

**2. ZONING – PART OF 5357 FERNBANK ROAD**  
**ZONAGE – PARTIE DU 5357, CHEMIN FERNBANK**

**COMMITTEE RECOMMENDATION**

That Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of part of 5357 Fernbank Road from Development Reserve (DR) to General Mixed Use Subzone 1 exception XXX (GM1[XXX]) and Parks and Open Space Zone (O1) as shown in Document 1 and as detailed in Document 2.

**RECOMMANDATION DU COMITÉ**

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant à changer le zonage d'une partie du 5357, chemin Fernbank de Zone d'aménagement futur (DR) à Zone d'utilisations polyvalentes générales, sous-zone 1, dotée d'une exception XXX (GM1[XXX]) et Zone de parc et d'espace vert (O1), comme le montre le document 1 et le précise le document 2.

**DOCUMENTATION / DOCUMENTATION**

1. Deputy City Manager's report, Planning and Infrastructure, dated 14 December 2012 (ACS2013-PAI-PGM-0001).  
Rapport de la Directrice municipale adjointe, Urbanisme et Infrastructure, le 14 décembre 2012 (ACS2013-PAI-PGM-0001).
2. Extract of Draft Minute, 14 January 2013.  
Extrait de l'ébauche du procès-verbal, le 14 janvier 2013.

Report to/Rapport au :

Planning Committee  
Comité de l'urbanisme

and Council / et au Conseil

December 14, 2012  
14 décembre 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, 22226 Felice.Petti@ottawa.ca*

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Stittsville (6)

Ref N°:ACS2013-PAI-PGM-0001

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**SUBJECT: ZONING – PART OF 5357 FERNBANK ROAD**

**OBJET : ZONAGE – PARTIE DU 5357, CHEMIN FERNBANK**

### **REPORT RECOMMENDATION**

That the Planning Committee recommend Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of part of 5357 Fernbank Road from Development Reserve (DR) to General Mixed Use Subzone 1 exception XXX (GM1[XXX]) and Parks and Open Space Zone (O1) 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 visant à changer le zonage d'une partie du 5357, chemin Fernbank de Zone d'aménagement futur (DR) à Zone d'utilisations polyvalentes générales, sous-zone 1, dotée d'une exception XXX (GM1[XXX]) et Zone de parc et d'espace vert (O1), comme le montre le document 1 et le précise le document 2.

## BACKGROUND

The subject property is within the Fernbank Community Design Plan lands. The site lies south of the Hydro Corridor and TransCanada Trail west of Terry Fox Drive and north of Fernbank Road at Cope Drive. The land is currently an interim stormwater management pond servicing the commercial development south of the Cope Drive extension.

### Purpose of Zoning Amendment

The rezoning would permit commercial uses on the southern 0.4 hectares of the site and recognize the stormwater pond on the north part of the site.

### Existing Zoning

The current Development Reserve (DR) zone recognizes that the area was included within the Official Plan as General Urban Area.

### Proposed Zoning

The proposal would rezone the south portion of the site to General Mixed Use Subzone One with exception and the north portion of the site to a Parks and Open Space zone.

## DISCUSSION

### Official Plan and Fernbank Community Design Plan

The lands are designated in Schedule B of the Official Plan as General Urban, which contemplates a range of residential uses as well as schools, limited commercial and open space uses.

The Fernbank Community Design Plan (CDP) shows the subject lands as Stormwater Management Facility and Neighbourhood Commercial. The CDP shows a road layout with Cope Drive and Terry Fox Drive intersecting at an angle that would not be considered safe. As part of the development of the commercial site to the south, the Cope Drive extension was adjusted to better meet the safety parameters and as such some of the lands identified as Neighbourhood Commercial ended up north of what would be the Cope Drive extension. The area of the Neighbourhood Commercial was identified as 8 hectares total in the CDP, with just under 7 hectares in this general location south of the storm pond to Fernbank Road. The lands commercially developed (5.8 hectares) and south of the Cope Drive extension are a total of 6.3 hectares in area. This Zoning By-law amendment would bring the mixed use zoning up to just under 7 hectares, in keeping with the intent of the CDP.

The CDP also identifies a gateway feature at Cope Drive as well as a community defining edge to the Terry Fox Drive side of the community. An off road multiuse pathway is also identified in the plan. As seen in Document 3, the Concept Plan for the site, has demonstrated that the service road around the storm pond can be used as a portion of the multi-use pathway and there is still room along the southern edge of the pond site to locate trees that will grow to a reasonable size to provide a comfortable pedestrian environment and screen portions of the commercial part of the site to assist in making the Terry Fox Drive edge greener. There is space, 3 metres, on the commercial side of the future property line for additional plantings. This 3 metre landscape buffer will be included within the Zoning By-law as an exception. The gateway feature can be incorporated into the site through the use of landscape features as well as through building design. The details of the site layout, elevations and landscaping would be dealt with through the required site plan.

#### Details of Proposed Zoning

The rezoning would permit the proposed uses in the General Mixed Use zone. The exception is to assist in the design of the site in relation to the stormwater management pond and Terry Fox Drive by establishing a minimum landscape buffer.

The balance of the lands would be zoned Parks and Open Space to reflect both the interim pond for the commercial development as well as the ultimate pond that will be a City facility servicing both the commercial site as well as the southern portion of the Blackstone development.

#### Analysis

The proposed zones meet the intent of the Official Plan and CDP with respect to the anticipated area of the neighbourhood commercial uses and the storm pond.

The subject lands contain sensitive marine clay soils and adding landscaping to the north edge of the General Mixed Used zone will facilitate buffering and improve site aesthetics.

#### Servicing Issues

Water, sanitary and stormwater capacity were extended along or through the future Cope Drive extension as part of the development of the commercial site to the south and will serve these lands.

#### Summary

The Zoning By-law amendment will permit development of a type and area that complies with the intent of the CDP. The exception to the subzone will allow for trees to be planted as a buffer to the stormwater management pond.

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 public comments were received.

#### COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor is aware of this report.

#### LEGAL IMPLICATIONS

There are no legal implications associated with this report.

#### RISK MANAGEMENT IMPLICATIONS

There are no risk implications associated with this report.

#### FINANCIAL IMPLICATIONS

There are no direct financial implications.

#### ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

#### ENVIRONMENTAL IMPLICATIONS

The proposed Zoning By-law amendment is consistent with the Fernbank CDP 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 amendment will assist in the:

- GP3 Making or more sustainable choices
- ES1 – Ensuring improved stormwater management
- ES3 – Reducing environmental impacts

### APPLICATION PROCESS TIMELINE STATUS

The application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments.

### SUPPORTING DOCUMENTATION

Document 1 Location Plan  
Document 2 Details of Recommended Zoning  
Document 3 Concept Plan

### DISPOSITION

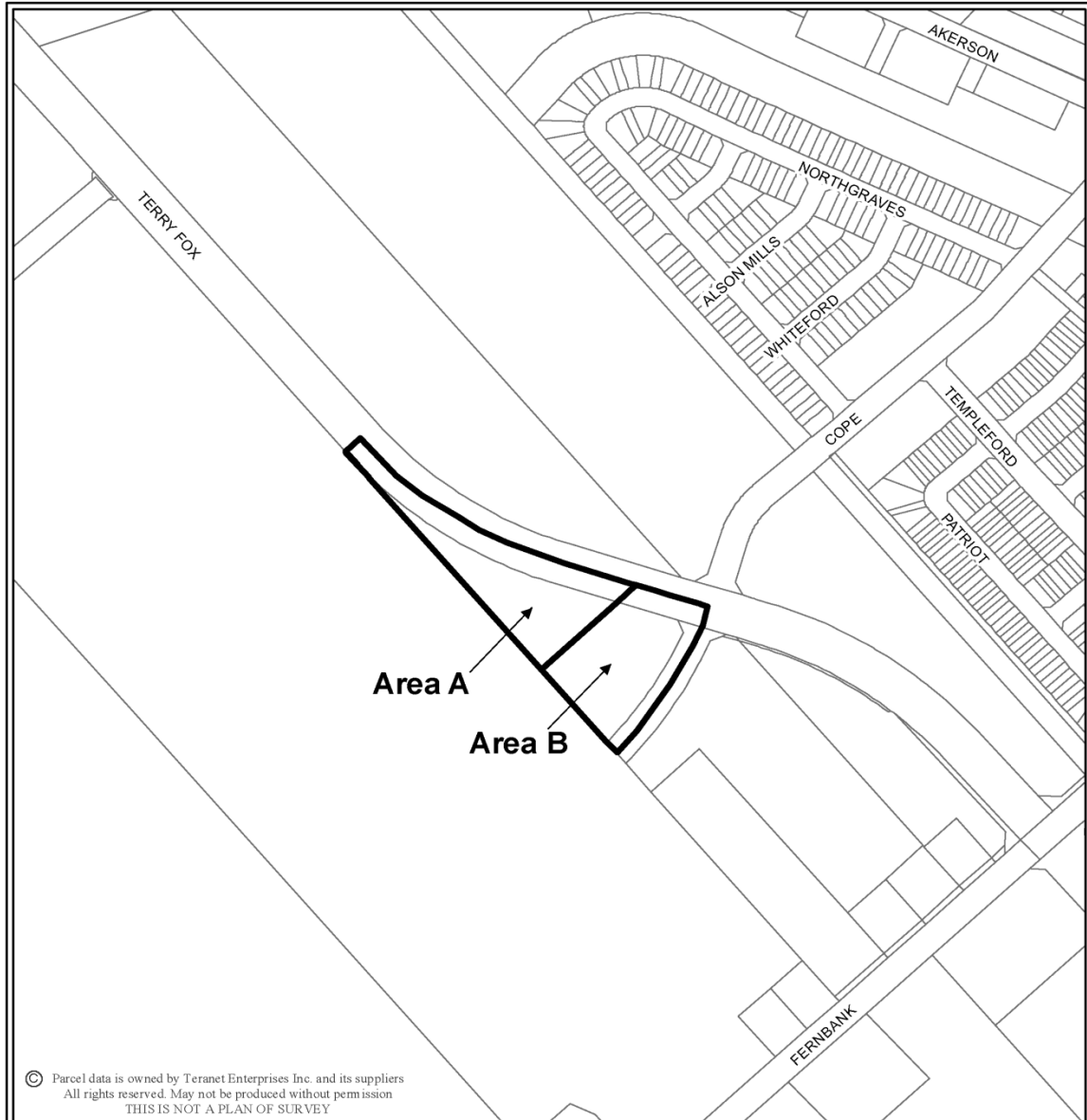
City Clerk and Solicitor Department, Legislative Services to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

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.

**LOCATION MAP**


DOCUMENT 1



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 THIS IS NOT A PLAN OF SURVEY

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

D02-02-12-0053	12-1708-X
I:\CO\2012\ZONING\FERNBANK_5357_REZONE	
2012 / 11 / 28	
REVISION DATE	DE RÉVISION

 **Location Map / Plan de révision  
 Zoning Key Plan / Schéma de zonage  
 5357 rue Fernbank Road**

Area A to be rezoned from DR to O1  
 Area B to be rezoned from DR to GM1[xxx]

044501486 Denotes Teranet-Polaris Parcel Identification Number

Échelle  
 N.T.S.  
 Mètres



Scale  
 N.T.S.  
 Metres

**DETAILS OF RECOMMENDED ZONING**

DOCUMENT 2

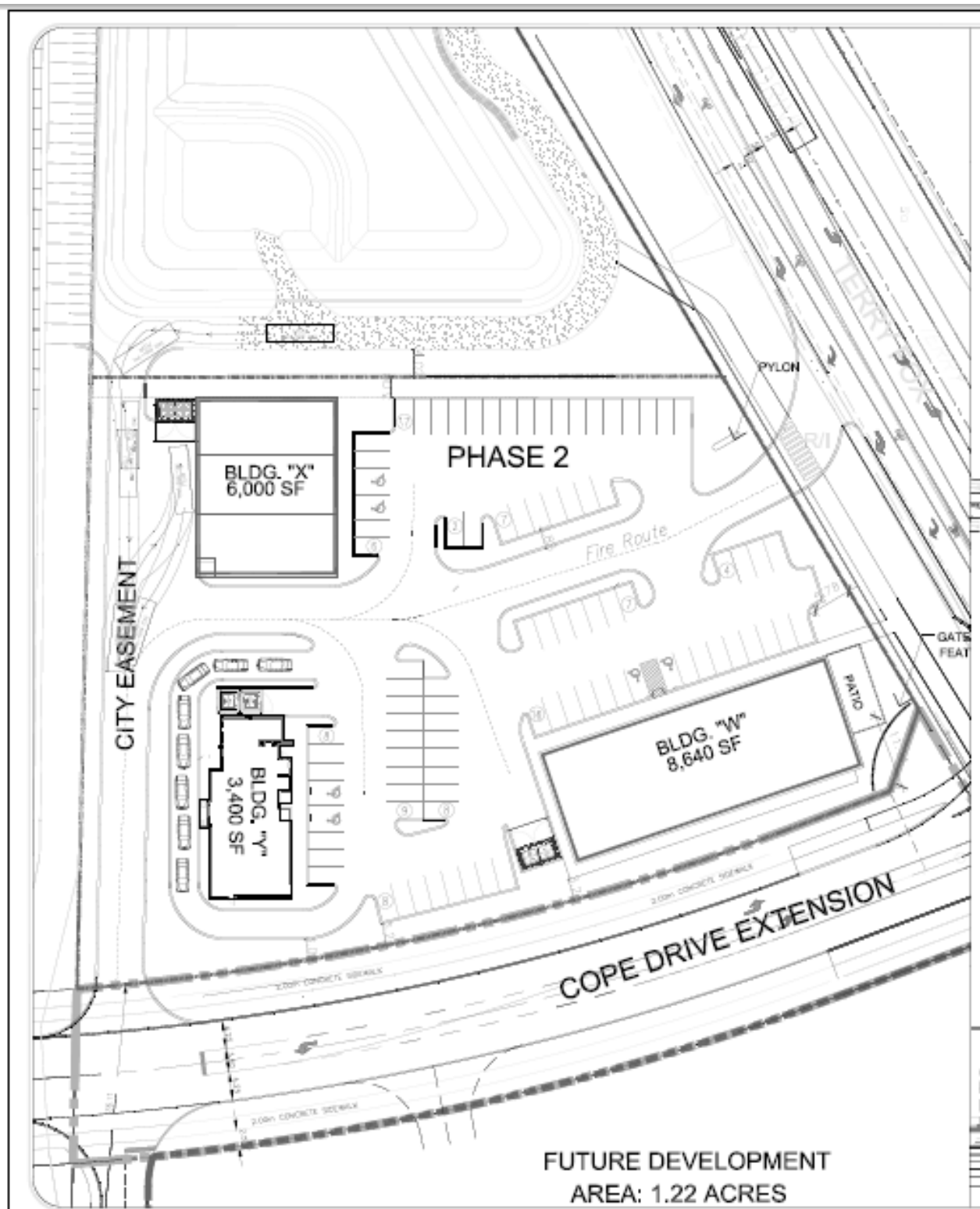
Proposed Changes to the Comprehensive Zoning By-law

1. Rezone the subject land as follows:
  - a. Area A on Document 1 from Development Reserve Subzone 1 (DR1) to Open Space (O1);
  - b. Area B on Document 1 from Development Reserve Subzone 1 (DR1) to General Mixed Use Subzone 1 exception [XXX] (GM1[XXX]).
  
2. Add a new exception to Section 239 – Urban Exceptions including the following:
  - a. in Column II the text “ – GM1[XXX]”
  - b. in Column V text similar in effect to the following:
    - minimum width of landscaped area abutting an O1 zone - 3 metres.



**CONCEPT PLAN**

DOCUMENT 3



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ZONING - PART OF 5357 FERNBANK ROAD  
ACS2013-PAI-PGM-0001

STITTSVILLE (6)

**REPORT RECOMMENDATION:**

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CARRIED

Ward Councillor Qadri submitted the following Direction to Staff in reference to discussions between himself and Mr. Glen Van Dormaal, of Pleasant Valley Dairy Farms Ltd. (PVDF), to address safety concerns involving an existing three-way signalized traffic light in proximity to both PVDF and the subject property.

Direction to Staff:

That staff review a submission from Mr. Glen Van Dormaal, Pleasant Valley Dairy Farms (PVDF) Ltd., requesting that staff reassess traffic studies related to the existing signalized traffic light, to determine whether it may be changed from a three-way to a four-way signalized traffic light, to address the issue of safe and uncompromised access and egress for the PVDF property as a result of increased traffic volumes at the 5357 Fernbank Road entry/intersection, as well as safety concerns and possible insurance, legal, and accountability issues, as noted in the PVDF submission, and further, that staff respond to the Councillors for Wards 6 (Stittsville), 21 (Rideau-Goulbourn) and 23 (Kanata South) and Mr. Van Dormaal with the findings of their review.

The following were present with respect to this item, but did not speak:

- Mr. Glen Van Dormaal\*, Pleasant Valley Dairy Farms Ltd. (originally in opposition, but indicating satisfaction with the above Direction to Staff), and;
- Ms. Christine Cholette, Lloyd Phillips and Associates Ltd. (on behalf of the proponent, in support of the recommendation, but also indicating concurrence with the above Direction to Staff).

[ \* Individuals / groups marked with an asterisk above either provided comments in writing or by email; all submissions are held on file with the City Clerk. ]