

**Report to  
Rapport au:**

**Planning Committee / Comité de l'urbanisme  
Planning Committee / Comité de l'urbanisme  
25 September 2018 / 25 septembre 2018**

**and Council / et au Conseil  
October 10, 2018 / 10 octobre 2018**

**Submitted on September 12, 2018  
Soumis le 12 septembre 2018**

**Submitted by / Soumis par:  
Lee Ann Snedden  
Director / Directrice,  
Planning Services / Service 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:  
Steve Belan, Planner / Urbaniste, Development Review East / Examen des demandes  
d'aménagement est / Examen des demandes d'aménagement est  
613-580-2424, 27591, Steve.Belan@ottawa.ca**

**Ward: ORLÉANS (1)**

**File Number: ACS2018-PIE-PS-0113**

**SUBJECT: Zoning By-law Amendment – 241 Eric Czapnik Way**

**OBJET: Modification du Règlement de zonage – 241, voie Eric Czapnik**

**REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 241 Eric Czapnik Way to permit a residential development consisting of five low-rise residential apartment buildings, 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 October 10, 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 qu’une modification soit apportée au Règlement de zonage (no 2008-250) pour que soit permise, au 241, voie Eric Czapnik, la construction de cinq immeubles d’appartements de faible hauteur, comme le décrit 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 10 octobre 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

241 Eric Czapnik Way

### Owner

Hillside Vista Inc. (DCR Phoenix Development Corp.)

**Applicant**

Novatech

**Description of site and surroundings**

The site is located between St. Joseph Boulevard and Ottawa Regional Road 174 west of 10th Line Road. This area is known as the Orleans Town Centre East. The property has an irregular shape and an area of 8,961 square metres. The site is bisected by a sewer easement in favour of the condominium that abuts the property to the south. There is a short street frontage on rue du Vieux-Silo and over 125 metres of frontage on Privé de la Recolté. Physically, the property slopes from the southwest to the northeast with a grade difference of around 4.5 metres.

To the north of the site there is a municipal park and 52 townhouses fronting on Eric Czapnik Way and Privé de la Recolté. Further north is the HydroOne electrical transmission corridor and Highway 174. To the east of the subject property there is a truck sewer and a vacant parcel known as 3293 St. Joseph Boulevard. Abutting the property to the south is a City owned block zoned for Open Space. There are also a number of detached dwellings with frontage on St. Joseph Boulevard along with a condominium composed of back to back stacked townhomes. Rue du Vieux-Silo Street is located to the west of the site with a park and City-owned open space located on the west side.

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

The subject lands are currently zoned Residential Fifth Density, Subzone Z (R5Z) with exceptions 1415, 1364 and 1363. The R5Z zone allows a wide mix of residential building forms, including apartment dwellings. Subzone Z is primarily for areas designated Developing Communities in the Official Plan, which promote efficient land use and compact form while showcasing newer design approaches.

The proposed development, consisting of five low-rise buildings with 90 residential units, has been designed to conform with the R5Z[2168] zone. The western half of the site is already zoned R5Z[2168]. The proposed amendment will extend this zoning over the entirety of the site removing exceptions 1415, 1364 and 1368. This will accommodate the proposed residential development. The recommended zoning details are illustrated in Document 2 of this report.

## **DISCUSSION**

### **Public consultation**

The application to rezone the property was circulated as per the City's notification and consultation policy. Staff received three comments from local residents. No public meeting was held in the community. The comments and the responses are attached in Document 3.

### **Official Plan Designation**

The subject lands are designated Mixed Use Centre on Schedule B (Urban Policy Plan) in the City of Ottawa Official Plan. This designation permits a broad variety of land uses at transit-supportive densities including high- and medium-density residential uses and mixed-use development, including residential, non-residential and recreational uses.

In 2013, the City of Ottawa began an Official Plan review, resulting in numerous changes to its land use policies. As a result, the City has approved Official Plan Amendment (OPA) 150, which was appealed. In response, the City approved OPA 180 to address the appeals to OPA 150. OPA 180 is now in the appeal period. The proposal will have a density of 90 units on 0.89 hectares of land, which will accommodate more than 120 residences per hectare. The proposed density will meet the density targets listed in Official Plan Amendment 150 for the Orléans Town Centre.

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

The subject lands are located within the Town Centre Secondary Plan for the former City of Cumberland. The secondary plan now forms a part of the Official Plan of the City of Ottawa.

The property is designated Urban Residential, which will permit medium- and high-density residential development. The secondary plan requires a density of 50 to 150 units per hectare and limits building heights to below the height of the escarpment located south of St. Joseph Boulevard. The proposed development is consistent with these policies by having just over 100 units per hectare and the top of the future buildings will be below the crest of the escarpment.

### **Urban Design Review Panel**

The property is within a Design Priority Area. However, the scale of the development no longer requires this Zoning By-law amendment to be subject to the Urban Design Review Panel process.

## **Planning Rationale**

This zoning amendment will facilitate the future development of this site by removing all the separate zoning exceptions and consolidating all the subject area into the single R5Z[2168] zone.

The proposed zoning is consistent with the Official Plan and reflects the intent of the Town Centre Secondary Plan. The proposed development will meet the residential densities for the Orléans Town Centre as listed in OPA 150.

The proposed buildings are compatible with the neighbouring properties. There is a Site Plan Control application being processed concurrently to ensure that the buildings will be integrated into the community. The low-rise buildings will have a positive relationship to Privé de la Recolté and will not exceed the building heights cited in the Secondary Plan.

## **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 associated with this report.

## **COMMENTS BY THE WARD COUNCILLOR**

The Ward Councillor is aware of the application related to this report.

## **ADVISORY COMMITTEE COMMENTS**

Comments by the Accessibility Committee will be addressed through the Site Plan Control application.

## **LEGAL IMPLICATIONS**

There are no legal impediments associated with implementing the recommendation contained within this report.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implication associated with this report.

## **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications associated with this report.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

The proposed Zoning By-law amendment will have no impact on the accessibility of the site. The approval conditions for the Site Plan will address personal accessibility.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

EP2 – Support growth of local economy.

HC1 – Advance equity and inclusion for the city's diverse population.

HC3 – Create new and affordable housing options.

## **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

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Preliminary Site Plan

Document 5 Rendering of the Building

## **CONCLUSION**

The department is recommending approval of the Zoning By-law amendment as it conforms to the policies of the Official Plan and implements the Town Centre Secondary Plan.

**DISPOSITION**

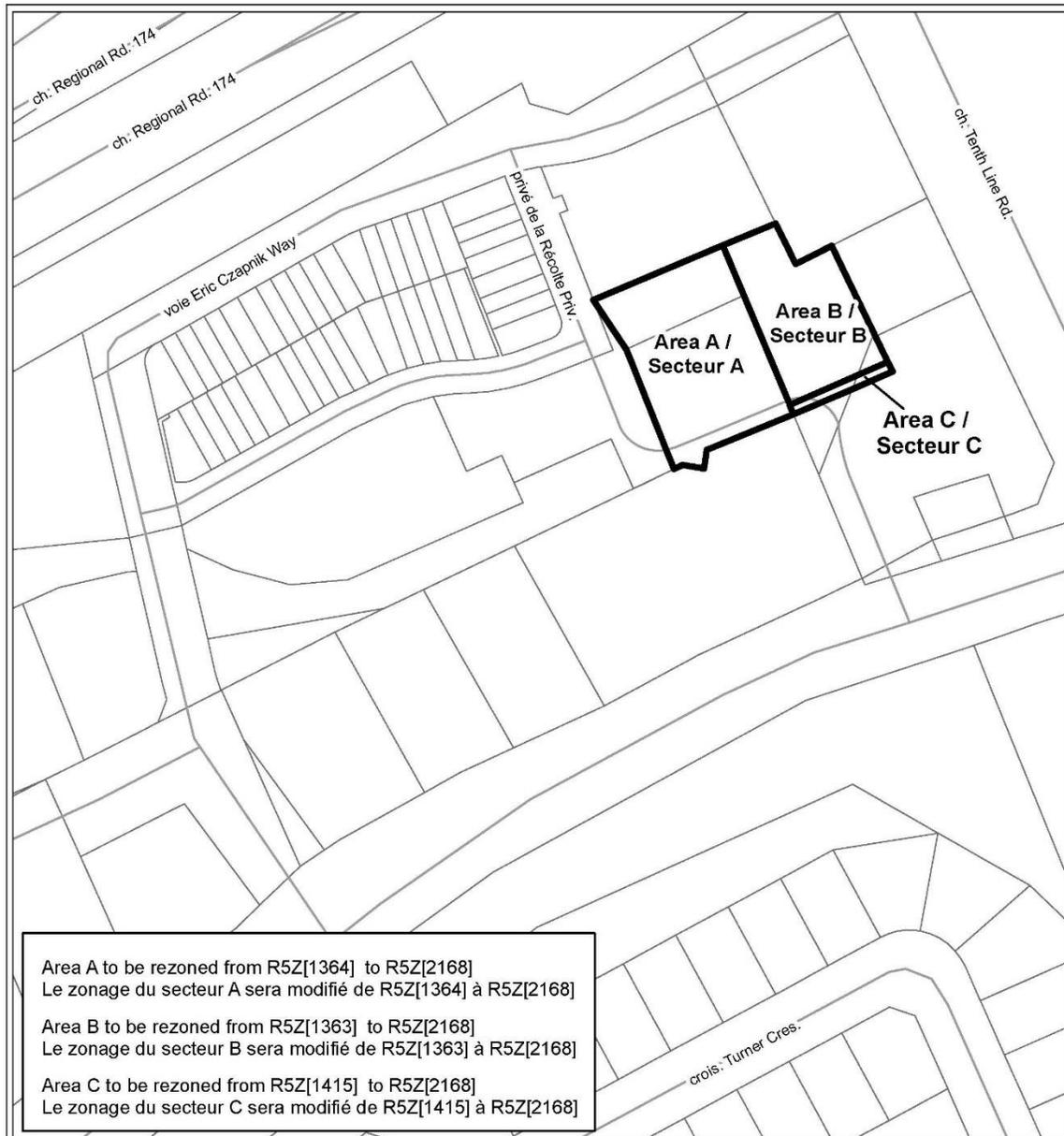
Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

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



Area A to be rezoned from R5Z[1364] to R5Z[2168]  
 Le zonage du secteur A sera modifié de R5Z[1364] à R5Z[2168]

Area B to be rezoned from R5Z[1363] to R5Z[2168]  
 Le zonage du secteur B sera modifié de R5Z[1363] à R5Z[2168]

Area C to be rezoned from R5Z[1415] to R5Z[2168]  
 Le zonage du secteur C sera modifié de R5Z[1415] à R5Z[2168]

		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-17-0132	18-1027-X		<b>Part of 241 Eric Czapnik Way, 3277 St. Joseph Boulevard and unaddressed parcels / partie de 241 voie Eric Czapnik, 3277 boulevard St. Joseph et des parcelles contiguës sans adresse</b>
I:\CO\2018\Zoning\241_Eric_Czapnik\...rezone			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small>		 <small>NOT TO SCALE</small>	
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REVISION / RÉVISION - 2018 / 09 / 07			

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

1. Rezone the lands on Document 1 shown as:
  - a. Area A from R5Z[1364] to R5Z[2168];
  - b. Area B from R5Z[1363] to R5Z[2168]; and
  - c. Area C from R5Z[1415] to R5Z[2168],

## Document 3 – Consultation Details

### Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

### Public Comments followed by Responses

1. Will there be any new roads adjoining our access to St. Joseph or will new roads be through Eric Czapnik Way?

It is planned that rue du Vieux-Silo Street will be extended south of its current terminus and intersect with St. Joseph Boulevard approximately 270 metres west of 10<sup>th</sup> Line Road. This road opening will offer a second access to the community along with Eric Czapnik Way.

2. There is a lack of safe pedestrian access to and from the townhouses on Eric Czapnik Way. The single street is narrow and has sharp bends that prevent clear visibility for pedestrians and drivers. The street travels under an overpass, which drains water on the sidewalks and causes icy conditions.

The future opening of rue du Vieux-Silo Street to St. Joseph will provide a more direct pedestrian access to St. Joseph Boulevard.

3. Is 119 parking spaces for 90 apartments adequate to accommodate residents and visitors?

Parking requirements will be reviewed by staff prior to approving the site plan. However, the proposed 119 spaces are consistent with the parking requirement in the City's Zoning By-law.



