

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
27 August 2020 / 27 août 2020**

**and Council
et au Conseil
9 September 2020 / 9 septembre 2020**

**Submitted on 12 August 2020
Soumis le 12 août 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**

**Contact Person
Personne ressource:
Kathy Rygus,
Planner II / Urbaniste II, Development Review West / Examen des demandes
d'aménagement ouest
(613) 580-2424, 28318, Kathy.rygus@ottawa.ca**

Ward: STITTSVILLE (6)

File Number: ACS2020-PIE-PS-0089

**SUBJECT: Zoning By-law Amendment – Part of 5725 Fernbank Road and part of
1555 Shea Road**

**OBJET: Modification au *Règlement de zonage* – Partie du 5725, chemin
Fernbank, et une partie du 1555, chemin Shea**

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 5725 Fernbank Road and part of 1555 Shea Road to permit a mix of residential unit types, 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 September 9, 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 une modification au *Règlement de zonage* (n° 2008-250) visant une partie du 5725, chemin Fernbank et une partie du 1555, chemin Shea afin de permettre l'aménagement d'un lotissement résidentiel regroupant différents types d'habitations, 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 9 septembre 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

Part of 5725 Fernbank Road and part of 1555 Shea Road

Owner

CRT Developments Inc.

Applicant

Vincent Denomme, Claridge Homes

Description of site and surroundings

The site is located south of Cope Drive, generally between Goldhawk Drive and Robert Grant Avenue and constitutes Phase 2 of the CRT Developments Inc.'s Westwood subdivision. The site is approximately 15.6 hectares in area and is currently vacant. Lands to the north are within the first phase of the Westwood subdivision and are under development with a mix of detached and townhouse dwellings. The parcel to the east is vacant but will be the site of the new Stittsville High School, while lands to the south are vacant and will be developed as a residential subdivision by CRT Developments in the future. The CRT Phase 2 subdivision includes two blocks on the west side of the extension of Goldhawk Drive. Other lands between Goldhawk Drive and Shea Road will be developed as a residential subdivision by others.

Summary of requested Zoning By-law amendment proposal

The property is currently zoned Residential First Density Subzone Z (R1Z), which permits only detached dwellings. This zoning was implemented in 2017 by the original zoning application for the Westwood subdivision, at a time when the intent was to construct only detached dwellings in this portion of the subdivision.

The applicant is proposing to rezone the lands to Residential Third Density Subzone Z (R3Z), which permits detached, semi-detached and townhouse dwellings. The purpose of the rezoning is to offer flexibility for the subdivision to reconfigure the lot fabric of the draft-approved subdivision from lots for detached dwellings to a mix of lots and blocks for townhouses.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by City Council for Zoning By-law amendments. One public comment in opposition was received, as detailed in Document 4.

For this proposal's consultation details, see Document 4 of this report.

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.

The Official Plan Policies state that development in new communities is to be compact and efficient from a servicing point of view. This approach is based on an underlying commitment to conserving the natural environment and reducing consumption of land and other resources outside of the urban boundary. More compact urban development promotes sustainability by reducing travel distances, making transit more desirable, reducing land consumption and maximizing use of existing infrastructure. The proposed rezoning contributes to creating a livable community by making more efficient use of land, providing a modest increase in density and offering a mix of housing types. The proposed rezoning is therefore consistent with the goals, objectives and policies of the General Urban Area designation.

Other applicable policies and guidelines

Fernbank Community Design Plan

The property is subject to the Fernbank Community Design Plan (CDP), which established a community-wide land use framework that reflects the principles, objectives and policies for community development as directed by the Official Plan.

Urban Design Guidelines for Greenfield Neighbourhoods:

The Urban Design Guidelines for Greenfield Neighbourhoods are applicable to the subdivision. It provides guidelines for structuring layout, street design, building and site design, green space and utilities. The proposed subdivision has been designed in accordance with these principles.

Urban Design Review Panel

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

Planning rationale

The proposed Zoning By-law amendment to rezone the lands from R1Z to R3Z is consistent with the policies of the General Urban Area and the amendment therefore meets the policies set out in the Official Plan. The proposed rezoning makes more efficient use of land by providing a modest increase in density and offering a mix of housing types that is not permitted in the current R1Z Zone.

The property is located within the area affected by the Fernbank CDP, the purpose of which is to direct development of lands within the Fernbank Community. The proposed Zoning By-law amendment is consistent with the CDP and the low-density residential designation that is applicable to the site. The CDP states that townhouses will be dispersed throughout the Fernbank Community to provide a variety of housing types and diverse neighbourhoods. The proposed subdivision layout of CRT's Phase 2 is consistent with this direction.

The Plan of Subdivision associated with this Zoning By-law amendment application is consistent with the policies of the Building Better and Smarter Suburbs strategy, which ensures that increased suburban density is accompanied by good subdivision design. The guidelines promote communities that are walkable and transit-supportive, are land and infrastructure-efficient and balance good urban design with long-term maintenance and operational costs.

The R1Z Zone that currently applies to the Phase 2 Westwood subdivision is rarely used in the zoning of new subdivisions because the Official Plan encourages compact development, more efficient use of land and a mix of unit types. Most new subdivisions are therefore zoned R3 to allow this flexibility to provide a mix of unit types.

Approximately 100 of the 244 lots shown on the 2012 Draft-Approved Plan are being converted to blocks for townhouses. The Phase 2 subdivision proposes 143 detached dwellings and 189 townhouses. This increase in units has no impact on infrastructure demand and is more aligned with Official Plan direction. The proposed R3Z zoning will facilitate the development of townhouses along the collector road (Goldhawk Drive) and adjacent to the high school site, providing transition to the lower density area of singles in the central portion of the subdivision.

Details of Proposed Zoning

Area A is to be rezoned from Residential First Density Subzone Z (R1Z) to Residential Third Density Zone, Subzone Z (R3Z) to permit detached, semi-detached and townhouse dwellings.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement of 2014 and 2020.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Gower is aware of this report and recommendation.

LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendations of the 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

The proposal does not have any impact on accessibility.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Thriving communities
- Create new and affordable housing
- Economic growth and diversification

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-20-0048) 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 Proposed Plan of Subdivision

Document 4 Public Consultation Details

CONCLUSION

The Planning, Infrastructure and Economic Development Department supports the proposed Zoning By-law amendment from R1Z to R3Z to permit a mix of detached, semi-detached and townhouse dwellings. The proposal is consistent with the Official Plan Policies for the General Urban Area and the intended mix of residential uses is appropriate for the site. The amendment represents good planning and for these reasons, staff recommends approval of the Zoning By-law amendment.

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.

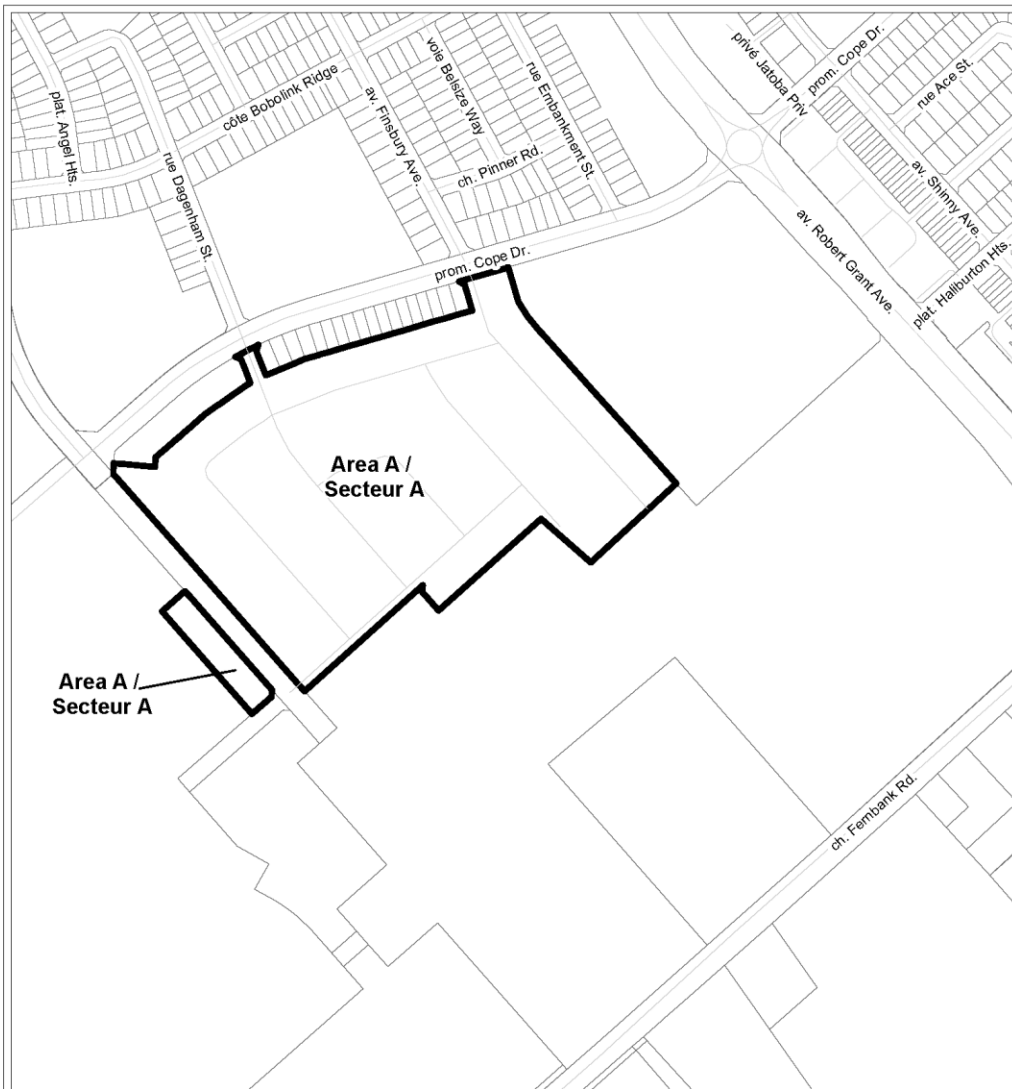
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.




Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa.

The map shows the property to be rezoned, which is located south of Cope Drive, between Shea Road and Robert Grant Avenue in the Fernbank Community.



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-20-0048	20-0554-D	Part of / Partie de 5725 ch. Fernbank Road Part of / Partie de 1555 ch. Shea Road	
I:\CO\2020\Zoning\Fernbank_5725		 Area A to be rezoned from R1Z to R3Z Le zonage du secteur A sera modifié de R1Z à R3Z	
<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>©Les données de parcelles appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2020 / 08 / 12			

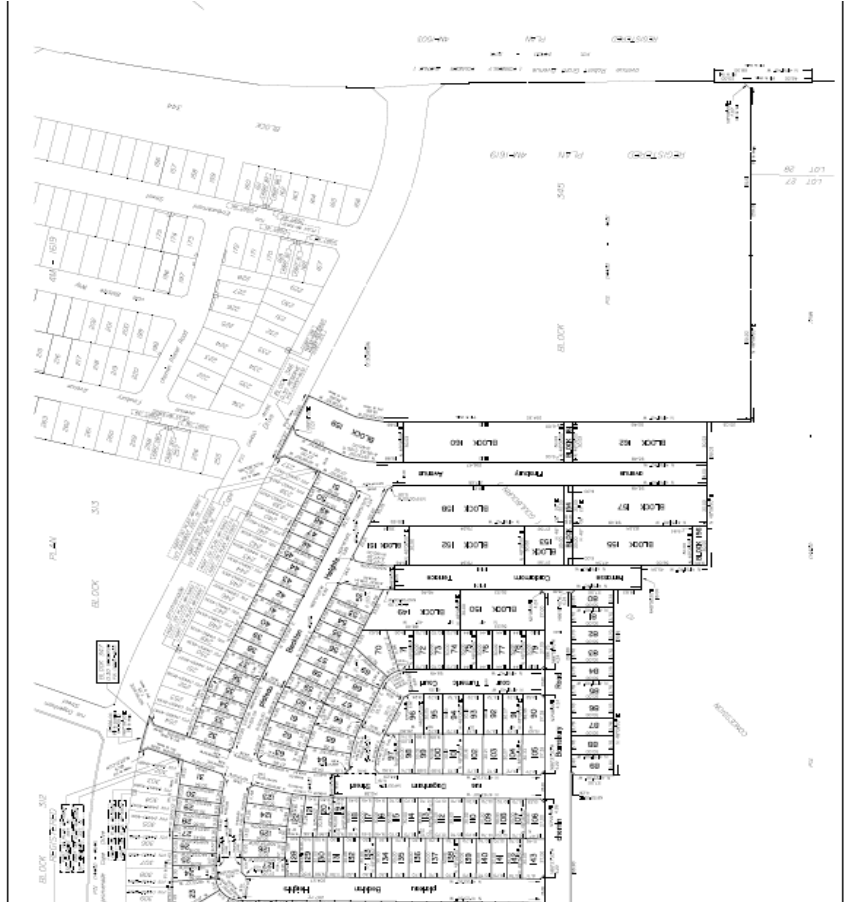
Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for part of 5725 Fernbank Road:

1. Rezone the property shown as Area A in Document 1 from R1Z to R3Z.

Document 3 – Proposed Plan of Subdivision

The map shows the proposed lot layout of the CRT Westwood Phase 2 subdivision affected by this proposed Zoning By-law amendment.



Document 4 – Public Consultation Details

Notification and Consultation Process

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

Public Comments and Responses

- The zoning should remain as it is for only detached homes. There is too much traffic on Robert Grant Avenue and too much development nearby.

Response: Robert Grant Avenue is an Arterial road, meant to carry a high volume of traffic and is functioning as intended. The Fernbank Community is developing in accordance with the CDP.