

Subject: Zoning By-law Amendment – 2050 Provence Avenue

File Number: ACS2024-PDB-PSX-0022

Report to Planning and Housing Committee on 25 September 2024

and Council 2 October 2024

**Submitted on September 19, 2024 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

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Ward: Orléans South-Navan (19)

Objet : Modification du Règlement de zonage - 2050, avenue Provence

Dossier : ACS2024-PDB-PSX-0022

Rapport au Comité de la planification et du logement

le 25 septembre 2024

et au Conseil le 2 octobre 2024

**Soumis le 19 septembre 2024 par Derrick Moodie, Directeur, Services de la
planification, Direction générale des services de la planification, de
l'aménagement et du bâtiment**

**Personne ressource : Kelly Livingstone Urbaniste III, Examen des demandes
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Quartier : Orléans-Sud-Navan (19)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2050 Provence Avenue, as shown in Document 1, to permit for low-rise residential development, 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 October 2, 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 2050, avenue Provence, un bien-fonds illustré dans le document 1, afin de permettre la construction d’un immeuble résidentiel de faible hauteur, 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 greffe 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 2 octobre 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

2050 Provence Avenue

Owner

Provence Orleans Realty Investments Inc.

Applicant

The Regional Group of Companies c/o Evan Garfinkel

Description of site and surroundings

The subject lands are located generally between Provence Avenue and Portobello Boulevard, with direct frontage to both Provence Avenue and Plainridge Crescent. The lands are irregularly shaped with an approximate size of 4.86 hectares. Surrounding land uses include existing low-rise residential along Grapefern Terrace and Plainridge Crescent to the south and east, established low-rise residential neighbourhoods to the north, and Lalande Conservation Park and Nantes Woods to the west.

Summary of proposed development

In 2019 staff received applications for a Draft Plan of Subdivision (D07-16-19-0030) and a Zoning By-law amendment (D02-02-19-0133) for the entire rectangular parcel of lands between Portobello Boulevard and Provence Avenue, south of the transitway corridor and north of Lalande Conservation Park. That Draft Plan of Subdivision received approval on June 3, 2021 (refer to Figure 1).



Figure 1 - June 3, 2021 Draft Plan of Subdivision

Following that draft plan approval, Block 52 (shown along the west side of Figure 1, now 2065 Portobello Boulevard) was severed from the subdivision lands to construct three low-rise apartment buildings via Site Plan Control. Additionally, the City of Ottawa negotiated to obtain the woodlot on site through a land exchange agreement in 2022 (Nantes Woods, just north of Lalande Conservation Park). That report ACS2022-PIE-CRO-0005 was approved by Council on June 22, 2022. The Nantes Woods lands are now city-owned and include the extent of lands east of 2065 Portobello Boulevard, south of the Transitway Corridor (Block 42 on Figure 2) and west of Lots 22-31 and Block 41 on Figure 2.

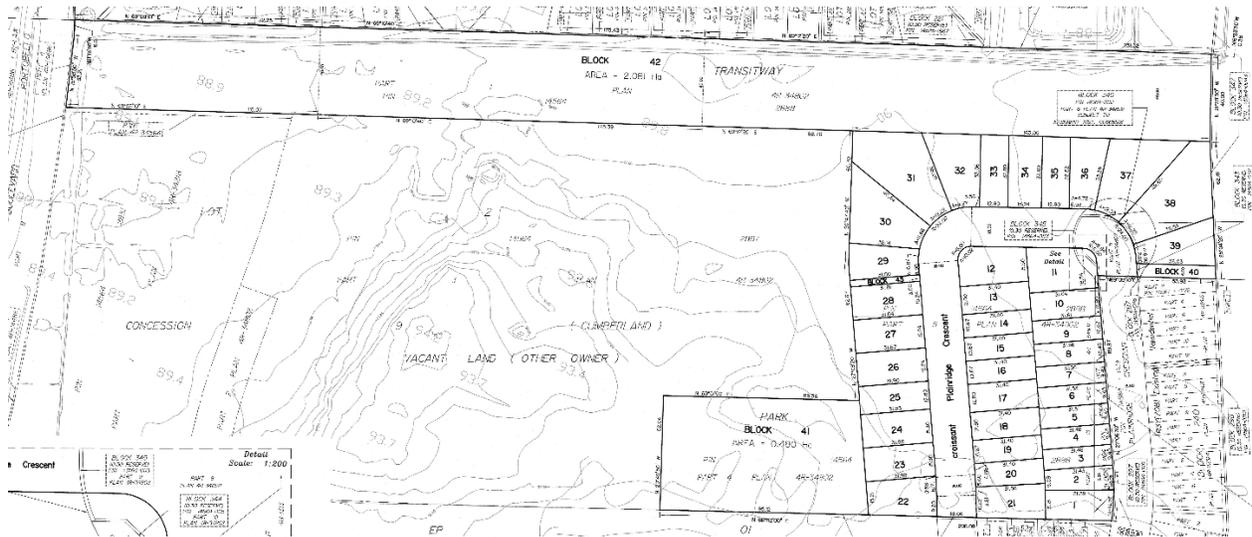


Figure 2 - June 17, 2024 Draft Plan of Subdivision

With the changes in land holdings, Regional Group applied for a revision to their Draft Plan of Subdivision, file no. D07-16-23-0007. That revision application was draft approved on June 17, 2024 (refer to Figure 2) and will connect the two incomplete segments of Plainridge Crescent, create 39 lots for detached dwellings, dedicate a small area of land to complete the woodland block, dedicate the required lands for the transitway corridor, and provide for two walkway blocks through the subdivision as pedestrian connections.

Summary of requested Zoning By-law amendment

The subject lands are currently zoned DR - Development Reserve and EP - Environmental Protection Zone. The Zoning By-law amendment application proposes to rezone the lands to R3YY [2582] - Residential Third Density with a site - specific exception, consistent with the June 17, 2024 Draft Plan of Subdivision approval. The R3YY [2582] zone will apply to subdivision lots one to 39 and will permit

for detached dwellings with 1.5 metre porch projections in the front yard. The Block 41 lands will maintain an EP – Environmental Protection zone in order to convey them back to the City as parkland through the subdivision process as a continuation of the Nantes Woods lands.

DISCUSSION

Public consultation

A public information session was not required for this Zoning By-law amendment as the Planning and Housing Committee meeting will constitute the required public engagement for this application under the *Planning Act*. An on-site information sign was posted and notice of the application was provided. Public comments were received on this Zoning By-law amendment application and are summarised in Document 3.

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

Official Plan designation(s)

The subject lands are designated Neighbourhood Area in the Official Plan, with an Evolving Neighbourhood Overlay in the Suburban (East) Transect.

The Official Plan is the guiding document for the growth and development of the City of Ottawa. The City's growth targets are provided in Section 3, Growth Management Framework. In that section, Table 3b provides the City's residential intensification targets, with a target density range for Neighbourhoods in the Suburban Transect from 40 to 60 dwellings per net hectare.

Suburban Transect policies are provided in Section 5, Transects, and state that neighbourhoods will generally reflect a conventional suburban model while supporting a gradual evolution towards 15-minute neighbourhoods. According to subsections 5.4.1 and 5.4.5, development is intended to be low-rise within neighbourhoods, up to four-storeys in height, while focusing on missing-middle housing. Subsection 5.4.4 also provides specific direction for new greenfield development and policy direction for how 15-minute neighbourhoods may be achieved. These include: a planned arrangement of streets, blocks and corridors that create a sense of place and orientation (5.4.4(1)(a)); a fine-grained, fully connected street network that encourages walkability and access to greenspaces (5.4.4(1)(b)) and active transportation linkages that connect residential areas to schools, parks, transit, and natural amenities (5.4.4(1)(d)).

Neighbourhood policies are provided in section 6.3, Urban Designations, and add to those Suburban Transect policies provided in section 5.4. Policies in 6.3.1 state that permitted building heights shall be low-rise (6.3.1(2)), and a full range of housing options should be provided (6.3.1(4)(a)) consistent with Tables 2 and 3b.

Planning rationale

The proposed Zoning By-law amendment is consistent with the policies of the Official Plan. It will permit for low-rise, suburban development that is consistent with the low-rise intent for neighbourhoods in the Suburban Transect. While single-detached buildings are not considered missing middle housing, the intent of neighbourhoods is to provide a full range of housing options, and the current rezoning will contribute to that range of housing options with an R3YY [2582] zoning. The neighbourhood layout approved on June 17, 2024 by the Draft Plan of Subdivision revision application demonstrates a planned arrangement of streets and corridors, a fully connected street network, two pedestrian connections that encourage walkability through the neighbourhood from Trim Road, a future Bus rapid transit stop, and the Nantes Woods and Lalande Conservation Park lands, consistent with subsection 5.4.4.

The exception provision [2582] will permit for a 1.5 metre porch projection into the front yard, consistent with previous phases of Regional's Provence subdivisions. These are supported by the relevant cross sections, and soil conditions, and will be reviewed in detail with detailed design of the subdivision application.

The boundary of Environmental Protection - EP lands is consistent with the intent of the land swap agreement, where the landowner would dedicate the Block 41 lands to the city as parkland with their Plan of Subdivision application. A small section of the existing EP lands are being rezoned to R3YY [2582], which have been justified by an Environmental Impact Statement and Tree Conservation Report. Environmental Planning and Forestry staff have reviewed and approved the conclusions of those reports, wherein a small amount of existing EP lands can be rezoned to support residential.

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

Councillor Kitts is aware of the application and had made the following comments:

I'm pleased to see that the park area identified in this plan will be developed as a naturalized continuation of Lalande Conservation Park and will not require tree removal. The applicant has worked closely with the Greater Avalon Community Association through several phases of this subdivision to ensure that clearcutting of this beloved amenity is avoided.

LEGAL IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ENVIRONMENTAL IMPLICATIONS

The Zoning By-law amendment will permit for the dedication of the remaining Nantes Woods lands to the City and the completion of the community surrounding the woodlot. The lands to be dedicated to the City through the subdivision will stay naturalised, with the construction of nature trails that connect to the existing trail network. Two pedestrian pathways through the residential lands will provide for access and connectivity to Nantes Woods.

ASSET MANAGEMENT IMPLICATIONS

There are no Asset Management Implications associated with recommendations of this report.

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.
- A city that is green and resilient.

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for making a decision on this application under the *Planning Act* will expire on October 15, 2024.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

The proposed Zoning By-law amendment is consistent with the Official Plan. In staff's opinion the proposed rezoning is appropriate for the site. Staff recommends that the proposed Zoning By-law amendment be approved.

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.

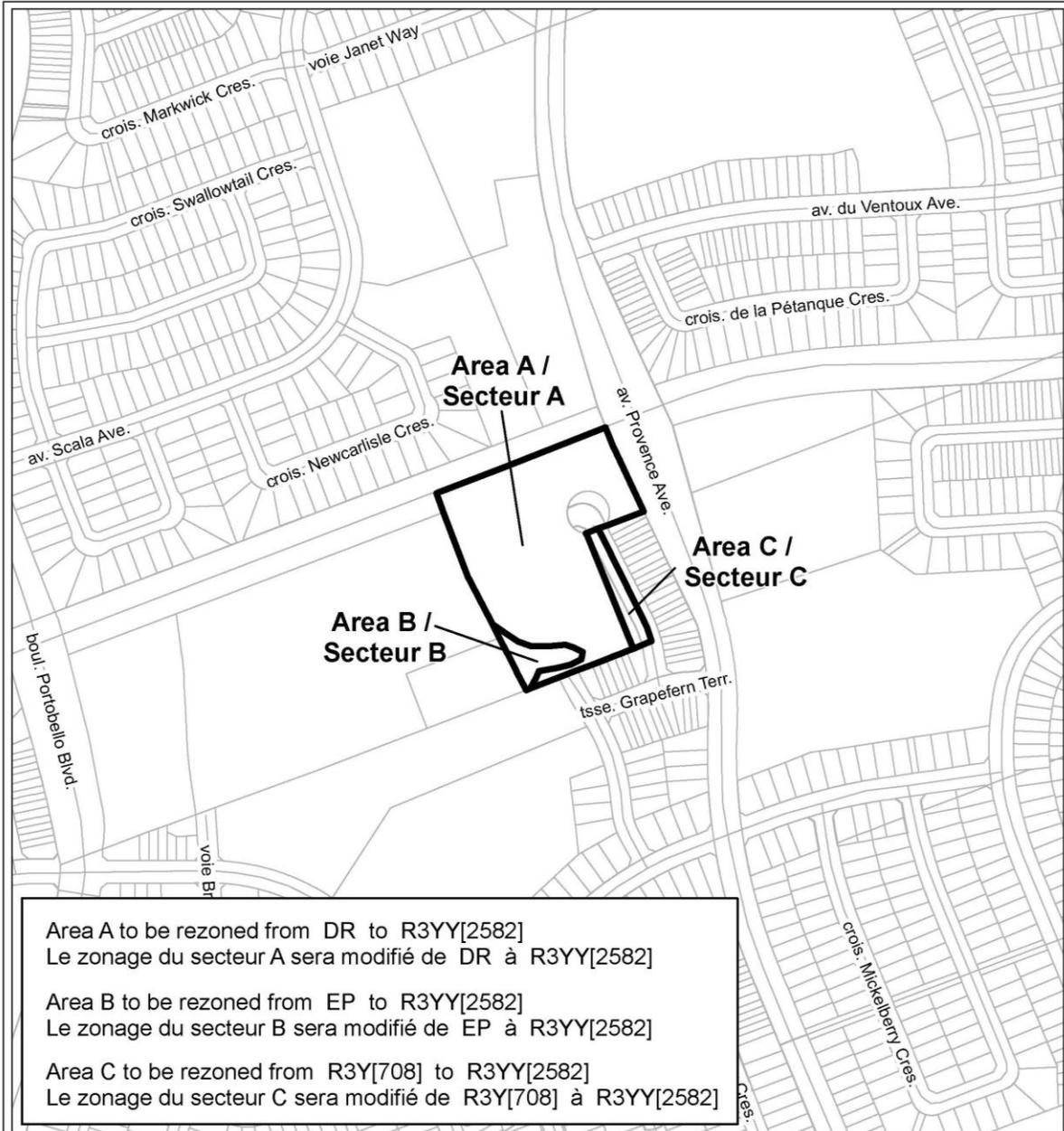
The Planning, Development and Building Services Department will prepare an implementing by-law and forward it to Legal Services.

Legal Services, City Manager's Office to forward the implementing bylaw 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



Area A to be rezoned from DR to R3YY[2582]
 Le zonage du secteur A sera modifié de DR à R3YY[2582]

Area B to be rezoned from EP to R3YY[2582]
 Le zonage du secteur B sera modifié de EP à R3YY[2582]

Area C to be rezoned from R3Y[708] to R3YY[2582]
 Le zonage du secteur C sera modifié de R3Y[708] à R3YY[2582]

		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-23-0071	24-0973-X		2050 avenue Provence Avenue
I:\CO\2024\Zoning\Provence_2050			
<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>			
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REVISION / RÉVISION - 2024 / 09 / 05		 <small>NOT TO SCALE</small>	

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 2050
Provence Avenue:

1. Rezone the lands as shown in Document 1.

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 1:

We do not support any clearcutting of the parkland dedication area to create a park or a parkade. There are additional concerns about the environmental qualities of Lalande Conservation Park and Nantes Woods generally.

Response:

There will be no clearcutting of any lands to be dedicated through the associated Plan of Subdivision process. There is a requirement to clean up dead trees and debris, but the lands will otherwise be maintained. Nature trails will be connect to the existing trails in Nantes Woods.

The EP lands being rezoned to residential were justified by an Environmental Impact Study, and those lands being rezoned were deemed to be insignificant to the rest of Nantes Woods. The conclusions of that study were accepted by the City's Environmental Planning and Forestry reviewers.

Comment 2:

How will construction activities affect current owners on Plainridge Crescent and what are the plans to mitigate impacts, including potential structural damage to foundations.

Response:

There is a condition applied to the Draft Plan of Subdivision application to ensure that any blasting activities will ensure that pre-construction surveys are conducted prior to those activities. While not all construction noise and dust can be mitigated, City By-law Enforcement may be contacted if the developer is producing noise/dust in exceedance of the City's By-laws.

Comment 3:

Is the transit corridor being constructed? When?

Response:

There are no immediate plans to construct the transit corridor. Despite that, the Official Plan identifies the lands as having a future Bus Rapid Transit (BRT) corridor and nearby BRT stations. New development must be planned accordingly.

Comment 4:

What are the plans for the parks in the area, including facilities and programming.

Response:

The present application pertains only to the Nantes Woods / Lalande Conservation Park lands and the parkland being dedicated satisfies the obligations of this development area. The parkland being dedicated with this application is most appropriate to be used a natural area with trails to preserve the existing qualities of Nantes Woods. Parks and Facilities Planning staff plan according to the Parks and Recreation Facilities Master Plan and new facilities are provided based on projected community needs, but that is not a decision being made with this application.

Comment 5:

What are the transportation impacts for this development?

Response:

The application being considered proposes only 39 residential lots and the completion of an existing roadway. A Transportation Impact Assessment was not required as it did not meet the required threshold for study, as evaluated by the City Transportation Project Manager.