

REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf. 15-02.430
Your File/V/Réf.

DATE 06 October 1997

TO/DEST. Co-ordinator, Planning and Environment Committee

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET **REGIONAL CONDITIONS FOR FINAL APPROVAL
HUNT CLUB ENCLAVE (ZAIDAN) SUBDIVISION**

DEPARTMENTAL RECOMMENDATION

That the Planning and Environment Committee recommend that Council approve the Regional Subdivision Agreement (Draft Regional Subdivision Agreement issued separately) for the above noted application.

BACKGROUND

On 12 February 97 Regional Council adopted Motion No. 22, which states:

“That the Zaidan Subdivision Agreement proceed to Planning and Environment Committee and Council for approval.” (see Annex A)

This Motion was prompted by concerns by the Greenboro Community Centre Association and the Hunt Club Park Community Association over the potential traffic impact of additional residential development on Conroy Road. Conroy Road is a Regional responsibility, and the Environmental Assessment Study has been completed. Detailed design is underway and some preliminary works are being funded from the upcoming Canada Ontario Infrastructure Works (COIW) program extension.

CITY OF OTTAWA - AMENDED CONDITIONS

On 6 August 97 City Council approved, with modifications, the City staff report dated July 10, 1997. This report outlined a number of changes that the City wanted to impose on the proposed Plan of Subdivision, including the following revised conditions:

- 1.15 a) ix) That the Registered Owner be required to build Johnston Road and part of Street 1, between the existing terminus of Johnston Road and Lorry Greenberg drive, utilizing appropriate roadway design intended to discourage excessive speed and through traffic while maintaining proper standards for emergency vehicles and transit, and shall be subject to a detailed review and approval by the Commissioner of Engineering and Works.
- 1.15 a) xii) Upon issuance of 80% of the building permits for phase 1 of the subdivision, that the applicant be required to construct the portion of roadway linking Johnston Road west with Lorry Greenberg Drive.
- 1.17 a) Prior to any Site Plan Control and Re-subdivision application for Phase 2 (Blocks 3, 4, 6, 7, 8, 9, 10 and 17), the Registered Owner shall submit a Traffic Study based on traffic projections for Phase 1 at build-out as the "base line" for the study, to the satisfaction of the Commissioner of Engineering and Works.

REVISED REGIONAL CONDITIONS FOR FINAL APPROVAL

Attached as Annex B is a copy of Regional staff's letter to the owners indicating the proposed changes to the Regional Conditions For Final Approval.

The developer has agreed under protest with the proposed changes to the Regional Conditions For Final Approval (see concurrence letter attached as Annex D), and has requested staff to proceed with a report requesting Regional Council approval of the Regional Subdivision Agreement.

CONSULTATION

The proposed development has been the subject of an intensive public participation process, both at the City of Ottawa and the Region (through the Environmental Study Report process on the Conroy Road widening proposal).

FINANCIAL IMPACT

The need for a widened Conroy Road is evident, and is not dependent upon the final registration of Phase 1 of this proposed subdivision.

*Approved by
N. Tunnacliffe, MCIP, RPP*

RH/rh

2. REMOVAL OF DELEGATED AUTHORITY
FOR ZAIDAN SUBDIVISION AGREEMENT

COMMITTEE RECOMMENDATION

That Council remove the delegated authority for planning approvals on the Zaidan Subdivision Agreement from the Planning and Development Approvals Commissioner.

MOTION NO. 22

Moved by Councillor D. Holmes

Seconded by Councillor D. Beamish

RESOLVED THAT the Recommendation with respect to Item 2 of Planning and Environment Committee Report No. 51 be substituted by the following:

“That the Zaidan Subdivision Agreement proceed to Planning and Environment Committee and Council for approval.”

“CARRIED” with Councillor Meilleur dissenting.

TRANSPORTATION COMMITTEE REPORT NO. 44

1. HUNT CLUB ROAD (REGIONAL ROAD 32)/WEST HUNT CLUB ROAD -
SPEED ZONING

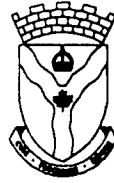
COMMITTEE RECOMMENDATIONS AS AMENDED

That Council approve:

1. **The implementation of an 80 km/h speed limit on West Hunt Club Road/Hunt Club Road (Regional Road 32) between Cedarview Road (Regional Road 23) and a point 660 m east of Bowesville Road;**
2. **The implementation of a 70 km/h speed limit on Hunt Club Road between a point 660 m east of Bowesville Road and a point 110 metres east of Cahill Drive;**
3. **The implementation of an 80 km/h speed limit on Hunt Club Road between a point 110 metres east of Cahill Drive and Hawthorne Road (Regional Road 32).**

Regional Municipality of Ottawa-Carleton
Ottawa-Carleton Centre, Cartier Square
111 Lisgar Street, Ottawa, Ontario K2P 2L7

Planning and Development Approvals
Department
Tel. (613) 560-2053
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Service de l'urbanisme et de l'approbation des
demandes d'aménagement
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ANNEX B

Date: 6 October 1997
RMOC File: (23) 15-02-430
PROV. File: 06T-88034

Mr. Paul Rothwell
Claridge Homes
2001-210 Gladstone Avenue
Ottawa, Ontario
K2P 0Y6

Dear Mr. Rothwell

Re: Hunt Club Enclave Subdivision (formerly Zaidan)

Further to our letter dated 30 September 1997, please find below revised conditions to those submitted to you previously.

1. No building permits will be applied for or issued for Blocks 3, 6, 7, 8, 9, 10, 11, 12, 13 and 14 until contracts have been awarded for the construction of the widening of Conroy Road.
2. Further subdivision of the blocks within this plan must entail a whole block or blocks and no subdivision or part of a block will be entertained.
3. The appearance and design standards of the noise barriers to be built by the owner along Conroy Road shall conform with those to be built by the Region elsewhere along Conroy Road.
4. The further subdivision of blocks abutting the north boundary of the subdivisions (Blocks 11, 12, 13 and 16) shall make provision for pedestrian access to lands to the north in order to provide access to a future rail rapid transit service.

For your information, on 29 April 1996, we amended two of the existing conditions.

We deleted condition 46 and replaced it as follows:

- "46 The owner agrees to give priority to the construction to TAC Collector Standards, as part of the overall subdivision development, of Johnston Road extension and portion of Street #1 in order to facilitate the provision of an efficient transit service through all stages of the subdivision development."

We added a new condition 54 and propose to reword it as follows:

“54. The owner agrees, in the Subdivision Agreement with the Region, to grant a 20 m right of way at no cost to the Region for that portion of the Greenboro busway currently constructed on the owner’s land.”

In addition, we propose to amend Condition 52 so that reference will be made to the Regional subdivision agreement and not to the City’s. It will read as follows:

“52. The owner agrees, in the Subdivision Agreement with the Region, to pay to the Ottawa Board of Education an amount of \$100 for each dwelling unit prior to the issuance of building permits. The wording of the clause in the Regional Subdivision Agreement shall be to the satisfaction of the OBE.”

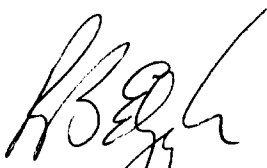
We will also amend condition 6 which refers to the City of Ottawa’s conditions. We will delete reference to “the City staff report dated March 11, 1994 (as approved by City Council on April 6, 1994)” and replace it with:

“the City staff report as approved with amendments by City Council on August 6, 1997.”

Since it appears these revised conditions, particularly condition 1, remain disputed, it will be necessary to submit a report to the Planning and Environment Committee. We hope to have this matter on the 14 October 1997 Planning and Environment Committee agenda.

Please advise us of your concurrence to this matter as soon as possible.

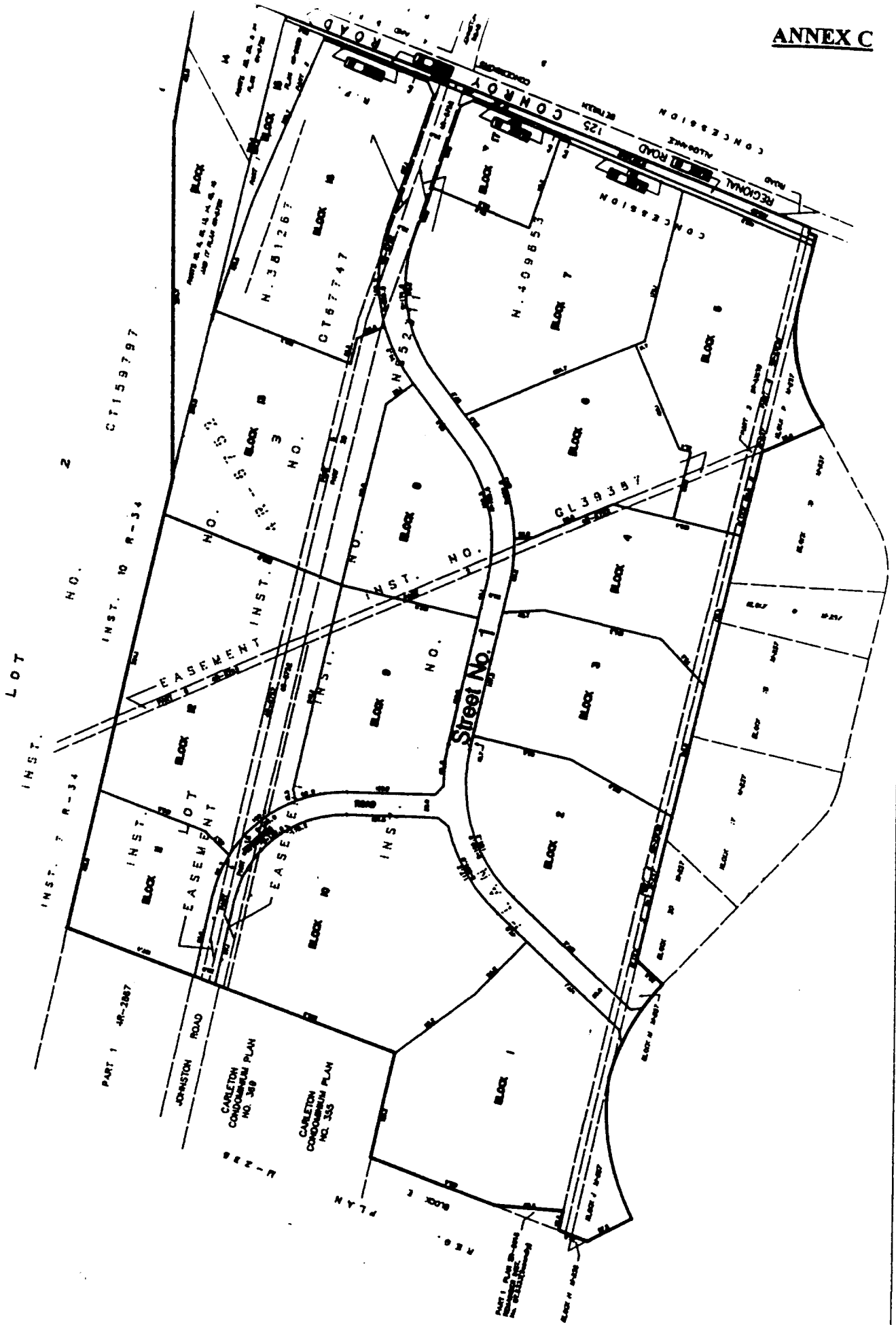
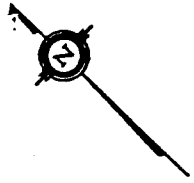
Yours truly



R.B. Edgington, MCIP, RPP
Director
Development Approvals Deivision

NTB/RH/sb

cc: Dan Beamish, Regional Councillor





October 6, 1997

R.B. Edgington, MCIP, RPP
Director
Development Approvals Division
Regional Municipality of Ottawa Carleton
111 Lisgar Street
Ottawa, Ontario
K2P 2L7

Dear Mr. Edgington,

**Re: Concurrence Under Protest
Hunt Club Enclave
(23) 15-02-430 / 06T 88034**

We have your letter of this date; a copy is attached.

We are formally indicating herewith our concurrence with these new and revised conditions, subject to this notice of protest against new condition number one.

We trust this enables us to be considered at the October 14, 1997 committee meeting and that future re-consideration of condition one is hereby possible.

Yours truly,

A handwritten signature in black ink, appearing to read "Paul Rothwell", written over a large, stylized flourish.

Paul Rothwell
General Manager