

**Subject: Zoning By-law Amendment – 8415 Campeau Drive**

**File Number: ACS2022-PIE-PS-0054**

**Report to Planning Committee on 12 May 2022**

**and Council 25 May 2022**

**Submitted on May 2, 2022 by Lily Xu, Acting Director, Planning, Real Estate and  
Economic Development**

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**Ward: Kanata North (4)**

**Objet : Modification du Règlement de zonage – 8415, promenade Campeau**

**Dossier : ACS2022-PIE-PS-0054**

**Rapport au Comité de l'urbanisme**

**le 12 mai 2022**

**et au Conseil le 25 mai 2022**

**Soumis le 2 mai 2022 par Lily Xu, Directrice par intérim, Direction générale de la  
planification, des biens immobiliers et du développement économique**

**Personne ressource : Colette Gorni, Urbaniste I, Examen des demandes  
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**Quartier : Kanata Nord (4)**

## **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 8415 Campeau Drive to permit a planned unit development consisting of stacked and townhouse 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 May 25, 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 pour la propriété située au 8415, promenade Campeau, en vue de permettre l’aménagement d’un complexe immobilier comprenant des maisons en rangée et des habitations superposées, comme l’explique en détail 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 25 mai 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

8415 Campeau Drive

### Owner

Minto Communities Inc.

**Applicant**

Curtiss Scarlett, Minto Communities Inc.

**Description of site and surroundings**

The subject lands are situated along the south side of Campeau Drive, east of Country Glen Way and west of Donum Lane, with the Minto's Arcadia subdivision. The site is an irregularly shaped parcel with an approximate area of 5.08 hectares. Surrounding uses include the planned Campeau LRT Station immediately to the south, with Feedmill Creek running along the southern edge of the of the LRT property; developing and completed residential communities to the north and west (Arcadia Phases 1 – 4); the Carp River to the east; and, commercial / employment uses to the west and south.

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

The subject property is currently zoned DR (Development Reserve). The requested zoning is R4Z[XXXX] (Residential Fourth Density, Subzone Z, Exception XXXX) and O1 (Parks and Open Space Zone). The amendment is requested to allow for a planned unit development consisting of 104 townhouse dwellings, 264 stacked dwellings and a 0.56 hectare public parkette.

The proposed zoning amendment seeks to:

1. Rezone the Area A to R4Z[XXXX].
2. Urban Exception [XXXX] includes provisions addressing the following:
  - A maximum building height of 12 metres for townhouse dwellings.
  - A maximum building height of 16 metres for stacked dwellings.
  - Exempting stacked dwellings from the provisions related to rooftop landscaped areas, gardens, and terraces.
  - A minimum required parking rate of 0.9 spaces per unit for stacked dwellings.
  - A minimum required visitor parking rate of 0.1 spaces per unit for stacked dwellings.
  - A minimum building setback of 1.2 metres from the O1 zone for townhouse dwellings.

- A minimum building setback of 3.0 metres from the O1 zone for stacked dwellings.
- Campeau Drive is considered the front lot line.
- The corner side yard along Country Glen Way is considered to extend from Campeau Drive to the southern extent of Country Glen Way.
- Permitting visitor parking to be provided as parallel parking on private ways with a reduced minimum width of 6.7 metres.

### 3. Rezone Area B to O1.

#### **Brief history of proposal**

On October 15, 2021, the applicant applied for a Major Zoning By-law Amendment application on the subject lands to permit a planned unit development consisting of stacked and townhouse dwellings and site-specific zoning provisions.

The associated subdivision received draft approval May 3, 2019 (File No. D07-16-16-0025). A condition of approval was to ensure that the site conforms to the City's Zoning By-law, thereby the reason for this application.

#### **DISCUSSION**

##### **Public consultation**

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

Changes made to the proposal since the original submission include the addition of 0.56 hectare public parkette.

Five comments were received during the application review process. The comments were mainly concerned with traffic and lack of greenspace.

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

##### **Official Plan designation(s)**

##### **Current Official Plan**

The site is located within the Mixed-Use Centre designation as shown on Schedule B of the current City of Ottawa Official Plan.

### Kanata West Secondary Plan

The Kanata West Secondary Plan provides direction on maximum building heights for the study area. It shows the maximum building height for the site as 15 storeys on the western portion of the site and six storeys on the eastern portion of the site.

### Kanata West Concept Plan

The Kanata West Concept Plan provides direction for how different areas of the Kanata West community are to be developed. The subject site is designated as Prestige Business Park / Residential, which allows for flexibility in how the land can be developed. Where residential is proposed, the guidelines provided for Residential Area B are to be applied.

### Section 2.5.1 – Designing Ottawa

Tools and design objectives for new development are provided in Section 2.5.1 to guide compatibility and a high quality of design. These design objectives include enhancing the sense of community; defining quality public and private spaces through development; ensuring that new development respects the character of existing areas; and considering the adaptability and diversity of places that can adapt and evolve easily over time.

### Section 4.11 – Urban Design and Compatibility

New development is reviewed and evaluated using the policies of Section 4.11, which address urban design and compatibility. These aspects of urban design and compatibility include building profile and height, potential impacts, building transitions, and intensification within established neighbourhoods. The purpose of reviewing these design aspects is to ensure that new development is sensitive and compatible to the existing context while providing appropriate transitions between densities and land uses.

### **New Official Plan**

The site is designated as Minor Corridor, and is subject to the Evolving Neighbourhood Overlay, as shown on Schedule B5 of the New Official Plan. Townhouses, stacked townhouses and open spaces are all permitted within the designation and the overlay. The site is within the area subject to the Area Specific Policies for Kanata West identified in Volume 2C but does not depend on any of these policies.

## **Urban Design Review Panel**

The property is within a Design Priority Area; however, the proposed development did not trigger the requirement for the Urban Design Review Panel (UDRP) process.

## **Planning Rationale**

A complete application was submitted for the proposed Zoning By-law Amendment prior to Council approval of the New Official Plan on October 27, 2021. As such, this application has been reviewed based on the policies of the consolidated Official Plan (2003) and amendments in effect from Official Plan Amendment 150 (OPA 150). Consideration was also given to the policies of the new Official Plan.

The site is designated as Mixed-Use Centre (Section 3.6.2), which permits a broad range of land uses, including stand-alone residential uses. The Minor Corridor designation within the Suburban Transect of the new Official Plan generally permits low-rise development (up to four storeys).

The Kanata West Secondary Plan provides for more policy direction on building heights. It shows the maximum building for the site as 15 storeys on the western portion of the site and six storeys on the eastern portion of the site. No minimum heights are identified. These permissions were carried forward into the new Official Plan through the Area Specific Policies for Kanata West (Volume 2C). The proposed development consists of townhouse and stacked dwellings, which are three and four storeys, respectively. Additional relief is being sought from the provisions of the R4Z zone to allow for maximum building heights of 12 metres for townhouse dwellings and 16 metres for stacked dwellings. Staff have no concerns with the requested increases as greater heights are permitted on the site than are being proposed, and no negative impacts are anticipated for existing development across Campeau Drive to the north.

The subject site is identified as “Prestige Business Park / Residential” in the Kanata West Concept Plan. Where residential is being proposed, the guidelines for Residential (Area B) apply, which indicate that a higher intensity/profile and mix of uses should be directed to the extended Campeau Drive. The proposed development includes a mix of townhouse and stacked dwellings, as well as a public parkette along Campeau Drive. There are vacant parcels remaining in the surrounding area, which remain undeveloped at this time, but are anticipated to further contribute to the profile and mix of uses along Campeau Drive as the area continues to develop in the future.

Section 2.5.1 and 4.11 of the Official Plan provides policy direction for urban design and compatibility. Document 4 illustrates the proposed concept plan. The proposed

development will resemble existing development in the previous phases of Minto's Arcadia subdivision to the north. Resident parking for the stacked dwellings is to be located in underground parking garages to reduce surface parking. A public parkette is proposed to serve the residents of the Arcadia community, in addition to private outdoor amenity spaces that serve residents of the proposed development. Additional opportunities for pedestrian connections to the parkette, existing Arcadia phases, and the future Campeau LRT Station will be explored further through a future Site Plan Control application.

The applicant has requested reduced resident parking rate of 0.9 spaces per unit and a reduced visitor parking rate of 0.1 spaces per unit for the stacked dwellings. The resultant combined parking rate will be 1 parking space per unit. Staff have no concerns with the reduced parking rate given the site's close proximity to the future Campeau LRT Station. Bicycle parking will also be provided throughout the site to support opportunities for the use of alternative transportation modes. Further, relief has been requested to allow for visitor parking throughout the site to be provided as parallel parking on private ways with a reduced minimum width of 6.7 metres, whereas the Zoning By-law requires 8.5 metres. Transportation staff have confirmed that there are no concerns with the requested relief as the 6.0 metres required for fire routes will be maintained. The location of fire routes will also be further evaluated at the time of Site Plan Control.

With the introduction of the public parkette into the proposed development, the applicant has requested confirmation of the setback requirements for the stacked and townhouse dwellings abutting the park block through the site specific exception. A 1.2-metre minimum building setback has been requested for townhouse dwellings abutting the O1 zone. Staff have no concerns with this request as it reflects the minimum required interior side yard setback for townhouse dwellings in the R4Z zone. A 3 metre minimum building setback has been requested for stacked dwellings abutting the O1 zone. Staff are satisfied that a 3-metre setback provides adequate space to accommodate pedestrian access to the stacked dwellings units fronting onto the parkette. Parks staff have also been consulted on the request and have confirmed that the proposed setbacks provide adequate distance between the residential dwellings and the public parkette for the purposes of parkette design and operation.

The applicant has also requested that provisions be included in the site-specific exception identifying that Campeau Drive is to be considered the front lot line and that the corner side yard along Country Glen Way is considered to extend from Campeau Drive to the southern extent of Country Glen Way, for the purposes of zoning. Staff

have no concerns with confirming the front lot line and corner lot line along Country Glen Way through zoning as the lot is irregularly shaped.

Staff are satisfied that the requested Zoning By-law Amendment to permit the development of 104 townhouse dwellings and 264 stacked dwellings is consistent with both the current and new Official Plans and represents good planning. The proposal contributes to the range of housing types and uses available within the area designated as Mixed-Use Centre in Kanata West and creates the opportunity for further parkland development to serve the residents of the Arcadia community.

### **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 the report.

### **COMMENTS BY THE WARD COUNCILLOR**

Councillor Curry has provided the following comments:

“The main concerns heard from the community regarding development in the area was regarding traffic. First, the traffic along Huntmar was of concern, alongside concern over congestion at the roundabout on Campeau. Additionally, while this is a design and site plan matter, not related to the zoning, we did hear concerns over previous sidewalks being too narrow within the actual neighbourhood. We are aware Huntmar is set for expansion so mention or note of how that intends to offset traffic concerns is certainly welcome.”

### **LEGAL IMPLICATIONS**

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

### **RISK MANAGEMENT IMPLICATIONS**

There are no Risk Management implications.



## **ASSET MANAGEMENT IMPLICATIONS**

Infrastructure assets within the development area will remain under private ownership, and therefore will not be the City's responsibility to operate and maintain over the long term.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

The proposed development will be required to meet the accessibility requirements contained within Ontario Building Code.

## **ENVIRONMENTAL IMPLICATIONS**

An Environmental Impact Statement was prepared in support of the proposed rezoning which identifies the subject site as being located within the Carp River Watershed, with Feedmill Creek running to the south of site and the Carp River located to the east. It was determined through this report that the environmental features associated with the watercourse are not located on the subject site. Transition between the residential and lands to the south will be further reviewed at the time of Site Plan Control.

## **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: D02-02-21-0127) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to issue resolution related to parkland dedication.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map and Zoning Key Plan

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

## Document 4 Proposed Concept Plan

### **CONCLUSION**

The Planning, Real Estate and Economic Development Department supports the application and proposed Zoning By-law Amendments. The proposed development contributes to the availability and mix of housing in Kanata West and is appropriate in this context. The requested amendments conform to the Official Plan and are consistent with the Provincial Policy Statement.

### **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.

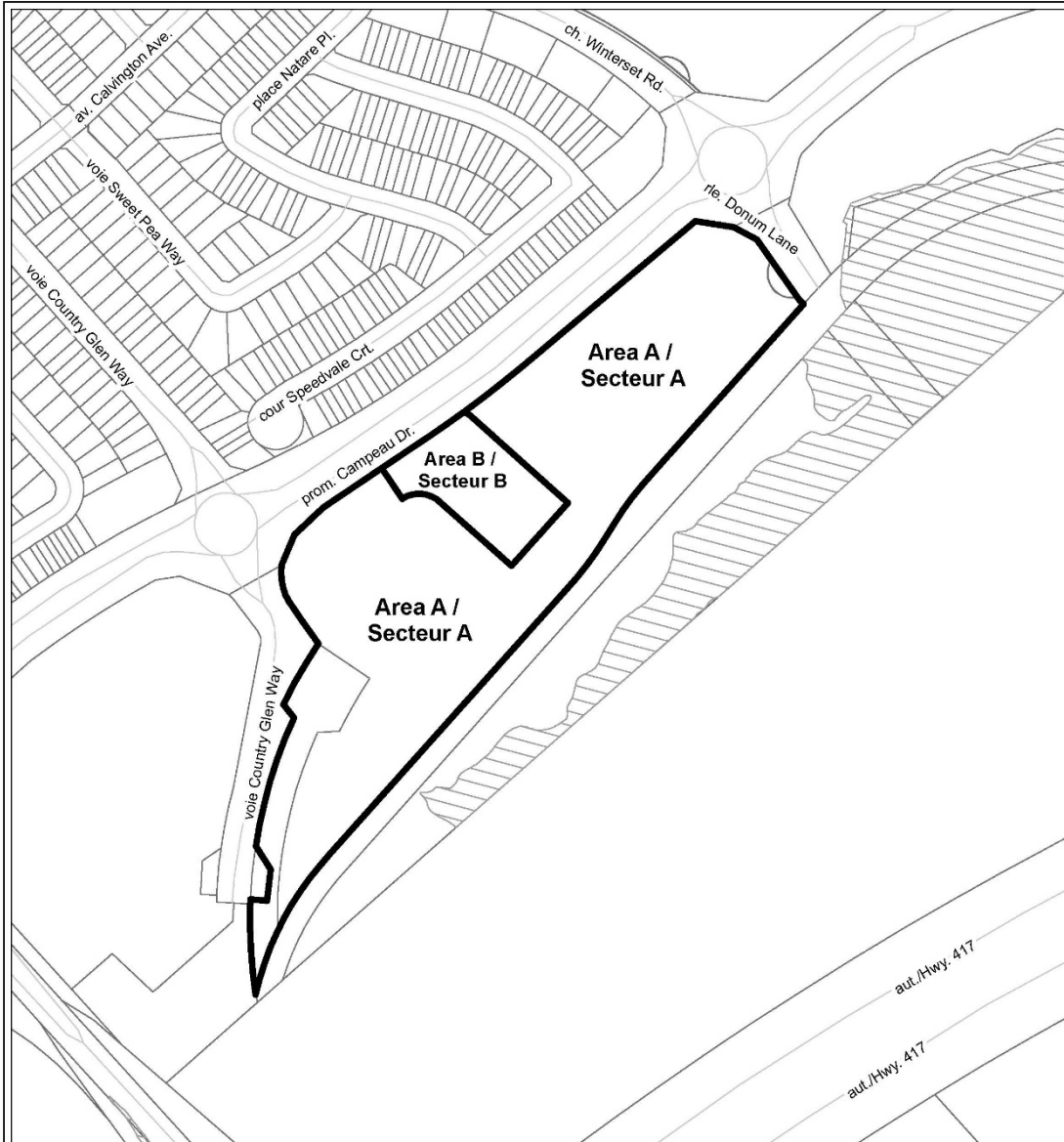
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.





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](http://geoOttawa)



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-21-0127	22-0250-X	<b>8415 promenade Campeau Drive</b>	
I:\CO\2022\Zoning\Campeau_8415		 Area A to be rezoned from DR to R4Z[xxxx] Le zonage du secteur A sera modifié de DR à R4Z[xxxx]	
<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>		Area B to be rezoned from DR to O1 Le zonage du secteur B sera modifié de DR à O1	
<small>©Les données de parcelles appartiennent à Teranet Enterprises Inc.                  et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit                  sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>		 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	
REVISION / RÉVISION - 2022 / 04 / 28			

## Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 8415 Campeau Drive:

1. Rezone the lands shown as Area A in Document 1 from DR to R4Z[XXXX].
2. Rezone the lands shown as Area B in Document 1 from DR to O1.
3. Amend Section 239 – Urban Exceptions, by adding a new exception [XXXX] with a provision similar in effect to the following:
  - a) In Column V, add provisions similar in effect to the following:
    - A Townhouse Dwelling is subject to the following provisions:
      - i. Maximum building height is 12 metres.
      - ii. Minimum building setback from the O1 zone is 1.2 metres.
    - A Stacked Dwelling is subject to the following provisions:
      - i. Maximum building height is 16 metres.
      - ii. Private rooftop terraces are permitted, and the provisions set out in Table 55(8) of the Zoning By-law do not apply.
      - iii. Minimum required parking rate of 0.9 space per unit.
      - iv. Minimum required visitor parking rate of 0.1 space per unit.
      - v. Minimum building setback from the O1 zone is 3 metres.
    - Campeau Drive is considered the front lot line.
    - The corner side yard along Country Glen Way is considered to extend from Campeau Drive to the southern extent of Country Glen Way.
    - Notwithstanding Table 131(5)(b), visitor parking may be provided as parallel parking on a private way with a minimum width of 6.7 metres (m), exclusive of the parallel parking space.
  - b) In Column II, add the text, “R4Z[XXXX].

### **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.

#### Public Comments and Responses

##### Comment:

Concerns with the noise that will be generated as a result of the proposed development.

##### Response

Staff have no concerns with noise levels associated with the proposed development. Building typologies proposed are consistent with existing development surrounding the site.

##### Comment:

Concerns with the lack of greenspace.

##### Response:

A public parkette is now being provided as part of the proposed development. Outdoor amenity spaces are also provided throughout the site to serve residents of the development.

##### Comment:

Concerns with increased traffic levels resulting from the proposed development.

##### Response:

A Transportation Impact Assessment has been submitted in support of the proposed development. Staff are satisfied that the existing road network can support the traffic generated by the proposed development. It is also anticipated that planned road network enhancements, such as the widening of Huntmar Drive from Campeau Drive to Maple Grove Road, will improve traffic flow in the surrounding area.

Comment:

Concerns with level of proposed density.

Response:

Staff are supportive of the level of density being proposed. The policies of the Official Plan direct higher densities to locations in close proximity to future transit stations.

Comment:

Concerns with the lack of park space in the proposed development.

Response:

A public parkette is now being provided as part of the proposed development

Comment:

Concerns with the impact of the development on surrounding environmental features in surrounding area (i.e., Carp River).

Response:

An Environmental Impact Statement was submitted in support of the proposed development. Staff have no concerns with the proposed rezoning as environmental features associated with the watercourse are not located on the subject lands.

Comment:

Concerns with the lack of public transit in the area.

Response:

Stage 3 LRT is planned to serve the proposed development and surrounding area in the future.

Comment:

Concerns with the lack of nearby grocery stores in the area.

Response:

The subject site is located within a developing community. It is anticipated that commercial uses will develop in the future to meet growing demands.

Document 4 – Concept Plan

