

**Subject: Zoning By-law Amendment – 6171 Hazeldean Road**

**File Number: ACS2024-PRE-PS-0047**

**Report to Planning and Housing Committee on 10 April 2024**

**and Council 17 April 2024**

**Submitted on March 27, 2024 by Derrick Moodie, Director, Planning Services,  
Planning, Real Estate and Economic Development**

**Contact Person: Stream Shen, Planner III (A), Development Review West**

**613-580-2424 ext.24488, Stream.Shen@ottawa.ca**

**Ward: Stittsville (6)**

**Objet: Modification du Règlement de zonage – 6171, chemin Hazeldean**

**Dossier: ACS2024-PRE-PS-0047**

**Rapport au Comité de la planification et du logement**

**le 10 avril 2024**

**et au Conseil le 17 avril 2024**

**Soumis le 27 mars 2024 par Derrick Moodie, Directeur, Services de la  
planification, Direction générale de la planification, des biens immobiliers et du  
développement économique**

**Personne ressource: Stream Shen, Urbaniste III, Examen des demandes  
d'aménagement ouest**

**613-580-2424 ext.24488, Stream.Shen@ottawa.ca**

**Quartier: Stittsville (6)**

## REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 6171 Hazeldean Road, as shown in Document 1, to permit a mixed-use subdivision with 570 residential units, as detailed in Document 2.
2. That 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 of *April 17, 2024*,” 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 2008-250 visant le 6171, chemin Hazeldean, un bien-fonds illustré dans le document 1, afin de permettre la réalisation d’un lotissement résidentiel comprenant 570 logements, comme l’expose en détail 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 17 avril 2024 », 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**

6171 Hazeldean Road

**Owner**

11654128 Canada Inc (Latitude Homes)

**Applicant**

Fotenn Consultants (c/o Scott Alain)

**Architect**

PMA Architectes

**Description of site and surroundings**

The subject land is in the City's Stittsville community and on the north side of Hazeldean Road, three lots east of Carp Road.

The property has an area of approximately nine hectares, with 318 metres of frontage along Hazeldean Road. The property is currently vacant and undeveloped. The Potter's Key development surrounding the property to the north and east is comprised of low-rise residential dwellings. There are also planned commercial uses east of the site along Hazeldean Road. To the west of the site is the Stittsville Water Tower and detached homes along Lloydalex Crescent.

**Summary of proposed development**

The applicant is proposing to develop a mixed-use subdivision comprised of 20 detached dwellings, 150 townhouse dwellings, one block for four-storey apartments and one block for a nine-storey mixed use development adjacent to Hazeldean Road. The total residential unit count is 570 dwelling units, with a minimum of 1,500 square metres of commercial uses along Hazeldean Road. The subdivision also includes a 0.82-hectare public park block, stormwater management pond block and various pathway blocks.

The subdivision will be accessed from Hazeldean Road by a new collector road with connection to the Potter's Key subdivision to the north by Samantha Eastop Avenue.

The remaining proposed roads will be designed to a local street cross-section, in accordance with City of Ottawa standards. Sidewalks and pathways will provide connections throughout the subdivision, along the park and to Kimpton Drive to the north and Bandelier Way to the east. Parking for the apartment blocks will be mostly located underground, with some limited surface parking for visitor parking and commercial function located behind the proposed apartment buildings.

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

The entire property is currently zoned Arterial Mainstreet, Subzone 9 (AM9). The proposed Zoning By-law amendment seeks to rezone the subject lands to:

- Park and Open Space Zone (O1) to accommodate the public park and stormwater management pond.
- Residential Third Density Zone, Subzone YY, Exception XXX1 to XXX3 (R3YY [XXX1] to [XXX3]) to permit the low-rise residential uses, being detached, semi-detached and townhouse dwellings. Separate exceptions are proposed to accommodate site-specific changes to the Zoning By-law as a result of the proposed lot and building configurations. There is also a proposed enhanced rear yard setback of 7.5 metres for lots backing onto existing homes along the property boundary.
- Arterial Mainstreet Zone, Subzone 9, Exception XXX4 (AM9 [XXX4]), maximum height of 30 metres to accommodate the nine-storey, mixed-use building fronting Hazeldean Road.
- Arterial Mainstreet Zone, Subzone 9, Exception XXX5 (AM9 [XXX5]), to accommodate the four-storey apartment buildings and a reduced residential parking requirement from 1.2 to 1.0 space per dwelling unit.
- Arterial Mainstreet Zone, Subzone 9, Exception XXX6 (AM9 [XXX6]), to accommodate a block of townhouse dwellings.

## **DISCUSSION**

### **Public consultation**

This application was subject to the Public Notification and Consultation Policy. A virtual Public Meeting for the subdivision application was held on July 6, 2021. Comments were received by approximately 50 residents during review. Comments include

concerns and questions related to traffic, land use, site design, infrastructure and construction.

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

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

The site is in the City's Suburban Transect and is designated Corridor, Mainstreet along Hazeldean Road, with a Neighbourhood designation subject to an Evolving Neighbourhood Overlay interior to the site.

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

The application was also reviewed against the Building Better and Smarter Suburbs Guidelines and Urban Design Guidelines for Greenfield Neighbourhoods. The two guidelines provide guidance on creating new suburbs as healthy, vibrant, safe and complete communities with all the facilities and services that meet people's everyday needs.

### **Urban Design Review Panel**

The property is within a Design Priority Area and the Zoning By-law Amendment application was subject to the Urban Design Review Panel (UDRP) process. The applicant presented their proposal to the UDRP at a formal review meeting, which was open to the public. The formal review meeting for the Zoning By-Law Amendment application was held on November 5, 2021.

The panel's recommendations from the formal review of the Zoning By-law Amendment application are:

- The Panel appreciates the aspirations of the project and the design moves presented. The project showcases the opportunities and challenges in a suburban context.
- The Panel is supportive of the building's mass and believes the development sets an important precedent for the evolution of the neighbourhood.
- The Panel appreciates the park's location and would have appreciated seeing views of the building from the park.

The panel recommendations were acknowledged by the applicant and will be addressed as part of their Site Plan Control application where building elements such as

materiality, articulation, site circulation and landscape design will be reviewed in greater detail.

### **Planning rationale**

Within the City's Official Plan, the Suburban Transect recognizes a suburban pattern of built form and site design while supporting an evolution towards 15-minute neighbourhoods. The transect is generally characterized by low- to mid-density development, with low-rise within the Neighbourhood designation and mid-rise along Mainstreet Corridors.

The proposed R3YY zoning permits detached, semi-detached and townhouse dwellings and is a common subzone that is applied to new suburban communities throughout the city. The proposed exception is tailored to the proposed design from Latitude Homes and the performance standards produce a compact built form that fits well within the existing community conforms to the Official Plan direction for higher density greenfield developments and meets the Building Better Smarter Suburb principles. To enhance the transition between existing homes and the proposed development, the homes along the boundary are subject to a 7.5 metre rear yard setback whereas a setback of 6 metres is typically required in new suburban developments. There is one small area at the east end of the subdivision subject to a smaller setback for a grouping of three townhomes due to the lot geometry.

The applicant is proposing to maintain the Arterial Mainstreet zone along Hazeldean Road to accommodate a nine-storey mixed-use building with ground floor commercial uses and a grouping of four-storey apartments. To promote a gradual transition between the nine-storey building to the planned low-rise residential to the north, the exception limits the maximum permitted height to 15 metres within 30 metres of a residential zone. The proposed zoning also includes the requirement for a minimum of 1,500 square metres of non-residential uses to facilitate ground floor commercial uses within the nine-storey building, promoting easy access to commercial amenities for existing and future residents and contributing to the development of 15 minute neighbourhoods. The lot width coverage amendment is to accommodate a hydro line located along Hazeldean Road.

The proposed reduction of residential parking rate from 1.2 to 1.0 space per dwelling unit is limited to the four-storey apartment block and will result in an approximate reduction of residential vehicle parking space from 288 to 240 spaces. The visitor vehicle parking rate of 0.2 space per dwelling unit is proposed to be maintained. Official

Plan policy 4.1.4 indicates that minimum parking requirements may be reduced or eliminated along Hubs and Corridors. The site is located along Hazeldean Road, which is designated as a Mainstreet Corridor. The project is also located within 200 metres of a bus stop and within 10-minute walking distance to a wide range of commercial amenities. The proposed reduction also aligns the parking requirement with the other proposed uses on-site, including detached, semi-detached, townhouse and mixed-use buildings, which are all subject to a parking rate of 1.0 space per unit.

The proposed typologies, heights and parking reduction conform to the policies within the Official Plan, provides a diversity of housing types, and contribute to the creation of 15-minute communities.

The proposed nine storey building is exempt from the Community Benefits Charge, provided that a building permit for said development is issued by August 31, 2027.

### **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.

### **COMMENTS BY THE WARD COUNCILLOR(S)**

Councillor Glen Gower provided the following comment:

“The proposed re-zoning allows for a variety of housing types on a large piece of land close to existing homes, shopping, and services. I am glad to see the inclusion of retail in one of the apartment buildings. The large park space will be an attractive gathering point for the community and should lend itself to creative design and programming. There is good connectivity achieved with walking paths throughout the site. There are still some issues related to road safety that need to be resolved through the detailed design phase.”

### **LEGAL IMPLICATIONS**

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

**RISK MANAGEMENT IMPLICATIONS**

There are no risk implications.

**ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications.

**FINANCIAL IMPLICATIONS**

There are no direct financial implications.

**ACCESSIBILITY IMPACTS**

The proposed buildings will be required to meet the accessibility criteria contained within the Ontario Building Code.

**TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- A city that has affordable housing and is more liveable for all.

**APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-20-0097) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to complexity associated with the engineering design.

**SUPPORTING DOCUMENTATION**

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Proposed Site Plan

**CONCLUSION**

The Planning, Real Estate and Economic Development Department recommends approval of the Zoning By-law amendment to permit a mixed-use subdivision with 570 residential units located at 6171 Hazeldean Road. The proposed Zoning By-law



amendment is consistent with the Provincial Policy Statement, conforms to the City's Official Plan and represents good planning.

## **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 and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

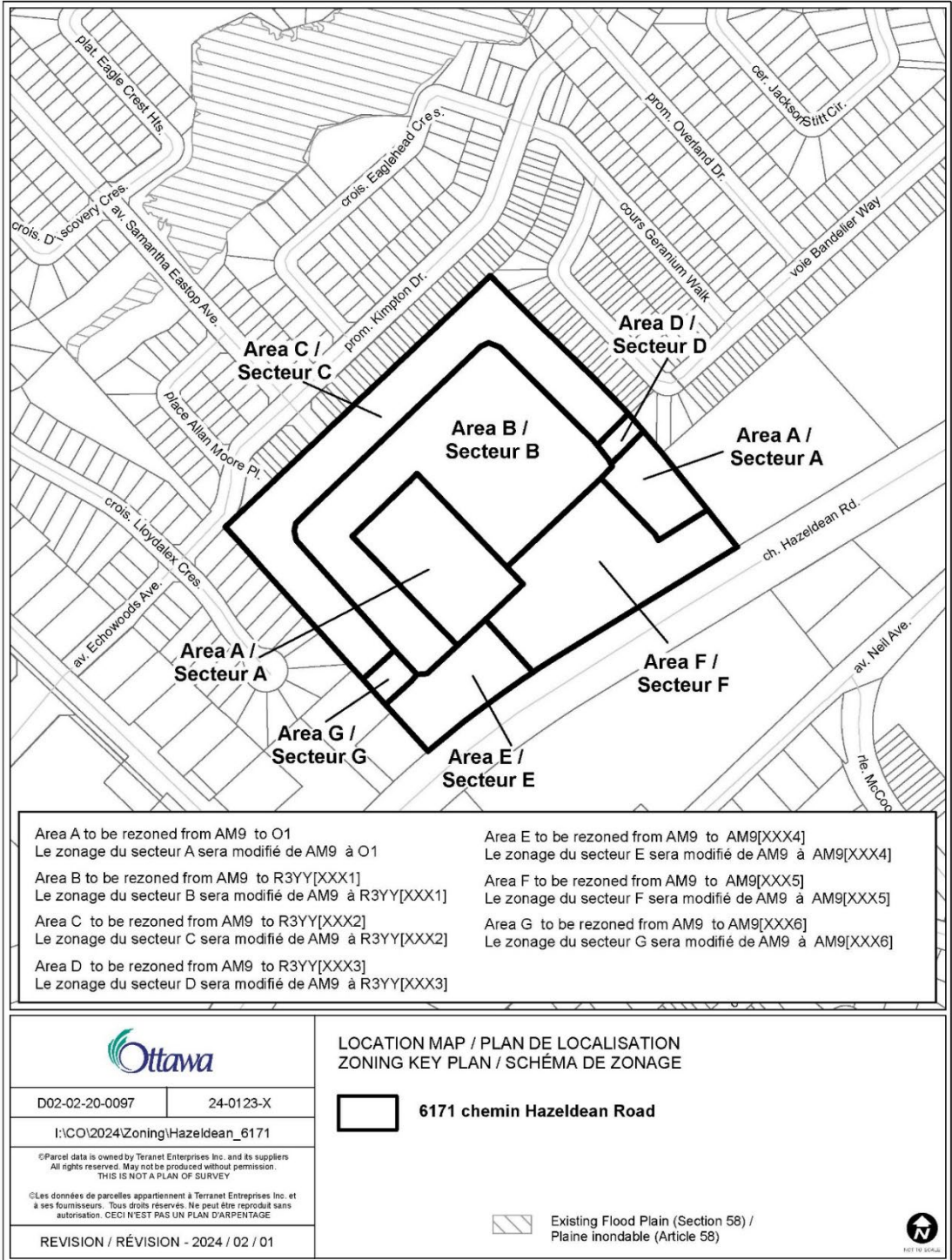
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

# Document 1 – Zoning Key Map

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa)



## Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 6171 Hazeldean Road:

- 1) Rezone the lands as shown in Document 1;
- 2) Add a new exception XXX1 to Section 239 – Urban Exceptions with provisions similar in effect to the following:
  - a) In Column I, Exception Number, add the text “XXX1”
  - b) In Column II, Applicable Zones add the text “R3YY[XXX1]”
  - c) In Column V, Provisions, add the text:
    - For townhouse dwellings:
      - i. Minimum lot width: 5.8 metres
      - ii. Minimum corner side yard setback: 3.1 metres
- 3) Add a new exception XXX2 to Section 239 – Urban Exceptions with provisions similar in effect to the following:
  - a) In Column I, Exception Number, add the text “XXX2”
  - b) In Column II, Applicable Zones add the text “R3YY[XXX2]”
  - c) In Column V, Provisions, add the text:
    - For detached dwellings:
      - i. Minimum front yard setback: 5.2 metres
      - ii. Minimum corner side yard setback: 3.3 metres
      - iii. Minimum rear yard setback: 7.5 metres
    - For semi-detached dwellings:
      - i. Minimum rear yard setback: 7.5 metres
    - For townhouse dwellings:
      - i. Minimum lot width: 5.8 metres

- ii. Minimum corner side yard setback: 3.1 metres
    - iii. Minimum rear yard setback: 7.5 metres
- 4) Add a new exception XXX3 to Section 239 – Urban Exceptions with provisions similar in effect to the following:
  - a) In Column I, Exception Number, add the text “XXX3”
  - b) In Column II, Applicable Zones add the text “R3YY[XXX3]”
  - c) In Column V, Provisions, add the text:
    - For townhouse dwellings:
      - i. Minimum lot width: 5.8 metres
      - ii. Minimum rear yard setback: 5.9 metres
- 5) Add a new exception XXX4 to Section 239 – Urban Exceptions with provisions similar in effect to the following:
  - a) In Column I, Exception Number, add the text “XXX4”
  - b) In Column II, Applicable Zones add the text “AM9[XXX4]”
  - c) In Column V, Provisions, add the text:
    - Minimum non-residential use gross floor area required: 1,500 square metres
    - Maximum permitted building height is 15 metres within 30 metres of a residential zone and 30 metres in all other cases.
    - A minimum of 30 per cent of the lot width within 7 metres of the front lot line must be occupied by building walls or balconies if the lot is 90 metres in width or wider.
- 6) Add a new exception XXX5 to Section 239 – Urban Exceptions with provisions similar in effect to the following:
  - a) In Column I, Exception Number, add the text “XXX5”
  - b) In Column II, Applicable Zones add the text “AM9[XXX5]”

- c) In Column V, Provisions, add the text:
- Minimum rear yard setback: 3 metres
  - A minimum of 30 per cent of the lot width within 5 metres of the front lot line must be occupied by building walls or balconies if the lot is 90 metres in width or wider.
  - Despite Table 101, the minimum required parking space for low-rise apartment dwelling is 1.0 per dwelling unit.
- 7) Add a new exception XXX6 to Section 239 – Urban Exceptions with provisions similar in effect to the following:
- a) In Column I, Exception Number, add the text “XXX6”
- b) In Column II, Applicable Zones add the text “AM9[XXX6]”
- c) In Column IV, Land Uses Prohibited, add the text:
- All uses except:
    - i. detached dwelling
    - ii. semi-detached dwelling
    - iii. townhouse dwelling
- d) In Column V, Provisions, add the text:
- Section 186(9)(c)(i) is not applicable
  - Minimum lot width: 5.8 metres
  - Minimum lot area: 150 square metres
  - Minimum interior side yard setback: 1.2 metres
  - Minimum front yard setback: 6 metres
  - Accessory buildings and structures are subject to section 55 as it applies to the R3YY zone.

## Document 3 – Consultation Details

### Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. This application was subject to the Public Notification and Consultation Policy. A virtual Public Meeting for the subdivision application was held on July 6, 2021. Comments were received by approximately 50 residents during review. Comments include concerns related to traffic, land use, site design, infrastructure and construction related questions.

### Public Comments and Responses

#### *Traffic:*

- Concerned about traffic safety on Kimpton Drive due to speeding and not stopping at stop signs. This will be exacerbated by the increase traffic cutting through Kimpton Drive to head to Carp Road.
- A left turn signal should be provided along Hazeldean at the subdivision entrance.
- The Samantha Eastop access should be removed.

**Response:** A Transportation Impact Study was prepared in support of the proposed subdivision and Zoning By-law amendment applications, which the City found to be acceptable. The new north-south collector road will be designed with the 30 kilometre per hour toolkit to ensure that speeds are slowed along this roadway. A left turn lane along Hazeldean Road at the new site entrance was explored, however, it was determined that a signal is not warranted at this location based on projected traffic volumes to 2029. Upgrades to Kittiwake Drive/Echowoods Avenue/Kimpton Drive were not considered with this application as upgrades will be coordinated with the Carp Road widening. Should Carp Road not be widened in a timely manner, improvements could be considered through the Intersection Control Measures Program as the intersection is an arterial and collector.

#### *Parking:*

- Concern about overflow of parking onto existing residential streets.
- Object to the parking reduction.

**Response:** The proposed parking reduction is limited to the four-storey apartment block fronting Hazeldean Road. Official Plan policy 4.1.4 indicates that minimum parking requirements may be reduced or eliminated along Hubs and Corridors. The site is located along Hazeldean Road, which is designated as a Mainstreet Corridor. The project is also located within 200 metres of a bus stop and within 10-minute walking distance to a wide range of commercial amenities. The overall subdivision is also designed with on-street parking opportunities which will be finalized as part of the detailed design process.

*Land use/Site design:*

- The proposed nine storey building is out of character with the subdivision.
- Concerned about on-street parking shortage associated with townhomes.
- Concerned about the high number of units proposed.
- Would like the whole lot developed into commercial uses instead of residential.

**Response:** The Official Plan provides direction for urban design and compatibility, outlining, in a broad nature, design objectives such as defining quality spaces, ensuring safety and accessibility, and respecting the character of the community. The height and scale of the buildings was reviewed in accordance with the Official Plan and key design guidelines as discussed in this report. The Official Plan prioritizes intensification within the existing urban area; this location represents a significant opportunity for intensification along a Mainstreet Corridor. The infrastructure and transportation studies submitted in support of the application indicate that there are sufficient capacities to serve the proposed development. Commercial uses are proposed at grade along Hazeldean Road west of the north-south collector roadway.

Construction/Infrastructure:

- Concern about impacts of potential blasting.
- Concern about impacts to water pressure in surrounding homes.
- Concern about rear yard flooding.

**Response:** The construction of the proposed development is required to follow all applicable City and Provincial regulations and industry best practices relating to safety, noise, dust, blasting and construction. Construction activity must adhere to relevant City by-laws, including the Noise By-law, Traffic and Parking By-law and Encroachments on

City Highways By-law. If issues are experienced during construction, a concerned citizen may contact 311 to report non-compliance with the by-laws.

The plans and studies submitted in support of the application conclude that there is adequate storm and water infrastructure to service the proposed development. As per City and provincial requirements, stormwater will not be directed toward adjacent properties and will be managed in an on-site stormwater management pond.



Document 4 - Proposed Site Plan

