

**Report to
Rapport au:**

**Planning Committee / Comité de l'urbanisme
9 May 2019 / 9 mai 2019**

**and Council
et au Conseil
22 May 2019 / 22 mai 2019**

**Submitted on 23 April 2019
Soumis le 23 avril 2019**

**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**

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**Ward: STITTSVILLE (6) RIDEAU-
GOULBOURN (21)**

File Number: ACS2019-PIE-PS-0039

SUBJECT: Zoning By-law Amendment – 95 Kayenta Street

OBJET: Modification au Règlement de zonage – 95 rue Kayenta

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 95 Kayenta Street 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 the *Planning Act* ‘Explanation Requirements’ at the City Council Meeting of 22 May 2019,” 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 la modification du Règlement de zonage no 2008-250 visant le 95, rue Kayenta, afin de permettre l’aménagement d’un lieu de rassemblement, comme l’indique 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 de la *Loi sur l’aménagement du territoire*, à la réunion du Conseil municipal prévue le 22 mai 2019 », 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

95 Kayenta Street

Owner

Davidson Co-Tenancy

Applicant

Tartan Land Consultants, Melissa Cote

Description of site and surroundings

The adult lifestyle community is located within the EdenWylde Subdivision located at 5970 Fernbank Road (also referred to as the Davidson Subdivision). The EdenWylde Subdivision is located along the south side of Fernbank Road, west of Shea Road, north of Flewellyn Road and east of the West Wind Farms Subdivision. Lands to the south are vacant rural lands and a storm pond for the subdivision lands. To the east are agricultural lands. Lands to the west include future and existing residential development.

Summary of requested Zoning By-law amendment proposal

The site of the proposed community centre is vacant and centrally located in the adult lifestyle community of the EdenWylde subdivision. The purpose of the application is to permit a small private community centre building to be constructed as part of the proposed adult lifestyle community. The proposed community centre would be defined as a “place of assembly” under the Zoning By-law and is not a permitted use in the R3Z zone. The Zoning By-law amendment application also requests the removal of any required parking spaces as the centre is to serve only those residents who reside in the subdivision and are within walking distance.

The current zoning of the subject land is Residential Third Density – Subzone Z (R3Z). The purpose of the R3 zone is to allow for a range of detached to townhouse dwellings.

Brief history of proposal

The EdenWylde Subdivision was draft approved in April of 2017 and is proceeding towards registration.

DISCUSSION**Public consultation**

Public consultation of the application was carried out in accordance with the City’s Public Notification and Consultation Policy.

Three comments were received from members of the public. Details of the responses are included in Document 3 of this report.

For this proposal’s consultation details, see Document 3 of this report.

Official Plan designation

Within Schedule B of the Official Plan, the site is designated General Urban Area. The General Urban Area designation permits all types and densities of housing, as well as employment, retail uses, service, industrial, cultural, leisure, greenspace, entertainment and institutional uses. The addition of a community centre to the area improves the quality of life of the residents in the EdenWylde community by increasing access to activities promoting leisure, entertainment, and culture.

The property is also designated as a Developing Community (Expansion Area) (3.12) on Schedule B of the City's Official Plan. This designation identifies land that will be included in the urban area in order to support residential demand. Although this designation is intended primarily for residential uses, non-residential uses may also be located on such lands depending on the needs of the developing community.

Planning rationale

The changes to the zoning would support the developing community and the residents within the EdenWylde development. The request to add place of assembly as a permitted use is consistent with the policies of the General Urban Area and Developing Community (Expansion Area), and as such the amendment meets the policies set out in the Official Plan. The General Urban Area permits a broad range of uses, which permits non-residential uses that support the surrounding community.

The proposed development meets the intent of the Developing Community (Expansion Area) designation as the requested use supports the adult lifestyle planned for under this designation. This use will remain as an accessory use to the residential development, thereby not detracting from the principal use.

The amendment application also seeks to remove the requirement for parking spaces associated with the place of assembly. This community centre will only serve residents who reside in the community and are within walking distance. Should these residents entertain visitors and require parking, there are two spaces associated with each home which provides ample room for visitor parking.

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 COUNCILLORS

Councillors Gower and Moffatt are aware of this report.

LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendations of this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

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

Design considerations with respect to accessibility are generally addressed through the Site Plan Control review process and are not a key consideration related to a Zoning By-law amendment.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

C1 – Contribute to the improvement of quality of life

HC2 – Revitalize recreation services

HC4 – Support arts, heritage and culture

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 Public Consultation

CONCLUSION

The Planning, Infrastructure and Economic Development Department supports the proposed Zoning By-law amendment. The proposal is consistent with the Official Plan and rezoning the lands to add a place of assembly will promote further cultural opportunities that are available to residents within the adult lifestyle community.

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



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-19-0018	19-0327-X	 95 rue Kayenta Street	Area A to be rezoned from R3Z to R3Z[xxxx] Le zonage du secteur A sera modifié de R3Z à R3Z[xxxx]
I:\CO\2019\Zoning\Kayenta_95\...rezone			
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REVISION / RÉVISION - 2019 / 03 / 27			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law 2008-250 for 95 Kayenta Street:

1. Rezone the lands as shown in Document 1.
2. Amend Section 239, by adding a new exception [xxxx] as follows:
 - a. In Column III add “place of assembly” as an additional permitted use.
 - b. In Column V, add provisions similar in effect to the following:
 - i. No parking is required for a place of assembly.

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 and Responses

Comment:

Congestion and on street parking will make major headaches if most of streets are Narrow and very little room for extra cars on the surrounding streets. If parking is not easily reached what value does it have for the public to enjoy using it?

Response:

The place of assembly (community centre) is to be utilized by members of the community residing in the EdenWylde adult lifestyle community, which encourages residents to walk from their homes. Should visitors attend the community centre as guests of the residents, there is parking available in the driveways associated with each home.

Comment:

I am very concerned over rezoning to permit a non-residential building into a residential area. This is not consistent with this neighborhood.

Response:

The Official Plan designation of Developing Community (Expansion Area) is intended primarily for residential uses, non-residential uses may also be located on such lands depending on the needs of the developing community. The requested permitted use is seen as a complimentary use to the developing community.

Comment:

What will be its hours of operation and can it be used for parties in the evening? What services is it offering, such as is there a pool or sports area that will create additional and persistent noise? The additional noise and light pollution in a residential area should not be permitted. And when the building falls into lack of/or disuse what controls are in place, now that has been rezoned non-residential, to re-purpose the building for

other more disruptive purposes? This is a residential area and such a building should not be located surrounded by homes.

Response:

A Site Plan Control application has yet to be filed at the time of this report. Details regarding site layout, lighting, landscaping, etc. will be determined at this time.