

5. Zoning By-Law Amendment – 840 Paseana Place
Modifications au *Règlement de zonage* – 840, place Paseana

Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 840 Paseana Place to permit five townhouse units, as detailed in Document 2.

Recommandation du Comité

Que le Conseil approuve la modification du *Règlement de zonage 2008-250* visant le 840, place Paseana afin de permettre l'aménagement de cinq maisons en rangée, comme le précise le document 2.

Documentation/Documentation

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated March 11, 2020 (ACS2020-PIE-PS-0029)

Rapport du Directeur, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté 11 mars 2020 (ACS2020-PIE-PS-0029)
2. Extract of draft Minutes, Planning Committee, April 9, 2020

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 9 avril 2020

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
9 April 2020 / 9 avril 2020**

**and Council
et au Conseil
22 April 2020 / 22 avril 2020**

**Submitted on 11 March 2020
Soumis le 11 mars 2020**

**Submitted by
Soumis par:
Douglas James**

**Acting Director / Directeur par intérim
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: ACS2020-PIE-PS-0029

SUBJECT: Zoning By-law Amendment – 840 Paseana Place

OBJET: Modifications au *Règlement* de zonage – 840, place Paseana

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 840 Paseana Place to permit five townhouse**

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 Office of the City Clerk 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 April 22, 2020", 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 2008-250* visant le 840, place Paseana afin de permettre l'aménagement de cinq maisons en rangée, comme le précise 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 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 avril 2020», 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

840 Paseana Place

Owner

1470424 Ontario Inc.

Applicant

Chris Collins, Cardel Homes

Description of site and surroundings

The property is located on the south side of Paseana Place, east of Rouncey Road and directly adjacent to a future park, within the new community of Blackstone South. It is approximately 1,155 square metres in area, with approximately 33 metres of frontage along Paseana Place. The surrounding properties are predominantly undeveloped, low-density residential lands within registered plan of subdivision 4M-1637. The subject site is illustrated in Document 1 – Zoning By-law Amendment Location Map.

Summary of requested Zoning By-law amendment proposal

A Zoning by-law Amendment is proposed for 840 Paseana Place. The subject property is currently zoned R1Z[1863] - Residential First Density, Subzone Z, Urban Exception 1863. The request proposes to change the zoning to R3Z[2055] – Residential Third Density, Subzone Z, Urban Exception 2055. The amendment is requested to allow for townhouse dwellings as a permitted use on the property, which was originally intended by the applicant.

The current R1Z zone restricts building form to detached dwellings in areas designated as General Urban Area in the Official Plan. The requested zoning proposes to broaden the permitted residential uses to include townhouses.

Brief history of proposal

The subject block, Block 360 on plan 4M-1637, was created through a Plan of Subdivision approved in May 2018 (File No. D07-16-17-0014). Block 360 was originally intended to be single-detached dwellings, but prior to the final registration of the plan, it was changed to townhouses. As a result, the approved engineering for subject block shows servicing for townhouses. However, this change was made after the zoning was approved, and enacted. The corresponding zoning for the subdivision was approved by City Council in July 2018.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications.

No public meeting was requested by the Ward Councillor, and no comments were received in response to the application.

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

Official Plan designation

The site is located within the General Urban Area designation as shown on Schedule B of the City's Official Plan.

Other applicable policies and guidelines

The site is subject to the Fernbank Community Design Plan (CDP), which provides direction and further guidelines for the future development of approximately 674 hectares of lands between the established communities of Stittsville, Kanata West and Kanata South. Section 5.0 of the CDP identifies the desired distribution of lands uses in the new community of Fernbank through a demonstration plan for the subject lands. Section 6.6.2 of the CDP provides general guidelines for residential dwellings within the subject lands.

Urban Design Review Panel

The subject property is not located within a Design Priority Area and was therefore not subject to the Urban Design Review Panel process.

Planning Rationale

Planning Act and Provincial Policy Statement

The *Planning Act* requires that all City planning decisions be consistent with the Provincial Policy Statement (PPS), a document that provides policy direction on matters of provincial interest related to land use development. The PPS contains policies that call for the efficient use of land, infrastructure and public service facilities, as well as new housing offered at affordable prices in locations where appropriate levels of infrastructure and public services are available.

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement of 2014 and 2020. The proposal is in keeping with the PPS by providing more housing options in the community. Furthermore, the proposal will allow for a more efficient use of the new infrastructure and services being installed to support the surrounding community.

Official Plan

The proposal has been reviewed under the consolidated Official Plan (2003 – OPA76) and in accordance with the Council approved amendments contained within Official Plan Amendment 150 (OPA 150).

Pursuant to Schedule B and Section 3.6.1 of the Official Plan, the subject block is designated 'General Urban Area'. Section 3.6.1 outlines that the General Urban Area permits the development of a range of housing types to meet the needs of all ages, incomes and life circumstances. The proposed rezoning would broaden the permitted residential uses on this site to include townhouses, which is consistent with the policy direction for the General Urban Area as it contributes to the diversity of housing stock in the City of Ottawa.

Fernbank Community Design Plan

The subject block is within the study area of the Fernbank Community Design Plan. In Section 5, the Demonstration Plan shows a desire to have Medium Density Residential on the site. The proposal is consistent with the guidance of the Fernbank Community Design Plan. The townhouse units are considered Medium Density Residential.

Section 6.6.2 of the CDP provides a list of site design and built form guidelines for residential neighbourhoods within the Fernbank area. Upon review of the proposal, Staff has determined that the proposed townhouses generally meet the guidelines by contributing to the housing mix in the neighbourhood, contributing to a welcoming streetscape, pairing driveways to allow for the planting of more trees, and utilizing an architectural style that is consistent with the surrounding community.

RURAL IMPLICATIONS

There are not rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Gower is aware of the application related to 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 recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The new townhouses will be required to meet the accessibility criteria contained within the Ontario Building Code.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Sustainable Infrastructure – Greater utilization of infrastructure through intensification in the urban area.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D07-02-02-19-0146) 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 – 3D Rendering

CONCLUSION

The Planning, Infrastructure and Economic Development Department supports the proposed Zoning By-law amendment to permit a townhouse use on the subject property. The re-zoning will align the intent of the registered subdivision and engineering plans with the appropriate zoning. As such, the requested Zoning By-law amendment represents good planning and the department recommends the requested amendment be approved.

DISPOSITION

Legislative Services, Office of the City Clerk to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services Department (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, Innovative Client Services Department 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. The site is located on the south side of Paseana Place, one lot east of the future park, in in the new community of Black Stone South.



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|---|-----------|--|--|
|  | | LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE | |
| D02-02-19-0146 | 20-0002-B | 840 place Paseana Place | |
| I:\CO\2020\Zoning\Paseana_840 | |  Area A to be rezoned from R1Z[1863] to R3Z[2055] Secteur A devant être rezoné de R1Z[1863] à R3Z[2055] | |
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| REVISION / RÉVISION - 2020 / 01 / 2 | |  | |

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 840 Paseana Place are as follows:

1. Rezone the lands shown as Area A in Document 1 from R1Z[1863] to R3Z[2055].

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. No public meetings were held in the community.

No public comments were received in response to the proposed Zoning By-law amendment.

Document 4 – 3D Rendering

