

**Report to  
Rapport au:**

**Planning Committee  
Comité de l'urbanisme  
12 June 2018 / 12 juin 2018**

**and Council  
et au Conseil  
27 June 2018 / 27 juin 2018**

**Submitted on 24 May 2018  
Soumis le 24 mai 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:**

**Tracey Scaramozzino, Planner II, Development Review South / Examen des  
demandes d'aménagement sud**

**(613) 580-2424, 12545; Tracey.Scaramozzino@ottawa.ca**

**Ward: OSGOODE (20)**

**File Number: ACS2018-PIE-PS-0066**

**SUBJECT: Zoning By-law Amendment – 4791 Bank Street**

**OBJET: Modification au Règlement de zonage – 4791, rue Bank**

**REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 4791 Bank Street to permit the development of the lands for a planned residential subdivision known as the Cowan's Grove/Kellam Lands Subdivision, Area 9b 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 27 June 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 une modification au Règlement de zonage 2008-250 visant le 4791, rue Bank, afin de permettre l'aménagement du terrain en lotissement résidentiel connu sous le nom de lotissement Cowan's Grove/Kellam Lands, zone 9b en détail dans 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 27 juin 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

4791 Bank Street

### Owner

Urbandale Corporation

**Applicant**

Urbandale Corporation

**Architect**

Urbandale Corporation

**Description of site and surroundings**

The site is located on the east side of Bank Street in the Leirim Community, and is within the former “Urban Expansion Study Area (Area 9b)”. The site has an area of 29 hectares and is currently vacant except for areas of sparse vegetation. The site is located north of the Findlay Creek Stormwater Management Facility. Lands to the east are rural, and to the west is the established Findlay Creek Subdivision. Lands to the north are being developed by Claridge Homes through a Plan of Subdivision.

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

The site is currently zoned RU (Rural Country Zone); however, it is designated “General Urban” in the Official Plan. The applicant is proposing to rezone the site from Rural Country Zone (RU) to four new zones as follows:

- Residential Fourth Density Subzone Z (R4Z),
- A dual Institutional and Residential zone (R4Z/I1A) to allow for a potential school or residential use,
- A General Mixed Use zone (GM), and
- A Parks and Open Space Zone (O1).

The residential zone will allow for a mix of dwelling types and densities, the general mixed-use zone will accommodate the development of the mixed-use commercial node along Bank Street, and the O1 zone will address the park blocks.

**DISCUSSION****Public consultation**

A public consultation meeting was held on July 18, 2017 to inform the residents of the proposed Draft Plan of Subdivision and the proposed Zoning By-law amendment. The meeting was held at the Fred Barrett Arena. Four members of the public attended.

## **Official Plan designations**

The property is designated “General Urban Area” after the approval of an Official Plan Amendment on September 27, 2017 by By-law 2017-305. The intent of the General Urban Area is to allow for the development of a wide range of residential uses and densities along with commercial and institutional uses. The associated Plan of Subdivision was Draft Approved on February 6, 2018 and was developed on a modified-grid pattern, provides for a full range of housing types with detached units, semi-detached units, townhouses and one block for high-density residential development. There are also blocks within the subdivision, which allow for residential, commercial and institutional uses, or mixed use development along Bank Street, a school, two parks and a pathway. These uses help to fulfill the Official Plan’s mandate on creating a mix of uses in new subdivisions.

The current Draft Plan of Subdivision does not meet the required unit density target as outlined in Section 3.11, however the Draft Plan of Subdivision contains a condition that requires the property Owner to revise their plans for compliance or to provide proof that an Official Plan Amendment to change the required density, has been approved, with all appeals disposed of prior to final approval of the subdivision plan. As of the date of writing this report, the application for the subject Official Plan amendment has been submitted to the City and is on technical circulation.

## **Other applicable policies and guidelines**

The Draft Plan of Subdivision incorporates several measures from the Building Better and Smarter Suburbs (BBSS) such as developing on a modified-grid pattern, the ability of integrating the proposed community park with the future adjacent stormwater management pond with a connected pedestrian and trail network. There is also a wide range of housing types along with associated and supporting uses such as pathways, potential schools and commercial space.

## **Planning rationale**

The Zoning By-law is consistent with the intent of the Official Plan. The majority of the lands are proposed to be rezoned from Rural Country Zone (RU) to Residential, Fourth Density Zone (R4Z). This residential zone will allow for smaller lots which is the norm for new suburban areas. The General Mixed Zone will allow residential, commercial and institutional uses or mixed-use development to be established to serve the community which reflects the intent of the Leitrim CDP which shows mixed use development opposite this site on the west side of Bank Street. The future park blocks are proposed to be rezoned to Open Space (O1). The future school site is to be rezoned to the dual zone of Minor Institutional and Residential (I1A/ R4Z) to permit the

use of a future school or for future residential development without a further zone amendment should the sale to the school board not proceed.

### **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 direct implications associated with this report.

### **COMMENTS BY THE WARD COUNCILLORS**

Councillor George Darouze and Councillor Michael Qaqish are 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 with this proposal.

### **ASSET MANAGEMENT IMPLICATIONS**

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

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with this report.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications associated with this report.

### **TERM OF COUNCIL PRIORITIES**

This project addresses the following 2015-2018 Term of Council Priorities:

Economic Prosperity;

Sustainable Environmental Services;

Healthy and Caring Communities;

Governance, Planning and Decision-Making.

### **APPLICATION PROCESS TIMELINE STATUS**

The application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the need to finalize the Draft Plan of Subdivision.

### **SUPPORTING DOCUMENTATION**

Document 1 Location Map/Zoning Key Plan

Document 2 Details of Recommended Zoning

### **CONCLUSION**

Staff recommend the lands be rezoned from Rural (RU) to Residential Fourth Density, subzone Z, Minor Institutional, Parks and Open Space and General Mixed-Use zone as per the Summary document. The application is consistent with the Provincial Policy Statement, the Official Plan as well as the Draft Plan of Subdivision.

### **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 and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

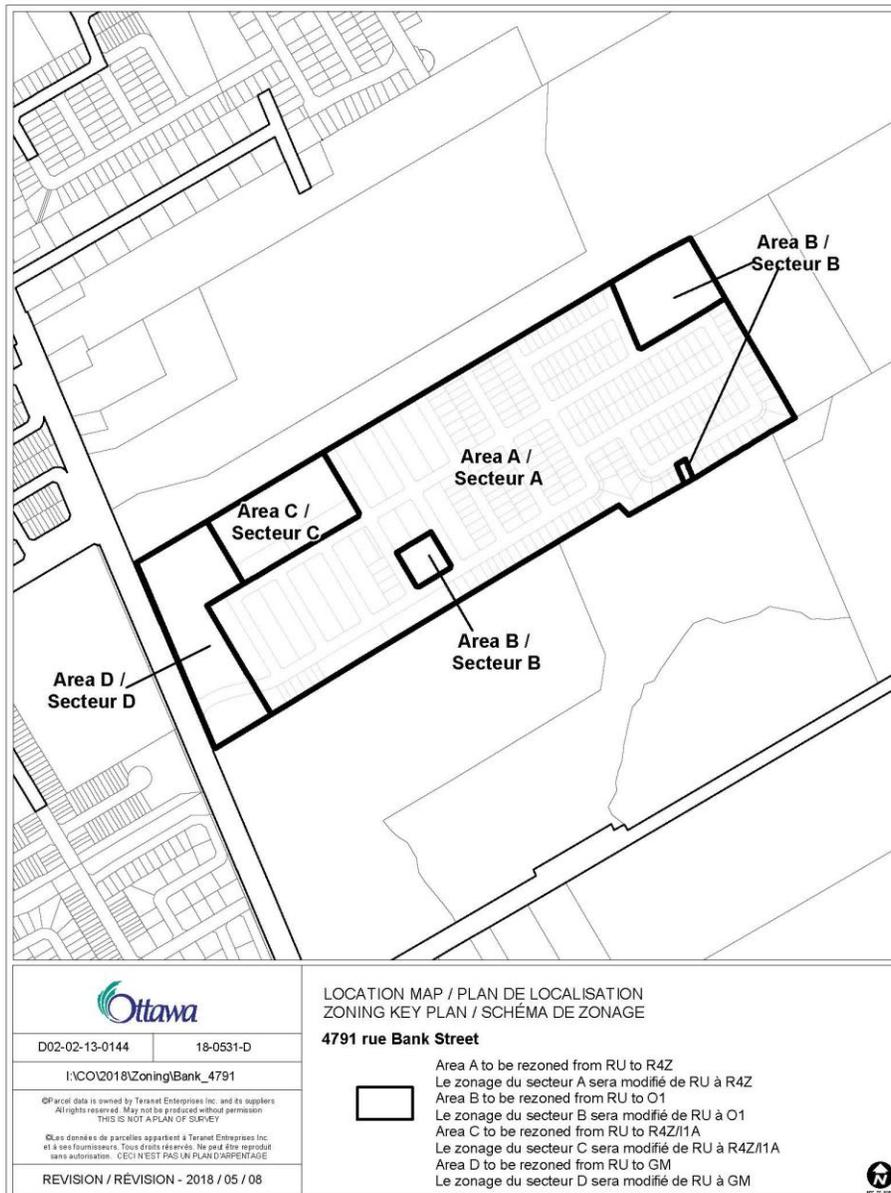
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

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).

The map shows the properties located at 4791 Bank Street. A mixed use commercial zone is proposed along the east side of Bank Street with a school block proposed further to the east. Two park blocks are proposed, along with one walkway block connecting to the lands to the south. The rest of the subdivision will be zoned for residential development.



## **Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 4791 Bank Street.

1. To rezone the lands shown in Document 1 as follows:

- Area A from RU to R4Z
- Area B from RU to O1
- Area C from RU to R4Z/I1A
- Area D from RU to GM

The zoning is contingent on the passing of an Official Plan amendment related to the density of the proposed subdivision as per Section 24(2) of the *Planning Act*.