

**Report to
Rapport au:**

**Planning Committee / Comité de l'urbanisme
May 23, 2017 / 23 mai 2017**

**and Council / et au Conseil
June 14, 2017 / 14 juin 2017**

**Submitted on May 12, 2017
Soumis le 12 mai 2017**

**Submitted by
Soumis par:**

Lee Ann Snedden,

Acting Director / Directrice par intérim,

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**Planning, Infrastructure and Economic Development Department / Direction
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Ward: INNES (2)

File Number: ACS2017-PIE-PS-0073

SUBJECT: Zoning By-law Amendment – 156, 158, 160 and 162 Joshua Street

**OBJET: Modification au Règlement de zonage – 156, 158, 160 et 162, rue
Joshua**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 156, 158, 160 and 162 Joshua Street to permit residential dwelling units, as detailed in Document 2.**
- 2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of**

Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of 14 June 2017," subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 visant les 156, 158, 160 et 162, rue Joshua, afin de permettre la construction d'unités d'habitation, comme l'expose en détail le document 2.
2. Que le Comité de l'urbanisme donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et de l'avocat général et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes du projet de loi 73 », à la réunion du Conseil municipal prévue le 14 juin 2017, à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

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

Site location

156, 158, 160 and 162 Joshua Street

Owner / Applicant

Claridge Homes (Carson) Inc.

Description of site and surroundings

The site is a vacant parcel of land located on the north side of Joshua Street, between Lucinda Crescent and Rouge Way, within the residential development known as Spring Valley Trails in Orleans South. The site is also referred to in Document 1. The site is comprised of an undeveloped infill block and is known municipally as 156, 158, 160 and 162 Joshua Street. The total site area is 1.356 hectares, including the area of the proposed public street.

The lands immediately to the east have been developed as townhouse units fronting on Rouge Way. The lands to the west comprise of detached dwellings on Lucinda Crescent. South of the site are Joshua Street and Fountainhead Park, and to the north are two single detached residences that front on Renaud Road.

Summary of requested Zoning By-law amendment proposal

The proposed subdivision is a residential development of 41 freehold townhouse dwelling units on a new public cul-de-sac street. The proposed street will intersect Joshua Street opposite Felicity Crescent.

The majority of the site is presently zoned Development Reserve – Exception 458 (DR[458]) in Zoning By-law 2008-250. Three remnant lots and block from a previously registered plan of subdivision are currently zoned R3VV[1286]. The proposed amendment being sought is to change the zoning over the subject lands from “Development Reserve” to “Residential Third Density, Subzone VV” (R3VV), consistent with the zoning in effect over the recent subdivision developments adjacent to the site.

Brief history of proposal

A draft plan of subdivision application has been draft approved.

DISCUSSION

Public consultation

Notice of this application was circulated to surrounding landowners and one standard City sign was installed on-site giving notice of this Zoning By-law amendment in accordance with the Council approved policy for Public Notification and Consultation and the *Planning Act*.

A Statutory Public Meeting related to the Subdivision proposal was held on November 14, 2016, at the Orleans Public Library in order to hear the residents’

concerns. At the public meeting, the residents expressed concern mostly for subdivision-related issues; however zoning concerns were also discussed. Councillor Mitic, and approximately 19 residents attended the public meeting. Eleven comment sheets were provided and a petition was also submitted by 21 residents. Most of the concerns were reviewed under the subdivision process and have not been included in this zoning report. Approximately 38 residents have asked to be on the notification list for the subdivision and zoning processes in order to receive future information regarding this proposal.

The main concern related to zoning was that the residents expressed disappointment with the townhouse proposal as they were left with the impression that this relatively large, once privately-owned and underdeveloped lot, would and should remain as open green space indefinitely with perhaps new open space programming. There is a park directly across the street from the subject site: Fountainhead Park, which contains an outdoor skating rink and a splash pad. It is a park with activity structures for children.

The site is within the East Urban Community – CDP (Community Design Plan). For The Phase 1 Area and its Demonstration Plan suggests that the most appropriate density for this area is medium density development (approximately 35 units/hectare). In order to achieve this density target for the overall Phase 1 area, single detached house and townhouses are deemed appropriate. The density targets for the overall area of Phase 1 continue to be met with this proposal. Compatibility with the existing residential form surrounding the subject site continues to be met.

Official Plan designation

The site is designated General Urban Area on Schedule B of the Official Plan. This designation permits a full range and choice of housing types and densities to meet the needs of all ages, incomes and life circumstances. The proposed street row dwellings are residential uses permitted within this designation.

Other applicable policies and guidelines

This area is within the East Urban Community Design Plan. These lands are identified as underdeveloped and are meant to offer a full range of housing choice, commercial, institutional and leisure activities with a development pattern which prioritizes walking, cycling and transit over automobiles.

Urban Design Review Panel

The lands are not within a Design Priority Area; therefore this application was not reviewed by the Panel.

Planning rationale

The proposed zoning will allow for the proposed development in accordance with the draft Plan of Subdivision. The current Development Reserve zone of the Comprehensive Zoning By-law recognizes that the subject lands are intended for future development. The proposed zoning makes use of an existing zone within the Comprehensive Zoning By-law to ensure that the general form of development, including minimum lot area, lot width and setbacks, are the same as the other existing, abutting residential dwellings, including single detached and townhouse dwellings, within the community. This proposed zone and form of development, therefore, are appropriate, as further detailed in Document 2.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

RURAL IMPLICATIONS

There are no rural implications with this zoning amendment.

COMMENTS BY THE WARD COUNCILLOR

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

LEGAL IMPLICATIONS

There are no legal impediments to approving the recommendations contained in the report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

Healthy and Caring Communities – Advance equity and inclusion for the city’s diverse population (HC1) and Create new and affordable housing options (HC3)

Economic Prosperity – Support Growth of Local Economy (EP2)

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 / Zoning Key Plan

Document 2 Details of Recommended Zoning

Document 3 Overview Data Sheet

CONCLUSION

Staff recommend the subject lands be rezoned from Development Reserve and Residential Third Density, Subzone VV, Exception 1286, to Residential Third Density, Subzone VV.

This zone is in conformity with the Provincial Policy Statement, the City’s Official Plan and implements the draft Plan of Subdivision.

Staff recommends that the application be approved.

DISPOSITION

Office of the City Clerk and Solicitor, Legislative Services to notify the owner; applicant; Krista O’Brien, Deputy City Treasurer Revenue Branch, Corporate Services (Mail Code: 26-76) of City Council’s decision.

Zoning and Interpretations Unit, Planning Services to prepare the implementing by-law and forward to Legal Services.

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

Circulation Services Unit, Planning Services to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa

The subject site is a vacant parcel of land that is located within the residential subdivision that have recently been developed as Bradley Estates and Spring Valley Trails, on the north side of Joshua Street, between Lucinda Crescent and Rouge Way.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law 2008-250 for 156, 158, 160 and 162 Joshua Street are to rezone these lands, as shown on Document 1 as follows:

- a. Area A from DR [458] to R3VV; and
- b. Area B from R3VV[1286] to R3VV.