

Report to/Rapport au :

Planning Committee
Comité de l'urbanisme

and Council / et au Conseil

July 30, 2012
30 juillet 2012

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

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CUMBERLAND (19)

Ref N°: ACS2012-PAI-PGM-0176

SUBJECT: ZONING - PART OF 2233 MER BLEUE ROAD AND PART OF 2168 TENTH LINE ROAD

OBJET : ZONAGE - PARTIE DU 2233, CHEMIN MER BLEUE ET PARTIE DU 2168, CHEMIN TENTH LINE

REPORT RECOMMENDATIONS

That the Planning Committee recommend Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of part of 2233 Mer Bleue Road, currently zoned R4A[1572] – Residential Fourth Density Exception 1572 to permit multiple dwelling units with special provisions, to rezone part of the R4A[1572] – Residential Fourth Density Exception 1572 zone to R4A[1572]-h – Residential Fourth Density Exception 1572 Holding to restrict development and to rezone the MC[1573] – Mixed Use Centre Exception 1573 zone to MC[1573]-h – Mixed Use Centre Exception 1573 Holding to restrict development and to rezone Part of 2168 Tenth Line Road from DR – Development Reserve to R3XX[1312] – Residential Third Density Subzone XX Exception 1312 zone as shown in Document 1 and as detailed in Document 2.

RECOMMANDATIONS DU RAPPORT

Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 afin de changer le zonage d'une partie du 2233, chemin Mer Bleue, dont la désignation actuelle est R4A[1572] –

Zone résidentielle de densité 4, exception 1572 afin de permettre des unités d'habitation multiples avec des dispositions spéciales, de changer le zonage d'une partie de la zone R4A[1572] - Zone résidentielle de densité 4, exception 1572 à R4A[1572]-h – Zone résidentielle de densité 4, exception 1572 avec aménagement différé afin de restreindre l'aménagement, de changer le zonage de la zone MC[1573] – Zone de centre d'utilisations polyvalentes, exception 1573 à MC[1573]-h – Zone de centre d'utilisations polyvalentes, exception 1573 avec aménagement différé pour restreindre l'aménagement, et de changer le zonage d'une partie du 2168, chemin Tenth Line de DR – Zone d'aménagement futur à R3XX[1312] – Zone résidentielle de densité 3, sous-zone XX, exception 1312, comme il est indiqué dans document 1 et comme il est expliqué en détail dans le document 2.

BACKGROUND

The property is known as part of 2233 Mer Bleue Road (shown as Areas A, C and D in Document 1) and part of 2168 Tenth Line Road (identified as Area B in Document 1) which all form part of the Neighbourhood 5 subdivision. The land is surrounded by vacant residential land to the north, existing residential development to the east, Brian Coburn Boulevard to the south and the future Montfort Health Hub to the west.

DISCUSSION

Zoning Proposal:

Areas D shown in Document 1 of the requested Zoning By-law amendment would add multiple attached dwelling (street townhomes) as a permitted use to the existing R4A[1572], Residential Fourth Density Subzone A, Exception 1572 zone. The following provisions will apply to multiple attached dwelling units only: the density requirement will be reduced from 60 units per hectare to 40 units per hectare, the interior side yard setback will be reduced from 3.0 m to 1.5 m, the front yard setback will increase from 3.0 metres to 6.0 metres to allow for tree planting, the maximum lot coverage will increase from 40 per cent to 50 per cent and allow for parking in the front yard in order to permit driveways.

A correction to the existing zoning schedule is required in Area B shown in Document 1. The rear portion of Lots 8 to 16 on Plan 4M-1453 on Daglan Court within Phase 3 of the Chaperal subdivision are being rezoned to the existing R3XX[1312] zone in this area to correspond with the ownership limits and to match the existing zoning for the front of these lots on Daglan Crescent. A land exchange between Minto and Taggart has extended the ownership boundary and in accordance with Section 32 (2) of the Zoning By-law 2008-250 the zoning line is deemed to follow the boundary of the lots within a plan of subdivision. This anomaly will be corrected as part of this proposed amendment.

Area C (Block 20 on the draft 4M-Plan for Chaperal Phase 4) shown in Document 1, is currently zoned MC[1573] and will be rezoned with an "h" – holding designation until

such time as the owner is able to demonstrate how the site will be serviced and that they can provide an acceptable vehicular access to the site for development purposes. Once the “h” is removed, the zone will permit a wide range of commercial, residential and institutional uses.

A holding designation will also be placed on the adjacent parcel to the east of Area C (Block 20) identified as Area A (Block 14 on the draft 4M-Plan for the next phase of Chaperal) in Document 1. There are two options to service Area C, one through Area A and second through the Montfort Health Hub lands. The Montfort lands have been removed from the subdivision and therefore access is not guaranteed. The holding designation will ensure that an opportunity to provide servicing and vehicular access onto Gerry Lalonde Drive is maintained and ensure the City is satisfied with the location of the access/egress to the site based on traffic movements. This parcel which is currently zoned R4A[1572] will now be zoned R4A[1572]-h.

Official Plan:

The Official Plan designates the land identified as Part of 2233 Mer Bleue Road as Mixed Use Centre which encourages a mix of transit supportive land uses, such as offices, secondary and post-secondary schools, hospitals, large institutional buildings, retail uses, high and medium density residential uses and mixed use development containing a mix of the foregoing. The requested amendment to include multiple dwelling units in the existing R4A[1572] zone is consistent with these policies.

The lands identified as Part of 2168 Tenth Line Road are designated General Urban Area in accordance with the Official Plan which policies encourage a full range of housing types to meet the needs of residents of all ages, incomes and life circumstances. This, combined with employment, leisure and institutional uses will facilitate the development of complete and sustainable communities.

Mer Bleue Community Design Plan:

This development along Gerry Lalonde Drive and Brian Coburn Boulevard is also subject to both the Mer Bleue Community Design Plan and Mer Bleue Mixed-Use Centre Community Design Plan. The lands to the east and south are part of a developing residential area and to the west is the future home of the Hôpital Montfort Orléans Health Hub and related uses.

Both the Mer Bleue Community Design Plan (CDP) and Mer Bleue Mixed Use Centre Community Design Plan designate the subject lands as Mixed Use which is intended to accommodate a wide range of uses, with the objective of becoming a high-density employment-generating node for the community. The CDP encourages transit oriented development in the Mixed Use Centre which is intended to generate at least 300 high density residential units and over 3000 jobs.

Section 5.1.2 of the Mer Bleue CDP specifies that only low and mid-rise apartments are permitted in the Mixed Use designation and that lower density housing forms are more

appropriately located in the Low Density Residential designation. However, in accordance with the Official Plan, medium density housing forms are also permitted within the Mixed Use Centre designation and are appropriate as a means of transitioning to lower density residential development which is the case with the subject lands. Also, the size and orientation of the site and its location at the edge of the designation make the proposed development in keeping with the multiple dwellings planned across the street along Gerry Lalonde Drive. There is an opportunity to develop Area C (Block 20 on the draft 4M-Plan in Chaperal Phase 4) in the Mixed Use Centre area, also owned by the applicant and located south east of the Health Hub, with a mixed use development which could include a higher density residential product and meet the overall intent of both the Mixed Use Centre designation and both Community Design Plans.

RURAL IMPLICATIONS

There are no rural implications with this zoning application.

CONSULTATION

Notice of this application was circulated to surrounding landowners and two signs were installed giving notice of this zoning amendment and no comments were received from the public or surrounding landowners.

COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor is aware of the report and supports the proposed zoning amendment.

LEGAL IMPLICATIONS

There are no legal implications associated with this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications with this zoning application.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts with this zoning amendment.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TECHNOLOGY IMPLICATIONS

There are no direct technical implications associated with this report.

TERM OF COUNCIL PRIORITIES

The Term of Council priorities are met by integrating medium-density residential uses on the edge of the Mixed Use Centre designation thereby providing a transition between the existing neighbourhoods and the higher density development expected in the long term on the Montfort Health Hub site and will contribute to the overall creation of a complete and sustainable community.

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 issues related to the subdivision which needed to be resolved.

SUPPORTING DOCUMENTATION

Document 1 Location Map

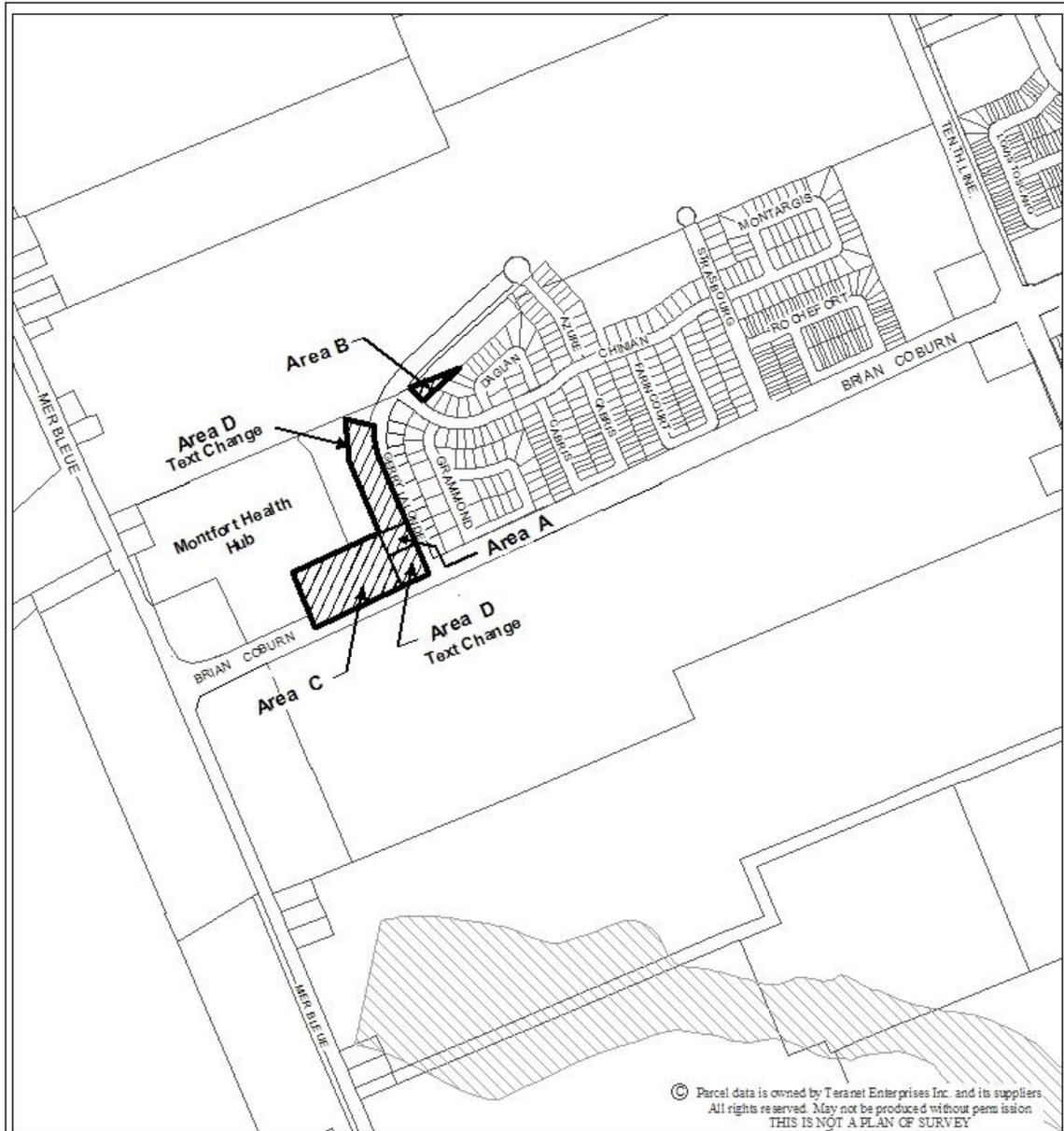
Document 2 Details of Recommended Zoning

DISPOSITION

City Clerk and Solicitor Department, Legislative Services to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain 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 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.



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Ottawa
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 et Viabilité des collectivités

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I:\CO\2012\ZONING\MERBLEUE_2233	
2012 / 07 / 17	
REVISION DATE	DE RÉVISION

**Location Map / Plan de révision
 Zoning Key Plan / Schéma de zonage**

2233 Mer Bleue Road

Area A	REZONED FROM R4A [1572] to R4A [1572]-h
Area B	REZONED FROM DR to R3XX [1312]
Area C	REZONED FROM MC [1573] to MC [1573]-h
Area D	TEXT CHANGE ONLY

Existing Flood Plain (Section 58) /
 Plane inondable (Article 58)

Échelle
 N.T.S.
 Mètres

Scale
 N.T.S.
 Metres

DETAILS OF RECOMMENDED ZONING

DOCUMENT 2

DETAILS OF THE ZONING AMENDMENT

1. The Zoning Map of By-law 2008-250 is amended as follows:
 - (a) by rezoning Area A from R4A[1572] to R4A[1572]-h
 - (b) by rezoning Area B from DR to R3XX[1312]
 - (c) by rezoning Area C rezoned from MC[1573] to MC[1573]-h.

2. Section 239 - Urban Exceptions is amended by adding the following use and the following zone provisions to exception 1572:

Additional Land Uses Permitted

Multiple Attached Dwelling

Provisions for multiple attached dwellings

Density	40 units per hectare
Interior Side Yard Setback (Minimum)	1.5 m
Front Yard Setback (Minimum)	6.0 m
Lot Coverage (Maximum)	50%

- Despite the prohibition on parking in a front or corner side yard the provisions of Section 109 (3) and (4) apply for multiple attached dwellings.

- The holding symbol can only be removed at such time as it can be demonstrated that the site can be serviced and that a safe and acceptable access to the site for development purposes can be provided.

3. Section 239 - Urban Exceptions is further amended by adding the following provisions to exception 1573:

- The holding symbol can only be removed at such time as it can be demonstrated that the site can be serviced and that a safe and acceptable access to the site for development purposes can be provided.