

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
13 June 2019 / 13 juin 2019**

**and Council
et au Conseil
26 June 2019 / 26 juin 2019**

**Submitted on 13 May 2019
Soumis le 13 mai 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)

File Number: ACS2019-PIE-PS-0052

SUBJECT: Zoning By-law Amendment – 4829 Abbott Street East

OBJET: Modification au Règlement de zonage – 4829, rue Abbott Est

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 4829 Abbott Street East to permit an office in conjunction with an office for the sale of residential 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 the *Planning Act* ‘Explanation Requirements’ at the City Council Meeting of June 26, 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 une modification du Règlement de zonage 2008-250 visant le 4829, rue Abbott Est, afin de permettre l’aménagement d’un bureau, conjointement à un bureau de vente d’unités d’habitation, 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 26 juin 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

4289 Abbott Street East

Owner

SPD Developments Inc.

Applicant

Novatech

Description of site and surroundings

The subject property is located at the northeast corner of Abbott Street East and Cranesbill Road in the recently registered Trailview Subdivision. Currently, SPD Developments Inc. administrative and sales office occupies part of the site. Located to the south of the property are townhomes, single detached dwellings, and low-rise apartments from Phases 1-4 of the Trailview Subdivision. To the north and east, there are more Trailview Subdivision townhomes and low-rise apartment dwellings. To the west of the site is another residential development consisting of low-density uses.

Summary of requested Zoning By-law amendment proposal

The subject property is currently zoned Residential Fourth Density, Subzone S, Urban Exception 2351 (R4S[2351]) which permits an office, in conjunction with an office for the sale of residential units, for the period July 13, 2016 to July 13, 2019. The intent of the amendment is to extend the site specific exception on the property to permit the continued use of Metric Homes' corporate office for an additional three-year period to allow the applicant to operate a sales and administrative office during the development of the Trailview Subdivision. A temporary sales office for the purpose of selling residential lots within a subdivision is already permitted in the Zoning By-law.

The current temporary zoning which permits the use of office expires this July. As Metric Homes has not yet completed this subdivision, they are requesting to extend these permissions until July 2022.

Brief history of proposal

The temporary site-specific zoning exception was previously approved on July 13, 2016 as [part of zoning by-law amendment D02-02-14-0121](#) for the Trailview Subdivision (D07-16-14-0022).

DISCUSSION**Public consultation**

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

Two comments were received from a member of the public regarding addressing transportation issues surrounding the subject property. Given that no physical changes are occurring as a result of this amendment, and that the sales office will continue to operate as it does currently, changes to the road network and OC Transpo bus stops will not occur through this application.

Official Plan designation

The Official Plan designates the property as General Urban Area, which permits the development of a full range of housing types to meet the needs of all ages, incomes and life circumstances in combination with conveniently located employment, retail, service, leisure and institutional uses.

Fernbank Community Design Plan

The property is subject to the Fernbank Community Design Plan (CDP), which encompasses the 674 hectares of land between the established communities of Stittsville, Kanata West and Kanata South, extending south from Hazeldean Road to Fernbank Road. The purpose of the Fernbank CDP is to establish a community-wide land use framework that reflects the principles, objectives and policies for community development as directed by the Official Plan. The lands are located within the northeast portion of the Fernbank lands.

Planning rationale

The site-specific exception will extend the use of an office for a temporary three-year period in order for Metric Homes to continue to operate their corporate office together with their sales office. The corporate office is small scale and operates in conjunction with the sales office, which is a permitted use. The sales centre/office building would be located fronting on Abbott Street near the entrance to the subdivision.

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

Councillor Gower is aware of the report.

LEGAL IMPLICATIONS

There are no legal impediments to the implementation of 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.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- 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

CONCLUSION

The Planning, Infrastructure and Economic Development Department supports the proposed Zoning By-law amendment. The proposal is consistent with Official Plan Policies and Fernbank Community Design Plan and rezoning the lands to extend the site specific exception for the use of an 'office' is an appropriate use of the lands.

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.

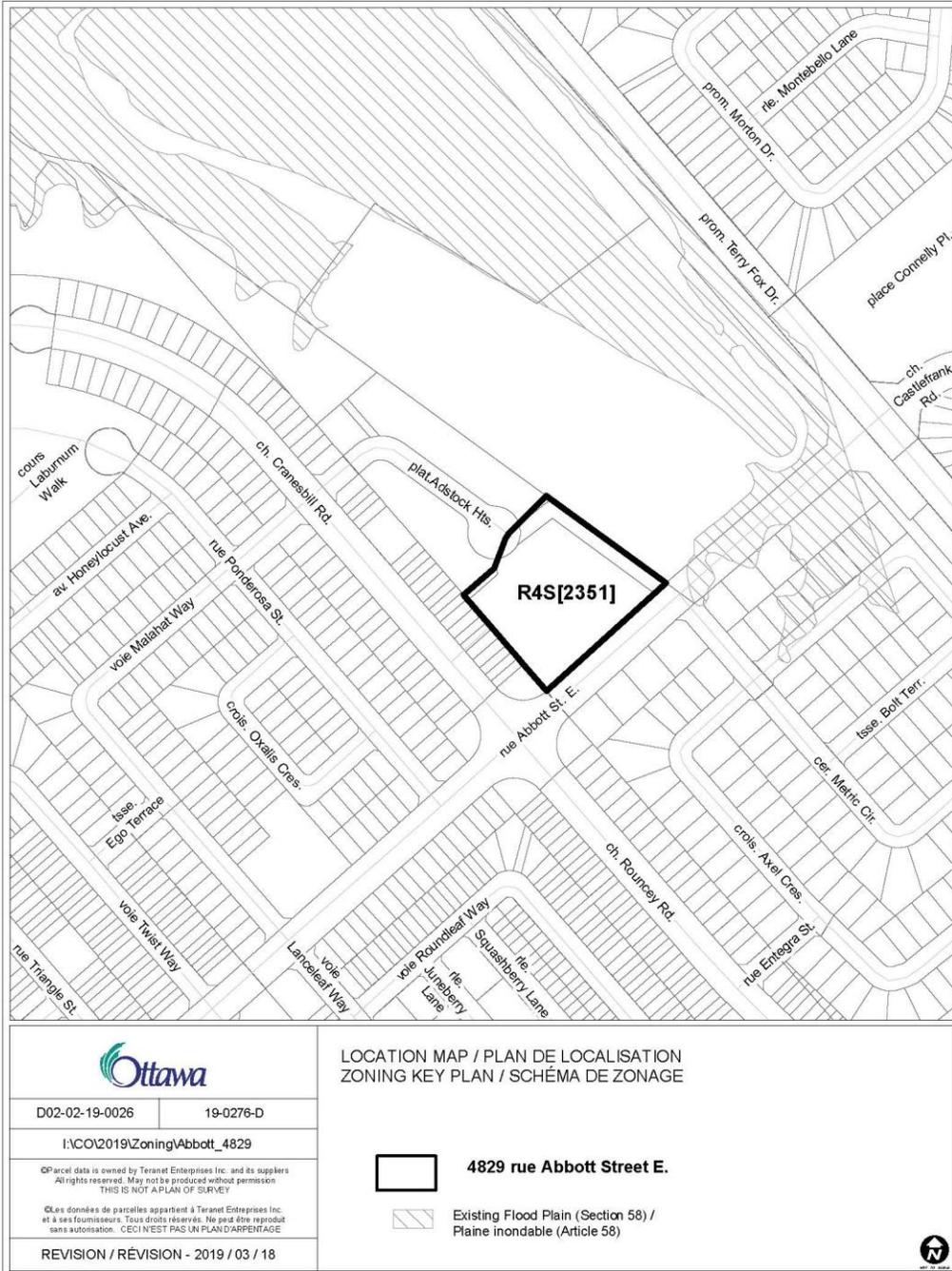
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 4829 Abbott Street East:

Amend Section 239 – Urban Exceptions, by amending exception 2351 with provisions similar in effect to following:

1. In Column V, replace the words “an office, in conjunction with an office for the sale of residential units, is permitted for the period July 13, 2016 to July 13, 2019” with “an office, in conjunction with an office for the sale of residential units, is permitted for the period July 13, 2019 to July 13, 2022”.