

KEEP CURRENT ZONING – COMMERCIAL CONVENIENCE NEIGHBOURHOOD
2000 VALIN STREET, ORLEANS

The Cardinal Creek Community Association does not support the rezoning of commercial land (CCN) at 2000 Valin Street in Orleans to R5A-XX, residential apartments - low density exception X. Both Councillors Rob Jellett and Bob Monette support our community in maintaining these commercial lands. We request that the Planning & Environment Committee reject or defer this proposal.

Overall Nature of Area

This is a rapidly growing Orleans suburban area with the 6th highest disposable personal income in Canada. There is an **existing residential basis of 4,000 units or approx 12,800 people in close proximity to this site** - approximately 1,000 homes located east of Trim Road with another 3,000 existing homes located west of Trim Road and north of Innis. **An additional 3,300 homes (10,560 people) are either approved or draft plan approved** - approx. 500 homes were approved for east of Trim Road and another 2,800 homes are either approved or draft plan approved for southwest Trim and Innis. Thus, there is a **considerable need for commercial uses to serve the needs of the local community, to provide much needed jobs in Orleans and to create healthy, liveable communities which contribute to the reduction of transportation vehicle emissions.**

While it is expected that Trim Road will be realigned with Frank Road sometime after 2013 (depending on capital budget availability), there will be a new arterial roadway with traffic lights to allow traffic rapid access to:

- this commercial zone;
- Beatrice Desloges High school and other schools that serve the Trim Road co-corridor;
- the future park & ride is planned for the Trim Rd Millennium sports park and the future transit way; and,
- the Blackburn Hamlet By-pass is planned to exit at Trim Road. (not addressed in Planning report).

All of these future development factors will contribute to increased traffic and successful commercial neighbourhood developments in this area. It is expected that some rural traffic (Navan/Sarsfield) will use the re-aligned Trim Road. In addition, it is possible that the urban boundary may expand within the next 10 years as a result of future OP reviews and this anticipated development is likely to further contribute to a successful commercial zone that employs Orleans residents.

Current Claridge Proposal

In our view, one of the factors attributing to the lack of CCN property in Orleans is the fact that builders can make an **addition \$1 to 2 M profit by building apartments or condominiums**. For example, on 2000 Valin Claridge Homes can build a 2,900 sq foot CCN use at an average value of \$50 per sq foot or approx **\$15 M** while **Claridge is currently proposing 96 condo/apartment units at approx. value of \$175,000 or approx \$16.8 M.**

The proposed Claridge use is not in keeping with the overall characteristics of the existing neighborhood which is predominantly townhouses and commercial uses. Furthermore, the proposed density of the Claridge proposal is at **96% capacity (extremely high density for this suburban area)** and is not consistent and compatible with the existing land use. We do not have to mention the increased traffic, noise, lighting and personal space nuisance problems associated with this type of proposal. It is highly unlikely that a landscape buffer (6 to 8 feet in height) will adequately address these problems, although this is a nice touch. Lastly, there is a **shadowing issue** which needs to be resolved as Claridge indicated that Scully townhouse residents backing onto the site would experience significant shadowing between 11:00 a.m. and 2:00 p.m. No further details were provided in the Planning Department report and we would request that this issue be transparent and clear at Committee as this is an issue the OMB would most likely require clarity on.

Zoning By-Law

KEEP CURRENT ZONING – COMMERCIAL CONVENIENCE NEIGHBOURHOOD

2000 VALIN STREET, ORLEANS

The subject property at **2000 Valin St is zoned CCN – Commercial Convenience Neighbourhood**. The CCN zoning permits automotive, bakery, bank, billiard, clinic, convenience store, medical, dental, veterinary, pet shop, restaurant, garden centre, and retail store uses.

Adjacent to this CCN property is an existing commercial CCN (Lucky Fortune Restaurant, Mike’s Garage) use and a Commercial Highway (CH) property at the south west corner of Trim and Innis, a major intersection. A large commercial property owned by Urbandale is located across Innis Road where there is currently a Sobey’s grocery store and a small commercial plaza that is completely sold out (Curves, Steak House, Cumbrae Dance School, etc...). An Ultramar Gas Station and car wash development proposal (CA1-X2) was approved in 2007 for the south east corner of Trim and Innis. **Directly north of 2000 Valin is a small parcel of vacant land owned by Valecraft that is zoned CCN.** It is highly probably that the outcome of this zoning application will set a precedent for the rezoning of the Valecraft CCN property and the CH property at the corner of Innis/Trim.

There are **existing townhouses (R3D-X5) located on Scully Way that back onto 2000 Valin**. There are also Valecraft townhouses (R3D-X5) located on Brasseur St and Destiny Way (R4A-X1) that surround the vacant CCN Valecraft property to the north. Existing townhouses also back onto the CH zoned property at the corner of Trim/Innis. Finally, there are also Ashcroft townhouses (R3D-X9) located on the north east corner of Valin and Trim.

Opposite on the east side of Trim Road, there are 2 existing low-rise (four-storey) condominium buildings with another 2 buildings expected to be developed in the near future. The history of this development application is important to understand as it was rezoned when the East Village subdivision was largely undeveloped and at a time when the existing Councillor was transitioning to a new job. As a result, there was less attention paid to this high density residential development (rezoned from single family residential to high density residential R4B-X1) although Councillor Monette can apprise you of the concerns that these new home owners have been experiencing.

A Zoning Implications Comparison Chart is attached in Appendix 1 for ease of comparison and to demonstrate the positives and negatives of the proposals.

Official Plan

As you know the Official Plan is a high level planning document that establishes broad policy statements/targets about our City. While the current OP sets a **job per household ratio target of 1.3 for Orleans**, the reality is that there are 0.5 jobs to household ratio. Thus, there is a significant disparity between the O.P.s jobs to household ratio target and more residential development is not the answer to this significant problem.

Our association was informed by the Planning Dept. that a Cumberland OPA study (**comprehensive commercial market analysis based on 1998 benchmark**) was conducted in **April 1999 by the Market Research Corporation** some 10 years ago. This report (page 50) indicates that the current site 13A (2000 Valin and its surrounding commercial zone) is “typical of the vicinity in that the lands are comprised of flat, clear pasture land. There are no significant land uses other than a bus and heavy equipment storage garage ... both Innis and Trim roads are arterial roads, therefore as the surrounding neighbourhoods develop, these sites will offer central, accessible locations with exposure to high traffic routes... **The trade area for 13A is bounded by Watters Rd to the north, Trim Road to the east (doesn’t include all development east of Trim), Innis Road to the south (doesn’t take into consideration 2,800 homes south of Innis) with Charlemagne Blvd and Orchardview Avenue forming the westerly boundary. The study recommends development of a small plaza (max. 5,000 square feet) on site 13A.**” Unfortunately 2,000 Valin can only accommodate 3,000 sq ft of

KEEP CURRENT ZONING – COMMERCIAL CONVENIENCE NEIGHBOURHOOD

2000 VALIN STREET, ORLEANS

commercial space and the site to the north is smaller yet so it may be able to accommodate 2,000 square feet. **These 2 sites could most likely accommodate the 5,000 sq ft of CCN use recommended in the report.**

It is interesting to note that the study predicted a population base of **9,300** people **by 2012** and this figure has been significantly surpassed. The study also proposes other commercial sites throughout Cumberland such as site #12 (corner of Portobello/ Trim Road) that is now a residential use. **We question the relevance, accuracy and conclusions of this commercial market analysis study as the baseline (1998) upon which its evidence was based is no longer applicable to the current situation.** Furthermore, the developer has **not demonstrated completion of its due diligence** and it is relying on this outdated Cumberland commercial study.

Our community association recommends that Planning and Environment Committee require a new commercial market analysis study of 2000Valin area before any decision is made about the rezoning of this property. This is prudent as the OMB would most likely require such evidence.

We recently spoke with Taggart and Urbandale commercial divisions and were informed that their commercial properties are either 100% occupied or 90% leased out with the some buildings currently under construction (Urbandale). We are also aware of doctors, dentists, and other business owners who are looking for commercial property along Trim Road but are unable to find commercial space along Trim Road corridor.

Summary: The Cardinal Creek Community Association recommends that the Planning and Environment Committee **reject** or **defer** the Claridge Homes proposal and the Planning Departments proposal to rezone 2000 Valin St and that the existing CCN designation be maintained until such time as a new commercial market analysis assessment is completed for this area and the results are presented to the Cardinal Creek Community as well as, Planning Committee. The current proposals do not adequately address the issues (e.g., density, shadowing, close proximity to Scully townhouses and incompatibility with existing neighborhood) of concern to the community. Furthermore, it is expected that the outcome of this zoning application will **set a precedent for the rezoning of the Valecraft CCN property and the CH property** at the corner of Innis/Trim. Most importantly, Orleans like most suburbs, requires more jobs and services to meet the commercial needs of our rapidly growing community and one that supports healthy lifestyles where people can live, work and shop in their community while supporting the main tenants of the City's official plan. The existing CCN zoning best accommodates these O.P. policies and is the best and most compatible use for this commercial area.

Please note that both Councillors Jellett and Monette support our community association views as well as, Team-Ottawa Orleans, the Innis Rezoning Group, other Orleans Community Associations and over 95 local residents who have submitted a petition to Councillor Jellett against the R5A-XX-low density apartments rezoning application.

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APPENDIX 1 – 2000 VALIN ZONING IMPLICATIONS COMPARISON CHART

	Existing CCN Zoning - Commercial Convenience Neighbourhood	Current Clardige Proposal R5A Residential Low Density Stacked Townhouses	City Planning Dept. Rec R5A Residential Low Density Apartments	Pros and Cons of Planning Dept Proposal
Lot coverage	30%	35.5%	33%	Positive – middle ground on lot coverage
Site density	Lower than other 2 proposals	81.35 units/ha	72 units/ha	Positive – slightly reduced
Total # of units	2,900 sq ft max	96 units 8 blocks	84 units 7 blocks	Positive – Planning Dept. proposes reduced density on site
Return on Investment	\$15 M	\$16.8 M (conservative)	\$14.7 M	ROI comparable to CCN zoning
Max. bldg height	9.2 m	11.9 m 2.5 storeys	12 m 2.5 storeys	Negative - Planning Dept proposes greater height than developer
Rear yard setback (Chinese restaurant) to residential	6 m	4.15 to 6 m predominantly 4.15 to 4.5 m	6 m	Similar
Side yard setback (Scully St) to residential	3 m	5 to 7.2 m predominantly 5 m	5 metres with nice touch 4 m landscape strip	Negative- Planning Dept proposes less than builder
Front yard setback to Trim Rd	10 m	3.25 to 5.7 m	3 m	Negative - Planning Dept. proposes less than builder
# of parking spaces		144 parking spaces	101 parking spaces - 84 & 17 visitor	Planning Dept. reduces parking requirement
	Keeps commercial development & jobs in Orleans community	Site overbuilt, shadowing, loss of commercial lands	Only addresses density and lot coverage – sets bad precedent	