

Subject: Zoning By-law Amendment – 5725 Fernbank Road

File Number: ACS2022-PIE-PS-0125

Report to Planning Committee on 22 September 2022

and Council 5 October 2022

**Submitted on September 12, 2022 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

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Ward: Stittsville (6)

Objet : Modification du Règlement de zonage – 5725, chemin Fernbank

Dossier : ACS2022-PIE-PS-0125

Rapport au Comité de l'urbanisme

le 22 septembre 2022

et au Conseil le 5 octobre 2022

**Soumis le 12 septembre 2022 par Derrick Moodie, Directeur, Services de la
planification, Direction générale de la planification, des biens immobiliers et du
développement économique**

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Quartier : Stittsville (6)

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 5725 Fernbank Road, as shown in Document 1, to permit residential land uses and one new park block, 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 October 5, 2022,” 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 2008-250* concernant le bien-fonds situé au 5725, chemin Fernbank, comme le montre le document 1, en vue de permettre des utilisations résidentielles et un nouvel îlot de parc, comme l’explique en détail le document 2.
2. Que le Comité de l’urbanisme donne son approbation afin 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 5 octobre 2022 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

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

5725 Fernbank Road

Owner

CRT Developments

Applicant

Novatech Engineering, Robert Tran

Description of site and surroundings

The subject lands are located in CRT Developments Westwood subdivision in the community of Stittsville, close to the southern edge of the City of Ottawa's urban boundary. The site is located at the northwest corner of Fernbank Road and Robert Grant Avenue and is currently vacant. The lands are subject to a Draft Approved Plan of Subdivision (File No. D07-16-20-0033), which CRT Developments refers to as phase 3 of the Westwood Subdivision. Surrounding land uses include the future low-density residential phase 2 of the Westwood Subdivision to the site's north, an existing residential subdivision to the east, a subsequent phase of the Westwood Subdivision to the site's south, and vacant parcels anticipated for residential uses to the west. South of the site past Fernbank Road are agricultural lands.

Summary of requested Zoning By-law amendment proposal

The Zoning By-law amendment application will accommodate the development of the site into a residential subdivision. The subject property is currently zoned DR - Development Reserve Zone which recognizes lands intended for future urban development. The proposed zoning is as follows:

- Residential Third Density, Subzone Z, Exception 2625 (R3Z[2625]) and a Parks and Open Space Zone (O1) to allow for low-rise residential uses and a public park. The residential subdivision phase subject to this rezoning application will include 597 dwelling units, and the park block will be 1.3 hectares in size.

The proposed exception zone (2625), as detailed in Document 2, includes site-specific performance standards, including permitting a maximum of 55 per cent of the area of the front yard for a driveway for detached dwellings, permitting a maximum 70 per cent of the lot area of the front yard of a corner lot townhouse for a driveway, and requiring a minimum lot area of 75 square metres for back-to-back townhouse dwellings.

Brief history of proposal

With the approval of the draft Plan of Subdivision on May 25, 2022, it is appropriate to implement the zoning at this time.

DISCUSSION

Public consultation

Notice of this application was circulated to surrounding landowners and two standard City signs were installed giving notice of this Zoning By-law amendment in accordance with the Council approved policy for Public Notification and Consultation and the *Planning Act*. This was concurrent with the notice requirements for the subdivision application. There were no comments received on the zoning by-law amendment during the review period.

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

Official Plan designation(s)

Current Official Plan

The Official Plan designates the site as General Urban Area in Schedule B, the Urban Policy Plan. The General Urban Area designation 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 General Urban Area contemplates a generally low-rise built form and strives to achieve a balance of housing types and tenures to provide a full range of housing for a variety of demographic profiles.

The Official Plan policies state that future 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 service more desirable, reducing overall land consumption, and maximizing the use of existing infrastructure. The subdivision contributes to creating a liveable community by offering development of an urban density with a street pattern to facilitate connectivity.

New Official Plan

In addition to the current Official Plan, the application has also been examined pursuant to the provisions of the new Official Plan. The site is designated as Neighbourhood by the new Official Plan, and it is within the Suburban (West) Transect Area. A small portion of the site on the eastern-most corner is subject to an Evolving Neighbourhood Overlay.

In the Neighbourhood designation of the Suburban Transect, the policies in the new Official Plan support a range of dwelling unit sizes in predominately ground-oriented housing forms. For greenfield developments within the Suburban Transect, the policies envision new communities with fine-grained, fully connected grid street networks with short blocks that encourage connectivity and walkability, programmed parks and greenspaces, design that minimizes the visual impacts of parking on the public realm and efficient use and conservation of energy. The subject application will create the desired network of streets, a new park block, and allow the desired form of new housing to be provided on the site.

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 DR to R3Z[2625] 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 development reserve 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- and medium-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 3 is consistent with this direction.

The proposed site-specific performance standards, including a minor increase in the permitted width of driveways for detached dwellings and corner-lot townhomes has been reviewed in detail and does not limit the ability to provide required tree planting and adequate soft landscaping in the front and corner yards. The proposed lot area of 75 square metres for back-to-back townhomes reflects the lack of side and rear yards for this dwelling typology.

Provincial Policy Statement

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

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Gower is aware of the recommendations of the report

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

The proposed zoning conforms with the Fernbank Community Design Plan and the City's Official Plan. The development of this land will accommodate the construction of a new subdivision, which will include new infrastructure that will be added to the City's inventory. For example, new City infrastructure would include roads, water, wastewater, stormwater infrastructure, and a park.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

ENVIRONMENTAL IMPLICATIONS

A Tree Conservation Report and Environmental Impact Statement was submitted in support of the concurrent Plan of Subdivision, which was reviewed and found to be acceptable by staff.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Thriving communities
- Economic growth and diversification

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-20-0137) 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, Real Estate and Economic Development Department supports the proposed Zoning By-law amendment from DR to R3Z[2625] 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 proposal is also consistent with the Suburban Transect policies in the new Official Plan. The amendment represents good planning and for these reasons, staff recommend approval of the Zoning By-law amendment.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

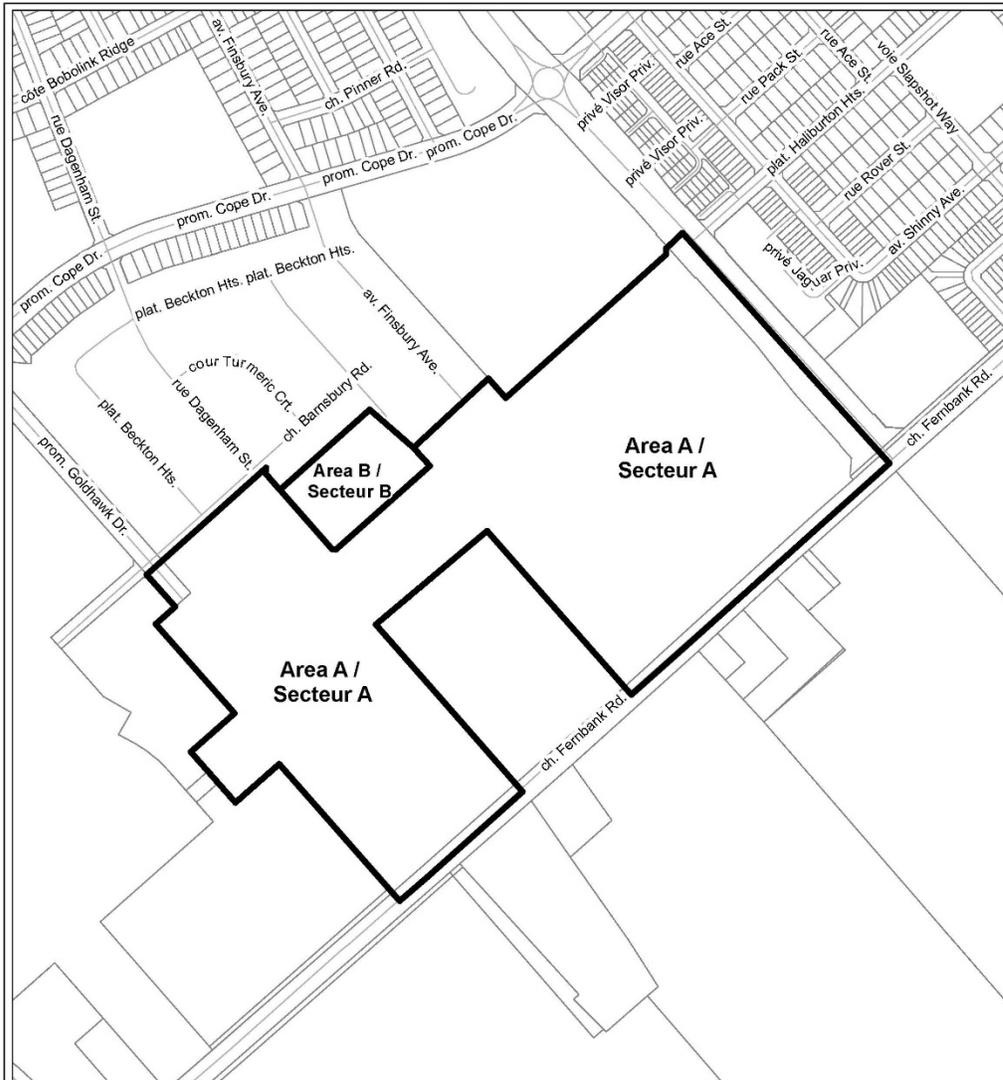
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-20-0137	22-0817-X	5725 chemin Fernbank Road	
I:\CO\2022\Zoning\Fernbank_5725		 Area A to be rezoned from DR to R3Z[2625] Le zonage du secteur A sera modifié de DR à R3Z[2625]	Area B to be rezoned from DR to O1 Le zonage du secteur B sera modifié de DR à O1
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REVISION / RÉVISION - 2022 / 08 / 18			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 5725 Fernbank Road is to rezone the lands shown in Document 1 as follows:

- a) Area A from DR to R3Z[2625];
- b) Area B from DR to O1.

Document 4 – Public 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. One public meeting was also held in the community as part of the concurrent Plan of Subdivision process (file no. D07-16-20-0033) and approximately five people attended.

Two questions were asked at this meeting, and they are responded to below.

Question: When will Robert Grant Avenue be extended to Hazeldean Road?

Response: The Fernbank Landowners Group is entering into a front-ending agreement to construct that segment of Robert Grant Avenue. The front-ending application was recently approved by Planning Committee and construction will begin in 2022.

Question: What opportunities for active transportation and pedestrian facilities will be included?

Response: Sidewalks will be provided on one side of most local streets and on both sides of collector streets. A multi-use pathway is located on both sides of Robert Grant Avenue.

There were no public comments received as part of the Zoning By-law Amendment application.