

Rapport au:

Planning Committee / Comité de l'urbanisme

May 12, 2015 / 12 mai 2015

and Council / et au Conseil

May 27, 2015 / 27 mai 2015

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Submitted by

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Ward: INNES (2)

File Number: ACS2015-PAI-PGM-0080

**SUBJECT: Zoning By-law Amendment – 873, 875, 877 Contour Street and 2705,
2709 Pagé Road**

**OBJET: Modification au Règlement de zonage – 873, 875, 877 rue Contour et
2705, 2709 chemin Pagé**

REPORT RECOMMENDATION

That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 873, 875, 877 Contour Street and 2705, 2709 Pagé Road, as shown in Document 1.

RECOMMANDATION DU RAPPORT

Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage n° 2008-250 pour les 873, 875 et 877, rue Contour et les 2705 et 2709, chemin Pagé, comme l'indique le document 1.

BACKGROUND

Learn more about [Zoning By-law amendments](#)

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

Site location

873, 875, 877 Contour Street and 2705, 2709 Pagé Road.

Owner

Gerald and Claudette Beaudin.

Audette Seguin.

Applicant

J.P. Taillefer.

Description of site and surroundings

The properties are located between Navan Road and Trailsedge Way on the east side of Pagé Road, as shown on Document 1. The properties are comprised of two existing lots fronting onto Pagé Road (2705 and 2709 Pagé Road), each with approximately 25 metres of frontage and lot areas of 0.2 hectares, and three proposed lots at 440 square metres each fronting onto Contour Street.

Document 2 illustrates the existing and recently severed lots complete with existing structures and proposed dwellings on Contour Street. The property at 2705 Pagé Road, owned by Gerald and Claudette Beaudin, contains an existing semi-detached dwelling

and a large detached garage at the rear of the property. The property immediately to the south, at 2709 Pagé Road, is owned by Audette Seguin and contains an existing duplex dwelling and a detached garage in the rear.

The properties are surrounded by existing residential uses along Pagé Road and a newer plan of subdivision recently development by Richcraft Homes to the east.

Summary of requested Zoning By-law amendment proposal

The purpose of the application is to rezone the properties at 2705 and 2709 Pagé Road from Development Reserve (DR) to Residential Third Density Zone, Subzone Z (R3Z). No zoning exception is proposed to accommodate the existing 183.79 square metre garage on 2705 Pagé Road. The structure pre-dates the enactment of Zoning By-law 2008-250 and currently has legal non-complying status.

The three vacant lots fronting Contour Street, as illustrated in Document 2, are proposed to be rezoned from Development Reserve (DR) to Residential Third Density Zone, Subzone Z, Exception 1743 (R3Z[1743]). The R3Z[1743] zoning is consistent with that in the adjacent plan of subdivision.

Brief history of proposal

In August 2014 and January 2015, severances were conditionally granted by the Committee of Adjustment to sever the rear yards of both 2705 and 2709 Pagé Road to create three new lots fronting onto Contour Street. Lots were conditionally sold to 2380595 Ontario Ltd. who will develop and sell each lot individually.

As both the severed and retained lots are zoned DR, conditions were imposed on the severance applications requiring the properties to be rezoned in order to recognize both the existing and proposed uses.

DISCUSSION

Public consultation

Notice of this application was carried out in accordance with the City's Public Notification and Consultation Policy approved by City Council for Zoning By-law Amendments.

Two public comments were received in response to the proposed Zoning By-law Amendment.

For this proposal's consultation details, see Document 4 of this report.

Official Plan designation

This application is being processed under the Official Plan as amended by Official Plan Amendment No. 150; however, this application does not rely on any of the amendments introduced by OPA 150.

The property is designated General Urban Area in Schedule B of the Official Plan. This designation permits a full range and choice of housing types, as well as many densities of housing.

Section 2 of the Official Plan supports intensification and infill where municipal services are readily available provided the development is compatible with the existing context and planned function of the area.

Section 3.6.1 of the Official Plan states that intensification in the General Urban Area should complement the existing pattern and scale of development of the area. New development will be assessed on its compatibility with the existing community character so that it enhances and builds upon desirable established patterns of built form and open spaces.

Other applicable policies and guidelines

Official Plan Amendment No. 118

In April 2012, the City completed Official Plan Amendment (OPA) 118 for a cost sharing agreement for the East Urban Community (EUC), which captures the subject properties. The purpose of the amendment was to enable the seven major landowners in Phase 1 and 2 of the EUC to recover the costs pertinent for sanitary, stormwater management and transportation infrastructure from those property owners who directly benefit from the installation of these services.

Section 5.3(5) of the Official Plan states that the City shall require evidence of payment as a condition of plans of subdivision, plans of condominium, severance applications and site plans.

The owners have resolved all outstanding payments required for the cost sharing of services through OPA 118.

East Urban Community Design Plans for the Phase 1 and Phase 2 Areas

The East Urban Community Design Plan (CDP) was completed in 2013 and guides future development within three study phases: Phase 1, Phase 2, and the Mixed-Use

Centre. The properties are located in Phase 1 of the CDP. Much of the existing development within the Phase 1 area consists of single detached, semi-detached, townhouse and stacked townhouse units.

Policy 3.1.1.5 of the CDP encourages redevelopment of the existing residential lots on urban services along Pagé Road at low to medium density. Figure 14 of the CDP indicates that the lots along Contour Street are identified for medium-low density (29 units/net hectare).

Urban Design Guidelines for Low-rise Infill Housing

This proposal is consistent with the various guidelines outlined in the Council adopted Urban Design Guidelines for Low-rise Infill Housing. Detailed architectural drawings of the proposed single detached dwellings are not available at this time; however, the proposal to rezone the properties supports the character in the existing community. The rezoning of the lots along Pagé Road enables intensification in a manner that respects existing patterns of development in the area.

Planning rationale

The proposed rezoning respects the applicable Official Plan policies. The requested rezoning of the lots fronting Contour Street respects the character of the existing area by matching the zoning to that in effect over the adjacent plan of subdivision. The proposed rezoning of the retained lots will allow redevelopment and intensification of two municipally serviced lots along a collector road.

This Zoning By-law amendment application fulfills a condition of approval imposed by the Committee of Adjustment.

RURAL IMPLICATIONS

There are no direct rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Mitic is aware of the application related to this report.

LEGAL IMPLICATIONS

There are no legal impediments to adopting the recommendation outlined 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 report.

TERM OF COUNCIL PRIORITIES

This report addresses the following Term of Council Priorities:

ES3 – Reduce environmental impact.

GP3 – Make sustainable choices.

APPLICATION PROCESS TIMELINE STATUS

This application was processed by the On Time Decision Date established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Draft Site Plan

Document 3 Details of Recommended Zoning

Document 4 Consultation Details

Document 5 Overview Data Sheet (attached separately – on file with the City Clerk)

CONCLUSION

The proposed development is located in the General Urban Area and complies with the relevant Official Plan policies by providing a range of housing choices and respecting the existing community's characteristics. The proposal makes use of existing municipal infrastructure both on Pagé Road and Contour Street. The proposal is consistent with the policy direction contained within the East Urban Community Design Plan. The proposed rezoning complies with the Official Plan policies and, as such, the department is recommending the Zoning By-law amendment be approved.

DISPOSITION

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

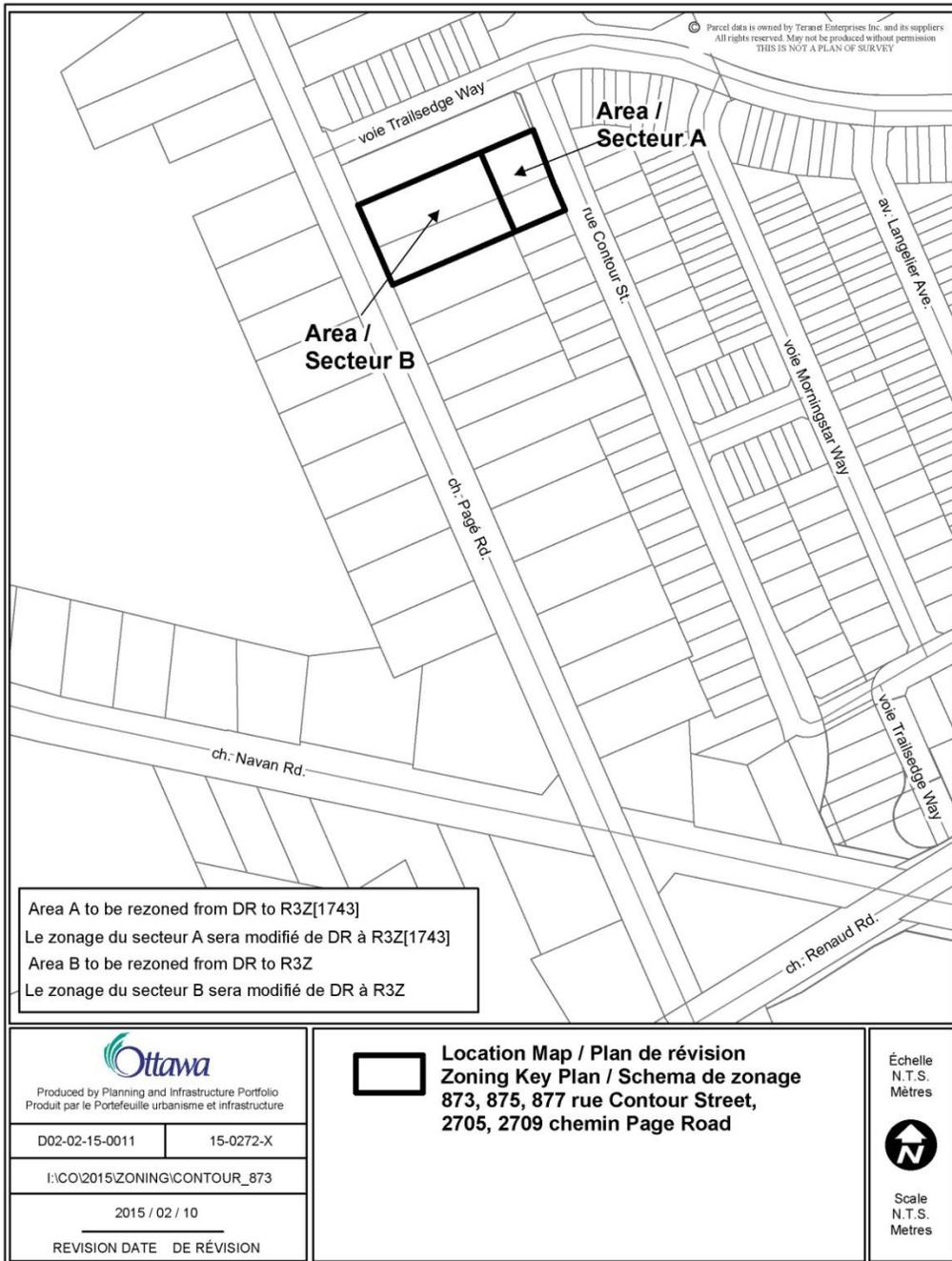
City Clerk and Solicitor Department Legislative Services, to notify the owner, applicant, Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, Scott Templeton, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

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

Document 1 – Location Map

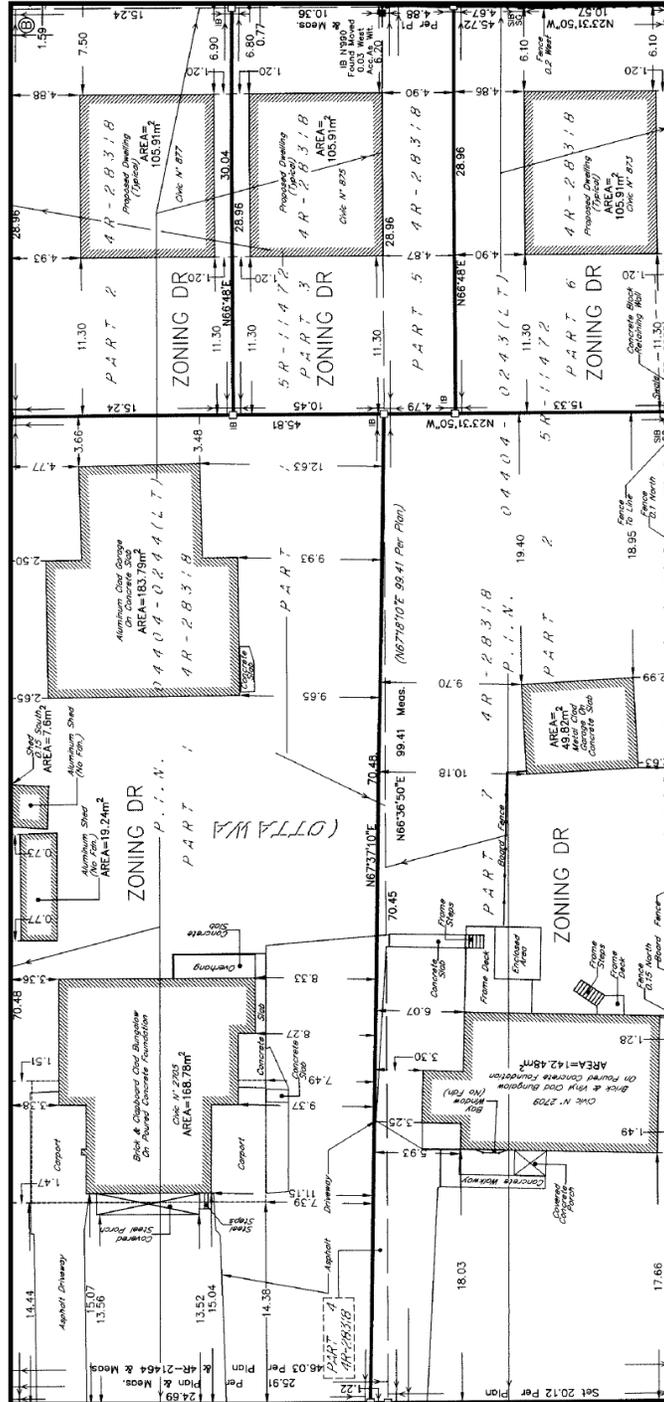
For an interactive Zoning map of Ottawa visit geoOttawa

This is a map showing the location of the properties that are subject to the zoning by-law amendment. The properties are located north of Navan Road, on the east side of Pagé Road.



Document 2 – Draft Site Plan

This is a draft site plan showing the existing and proposed structures on Pagé Road and Contour Street.



Document 3 – Details of Recommended Zoning

Proposed changes to the Comprehensive Zoning By-law for 873, 875, 877 Contour Street and 2705, 2709 Pagé Road:

1. Rezone Area A from DR to R3Z[1743] and Area B from DR to R3Z, as shown on Document 1.

Document 4 – 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.

Public Comments and Responses

Comment:

A comment was made about the number of dwellings that Richcraft Homes has built on both Morningstar and Contour Street and the number of lots that remain unsold.

Response:

The Zoning By-law amendment application has not been submitted by Richcraft Homes. The applications to sever the lots as well as to rezone them were made by the existing homeowners at 2705 and 2709 Pagé Road.

The availability or surplus of unsold residential lots in the immediate area is not a consideration the Department takes when reviewing an application for rezoning. When reviewing an application for rezoning, the department considers if the proposal is compatible and appropriate given the surrounding context.

Comment:

A comment was received from Richcraft Homes reinforcing the Committee of Adjustment's decision regarding the collect back fee for services along the Contour Street frontage.

Response:

The Committee of Adjustment decision included a condition requiring the homeowners to resolve necessary collect back fees for servicing with Richcraft Homes. Additionally, the 30 centimetre reserves along the frontage of Contour Street will not be lifted until the collect back fees have been paid to Richcraft Homes.