

**6. ZONING – 2168 TENTH LINE ROAD**

**ZONAGE – 2168, CHEMIN TENTH LINE**

**COMMITTEE RECOMMENDATIONS**

That Council approve an amendment to Zoning By-law 2008-250 to change the zoning of part of 2168 Tenth Line Road from:

- Development Reserve Zone (DR) to Residential Fifth Density Zone (R5Z), Residential Third Density Zone (R3YY[XXXX]), Residential Third Density Zone (R3YY[YYYY]), and Open Space Zone (O1);
- Residential Fourth Density Zone (R4A[1572]) to Residential Fifth Density Zone (R5Z);
- Mixed Centre (MC[1573]) to Residential Fifth Density Zone (R5Z); and
- Residential Third Density Zone (R3XX[1312]) to Residential Third Density Zone (R3YY[XXXX]),

to generally permit a range of medium to high density residential uses, as shown in Document 1 and as detailed in Document 2.

**RECOMMANDATIONS DU COMITÉ**

Que le Conseil approuve une modification au Règlement de zonage 2008-250 en vue de faire passer le zonage d'une partie du 2168, chemin Tenth Line :

- de Zone d'aménagement futur - DR à Zone résidentielle de densité 5 - R5Z, Zone résidentielle de densité 3 – (R3YY[XXXX]), Zone résidentielle de densité 3 – (R3YY[YYYY]) et Zone d'espaces verts - O1;
- de Zone résidentielle de densité 4 – (R4A[1572]) à Zone résidentielle de densité 5 – (R5Z);

- de Zone de centres polyvalents – (MC[1573]) à Zone résidentielle de densité 5 – (R5Z); et
- de Zone résidentielle de densité 3 – (R3XX[1312]) à Zone résidentielle de densité 3 – (R3YY[XXXX]),

de manière à permettre la présence d'une variété d'utilisations résidentielles de densité moyenne à élevée, tel qu'illustré dans le document 1 et exposé en détail dans le document 2.

#### DOCUMENTATION / DOCUMENTATION

1. Deputy City Manager's report, Planning and Infrastructure, dated 11 January 2014 (ACS2014-PAI-PGM-0021).

Rapport de la directrice municipale adjointe, Urbanisme et Infrastructure, daté le 11 janvier 2014 (ACS2014-PAI-PGM-0021).

Report to/Rapport au :

Planning Committee  
Comité de l'urbanisme

and Council / et au Conseil

January 11, 2014  
11 janvier 2014

Submitted by/Soumis par : Nancy Schepers, Deputy City Manager/Directrice municipale adjointe, Planning and Infrastructure/Urbanisme et Infrastructure

Contact Person / Personne ressource: *Michael Mizzi, Chief/Chef, Development Review Services / Services d'Examen des projets d'aménagement, Planning and Growth Management/Urbanisme et Gestion de la croissance*  
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CUMBERLAND (19)

Ref N°: ACS2014-PAI-PGM-0021

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**SUBJECT: ZONING – 2168 TENTH LINE ROAD**

**OBJET : ZONAGE – 2168, CHEMIN TENTH LINE**

**REPORT RECOMMENDATION**

That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of part of 2168 Tenth Line Road from:

- Development Reserve Zone (DR) to Residential Fifth Density Zone (R5Z), Residential Third Density Zone (R3YY[XXXX]), Residential Third Density Zone (R3YY[YYYY]), and Open Space Zone (O1);
- Residential Fourth Density Zone (R4A[1572]) to Residential Fifth Density Zone (R5Z);
- Mixed Centre (MC[1573]) to Residential Fifth Density Zone (R5Z); and
- Residential Third Density Zone (R3XX[1312]) to Residential Third Density Zone (R3YY[XXXX]),

to generally permit a range of medium to high density residential uses, as shown in Document 1 and as detailed in Document 2.

### **RECOMMANDATION DU RAPPORT**

**Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 en vue de faire passer le zonage d'une partie du 2168, chemin Tenth Line**

- **de Zone d'aménagement futur - DR à Zone résidentielle de densité 5 - R5Z, Zone résidentielle de densité 3 – (R3YY[XXXX]), Zone résidentielle de densité 3 – (R3YY[YYYY]) et Zone d'espaces verts - O1;**
- **de Zone résidentielle de densité 4 – (R4A[1572]) à Zone résidentielle de densité 5 – (R5Z);**
- **de Zone de centres polyvalents – (MC[1573]) à Zone résidentielle de densité 5 – (R5Z); et**
- **de Zone résidentielle de densité 3 – (R3XX[1312]) à Zone résidentielle de densité 3 – (R3YY[XXXX]),**

**de manière à permettre la présence d'une variété d'utilisations résidentielles de densité moyenne à élevée, tel qu'illustré dans le document 1 et exposé en détail dans le document 2.**

### **BACKGROUND**

The site, 2168 Tenth Line Road, is situated west of Tenth Line Road and north of Brian Coburn Boulevard in the developing area referred to as Avalon West. The lands front onto both sides of Gerry Lalonde Drive. The future Rapid Transit Corridor that abuts the lands to the north will run alongside the Ontario Hydro Corridor north of it. Document 1 identifies the lands.

The vacant site is irregular in shape and comprises 9.66 hectares. The area to the southeast of the lands is currently under construction with townhomes, medium density apartment flats and terrace homes. The lands to the northeast are also vacant, but are expected to be developed as a mixed-use area. South of the subject lands reside Ouellette Park and the Chaperal subdivision, which consists of a mix of single detached, semi-detached and multiple dwellings. The Montfort Health Hub is proposed to the west of the lands.

The site is devoid of any significant natural vegetation. There are no existing buildings or structures and no unusual physical or environmental constraints that could affect development.

#### **Purpose of Zoning Amendment**

The applicant is proposing to amend the Zoning By-law in order to develop lands located within the Mer Bleue Community of Orléans consistent with the policies of the Community Design Plan adopted in 2006 applicable to these lands.

The purpose of the requested Zoning By-law amendment is to implement the Neighbourhood 5 draft approved Plan of Subdivision to allow for a new residential development comprising a range of housing types including townhomes and back-to-back townhomes.

#### Existing Zoning

The majority of the lands are zoned Development Reserve (DR), with a few parcels zoned Mixed-Use Centre (MC[1573]) and Residential Third and Fourth Densities (R3XX[1312]; R4A[1572]).

#### Proposed Zoning

The proposed Zoning By-law amendment is to change the existing zoning of the lands to Residential Fifth Density Subzone Z and Residential Third Density Subzone YY, with site specific exceptions, to permit residential uses ranging from on-street and back-to-back townhomes to high density apartment dwellings.

The amendment also includes an area to be zoned as Open Space.

### DISCUSSION

The lands subject to this Zoning By-law amendment are within a proposed Plan of Subdivision that will create a neighbourhood which includes the development of single-detached dwellings, semi-detached dwellings, row dwellings, stacked townhouses, a public/institutional use, school blocks, commercial blocks, parks and open space blocks, mixed use areas with a mix of commercial, office and high density residential and a stormwater management pond located to the south of the neighbourhood.

A Zoning By-law amendment is needed to conform to the Plan of Subdivision.

#### Provincial Policy Statement

Under Section 3 of the *Planning Act*, all decisions affecting planning matters shall be consistent with the Provincial Policy Statement (PPS), which provides directions on matters of provincial interest related to land use planning and development.

The PPS speaks to building strong communities in that efficient land use and development patterns support strong, liveable and healthy communities, protect the environment and public health and safety, and facilitate economic growth. Healthy, liveable and safe communities are created, first, by promoting efficient development land use patterns which sustains the financial well-being of the Province and municipalities over the long term, and secondly, by accommodating an appropriate

range and mix of residential, institutional, recreational and open space uses to meet long-term needs.

The PPS builds on the above direction by specifying further that sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas, to accommodate an appropriate range and mix of housing and other land uses to meet the projected needs for up to 20 years.

The proposed Zoning By-law amendment intended to implement the draft Plan of Subdivision is consistent with the matters of Provincial interest as outlined in the PPS. The proposal implements an efficient, cost effective pattern of development and promotes a liveable community by providing a range of choice in housing types and densities.

### Official Plan

The Official Plan designates the lands General Urban Area which 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, leisure, entertainment and institutional uses.

The proposed Zoning By-law amendment is in keeping with the policies of the Official Plan and will assist the City in achieving its overall intensification and housing objectives in accordance with the Mer Bleue Community Design Plan.

### Mer Bleue Community Design Plan

The Mer Bleue Community Design Plan (CDP) was approved by Council on May 24, 2006 which established a land use framework to guide the future development within the Neighbourhood 5 community between Mer Bleue Road and Tenth Line Road, south of the Hydro corridor and the future transitway.

The CDP establishes several guiding principles to achieving the approved land use development plan, including the land use mix, overall density of development and residential yield. The CDP also outlines several site and architectural design guidelines that are intended to direct the physical form of development.

The CDP includes the assumption that the adjacent bus rapid transit (BRT) corridor would be built as a priority transit infrastructure project. While it was indeed so identified in the 2008 Transportation Master Plan (TMP), the recently updated TMP approved by Council on November 26, 2013 assigns the BRT project to the Ultimate Transit Network and now is to be constructed post 2031. This decision does not impact the land use and transportation plans contained within the CDP, or the application

subject to this report, as the policies contained within the CDP are intended to guide development and growth over the long term.

The proposed Zoning By-law amendment has been reviewed in the context of the above-referenced guiding principles and design guidelines and it is consistent with them. The Zoning By-law amendment establishes an acceptable mix and density of residential uses that will result in sufficient development yield that keeps pace with the CDP's ultimate residential targets.

#### Details of Proposed Zoning

The adoption of the proposed Zoning By-law amendment is one of multiple conditions of the draft Plan of Subdivision approval that must be satisfied prior to the subdivision being registered. The details of the proposed zoning, outlined in Document 2 and illustrated in Document 1, respect the pattern of development and land uses established by the approved draft Plan of Subdivision. Specifically, the proposed amendment creates the following zones.

Areas A, B and C as shown on Document 1 are to be developed in the future. These blocks are intended for high density residential to be zoned Residential Fifth Density Zone (R5Z).

Areas D and E identify six blocks intended to be zoned Residential Third Density Subzone YY Exception R3YY[XXXX] to permit a mix of residential building forms ranging from single detached to townhouse dwellings. This zone permits lots having a minimum frontage and area of 6 metres and 150 square metres, respectively. The exception pertains to a reduction in the minimum required corner side yard setback.

Area F identifies three blocks also intended for a townhouse dwelling use, but in the form of a back-to-back unit. This unit type is joined to other units not only along its sides but at the rear as well. This unit type has no rear yard; the amenity space is accommodated by a balcony on the front façade. The blocks intended for this form of dwelling are to be zoned Residential Third Density Subzone YY Exception R3YY[YYYY]. The performance standards are specific to this type of townhouse dwelling and require three exceptions to the zone respecting the minimum lot area and the minimum rear yard and minimum corner side yard setbacks.

Area G identifies one block intended as Open Space and zoned (O1), to serve as a storm drainage area.

#### Conclusion

The proposed Zoning By-law amendment respects both the applicable policies in the Official Plan and the guiding principles and design guidelines of the Community Design

Plan for the Mer Bleue Community in that it provides for the intended range of housing options.

Staff supports the Zoning By-law amendment application and recommends that it be approved.

#### RURAL IMPLICATIONS

There are no rural implications associated with this report.

#### CONSULTATION

Notice of this application and public consultation were carried out in accordance with the City's Public Notification and Consultation Policy. No concerns or objections were received.

#### COMMENTS BY THE WARD COUNCILLOR

Councillor Stephen Blais is aware of this application and staff recommendation.

#### LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendations in this report.

#### RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

#### FINANCIAL IMPLICATIONS

There are no direct financial implications.

#### ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this project.

#### ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.



**TECHNOLOGY IMPLICATIONS**

Information Technology approved this report without comment.

**TERM OF COUNCIL PRIORITIES**

ES3 – Reduce environmental impact.

GP3 – Make sustainable choices.

**APPLICATION PROCESS TIMELINE STATUS**

The application was not processed by the On Time Decision Date established for the processing of Zoning By-law amendments due to the complexity of the issues associated with the related subdivision application.

**SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Details of Recommended Zoning

**DISPOSITION**

City Clerk and Solicitor Department, Legislative Services, to notify the owner, applicant, OttawaScene Canada Signs, 1565 Châtelain Avenue, Ottawa, ON K1Z 8B5, Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

Planning and Growth Management Department to prepare the implementing by-law, forward to Legal Services and undertake the statutory notification.


Legal Services to forward the implementing by-law to City Council.

**LOCATION MAP**

DOCUMENT 1




145630642 Denotes Teranet-Polaris Parcel Identification Number



Produced by Planning and Infrastructure Portfolio  
 Produit par le Portefeuille urbanisme et infrastructure

D02-02-13-0075	13-1563-X
I:\CO\2013\ZKP\TenthLine_2168	
2013 / 09 / 19	
REVISION DATE	DE RÉVISION

 **Location Map / Plan de révision  
 Zoning Key Plan / Schéma de zonage  
 2168 chemin Tenth Line Road**

- Area A to be rezoned from DR to R5Z
- Area B to be rezoned from R4A[1572] to R5Z
- Area C to be rezoned from MC[1573] to R5Z
- Area D to be rezoned from DR to R3YY[XXXX]
- Area E to be rezoned from R3XX[1312] to R3YY[XXXX]
- Area F to be rezoned from DR to R3YY[YYYY]
- Area G to be rezoned from DR to O1

Échelle  
 N.T.S.  
 Mètres



Scale  
 N.T.S.  
 Metres

**DETAILS OF RECOMMENDED ZONING**

DOCUMENT 2

Proposed Changes to the Comprehensive Zoning By-law

1. Rezone the lands as shown on Document 1 as follows:
  - a. Area A from DR to R5Z
  - b. Area B from R4A[1572] to R5Z
  - c. Area C from MC[1573] to R5Z
  - d. Area D from DR to R3YY[XXXX]
  - e. Area E from R3XX[1312] to R3YY[XXXX]
  - f. Area F from DR to R3YY[YYYY]
  - g. Area G from DR to O1
  
2. Add a new exception, [XXXX], with provisions similar in intent to the following:
  - a. Minimum corner side yard setback is 3.0 metres
  - b. Despite table 65, an air-conditioner condenser is permitted as a projection in the corner-side yard and the front yard
  
3. Add a new exception, [YYYY], with provisions similar in intent to the following:
  - a. Minimum lot area is 80 square metres
  - b. Minimum corner side yard setback is 3.0 metres
  - c. Minimum rear yard setback is 0 metre
  - d. Despite table 65, an air-conditioner condenser is permitted as a projection in the corner-side yard and the front yard
  - e. Despite section 136, no more than twelve dwelling units are permitted in a townhouse dwelling.