

**2. ZONING BY-LAW AMENDMENT – PART OF 1211 OLD MONTREAL ROAD  
MODIFICATION AU RÈGLEMENT DE ZONAGE – PARTIE DU 1211 CHEMIN  
OLD MONTREAL**

**COMMITTEE RECOMMENDATION**

**That Council approve amendments to Zoning By-law 2008-250 for parts of 1211 Old Montreal Road to permit back-to-back townhouses and to permit a place of assembly, as detailed in Document 2.**

**RECOMMANDATION DU COMITÉ**

**Que le Conseil approuve les modifications au Règlement de zonage no 2008-250 pour des parties du 1211, chemin Old Montreal afin de permettre l'aménagement de maisons en rangée dos-à-dos et un lieu de rassemblement, comme l'explique en détail le document 2.**

**DOCUMENTATION/DOCUMENTATION**

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated February 28, 2018 (ACS2018-PIE-PS-0025)  
  
Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté 28 février 2018 (ACS2018-PIE-PS-0025)
2. Extract of draft Minutes, Planning Committee, 27 March 2018  
  
Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 27 mars 2018
3. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of 25 April 2018, 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 11 April 2018".

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 25 avril 2018 du 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 11 avril 2018».

**Report to  
Rapport au:**

**Planning Committee  
Comité de l'urbanisme  
27 March 2018 / 27 mars 2018**

**and Council  
et au Conseil  
11 April 2018 / 11 avril 2018**

**Submitted on 28 February 2018  
Soumis le 28 février 2018**

**Submitted by  
Soumis par:**

**Lee Ann Snedden  
Director / Directrice**

**Planning Services / Services de la planification**

**Planning, Infrastructure and Economic Development Department / Direction  
générale de la planification, de l'infrastructure et du développement économique**

**Contact Person / Personne ressource:**

**Michael Boughton, Planner III / Urbaniste III, Development Review East / Examen  
des demandes d'aménagement est  
(613) 580-2424, 27588, Michael.Boughton@ottawa.ca**

**Ward: CUMBERLAND (19)**

**File Number: ACS2018-PIE-PS-0025**

**SUBJECT: Zoning By-law Amendment – Part of 1211 Old Montreal Road**

**OBJET: Modification au Règlement de zonage – Partie du 1211 chemin Old  
Montreal**

## REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve amendments to Zoning By-law 2008-250 for parts of 1211 Old Montreal Road to permit back-to-back townhouses and to permit a place of assembly, 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 11 April 2018," 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 les modifications au Règlement de zonage no 2008-250 pour des parties du 1211, chemin Old Montreal afin de permettre l'aménagement de maisons en rangée dos-à-dos et un lieu de rassemblement, comme l'explique en détail le document 2.
2. Que le Comité de l'urbanisme approuve l'inclusion de la *section* du présent rapport consacrée aux détails de la *consultation* 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 11 avril 2018 », 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

Part of 1211 Old Montreal Road

### Owner

Tamarack (Queen Street) Corporation

### Applicant

WND Associates Planning + Urban Design

### Description of site and surroundings

The site, which consists of two blocks of land, is located to the north of Old Montreal Road and east of Famille-Laporte Avenue within the developing Cardinal Creek Village community, as shown on Document 1.

The site is currently vacant and undergoing construction of subdivision servicing for the next phase of development. The site rests on an irregular slope rising to the southeast. Surrounding properties present a diverse mix of uses including low- and medium-density residential uses, forested areas, and remnant rural residential properties along the south side of Old Montreal Road.

### Summary of requested Zoning By-law amendment proposal

The application seeks to rezone one of the identified blocks of land from Residential Third Density, Subzone Z (R3Z) to Arterial Mainstreet, Exception 2139 (AM[2139]) and to rezone the other block of land from Residential Third Density, Subzone Z (R3Z) to Residential Third Density, Subzone Z, Exception [XXXX] (R3Z[XXXX]), as detailed in Document 2.

These amendments are intended to specifically allow the back-to-back form of townhouse dwelling use within the lands to be rezoned to Arterial Mainstreet, as shown

on Document 3, and to permit a site-specific place of assembly use in the form of an exclusive-use community centre as part of a planned lifestyle bungalow townhouse development within the existing R3Z zone.

## **DISCUSSION**

### **Public consultation**

Notification and public consultation was performed in accordance with the Public Notification and Consultation Policy approved by City Council for Zoning By-law amendments. No community information and comment session was held under this application. No comments or concerns were received.

### **Official Plan designation**

According to Schedule B of the Official Plan, the site is designated as General Urban Area. The General Urban Area designation permits a broad range of uses including low-, medium- and high-density residential, employment, retail, service, cultural, leisure, entertainment and institutional uses. The proposed amendment conforms to the intent of this designation.

### **Other applicable policies and guidelines**

The site and surroundings are within the limits of the Cardinal Creek Village Concept Plan, approved by Council in 2013. The plan guides the long-term growth of the Cardinal Creek Village Community. It presents detailed land-use planning guidelines for future decision-making and incoming development. Under the Plan, part of the site is designated as Arterial Mainstreet B and part as Residential. The Arterial Mainstreet B intends to intensify the lands with mutually compatible uses ranging from commercial to residential, while the Residential designation intends to create neighbourhoods consisting of various types of dwellings. The proposed amendment conforms to the intent of the concept plan.

### **Urban Design Review Panel**

These lands are not in a Design Priority Area.

### **Planning rationale**

Document 3 is the site plan of the proposed back-to-back townhouse development. While the northern block of townhouses is currently zoned R3Z, its rezoning to AM[2139] would bring it into conformity with the Arterial Mainstreet “B” policies of the Cardinal Creek Village Concept Plan that actually apply to the specific block. The southern block of townhouses is currently zoned AM[2139]. However, to permit the back-to-back form of townhouse on the two blocks within the AM zone, certain modifications to the existing Exception 2139 provisions are necessary, as detailed in Document 2. Specific provisions applicable to the back-to-back townhouse are proposed; of particular note is the establishment of a maximum number of 12 dwelling units per townhouse block.

The proposed amendment also adds a new Exception XXXX to the R3Z zone (R3Z[XXXX]) to permit a site-specific place of assembly use with appropriate lot width, area, coverage and building height requirements and restrictions, as well as minimum required yard setbacks, as shown on Document 1 and detailed in Document 2.

The proposed Zoning By-law amendment is consistent with the Official Plan policies and the applicable land-use policies of the Cardinal Creek Village Concept Plan, and it will facilitate the final approval and registration of the next phase of subdivision development. The department, therefore, recommends approval of this Zoning By-law amendment.

### **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 implications for rural residents, lands, services or businesses.

### **COMMENTS BY THE WARD COUNCILLOR**

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

## **LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the recommendations contained within this report.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications.

## **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications associated with the recommendations of this report.

## **FINANCIAL IMPLICATIONS**

There are no financial implications associated with this report.

## **ACCESSIBILITY IMPACTS**

There are no accessibility impacts related to this report.

## **TERM OF COUNCIL PRIORITIES**

This report addresses the following Term of Council Priority:

GP – Governance, Planning and Decision-making

## **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 and Zoning Key Plan

Document 2 Details of Recommended Zoning

Document 3 Site Plan of Proposed Back-to-Back Townhouses



## **CONCLUSION**

The proposed Zoning By-law amendment conforms in every respect to the Official Plan policies and the Cardinal Creek Village Concept Plan and it works towards creating positive community elements in the developing Cardinal Creek Village. Therefore, the department recommends approval of the Zoning By-law amendment.

## **DISPOSITION**

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

Zoning Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to legal services.

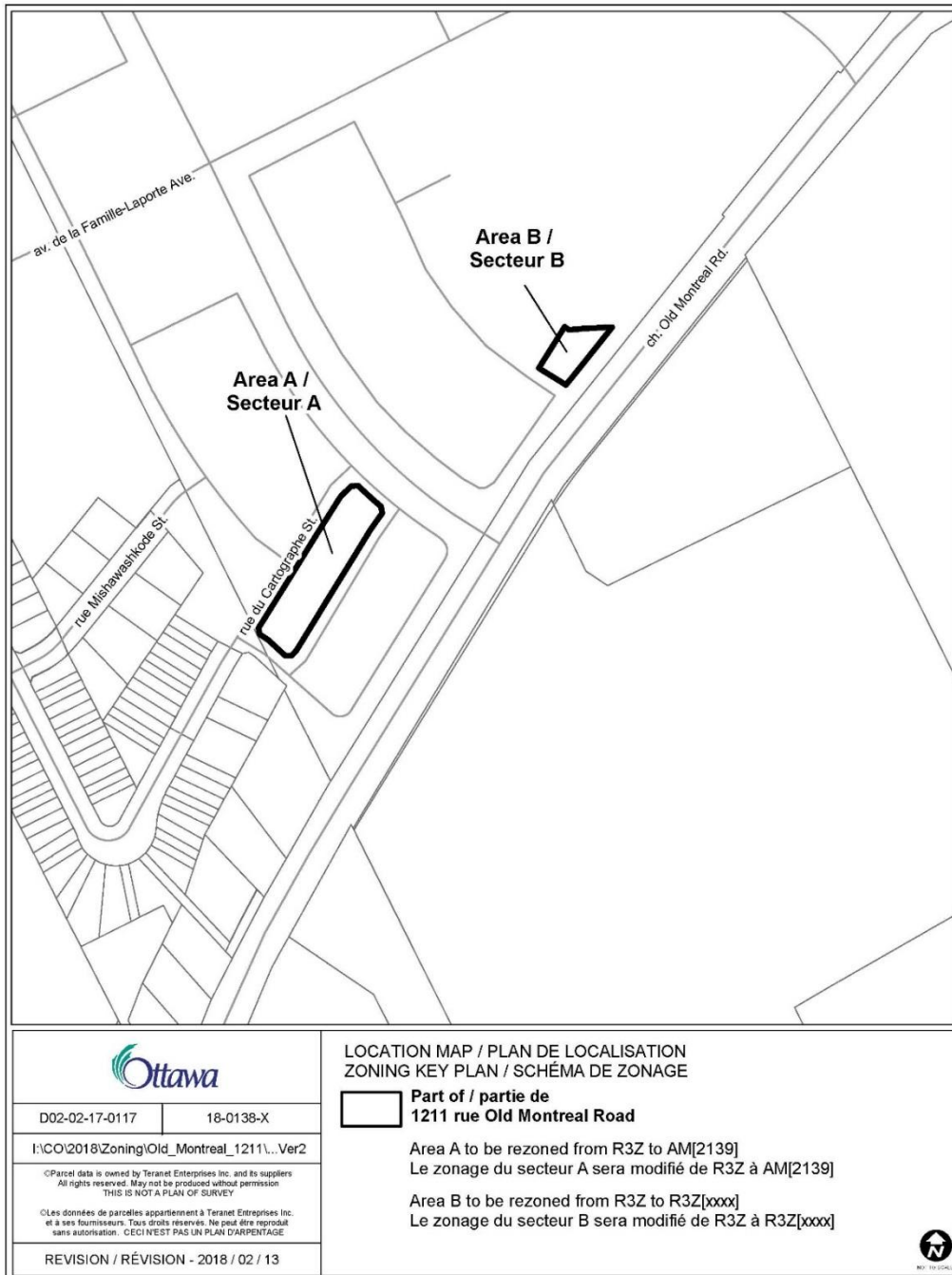
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa)

Location of proposed amendments to the current zoning of 1211 Old Montreal Road.



## Document 2 – Details of Recommended Zoning

The proposed changes to the City of Ottawa Zoning By-law 2008-250 for Part of 1211 Old Montreal Road.

1. Rezone the subject land as shown on Document 1 as follows:
  - a) Area A from R3Z to AM[2139]; and,
  - b) Area B from R3Z to R3Z[XXXX].
2. Amend Section 239 – Urban Exceptions of By-law 2008-250 as follows:
  - a) Amend Column V of Exception 2139 by adding provisions similar in intent to the following:

“The following provisions apply to back-to-back townhouses:

    - maximum number of attached units in a townhouse dwelling: 12
    - an air conditioner condenser may be located in a front yard when units are attached back-to-back”
  - b) Add a new exception with provisions similar in intent to the following:
    - a. In column II, add the text, “ R3Z[XXXX]”;
    - b. In column III, add the text, “place of assembly”;
    - c. In column V, add the following text:

“The following provisions apply to a place of assembly:

      - minimum lot width: 6.0m
      - minimum lot area: 150m<sup>2</sup>
      - minimum front yard setback: 3.0m
      - minimum side yard setback: 1.2m
      - minimum rear yard setback: 6.0m
      - maximum lot coverage: 40%

- maximum building height: 11m
- no parking is required for a place of assembly”

Document 3 – Site Plan of Proposed Back-to-Back Townhouses

