

**Report to  
Rapport au:**

**Planning Committee  
Comité de l'urbanisme  
10 September 2020 / 10 septembre 2020**

**and Council  
et au Conseil  
23 September 2020 / 23 septembre 2020**

**Submitted on 26 August 2020  
Soumis le 26 août 2020**

**Submitted by  
Soumis par:  
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Acting Director / Directeur par intérim  
Planning Services / Services de la planification  
Planning, Infrastructure and Economic Development Department / Direction  
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**Ward: BARRHAVEN (3)**

**File Number: ACS2020-PIE-PS-0092**

**SUBJECT: Zoning By-law Amendment – Part of 2741 Longfields Drive**

**OBJET: Modification du *Règlement de zonage* – partie du 2741, promenade  
Longfields**

#### **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 2741 Longfields Drive to modify the minimum lot width for two lots to permit the development of single detached dwellings, 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 23, 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 du *Règlement de zonage (2008-250)* visant une partie du 2741, promenade Longfields en vue de modifier la largeur de lot minimale de deux lots afin d’y permettre l’aménagement de maisons unifamiliales, comme l’explique 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 23 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 2741 Longfields Drive

### Owner

Uniform Urban Developments Inc.

**Applicant**

Greg Winters, Novatech

**Description of site and surroundings**

The lots, Lots 2 and 12 of Plan 4M-1655, are located on the south side of Stanhope Court within the Grandview Subdivision, 2741 Longfields Drive. Situated in south Barrhaven, the subdivision is between Golflinks Drive and Prince of Wales Drive. It is surrounded by the Stonebridge Golf Course to the north, south and west and residential development to the east.

Construction is currently on-going within this subdivision; however, the two lots remain undeveloped.

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

The subdivision, including the two lots, is currently zoned R3Z, Residential Third Density, subzone Z and requires a minimum lot width of 9 metres. Due to their configuration, being narrow at the front and wide at the rear, and how the lot width is defined in the Zoning By-law, these two lots do not meet the minimum lot width requirement and therefore the applicant has requested a reduction in the minimum lot width from 9 metres to 7.5 metres through an exception to the R3Z zone.

**Brief history of proposal**

The rezoning of the subdivision land from DR, Development Reserve to R3Z, Residential Third Density, subzone Z was approved by Council ([ACS2018-PIE-PS-0068](#)) on July 11, 2018

The subdivision was registered on May 1, 2020 and an inhibiting order was placed on these lots pending approval of the zoning by-law amendment and any appeals disposed of. Normally zoning deficiencies would be required to be addressed prior to the registration of the subdivision. However, under the evolving COVID-19 circumstances, staff supported the use of inhibiting orders on the two lots as there were real obstacles in obtaining either zoning or minor variance approval in a timely manner due to the scheduling of meetings.

## **DISCUSSION**

### **Public consultation**

Notification of this Zoning By-law amendment was sent by mail to residents within 120 metres and signs were posted on the lots, resulting in four submissions from the public as well as the Stonebridge Community Association.

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

### **Official Plan designation**

According to Schedule B of the Official Plan, the property is designated as General Urban Area. This designation permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses in order to facilitate the development of complete and sustainable communities.

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

The site is not subject to a Community Design Plan or Secondary Plan; however, it is adjacent to South Nepean Urban Area (Jockvale Golf Community-Area 13) Secondary Plan.

### **Planning rationale**

The developer revised the subdivision plan a number of times before the plan was finalized. A surveyor's certificate was provided on December 19, 2019 to confirm the conformity of the lot widths with the Zoning By-law; however, the deficiencies of the subject lots were overlooked.

The Zoning By-law defines lot width as the horizontal distance between the side lot lines measured at right angles to the lot depth, from a point that is equal to the front yard setback requirement. Based on this definition, Lot 2 provides a lot width of 7.53 metres and Lot 12 provides a lot width of 8.73 metres. The deficiency of the two lots is due to their pie-shaped configuration, being narrower in the front of the lot than toward the back. The required front, side and rear yard setbacks and lot area for the developments are all met and the only modification to the zoning is to reduce the required lot width to 7.5 metres. The provided front yard setback ensure that buildings are adequately set back from the street and ensure the space required for trees and utilities which have been approved for the subdivision. Had these deficiencies been identified earlier, it would have not likely changed the number of lots in the subdivision, only the configuration.

The proposed lot width reduction is minor in nature. The lot configurations are still in keeping with the intent of the R3Z zone and the plan of subdivision. The requested amendment is considered reasonable.

### **Provincial Policy Statement**

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

### **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.

### **LEGAL IMPLICATIONS**

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

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no direct asset management implications associated with the recommendations of this report.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with this report.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications associated with this report.

### **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- Thriving Communities

- Sustainable Infrastructure

## **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-20-0036) 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

## **CONCLUSION**

The Planning, Infrastructure and Economic Development Department supports the proposed Zoning By-law amendment to rezone the lands to Residential Third Density Subzone Z Exception XXXX (R3Z[XXXX]), to reduce the lot width as per Documents 1 and 2. The application is consistent with the Provincial Policy Statement and the Official Plan.

## **DISPOSITION**

Office of the City Clerk, Council and Committee Services 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.

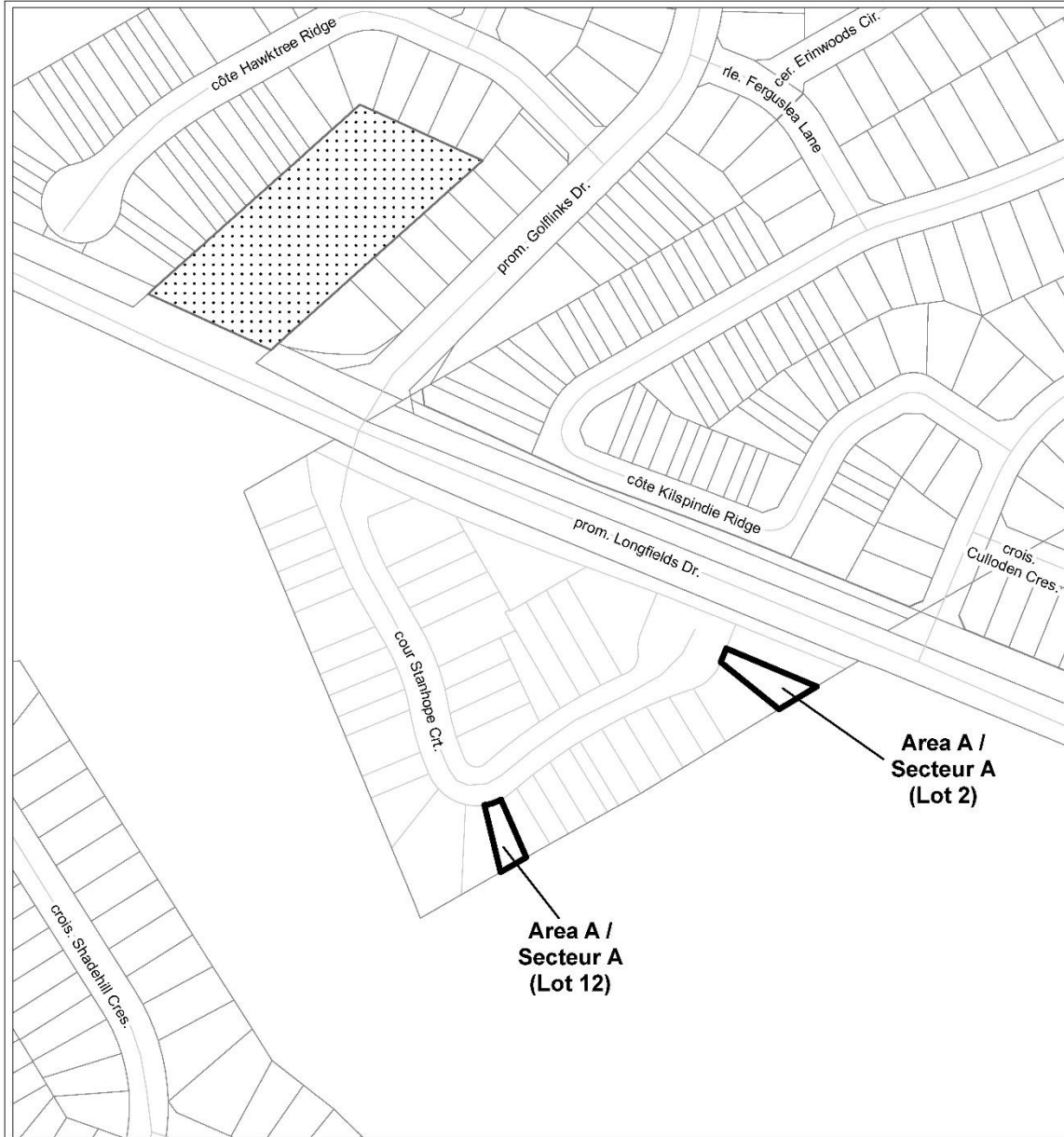
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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](http://geoOttawa).



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-20-0036	20-0459-L	<b>Part of / Partie de 2741 prom. Longfields Dr.</b>	
I:\CO\2020\Zoning\Longfields_2741			Area A to be rezoned from R3Z to R3Z[XXXX] Le zonage du secteur A sera modifié de R3Z à R3Z[XXXX]
©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			Heritage (Section 60) Patrimoine (Article 60)
REVISION / RÉVISION - 2020 / 08 / 04			

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

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for part of 2741 Longfields Drive are as follows:

1. Rezone the lands shown as Lot 2 and Lot 12 in Document 1 from R3Z to R3Z[XXXX]
2. Add a new exception XXXX to Section 239 – Urban Exceptions with provisions similar in effect to the following:
  - a. In Column II, add the text R3Z[XXXX]
  - b. In Column V, add the text:
    - minimum lot width for a detached dwelling: 7.5m



### 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. Four members of the public and the Stonebridge Community Association provided comments.

Public Comment/Concern	Staff Response
Creates lots and frontages which are too small	Amendment affects two lots within the subdivision, with the exception of the requested reduction to the minimum lot width, the remainder of the zoning requirements remain unchanged
Should have identified deficiency at the time plans were changed	Staff agree and flagged this as a concern as the plans were changed, surveyors' certificate was provided on December 19, 2019; however deficiency was not identified
Too many changes to the subdivision during the process	Although the plan did evolve, the current application does not create additional units, change the housing form or proposed landscaping
Requested amendment will set precedent particularly as it relates to work between the City, community and Mattamy with respect to Mattamy Phase 16, adjacent to the subject development	Zoning applications are assessed according to their own merit and does not set precedent for other applications

#### Stonebridge Community Association

Expressed that changes were “made this late in the process, in the future context of Mattamy Phase 16, will be under a high degree of scrutiny by Stonebridge residents and are likely to undermine the work that has been done finding a mutually acceptable solution regarding the longevity of the golf course lands. Should variances be sought in the context of Mattamy's Phase 16, these will very likely be met with opposition. We

trust that all parties involved recognize the increased sensitivity to variance that will be at play after legal agreements are in place and Mattamy Phase 16 is underway.

That said, it is the opinion of the board that this specific variance in the Uniform Grandview development will not have an impact on residents and is relatively minor in nature, so we express the above concern on principle, while not objecting to this change specifically.”