

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
11 July 2017 / 11 juillet 2017**

**and Council / et au Conseil
August 23, 2017 / 23 août 2017**

**Submitted on June 27, 2017
Soumis le 27 juin 2017**

**Submitted by
Soumis par:
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**Ward: STITTSVILLE (6)/RIDEAU-
GOULBOURN (21)**

File Number: ACS2017-PIE-PS-0098

SUBJECT: Zoning By-law Amendment – 5970 Fernbank Road

OBJET: Modification au Règlement de zonage – 5970, chemin Fernbank

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 5970 Fernbank Road to permit a residential subdivision containing 326 single detached, 26 semi-detached, 233 multiple attached and 135 low-rise apartment dwelling units and one park, as detailed in Document 2.**

2. That Planning Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor’s Office and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to Bill 73 ‘Explanation Requirements’ at the City Council Meeting of 23 August 2017 subject to submissions received between the publication of this report and the time of Council’s decision.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l’urbanisme recommande au Conseil d’approuver une modification au Règlement de zonage 2008-250 visant le 5970, chemin Fernbank, en vue de permettre la création d’un lotissement résidentiel comprenant 326 habitations isolées, 26 habitations jumelées, 233 habitations multifamiliales contiguës, 135 unités d’habitation aménagées dans des immeubles de faible hauteur ainsi qu’un parc, comme l’expose en détail le document 2.
2. Que le Comité de l’urbanisme donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et de l’avocat général et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux ‘exigences d'explication’ aux termes du projet de loi 73 », à la réunion du Conseil municipal prévue le 23 août 2017 à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

5970 Fernbank Road

Owner

Davidson Co-Tenancy

Applicant

Melissa Cote, Tartan Land Consultants Inc.

Description of site and surroundings

The 42-hectare property is located at the most southerly extent of Stittsville. The property consists of mainly vacant lands and a major Hydro One corridor that traverses the eastern portion of the site. A tributary of the Faulkner Drain abuts the south western edge of the site and a drainage ditch runs along Shea Road.

The site forms the eastern portion of the lands within the Stittsville South Developing Community (Expansion Area), Area 6. Adjacent land uses include proposed residential development to the north as part of the Fernbank Community Design Plan Area, agricultural lands to the east, and vacant rural lands to the south. To the west is the recently approved mixed density residential development which forms the western portion of the Stittsville South Developing Community (Expansion Area), Area 6.

Summary of requested Zoning By-law amendment proposal

The purpose of this application is to rezone the subject lands to accommodate a residential subdivision. The related subdivision (D07-16-15-0008) was draft approved on April 4, 2017. The draft plan of subdivision, attached as Document 4, is comprised of approximately 720 residential units, one park block, two blocks delineating the area of the existing Hydro One easement and public streets. A Zoning By-law amendment to permit the proposed subdivision is required as per the conditions of draft approval.

The site is currently zoned Rural Countryside Zone (RU). The applicant is proposing to rezone the majority of the lands to Residential Third Density Subzone Z (R3Z), Residential Third Density Subzone Z with an exception to prohibit all uses except detached dwellings (R3Z[2237]) and Residential Fourth Density Subzone Z with an exception to prohibit certain low density uses and modify performance standards (R4Z[xxx1]). The proposed park, hydro corridor lands and the tributary of the Faulkner Drain will be rezoned to Parks and Open Space Zone (O1).

DISCUSSION**Public consultation**

Public consultation of the application was carried out in accordance with the City's Public Notification and Consultation Policy. Public consultation meetings were held in

the community at the time the Concept Plan was being developed for the Stittsville South Urban Expansion Study Area. As well, a statutory Public Meeting was held for the proposed plan of subdivision and the subject associated Zoning By-law amendment was also discussed at that meeting.

Approximately 15 written responses were received from members of the public. Most of the responses were requesting to be informed of the status of the application. Concerns included proposed dwelling types, size of lots, buffer areas and retention of trees. Details of the response are included in Document 3 of this report.

For this proposal's consultation details, see Document 3 of this report.

Official Plan designation

The land is designated as General Urban Area with a Developing Community (Expansion Area) overlay in the 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 and institutional uses.

The Official Plan policies state that future development in new communities is to be compact and efficient, based on an underlying commitment to conserving the natural environment and reducing consumption of land and other resources outside of the urban boundary. More compact urban development promotes sustainability by reducing travel distances, making transit service more desirable, reducing urban sprawl and maximizing the use of existing infrastructure. The proposed development responds to the Official Plan policies outlined above and it will contribute to creating a strong, livable community by offering a full range of housing choices close to future commercial, institutional and transit services and a street pattern to facilitate connectivity.

Other applicable policies and guidelines

Stittsville South Developing Community (Expansion Area, Area 6) Concept Plan

The proposed zoning and associated plan of subdivision must also conform with the Stittsville South Developing Community Concept Plan. This plan proposes various residential densities (low, medium, and high), commercial, parkland and stormwater management uses. The Area 6 Concept Plan also identifies the location of the various land uses and a road pattern which integrates with the road network of the Area 6 West lands and surrounding area. The majority of the subdivision is designated low and medium density residential, with a small portion of the lands located east of the Hydro corridor and west of Shea Road designated as high density residential. Low-density residential uses include detached dwellings, while medium density residential uses

include semi-detached and townhouse units. The high density residential uses include low to mid-rise apartments.

Planning rationale

The Zoning By-law amendment meets the intent of the policies set forth in the Provincial Policy Statement (2014), Official Plan and the Stittsville South Developing Community Concept Plan.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014. It implements the vision for Ontario's land use planning system through supporting a subdivision layout which plans for growth within a planned community.

Official Plan (OPA 150)

The proposed Zoning By-law amendment meets the intent of the General Urban Area land use designation, as amended by OPA 150, with a range of housing choices and parkland areas. The overall development of the subject lands, together with the west portion of Area 6, achieves the minimum density target of 34 units per net hectare which is required for Developing Communities.

Stittsville South Developing Community (Expansion Area) Concept Plan.

The subject Zoning By-law amendment conforms to the Area 6 Developing Community Concept Plan by implementing a range of dwelling types and appropriate zoning for the proposed park and open space areas. The proposed zones correspond to the related draft approved Plan of Subdivision (D07-16-15-0008).

Proposed Zoning

The proposed R3Z zone will permit a mix of single detached, semi-detached and townhouse units in Area A. The R3Z[2237] zone recommended for Area C is an exception zoning which only allows single detached units as Area C is adjacent to existing single detached units and this zoning was requested by adjacent residents and supported by staff and the applicant. The R4Z[xxx1] will allow stacked townhouses, back-to-back townhouses and low-rise apartments as this area is designated as high density residential in the Concept Plan. The O1 zone (Area D) is for the park, hydro corridor lands and two areas that will contain a small watercourse and tributary of the Faulkner Drain.

RURAL IMPLICATIONS

There are no rural implications associated with this report. Despite the Rural Zone (RU) provisions applicable to the property, the lands are within the General Urban Area (Developing Community- Expansion Area) and are designated for urban development.

COMMENTS BY THE WARD COUNCILLORS

Councillors Qadri and Moffatt support the recommendations contained in this report.

LEGAL IMPLICATIONS

There are no legal impediments to adopting the recommendations in the report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

ACCESSIBILITY IMPACTS

Design considerations with respect to accessibility are generally addressed through the Site Plan Control review process and are not a key consideration related to a Zoning By-law amendment.

TERM OF COUNCIL PRIORITIES

The project addresses the following Term of Council Priorities:

EP2 – Support growth of local economy.

TM2 – Provide and promote infrastructure to support safe mobility choices.

TM4 – Improve safety for all road users.

HC3 – Create new and affordable housing options.

APPLICATION PROCESS TIMELINE STATUS

This application was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications. The application was on hold for an extended period of time while subdivision issues were resolved.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Draft Plan of Subdivision.

CONCLUSION

The proposed development conforms to the Official Plan and the Stittsville South Development Community (Area 6) Concept Plan. The proposed new zones are appropriate for the intended development of the property and staff recommends the Zoning By-law amendment be approved.

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

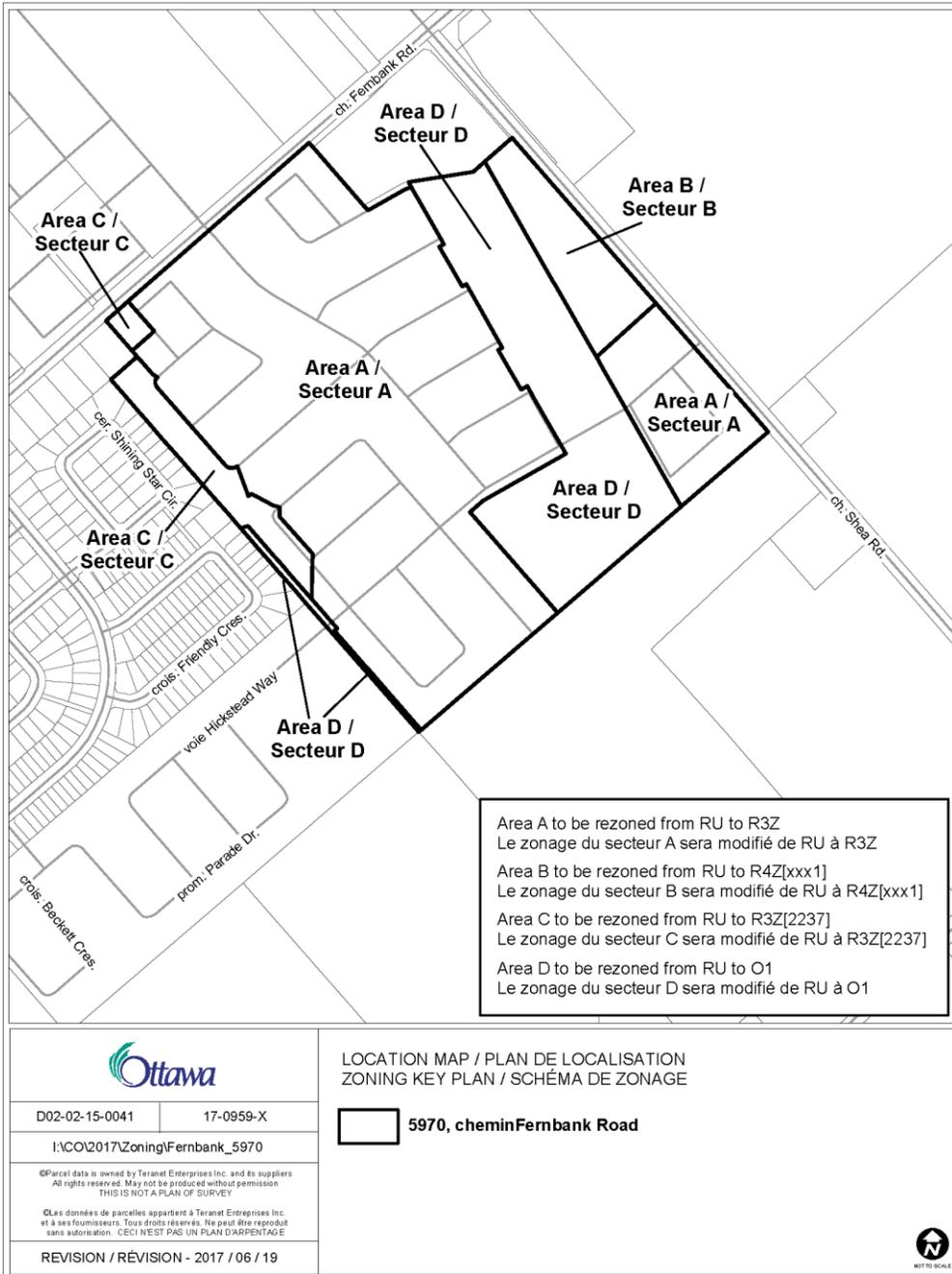
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa

The Zoning map outlines the subject property as being south of Fernbank Road and west of Shea Road and the recommended zoning for the property.



Document 2 – Details of Recommended Zoning

The proposed changes to the City of Ottawa Zoning By-law 2008-250 for (is the part of or the entire site?) 5970 Fernbank Road are as follows:

1. That the lands shown in Document 1 be rezoned as follows:
 - a) Area A from RU to R3Z;
 - b) Area B from RU to R4Z[xxx1];
 - c) Area C from RU to R3Z[2237]; and
 - d) Area D from RU to O1;

2. Amend Section 239, Urban Exceptions, by adding a new exception, xxx1, as follows:
 - a) In Column II add the text, “R4Z[xxx1]”;
 - b) In Column IV add the following text:
 - “- detached dwelling;
 - duplex dwelling;
 - linked-detached dwelling;
 - semi-detached dwelling;
 - three unit dwelling”; and
 - c) In Column V add the following text:
 - “- despite Section 136, no more than ten attached dwelling units are permitted in a townhouse dwelling, with a maximum of five in a row;
 - townhouse dwellings must be attached back to back;
 - maximum building height for townhouses: 12 metres;
 - minimum lot area for each townhouse dwelling: 85 square metres.”

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

Comments and Responses:

Comment:

For the proposed homes that will back onto the existing single detached homes on Shining Star Circle and Friendly Crescent those units should also be single detached homes.

Response:

The applicant has adjusted the unit type and only single detached homes are proposed backing onto the existing homes on Shining Star Circle and Friendly Crescent. The recommended zoning for this specific area implements a provision which permits only single detached units in this area.

Comment:

The lot sizes should be bigger and deeper, similar to adjacent existing development. What are the lot widths of the new abutting lots?

Response:

The applicant must satisfy the minimum density requirements under the Official Plan. The proposed lot sizes are similar to the existing West Wind Subdivision. The frontage of the lots ranges from 10.4 metres to 13.75 metres. The lots are the standard 30 metre depth.

Comment:

It was requested that a buffer strip be provided between existing properties and the proposed lots in the north-west corner.

Response:

Generally buffer strips are not supported between similar land uses and if a buffer strip was provided, it would be implemented as dedicated parkland which would decrease the size of the neighbourhood park. However, the applicant has agreed to construct a

1.8-metre high wood privacy fence along the rear lot line of Lots 35 to 38, 40 to 55 and Lot 117.

Comment:

Can the thin strip of trees behind the homes fronting on Friendly Crescent be preserved adjacent to the rear property line of the new lots?

Response:

The applicant looked into retaining the existing trees on site, but the density of the planned units along with the grading demands for the site, it is not possible to retain any existing trees. The trees along the western property line adjacent to the existing houses on Friendly Crescent could not be retained because of an engineering requirement for a linear swale to channel storm water. Tartan will be planting approximately 800 trees on the site.