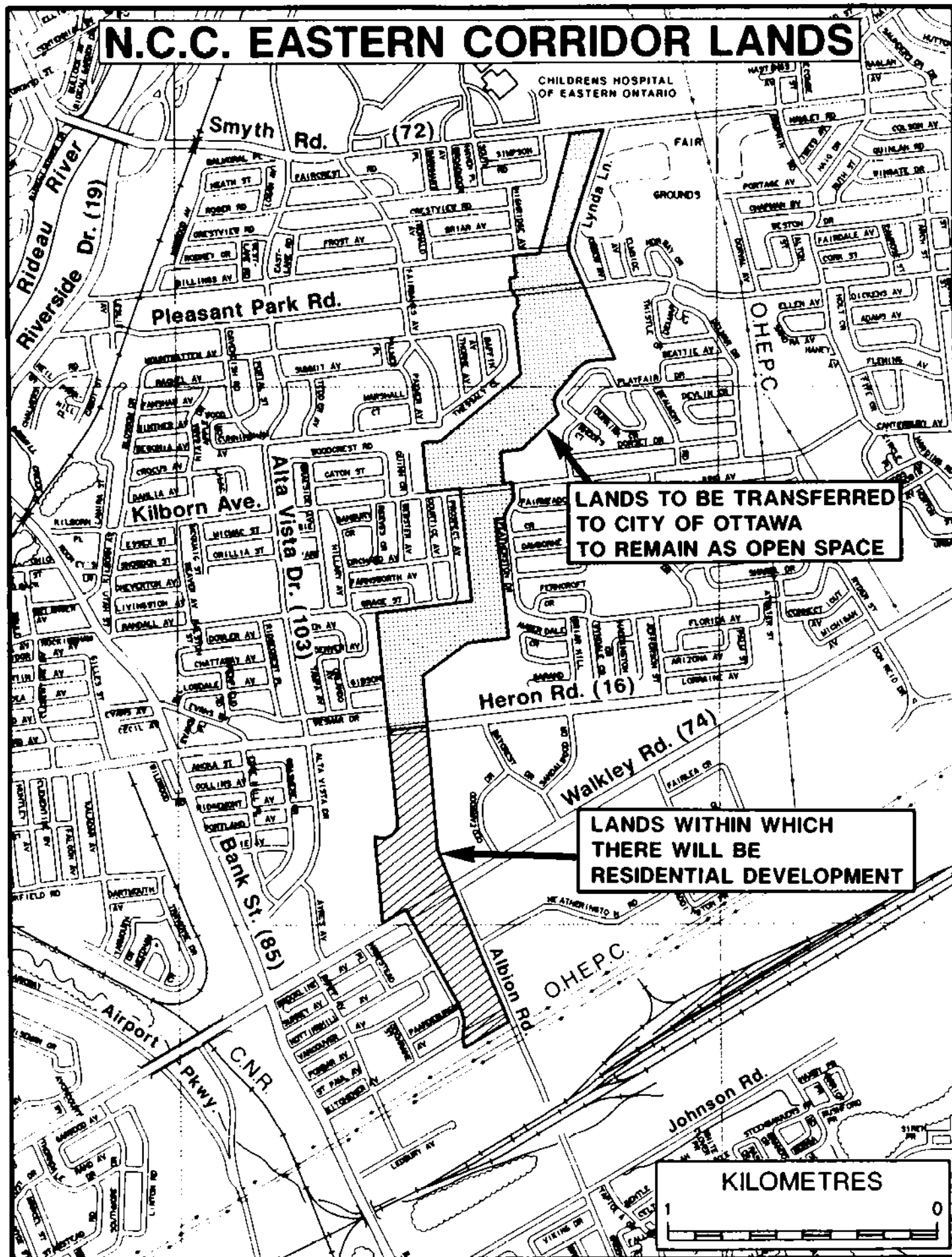
The public notice and meeting requirements of the Planning Act were satisfied by the process adhered to by the City of Ottawa.

FINANCIAL IMPLICATIONS

There are no immediate financial implications to the Region of approving the Amendment. Any later costs in terms of impacts on Regional infrastructure will be determined by the traffic and servicing studies mentioned above.

Approved by
N. Tunnacliffe, MCIP, RPP

N.C.C. EASTERN CORRIDOR LANDS



Annex II

**APPROVAL PAGE
OFFICIAL PLAN AMENDMENT NO. 21
CITY OF OTTAWA**

I hereby certify that Amendment No. 21 to the Official Plan for the City of Ottawa which has been adopted by the Council of the City of Ottawa was approved by the Council of the Regional Municipality of Ottawa-Carleton under Sections 17 and 21 of the Planning Act on 1997, except the following which were modified under Section 17 of the Planning Act:

Modifications No. 1

PART B - THE AMENDMENT 2.0 Details of the Amendment 15.2 Land Use is modified by changing the word “south” to “west” in the phrase “... bounded on the south by the Greenway System - Linkage woodlot area ...”.

Modification No. 2

PART B - THE AMENDMENT 2.0 Details of the Amendment 15.2 Land Use is modified by changing the word “west” to “north” in the phrase “... on the west by the Greenway System - Linkage area ...”

Modification No. 3

PART B - THE AMENDMENT 2.0 Details of the Amendment 15.3 Servicing and Transportation Framework is modified after the words “.... of the City” in the second paragraph, to add the following:

“, the Regional Municipality and appropriate utility companies”

Modification No. 4

PART B - THE AMENDMENT 2.0 Details of the Amendment 15.3 Servicing and Transportation Framework is modified by deleting the paragraph beginning with the words “Stormwater Management Plan ...” and replacing it as follows:

“

- for land south of Walkley Road and other land to be drained to Sawmill Creek, a stormwater design plan prepared as a condition of draft subdivision approval and/or as a condition of a site plan approval which addresses the quality and quantity of runoff from the development.

- for land not draining to Sawmill Creek, a stormwater design plan prepared before draft subdivision approval and/or before approval of a site plan which addresses the quality and quantity of runoff from the development”.

Modification No. 5

Schedules “A”, “B” and “C” are modified by adding the number “21” to the right of the word “Amendment” in each of the respective title blocks.

Modification No. 6

Schedule “B” is modified by adding the words ‘EXTRACT FROM SCHEDULE “A” - LAND USE, OTTAWA OFFICIAL PLAN” at the location shown by the Modification No. 6 stamp and arrow.

Modification No. 7

Schedule “B” is modified by adding a heavy outline as shown by the Modification No. 7 stamp, with an arrow and information box reading “Area Affected by Amendment No. 21”.

Modification No.8

Schedule “C” is modified by adding the words “Heron Road/Walkley Road Lands” above the Figure 1 where indicated by the Modification No.8 stamp and arrow.

Regional Clerk,
Regional Municipality of Ottawa-Carleton.

ANNEX III

PART B - THE AMENDMENT

1.0 The Introductory Statement

All of this part of the document entitled "Part B - The Amendment", consisting of the following text and the attached maps entitled Schedules "B" and "C" constitute the Amendment to the City of Ottawa Official Plan.

2.0 Details of the Amendment

2.1 The City of Ottawa Official Plan is hereby amended as follows:

- i) In Volume I, Schedule "A" - Land Use is amended by redesignating certain lands generally located south of Heron Road, north of the Ontario Hydro corridor, west of Albion Road and the Heron Gate residential neighbourhood, and east of Jasper Avenue and the Ridgemont residential neighbourhood, (known municipally as 1428 Heron Road, 2930 Albion Road North, and 1360 Kitchener Avenue),:

- from Residential Area to Greenway System - Linkage, and
- from Greenway System - Linkage to Residential Area, and
- to add the symbol Site Specific Policy (SSP),

as shown on Schedule "B" of this Amendment.

- ii) In Volume II, the section entitled "Site Specific Policies" is amended through the addition of a new site specific policy entitled "15.0 Heron Road/Walkley Road Lands" which includes the following text and boundaries as detailed on Schedule "C" of this Amendment. The text of the Site Specific Policy 15.0 will read as follows:

15.1 Description of Area

These policy provisions shall apply to the lands generally bounded on the north by Heron Road, on the east by the Heron Gate residential neighbourhood and Albion Road North, on the south by the Ontario Hydro corridor and on the west by Jasper Avenue and the Ridgemont residential neighbourhood as shown on Figure 1.0.

15.2 Land Use

- i) Residential Areas shall be located as detailed on Figure 1.0 and shall be limited as follows:

The majority of development parcels shall provide for a range of low to medium density development opportunities to a maximum of 37.5 units per hectare.

MODIFICATION

NO. 1
UNDER SECTION 17 (9) OF
THE PLANNING ACT.

High density apartment development shall be limited to the development site located immediately north of Walkley Road bounded on the ~~South~~ by the Greenway System - Linkage woodlot area, on the ~~West~~ by the Greenway System - Linkage area and on the east by the Greenway System - Linkage area.

MODIFICATION

NO. 2
UNDER SECTION 17 (9) OF
THE PLANNING ACT.

The residential area shall provide for compatible infill development which will be integrated into the surrounding neighbourhoods. The development of these lands is intended to complement the existing schools, institutional land uses and recreational land uses located throughout the adjacent neighbourhoods.

- ii) Greenway System - Linkage lands shall be delineated as detailed on Figure 1.0 and are generally intended for the following purposes:

The existing forested area located north of Walkley Road and directly east of the Jim Durrell Recreational Centre shall be preserved and protected as a woodlot area and should be delineated with a pathway around its eastern border.

The parcel of land located south at the corner of Walkley Road and Albion Road North should be maintained as recreational open space lands containing sports fields, playgrounds and tot lots. The City shall pursue the conveyance at no cost of these lands from the NCC for future recreational, sport field, tot lot park and open space purposes.

All other Greenway System - Linkages are intended to be 30 metres in width for the purposes to connect the site with both the east and west communities as well as connect to the important existing community uses such as schools and commercial uses. The exception to this width is that portion located north of Walkley Road, east of the residential area and west of the Heron Gate neighbourhood which shall be 20 metres.

15.3 Servicing and Transportation Framework

Prior to development proceeding, Council shall ensure that a sufficient framework is in place to provide for the orderly development of the site from a servicing and transportation perspective including the following.

Prior to the enactment of any residential zoning by-laws within the subject area, a Master Servicing Plan shall be completed to the satisfaction of the City. The Plan shall include a servicing scheme, or alternative servicing schemes, showing how sanitary sewer

MODIFICATION

NO. 3
UNDER SECTION 17 (9) OF
THE PLANNING ACT.

outlets, stormwater requirements and sewer outlets, water service and utilities will be provided to all of the parcels of land proposed for development. In particular, the Plan shall:

- show the service capacity required, including the basis for calculation, for each development parcel;
- confirm that services capacity is available in existing facilities or show new facilities, to sufficient outlet (sanitary and storm sewers) or source service (water, utilities);
- show land and easement requirements for servicing.

Prior to subdivision and site plan approval for the subject area the following infrastructure studies shall be completed to the satisfaction of the appropriate approval authorities including:

- a Transportation / Traffic Study which will address noise attenuation measures, access design requirements.

MODIFICATION

NO. 4
UNDER SECTION 17 (9) OF
THE PLANNING ACT.

- Stormwater Management Plan or in the absence of a master drainage study, the owner of the property will be required to prepare, prior to draft approval of a plan of subdivision or a site plan, a stormwater design plan which addresses how the quality and quantity of run-off from the development will be managed in accordance with the recommendations established in the Sawmill Creek Watershed Study.

15.4 Recreational Planning Framework

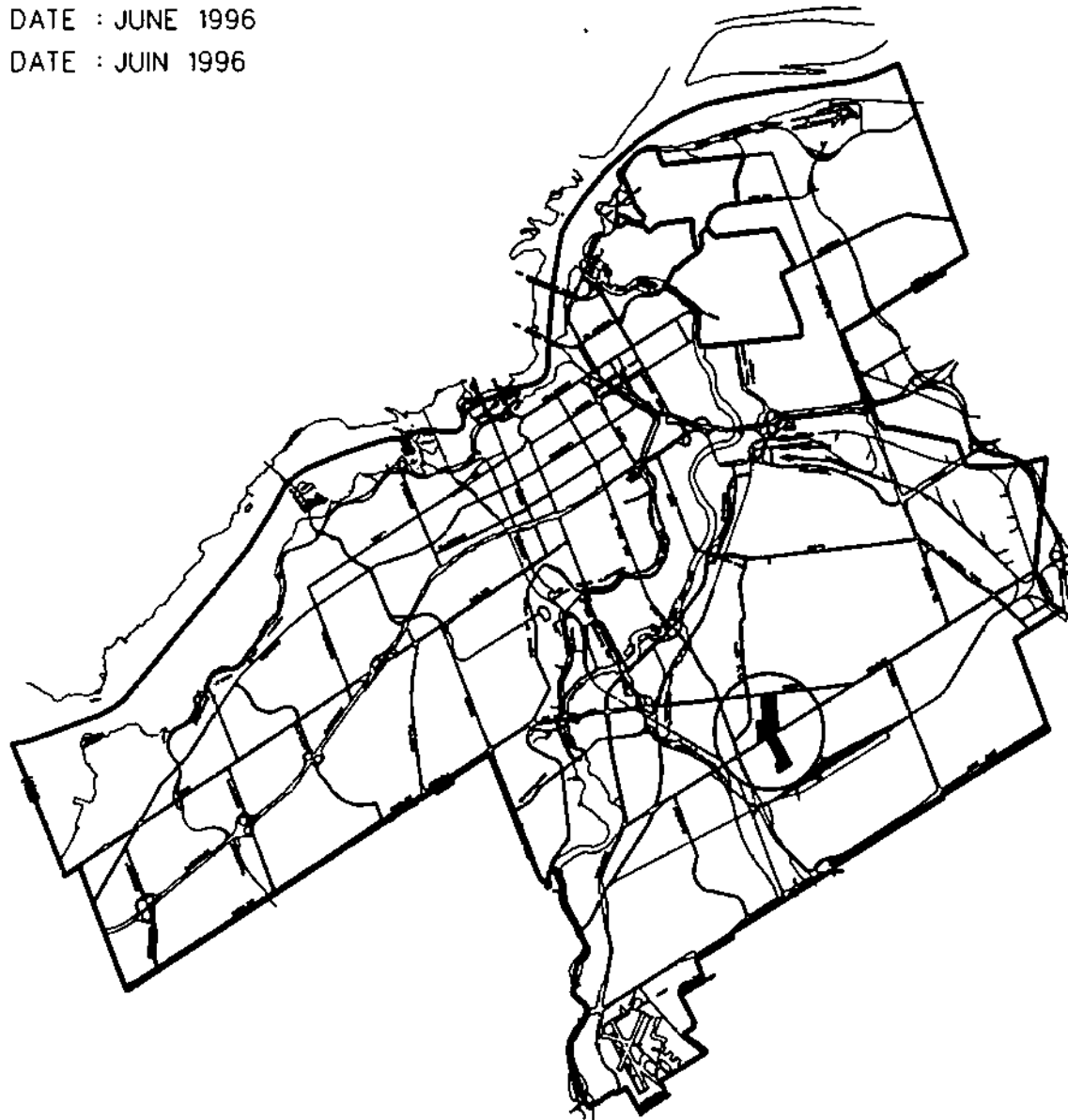
Prior to development proceeding at the subdivision and site plan stages Council shall ensure that the following recreational requirements have been addressed including the width of pathways, lighting, landscaping, fencing and the submission of appropriate plans for the open space and recreation facilities development.

3.0 Implementation and Interpretation

Implementation and interpretation of this Amendment shall be made having regard to information contained in all chapters of the City of Ottawa Official Plan.

DATE : JUNE 1996

DATE : JUIN 1996

Amendment
Amendement []

Schedule "A"

Annexe "A"

Location

Emplacement

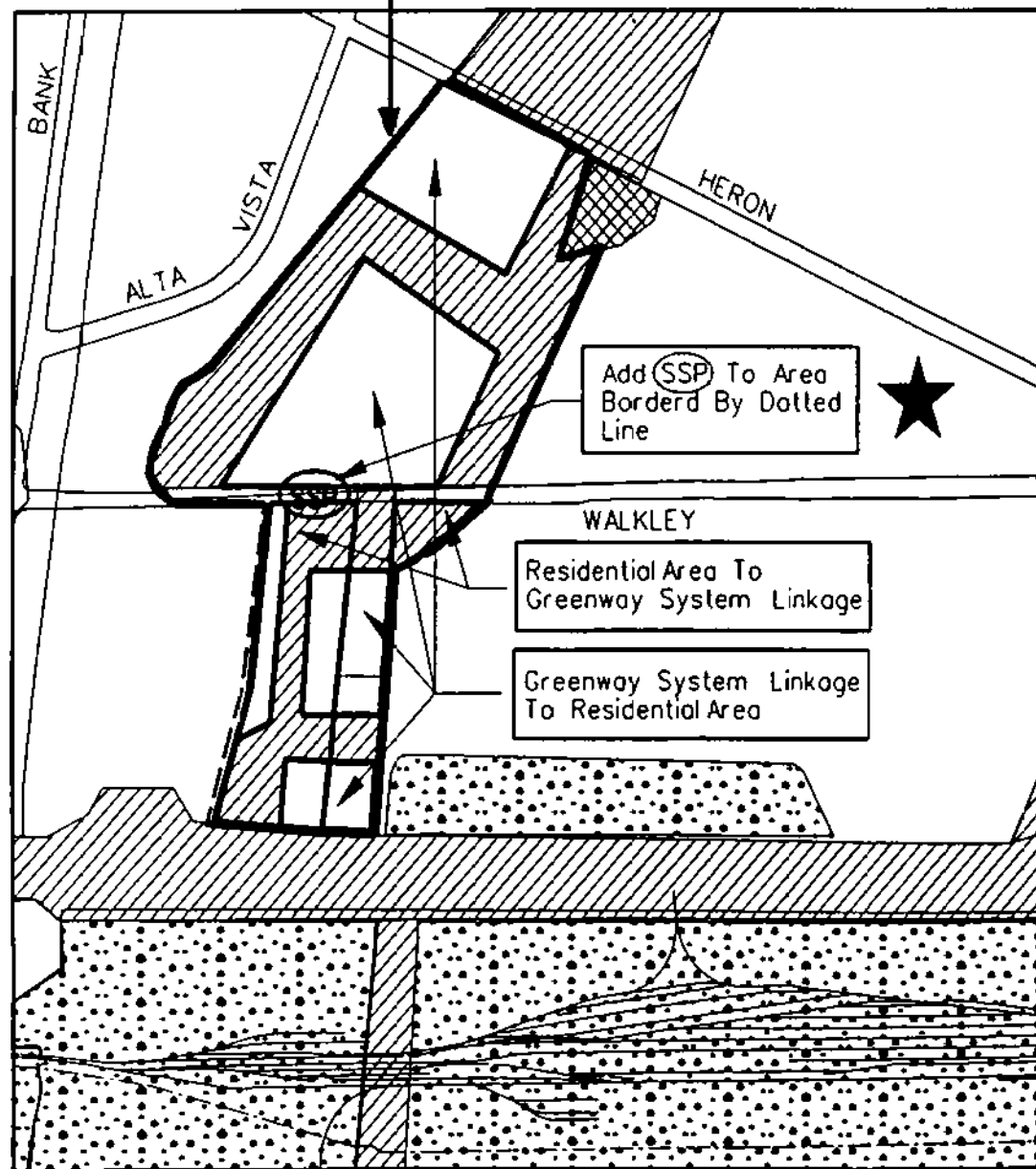


Location Emplacement

City of
Ville d'Ottawa

MODIFICATION

NO. 7
UNDER SECTION 17 (9) OF
THE PLANNING ACT



MODIFICATION

NO. 5
UNDER SECTION 17 (9) OF
THE PLANNING ACT

Amendment []
Amendement []







MODIFICATION

Schedule "B" []

Annexe "B" []

NO. 6
UNDER SECTION 17 (9) OF
THE PLANNING ACT

Location [] Emplacement

-  Special Study Area -
Secteur d'étude speciale
-  Greenway System Linkage -
Réseau de verdure comprenant
liaison
-  Major Leisure Area -
Grande aire de loisirs
-  Residential Area -
Secteur résidentiel
-  Community Shopping Centre -
Centre commercial communautaire
-  Site Specific Policy -
Politique sur un emplacement
spécifique



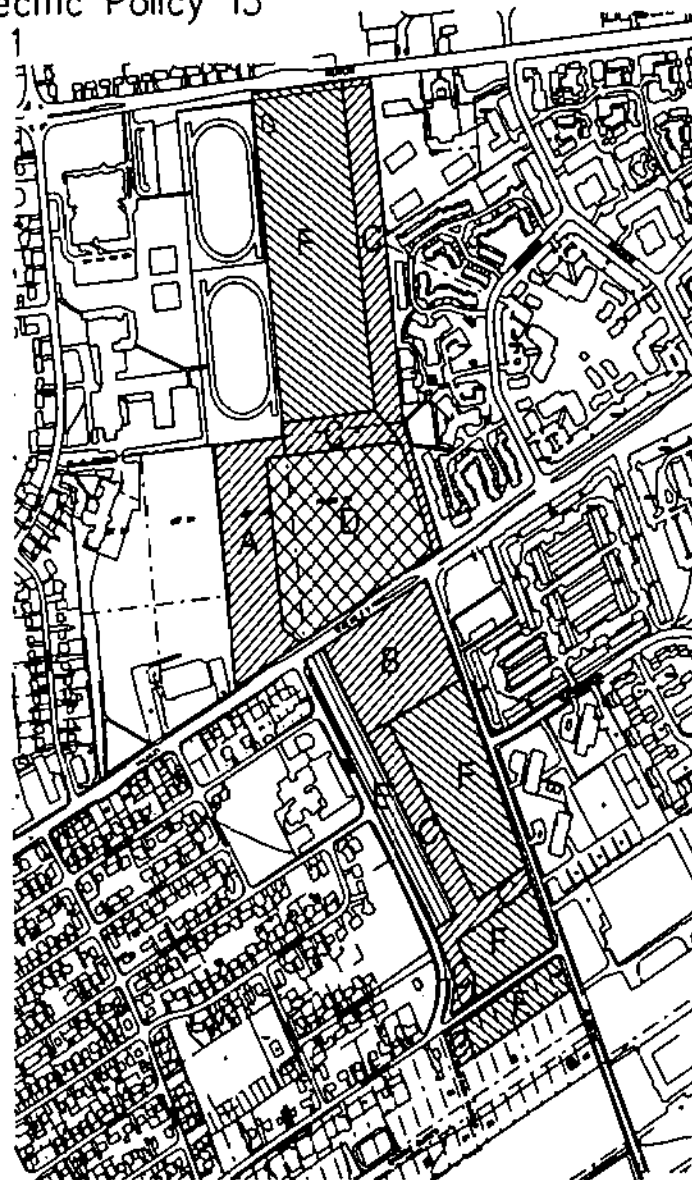
MODIFICATION

NO. 8
UNDER SECTION 17 (9) OF
THE PLANNING ACT.

MODIFICATION

NO. 5
UNDER SECTION 17 (9) OF
THE PLANNING ACT.

Site Specific Policy 15
Figure 1








Amendment
Amendement

Schedule "C"

Annexe "C"

Location  Emplacement

-  A = Woodlot
-  B = Recreational Open Space
- C = Other Linkage
-  D = Low To High Density (Apartments)
-  E = Low Density (Single Family)
-  F = Low To Medium Density

