

Subject: Zoning By-law Amendment – 4829 Abbott Street East

File Number: ACS2023-PRE-PS-0014

Report to Planning and Housing Committee on 31 January 2023

and Council 8 February 2023

**Submitted on January 18, 2023 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

Contact Person: Alex Gatien, Planner I, Development Review West

613.580.2424 ext. 26836 – alex.gatien@ottawa.ca

Ward: Stittsville (6)

Objet : Modification du Règlement de zonage – 4829, rue Abbott Est

Dossier : ACS2023-PRE-PS-0014

Rapport au Comité de la planification et du logement

le 31 janvier 2023

et au Conseil le 8 février 2023

**Soumis le 18 janvier 2023 par Derrick Moodie, Directeur, Services de la
planification, Direction générale de la planification, des biens immobiliers et du
développement économique**

**Personne ressource : Alex Gatien, Urbaniste I, Examen des demandes
d'aménagement ouest**

613.580.2424 poste 26836 – alex.gatien@ottawa.ca

Quartier : Stittsville (6)

REPORT RECOMMENDATIONS

- 1. That the Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 4829 Abbott Street East, as shown in Document 1, by adding an office use to the site-specific exception for up to three years, as detailed in Document 2.**

2. That the Planning and Housing 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 February 8, 2023,” 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 la planification et du logement recommande au Conseil d’approuver une modification du Règlement de zonage (no 2008-250) visant le 4820, rue Abbott Est, comme le montre le document 1, afin d’ajouter à l’exception propre à l’emplacement une utilisation de bureau pour un maximum de trois ans, comme l’indique le document 2.
2. Que le Comité de la planification et du logement 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 8 février 2023 », 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

4829 Abbott Street East

Owner

SPB Developments Inc.

Applicant

Novatech (Ellen Potts)

Description of site and surroundings

The subject property is located at the northeast corner of Abbott Street East and Cranesbill Road in the recently registered Trailview Subdivision. Currently, a subdivision administrative and sales office occupies part of the site. Located to the south of the property are townhomes, single detached dwellings, and low-rise apartments from Phases 1-4 of the Trailview Subdivision. To the north and east, there are more Trailview Subdivision townhomes and low-rise apartment dwellings. To the west of the site is another residential development consisting of low-density uses.

Five 12-unit apartment buildings are proposed for the remainder of this site, but no site plan application has been submitted for this development.

Summary of requested Zoning By-law amendment proposal

The subject property is currently zoned Residential Fourth Density, Subzone S, Urban Exception 2351 (R4S[2351]) which permits an office, in conjunction with an office for the sale of residential units, for the period July 13, 2019 to July 13, 2022. The intent of the amendment is to extend the site-specific exception on the property to permit the continued use of Metric Homes' corporate office for an additional three-year period to allow the applicant to operate a sales and administrative office during the development of the Trailview Subdivision. A temporary sales office for the purpose of selling residential lots within a subdivision is already permitted in the Zoning By-law.

The current temporary zoning which permits the use of office expired in July 2022. As Metric Homes has not yet completed this subdivision, they are requesting to extend these permissions until July 2025.

Brief history of proposal

The temporary site-specific zoning exception was approved on July 13, 2016 as part of Zoning By-law amendment D02-02-14-0121 for the Trailview Subdivision (D07-16-14-0022). The temporary site-specific zoning exception was previously extended in June 2019 for a further three years (D02-02-19-0026).

DISCUSSION

Public consultation

Public consultation of the application was carried out in accordance with the City's Public Notification and Consultation Policy.

No comments were received regarding this application.

Official Plan designation(s)

The site is designated Neighbourhood within the Suburban Transect and is located on a Minor Corridor in the Evolving Neighbourhood Overlay. The proposed Zoning By-law Amendment to introduce a temporary commercial use in a residential zone supports the goals of the Official Plan by facilitating the development of the Trailview Subdivision.

Other applicable policies and guidelines

The property is subject to the Fernbank Community Design Plan (CDP), which encompasses the 674 hectares of land between the established communities of Stittsville, Kanata West and Kanata South, extending south from Hazeldean Road to Fernbank Road. The purpose of the Fernbank CDP is to establish a community-wide land use framework that reflects the principles, objectives and policies for community development as directed by the Official Plan.

The site is located within the northeast portion of the Fernbank lands. It is intended for low to medium density housing. The proposed commercial use supports the development of the Trailview Subdivision, which provides housing types in keeping with the vision outlined in Fernbank CDP.

Planning rationale

The requested site-specific exception would extend the office use for an additional three-year period in order for Metric Homes to continue to operate their corporate office together with their sales office for the Trailview Subdivision. The corporate office is small scale and operates in conjunction with the sales office, which is a permitted use. The sales centre/office building is located on Abbott Street near the entrance to the subdivision and has operated since 2016.

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(S)

The Ward Councillor is aware of the report's recommendations.

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 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

There are no accessibility implications for this Zoning By-law amendment. Any future development of the remainder of the site will be subject to Site Plan Control and/or the Ontario Building Code.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-22-0105) 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

CONCLUSION

The Planning, Real Estate and Economic Development Department supports the proposed Zoning By-law amendment. The proposal is consistent with Official Plan policies and Fernbank Community Design Plan. Rezoning the lands to extend the site-specific exception for the use of an 'office' on a temporary basis is compatible with the surrounding residential development.

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.

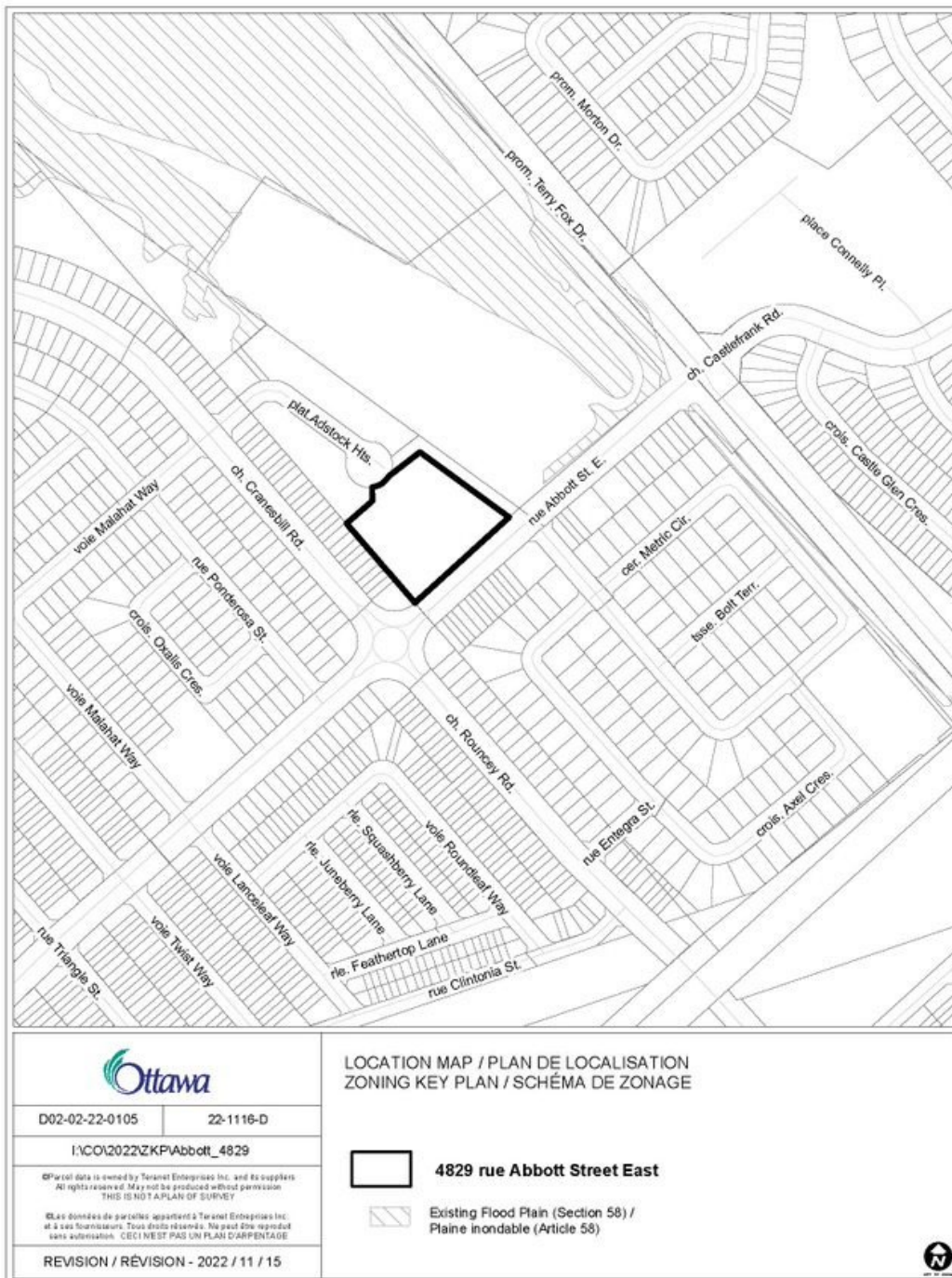
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoottawa.com)

The site is located on the north side of Abbott Street East, near the intersection of Abbott Street East and Cranesbill Drive. The site is located approximately 280 metres west of Terry Fox Drive.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 4829 Abbott Street East:

Amend Section 239 – Urban Exceptions, by amending exception 2351 with provisions similar in effect to following:

1. In Column V, replace the words “an office, in conjunction with an office for the sale of residential units, is permitted for the period July 13, 2019 to July 13, 2022” with “an office, in conjunction with an office for the sale of residential units, is permitted for the period July 13, 2022 to July 13, 2025”