

2. PUBLIC MEETING TO CONSIDER DRAFT REGIONAL OFFICIAL PLAN AMENDMENT 4 - SOUTH NEPEAN AREA 8
-

COMMITTEE RECOMMENDATION

That, having held a public meeting, Council enact a By-law to adopt draft Regional Official Plan Amendment 4 to the 1997 Regional Official Plan, attached as Annex A to this report, and that staff be directed to issue the required Notice of Adoption.

DOCUMENTATION

1. Commissioner Planning and Development Approvals Department report dated 22 March 1999 is immediately attached.
2. Extract of Draft Minute, 13 Apr 99, follows and includes a record of the vote.

REGION OF OTTAWA-CARLETON
RÉGION D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf. 43-98-0115
 Your File/V/Réf.

DATE 22 March 1999

TO/DEST. Coordinator, Planning and Environment Committee

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET **PUBLIC MEETING TO CONSIDER DRAFT REGIONAL
 OFFICIAL PLAN AMENDMENT 4 - SOUTH NEPEAN AREA 8**

DEPARTMENTAL RECOMMENDATION

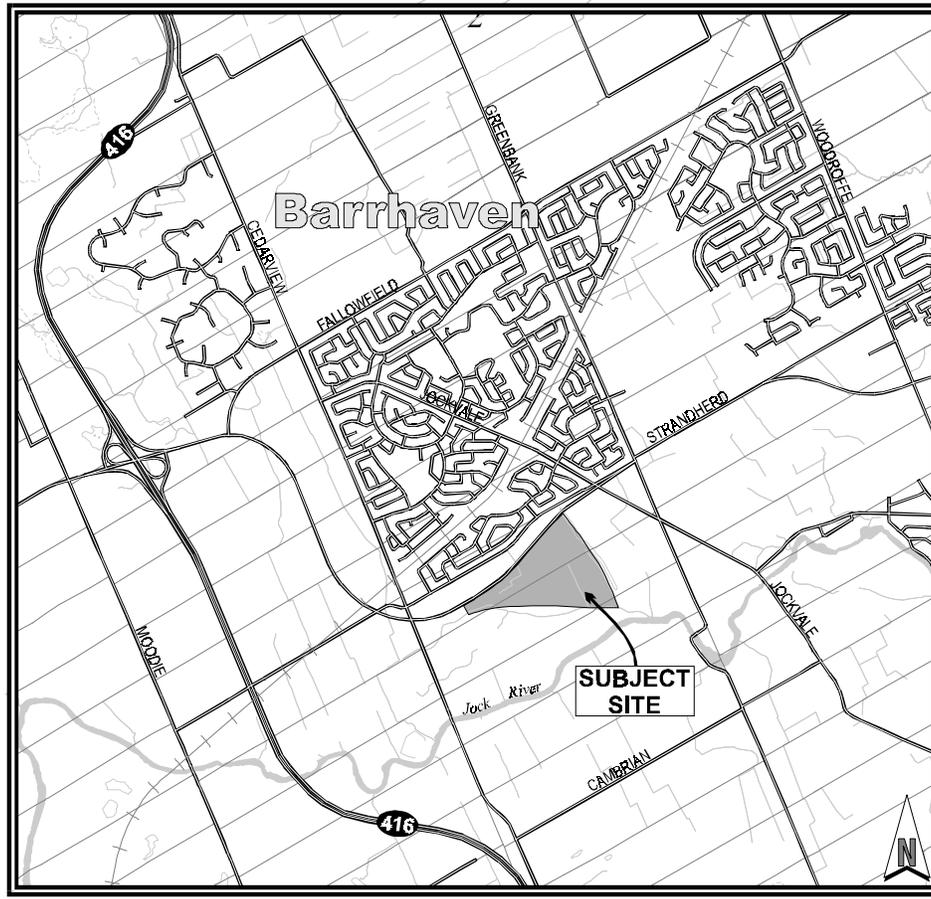
That, subject to the public meeting, Planning and Environment Committee recommend that Council enact a bylaw to adopt draft Regional Official Plan Amendment 4 to the 1997 Regional Official Plan, attached as Annex A to this report, and that staff be directed to issue the required Notice of Adoption.

BACKGROUND

In June, 1997, Nepean Council adopted Local Official Plan Amendment (LOPA) 7, which provided overall direction for development in the Nepean South Urban Centre and established 15 secondary planning areas. Secondary plans for six areas were also adopted as part of the amendment. A secondary plan proposed for the area currently under consideration, Area 8, was deferred by Nepean Council for further study.

In October, 1998, Regional Council modified and approved Nepean's LOPA 7. The modifications included a provision that development in South Nepean shall be phased to reflect the phasing identified in the Regional Official Plan. Another modification introduced a table of the 15 planning areas, indicating the target number of dwelling units and employment to be included in each. Figures for Area 8 were not included, pending the outcome of a secondary plan.

A secondary plan for Area 8 was adopted by Nepean Council in October, 1998, as LOPA 17. This amendment proposed development of 700 dwelling units as well as employment lands supporting up to 490 jobs, local commercial development and recreation uses. The area proposed for primarily residential development is designated as Business Park in the Regional Official Plan. This designation permits non-residential development accommodating at least 2,000 jobs. The City of Nepean has therefore applied to amend the Regional Official Plan to change the designation of a portion of Area 8, shown below, from Business Park to General Urban Area to permit residential development.



COMMENTS FROM THE CIRCULATION

Information about proposed Amendment 4 was circulated to residents of Barrhaven, north of the subject site, adjacent municipalities, the Rideau Valley Conservation Authority, school boards, and other technical bodies. Their comments, summarized below, are available for viewing in the Resource Centre in the Heritage Building.

One couple in Barrhaven expressed concern about the realignment of Strandherd Drive and how local roads will be developed north of the new alignment. Regional staff reviewed the plans for the realignment with the residents, which addressed their concerns. Proposed Amendment 4 does not entail any change to Strandherd Drive as it is shown in the Regional Official Plan. Another resident wrote to express opposition to further development of any type in Nepean.

The City of Kanata wrote that it has no comment on the application. The City of Gloucester indicated it is satisfied that the Region's development strategy will be respected.

The Ottawa-Carleton District School Board indicated that future enrolment from housing in Area 8 can be accommodated in school sites designated within adjacent planning areas and no site will be required in Area 8. The board has no objections to proposed Amendment 4.

The Ottawa-Carleton Catholic School Board would like to participate in future planning stages with Nepean and developers for the potential reservation of a site for an elementary school in the area defined by proposed Amendment 4. The Board indicates it now has three elementary schools

and one high school serving Barrhaven-Nepean South. Rapid enrolment growth is expected in these schools “well into the foreseeable future”.

The Rideau Valley Conservation Authority said it has no objection to the proposed amendment, noting that none of the land included in the amendment is susceptible to flooding. Outside the amendment area, the RVCA’s interests in the river corridor and adjacent floodplain have been addressed in local plans in that residential development is not permitted within the flood risk areas.

Enbridge Consumers’ Gas and Nepean Hydro indicated they had no comments.

STAFF COMMENT

Regional staff considered whether the proposed Amendment 4 conforms to the Regional Development Strategy and preserves the opportunity for development of 1.1 jobs per household, among other matters. The Regional Development Strategy (Table 5) sets targets for dwelling units for the Nepean South Urban Centre and other areas of Ottawa-Carleton at different points in time. The Nepean South Urban Centre figures include the area designated South Urban Centre Future Development, which requires more detailed studies and planning before it can be developed. Targets for the Nepean South Urban Centre are 17,500 dwelling units by 2006 and 27,000 dwelling units by 2021. After 2021, a build-out range of 27,000 to 36,000 units can be accommodated.

Regional staff are satisfied that the Region’s target of 1.1 jobs per household can be achieved if Amendment 4 is adopted. The Regional Development Strategy sets a range of 27,000 to 36,000 units in the Nepean South Urban Centre after 2021, suggesting a corresponding provision for 29,700 to 39,000 jobs. The Nepean Official Plan accommodates approximately 40,000 jobs in the Nepean South Urban Centre, thus exceeding the target. The largest employment areas are the Activity Centre, the South Merivale Business Park and the business park planned between Strandherd Drive and Highway 416.

Proposed Amendment 4 increases the dwelling unit potential in the Nepean South Urban Centre by 700 units by changing the designation of employment lands. The sum of the potential units in Barrhaven and the 15 planning areas (including the 700 units proposed for Area 8) totals 36,175 in the Nepean Official Plan, whereas the Regional Development Strategy shows a build-out range of up to 36,000 units after 2021. Figures from both plans include broad estimates for the South Urban Centre Future Development area.

No change in the figures for the Regional Development Strategy is proposed, however, since detailed plans for the South Urban Centre Future Development area have yet to be prepared to show more accurate dwelling unit yields. The Nepean Local Official Plan proposes dwelling unit figures for the planning areas designated South Urban Centre Future Development in the Regional Official Plan, but indicates these figures are for information only.

Both the Region’s and Nepean’s Official Plans require that development in the Nepean South Urban Centre be phased in keeping with the Regional Development Strategy. The target for

2006, supported by planned infrastructure, and the target for 2021 are subject to ongoing monitoring. These figures are not proposed to change in either the Regional Official Plan or the Nepean Official Plan.

With respect to water and sewer services, the proposed change can be accommodated within the existing master sewer and water plans. However, a local area servicing study will be needed in the future to identify how Regional water and sewer infrastructure will be accessed.

In terms of transportation impacts, it is not anticipated that proposed Amendment 4 has any significant Regional road network implications, nor does it entail any change to the transitway alignment shown in the Regional Official Plan.

CONSULTATION

This application was discussed with representatives of landowners in the Amendment 4 area, City of Nepean staff and their representatives, and the Regional Councillor for Ward 3. Information about the application was circulated in adjacent neighbourhoods and to various community organizations. The notice of public meeting was printed in *The Ottawa Citizen*, *Le Droit*, *The Ottawa Sun* and in community newspapers in Nepean.

FINANCIAL IMPLICATIONS

Adoption of this amendment has no financial implications for the Corporation.

*Approved by L. Shallal
for N. Tunnacliffe, MCIP, RPP*

Attach. (1)

**Amendment 4
Official Plan (1997) of the
Regional Municipality of Ottawa-Carleton**

PURPOSE

The purpose of Amendment 4 is to change the designation of a parcel of land totaling approximately 36 ha in the South Urban Centre in Nepean. The City of Nepean requested that the designation of the parcel be changed to General Urban Area from Business Park to accommodate primarily residential development.

The amendment consists of a change on Schedule B of the Official Plan (1997) of the Regional Municipality of Ottawa-Carleton.

BASIS

In October 1998, the Regional Municipality of Ottawa-Carleton approved an amendment to the City of Nepean Official Plan which, among other matters, identified 15 planning areas in the South Urban Centre and set targets for dwelling units and employment for each area. Targets for areas without detailed plans were included in the table for information purposes. Targets for one planning area (Area 8) were not provided, pending further study. As a result of this study, the City of Nepean subsequently adopted a LOPA (Amendment 17) proposing primarily residential development in this area and targets for jobs and housing.

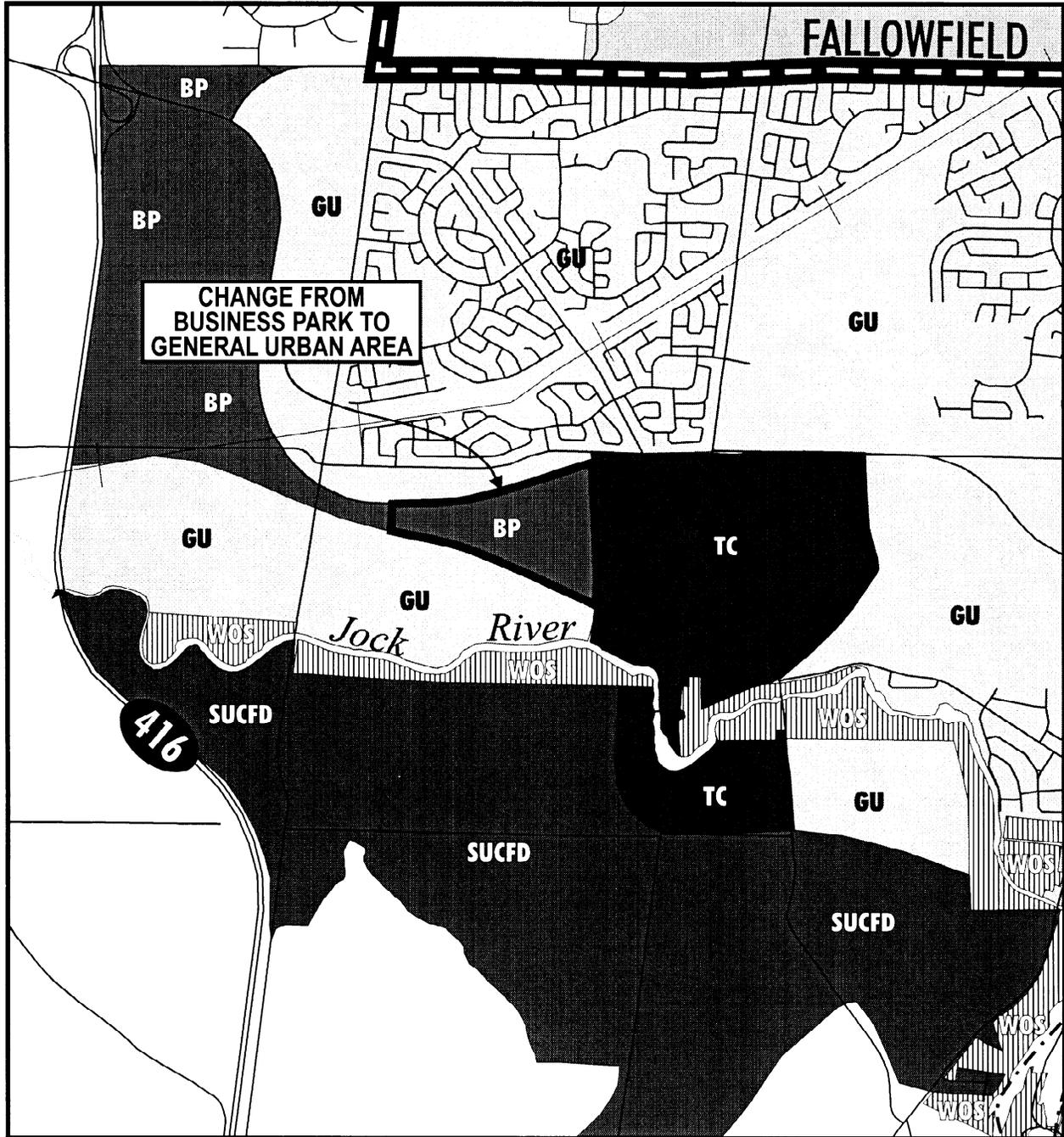
The area in question is designated Business Park in the Official Plan (1997) of the Regional Municipality of Ottawa-Carleton. This designation is intended for non-residential uses in employment areas of at least 2,000 jobs. In addition, the Official Plan (1997) identifies the number of dwelling units that can be built in the Nepean South Urban Centre at 2006, based on servicing capacity, and by the end of the planning period at 2021. An additional number of units is possible after 2021, set as a range of 27,000 to 36,000 units. The Official Plan (1997) also requires that opportunity be provided for development of 1.1 jobs per household in the Nepean South Urban Centre and other urban areas outside the Central Area.

The lands that remain designated Business Park in the Nepean South Urban Centre following the change in designation effected by Amendment 4, plus employment potential in the Town Centre and other areas, are sufficient to support development of the target number of jobs.

THE AMENDMENT

1. Schedule B, Urban Policy Plan, is hereby amended to designate approximately 36 ha south of Strandherd Drive and west of the Town Centre in the Nepean South Urban Centre as “General Urban Area”, as shown on Schedule 1 attached. Schedule 1 changes the designation of this parcel to “General Urban Area” from “Business Park”.

SCHEDULE "1" OF AMENDMENT 4 OFFICIAL PLAN (1997) OF THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON



OFFICIAL PLAN - SCHEDULE "B" URBAN POLICY PLAN

BUSINESS PARK	
GENERAL URBAN AREA	
WATERFRONT OPEN SPACE	
TOWN CENTRE	
SOUTH URBAN CENTRE FUTURE DEVELOPMENT	

Scale 1 : 50,000



PUBLIC MEETING TO CONSIDER DRAFT REGIONAL OFFICIAL PLAN
AMENDMENT 4 - SOUTH NEPEAN AREA 8

-Commissioner Planning and Development Approvals Department report dated 22 March 1999

At the outset, Committee Chair Hunter read a statement required under the Planning Act, wherein he advised that anyone, whose intention it was to appeal Regional Official Plan Amendment 4 to the Ontario Municipal Board (OMB), must either voice their objections at the public meeting or submit their comments in writing. Failure to do so could result in refusal/dismissal of the appeal by the OMB.

Councillor Legendre noted the designation of the subject area was being changed from Business Park to General Urban Area. He asked where business development would now occur. Judy Flavin, Planner, Policy and Infrastructure Planning Division, advised in the detailed plan for the South Urban Centre (Local Official Plan Amendment 7), the planning areas in the South Urban Centre were all reviewed individually to estimate the employment potential. The activity centre alone is estimated to have opportunity for over 12,000 jobs; as well, there is the South Merivale Business Park on the east and the remaining extensive business park on the west between 416 and Strandherd Drive. Staff are satisfied that, with approval of this Amendment, the Nepean Official Plan is identifying an opportunity for over 40,000 which would more than satisfy the Region's requirement for 1.1 jobs per household.

Responding to further questions from Councillor Legendre, Pamela Sweet, Director, Policy and Infrastructure Planning Division, advised Regional Development Charges (RDCs) would be payable by the developer when a building permit was applied for. Ms Sweet noted it would likely be many years before houses are built in the subject area and whatever RDC by-law is in effect at that time would be applicable.

The staff recommendation was then considered.

That, having held a public meeting, Planning and Environment Committee recommend that Council enact a By-law to adopt draft Regional Official Plan Amendment 4 to the 1997 Regional Official Plan, attached as Annex A to this report, and that staff be directed to issue the required Notice of Adoption.

CARRIED