

Report to/Rapport au:

Planning Committee
Comité de l'urbanisme

and Council / et au Conseil

November 28, 2012
28 novembre 2012

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

Contact Person / Personne ressource: Felice Petti, Manager/Gestionnaire, Development Review-Suburban Services/Examen des projets d'aménagement-Services suburbains, Planning and Growth Management/Urbanisme et Gestion de la croissance (613) 580-2424, 26668; Felice.Petti@ottawa.ca

Stittsville (6)

Ref N°: ACS2012-PAI-PGM-0262

SUBJECT: ZONING – 5786 FERNBANK ROAD AND PART OF 5861 FERNBANK ROAD

OBJET : ZONAGE – 5786, CHEMIN FERNBANK ET UNE PARTIE DE 5861, CHEMIN FERNBANK

REPORT RECOMMENDATION

That the Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 5786 Fernbank Road and part of 5861 Fernbank Road from Development Reserve Zone (DR) to Residential First Density Subzone Z (R1Z), Residential Third Density Subzone Z (R3Z), Residential Fourth Density Subzone Z (R4Z), Minor Institutional Zone/Residential First Density Subzone Z (I1B/R1Z), Minor Institutional Zone/Residential Fourth Density Subzone Z (I1B/R4Z) and Parks and Open Space Zone (O1) as shown in Document 1 and 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, de manière à faire passer le zonage du 5786, chemin Fernbank et d'une partie du 5861, chemin Fernbank de Zone d'aménagement futur (DR) à Zone résidentielle de densité 1, sous-zone Z

(R1Z), Zone résidentielle de densité 3, sous-zone Z (R3Z), Zone résidentielle de densité 4, sous-zone Z (R4Z), Zone de petites institutions / Zone résidentielle de densité 1, sous-zone Z (I1B/R1Z), Zone de petites institutions / Zone résidentielle de densité 4, sous-zone Z (I1B/R4Z) et Zone de parc et d'espace vert (O1), tel qu'illustré dans le document 1 et exposé en détail dans le document 2.

BACKGROUND

The subject lands affect the property at 5786 Fernbank Road and part of 5861 Fernbank Road, which are located on the north side of Fernbank Road, between Shea Road and Terry Fox Drive. The subject property is located in the Fernbank Community Design Plan area. The future Fernbank community is adjacent to Stittsville on the west side, Kanata West on the north and Bridlewood to the east. Undeveloped agricultural lands outside the urban boundary are located to the south. The rezoning will only apply to a portion of the applicant's holdings within the Fernbank Community, and specifically the lands subject to draft plan of subdivision under application D07-16-11-0003. The subject lands are illustrated in Document 1.

Description of Site

The site is presently vacant, with a small area being cultivated and farmed, and a larger area that is used as pasture. A large hydro corridor is located at the northern edge within the property, adjacent to the Trans-Canada Trail. The developer, CRT Development Inc., owns approximately 162 hectares, and this application covers the eastern most 72.77 hectares of those lands.

Purpose of Zoning Amendment

The purpose of the requested Zoning By-law amendment is to permit the proposed uses contemplated within the proponent's draft approved plan of subdivision. The Zoning By-law amendment would permit 525 lots for detached dwellings, 11 blocks for freehold townhouses, three blocks for stacked dwellings or low rise apartments, two park blocks, two school blocks, three blocks for stormwater management ponds and one block for a hydro transmission corridor.

Existing Zoning

The subject property is currently zoned Development Reserve Zone (DR). The purpose of this zone is to recognize lands intended for future urban development in areas designated General Urban Area in the Official Plan.

Proposed Zoning

The requested Zoning By-law amendment would rezone the property to a number of different zones including the following: R1Z (Residential First Density Subzone Z) for the portion of the site to be developed with detached dwellings; R3Z (Residential Third Density Subzone Z) for the portion of the site to be developed with on-street townhouse

dwellings; R4Z (Residential Fourth Density Subzone Z) for medium density blocks permitting stacked or low-rise apartment units; O1 (Parks and Open Space Zone) for the parks, hydro corridor and stormwater management pond; and I1B/R1Z and I1B/R4Z, dual use institutional/residential zones for the two school sites.

DISCUSSION

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 direction on matters of provincial interest related to land use planning and development. The PPS states that healthy, liveable and safe communities are created by promoting efficient development and land use patterns which sustain the financial well being of the Province and municipalities over the long term.

The subject Zoning By-law amendment seeks to implement a draft-approved subdivision within a master-planned community. The Fernbank Community Design Plan was designed in support of PPS policies such as efficient land use patterns, a mix of residential, employment and recreational uses, appropriate range of housing types, an active community which provides for walking and cycling, and optimization of infrastructure. The proposed amendment is consistent with the objectives and policies of the PPS, by providing new residential development that makes efficient use of existing and planned infrastructure and services. The proposal promotes a liveable community by expanding the range of choice in housing types and contributes to a balanced community.

Official Plan and Fernbank Community Design Plan

Official Plan Amendment No. 77 implemented the Fernbank Community Design Plan. The largest portion of the subject site is designated "General Urban Area" in the Official Plan, which contemplates a range of residential uses as well as schools and open space uses. The easterly limit of the subject site, which abuts the North-South Arterial, is designated "Arterial Mainstreet", a designation applied to commercial arterials which are planned to provide a mix of uses and have the potential to evolve, over time, into more compact, pedestrian-oriented and transit friendly places.

The Fernbank Community Design Plan shows the subject lands as a mix of low and medium density residential uses. It also includes two school, two parks, the hydro/open space corridor and three stormwater management blocks. The road layout and distribution of medium density blocks vary slightly from the Demonstration Plan within the Community Design Plan, but meet the intent of that plan.

Low density residential land uses were to comprise the majority of the housing within the Fernbank Community. Low Density Residential land uses are to include residential dwellings of similar mass and scale in the form of detached or semi-detached dwellings. Multiple attached dwellings were also to be permitted in specific locations such as along

arterial or collector roads, along hydro transmission corridors or adjacent to neighbourhood focal points.

The proposed Zoning By-law amendment implements the R1Z Zone for the large portion of the subdivision that is to be developed with the 525 detached dwellings. The R3Z Zone proposed for the portion of the property located close to the hydro corridor and future transit station in the northeast portion of the site would accommodate approximately 150 freehold townhouses.

Medium density residential land uses such as stacked dwellings or low-rise apartments were to be dispersed throughout the Fernbank Community to provide a variety of housing types and create diverse and attractive neighbourhoods. Such land uses were generally to be located along arterial or collector roads, in proximity to community facilities, along hydro transmission corridors, or as a transition between non-residential and low density residential uses. The proposed stacked or low-rise apartment units are to be located along the easterly limit of the subdivision, adjacent to the north-south arterial. The three blocks would accommodate approximately 250 units.

Two school sites are proposed within the plan of subdivision as contemplated by the Fernbank Community Design Plan. The school blocks would be dual-zoned, allowing both institutional and residential use to ensure compatible development in the event that the school boards do not require one or both of the identified school sites. The residential zoning applied is consistent with the surrounding lands.

Details of Proposed Zoning

The proposed Zoning By-law amendment to reflect the draft approved plan of subdivision is detailed in Document 2 and illustrated in Document 1. Specifically, the proposed Zoning By-law amendment would create the following zones:

- Area A The portion of the site to be developed with detached dwellings would be rezoned from DR to R1Z.
- Area B The portion of the site to be developed with multiple attached dwellings would be rezoned from DR to R3Z.
- Area C The portion of the site to be developed with stacked or low-rise apartment dwellings would be rezoned from DR to R4Z.
- Area D One entire school block and the largest portion of the second school block would be rezoned from DR to I1B/R1Z to allow institutional use/detached dwellings.
- Area E The portion of one school block abutting the north/south arterial would be rezoned from DR to I1B/R4Z to allow institutional use/ stacked or low-rise apartment dwellings.
- Area F The hydro corridor, three blocks for stormwater management ponds and the two blocks to be dedicated as parkland would be rezoned from DR to Parks and Open Space Zone (O1).

Conclusion

The proposed Zoning By-law amendment will permit development of a type that complies with the intent of the Fernbank Community Design Plan. The Department 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 was carried out in accordance with the City's Public Notification and Consultation Policy. No comments from the public were received.

COMMENTS BY THE WARD COUNCILLOR

Councillor Shad Qadri is aware of the application and the staff recommendation.

LEGAL IMPLICATIONS

There are no legal implications associated with the recommendation 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.

ENVIRONMENTAL IMPLICATIONS

The proposed Zoning By-law amendment is consistent with the Fernbank Community Design Plan and the Fernbank Environmental Management Plan recommendations.

TECHNOLOGY IMPLICATIONS

There are no technology implications associated with this report.

TERM OF COUNCIL PRIORITIES

This report aligns to the following Term of Council priorities in that the development permitted by this Zoning By-law amendment will assist in achieving the following:

- GP3 - Make sustainable choices
- ES1 - Improve stormwater management
- ES3 – Reduce environmental impact

APPLICATION PROCESS TIMELINE STATUS

The application was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Plan

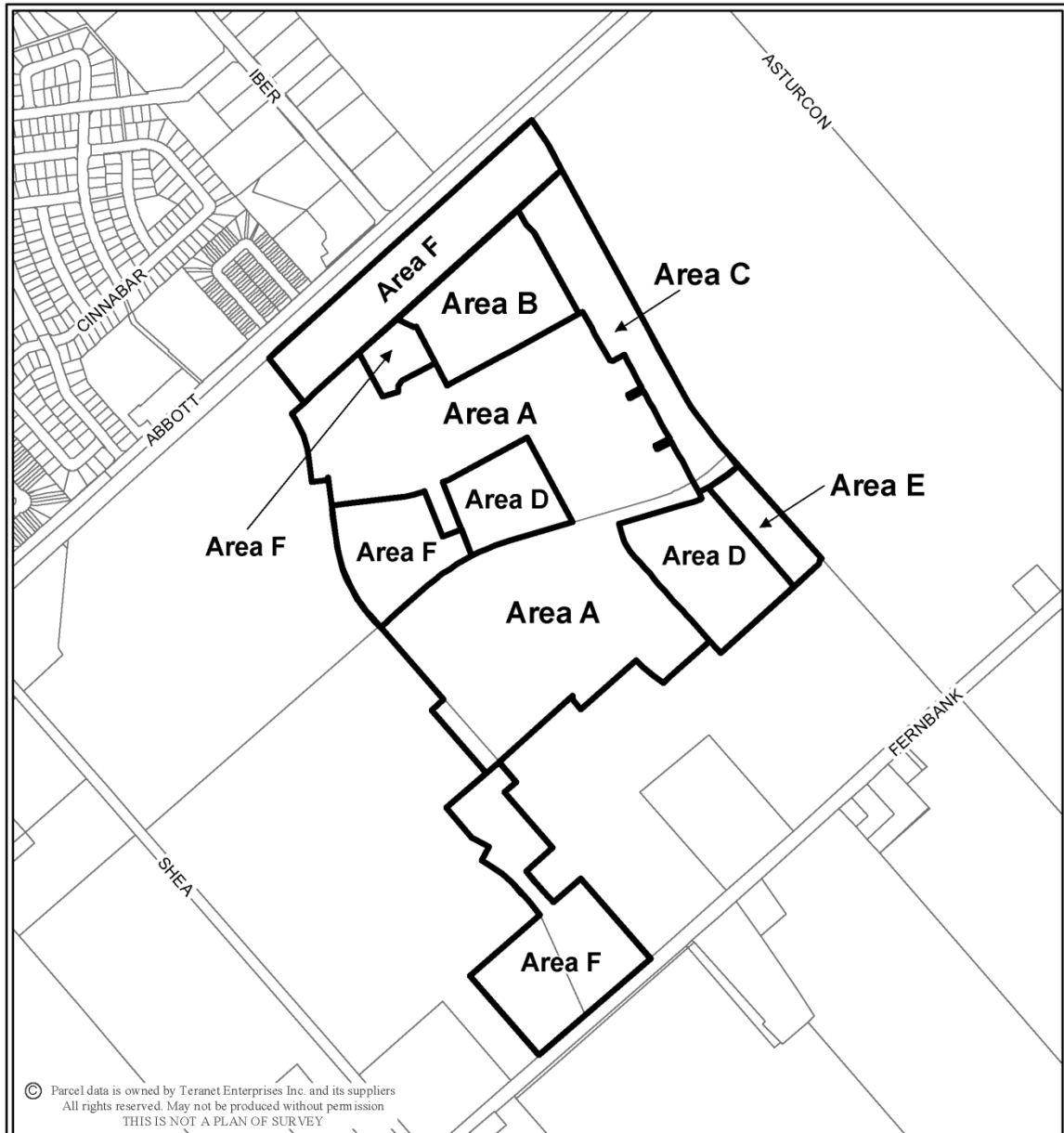
Document 2 Details of Recommended Zoning

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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2012 / 11 / 07	
REVISION DATE	DE RÉVISION

**Location Map / Plan de révision
 Zoning Key Plan / Schéma de zonage
 5786 chemin Fernbank Road**

Area A rezoned from DR to R1Z
 Area B rezoned from DR to R3Z
 Area C rezoned from DR to R4Z
 Area D rezoned from DR to I1B/R1Z
 Area E rezoned from DR to I1B/R4Z
 Area F rezoned from DR to O1

044501434 Denotes Teranet-Polaris Parcel Identification Number

Échelle
 N.T.S.
 Mètres

Scale
 N.T.S.
 Metres

DETAILS OF RECOMMENDED ZONING

DOCUMENT 2

1. Proposed changes to Zoning Bylaw 2008-250:

Rezone the subject lands shown in Document 1 as follows:

- a. Area A rezoned from DR to R1Z
- b. Area B rezoned from DR to R3Z
- c. Area C rezoned from DR to R4Z
- d. Area D rezoned from DR to I1B/R1Z
- e. Area E rezoned from DR to I1B/R4Z
- f. Area F rezoned from DR to O1.