

**Subject: Zoning By-law Amendment – Part of 6015, 6021 and 6041 Fernbank
Road**

File Number: ACS2022-PIE-PS-0013

Report to Planning Committee on 10 February 2022

and Council 23 February 2022

**Submitted on January 26, 2022 by Lily Xu, Acting Director, Planning, Real Estate
and Economic Development**

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Ward: Stittsville (6)

**Objet : Modification du Règlement de zonage – Partie du 6015, 6021 et 6041,
chemin Fernbank**

Dossier : ACS2022-PIE-PS-0013

Rapport au Comité de l'urbanisme

le 10 février 2022

et au Conseil le 23 février 2022

**Soumis le 26 janvier 2022 par Lily Xu, Directrice par intérim, Direction générale de
la planification, de l'immobilier et du développement économique**

**Personne ressource : Kathy Rygus, Urbaniste II, Examen des demandes
d'aménagement ouest**

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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 Part of 6015, 6021 and 6041 Fernbank Road to
permit townhouses 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 February 23, 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 une partie des biens-fonds situés aux 6015, 6021 et 6041, chemin Fernbank, en vue d'y permettre l'aménagement de maisons en rangée, comme l'explique en détail le document 2.
2. Que le Comité de l'urbanisme approuve l'inclusion de la section du présent rapport consacrée aux détails de la consultation 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 23 février 2022 », à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

BACKGROUND

Site location

Part of 6015, 6021 and 6041 Fernbank Road

Owner

2087875 Ontario Ltd.

Applicant

Tartan Land Consultants

Description of site and surroundings

The subject site is located on the north side of Fernbank Road, between Shea Road and Liard Street, in the Fernbank Community and municipally known as 6015, 6021 and 6041 Fernbank Road. The 28.7-hectare parcel is currently vacant. The property is surrounded by a woodlot and the Cardelrec Recreation Complex to the north, existing detached homes to the west, the future Shea Village residential subdivision to the east, while Fernbank Road and new Edenwyld residential subdivision are located south of Fernbank Road.

Summary of requested Zoning By-law amendment proposal

The portion of property affected by this application is currently zoned Residential Third Density Subzone Z, Exception 2238 (R3Z [2238]). Although the standard R3 Zone permits townhouses, site-specific Exception 2238 that was applied to a portion of the subdivision by By-law 2015-146 allowed only detached and semi-detached units. Although the subdivider had not originally planned to construct townhouses in the interior portion of the subdivision, they are proposing to remove Exception 2238, which would permit a mix of detached, semi-detached and townhouse dwellings to be constructed.

The original Plan of Subdivision was draft-approved in December 2014 to permit a residential subdivision comprised of detached dwellings and semi-detached dwellings. Following the draft approval of the original subdivision, the zoning for the subdivision was approved through By-law 2015-146. The applicant recently submitted an application to revise their draft approved subdivision to reconfigure the lot fabric of the draft-approved subdivision to allow a mix of detached, semi-detached and townhouse dwellings. The purpose of the rezoning is to offer flexibility for the subdivider to reconfigure the lot fabric of the subdivision to allow blocks for approximately 50 townhouses in addition to lots for detached and semi-detached dwellings. This allows the homebuilder to satisfy market demand for a more compact and affordable housing type.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by City Council for Zoning By-law amendments. A public meeting was held via Zoom on May 25, 2021, and attended by

approximately 25 residents. A summary of the public comments received and responses to concerns is found in Document 3.

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

Current Official Plan

The current Official Plan designates the subject property as General Urban Area, which 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 Official Plan policies state that 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 more desirable, reducing land consumption and maximizing use of existing infrastructure. The proposed rezoning contributes to creating a livable community by making more efficient use of land, providing a modest increase in density and offering a mix of housing types. The proposed rezoning is therefore consistent with the goals, objectives, and policies of the General Urban Area designation.

New Official Plan

The site is located within the Suburban Transect, which comprises neighbourhoods within the urban boundary located outside the Greenbelt. These neighbourhoods are generally characterized by the separation of land uses, stand-alone buildings, generous setbacks and low-rise building forms. The focus of growth is to complete suburban neighbourhoods in a way that supports their gradual evolution to becoming 15-minute neighbourhoods. Growth in the suburban transects will encourage more diverse housing forms to meet the changing needs of an evolving demographic. The proposed rezoning is therefore consistent with the goals, objectives, and policies of the Suburban transect.

The site is designated 'Neighbourhood' in the New Official Plan. Neighbourhoods are urban areas that constitute the heart of communities, and they are intended to permit a mix of building forms and densities. Neighbourhoods are planned for ongoing gradual, integrated, sustainable and context-sensitive development.

Other applicable policies and guidelines

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.

The site is located in the southwest quadrant of the Fernbank community and designated Low Density Residential in the Fernbank Community Design Plan. The proposed mix of housing types is consistent with the low-rise, ground-oriented scale and massing envisioned by this designation. Although the proposed Zoning By-law amendment would allow for a modest increase in the density of the overall subdivision, it is aligned with the target set out for Low Density Residential areas. The proposed Zoning By-law amendment is consistent with the intent and permitted uses of the Community Design Plan, providing a mix of low density residential options offered within a modified grid road pattern that presents an efficient suburban community integrated with both active and passive open space.

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.

Planning rationale

The proposed Zoning By-law amendment to rezone the lands from R3Z [2238] to R3Z is consistent with the policies of the General Urban Area and the amendment 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 by the current zoning.

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-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 Zoning By-law amendment and the associated revised subdivision layout is consistent with this direction.

The subdivision plan associated with this Zoning By-law amendment application is consistent with the policies of the Building Better and Smarter Suburbs strategy, which ensures that increased suburban density is accompanied by good subdivision design. The guidelines promote communities that are walkable and transit-supportive, are land and infrastructure-efficient and balance good urban design with long-term maintenance and operational costs. The transportation and infrastructure related implications of the proposed addition of townhouse dwellings were reviewed as part of the associated Plan of Subdivision revision process and the revised Plan of Subdivision will be approved by delegated authority prior to consideration of this report.

Although the standard R3 Zone permits townhouses, site-specific Exception 2238 prohibits townhouse dwellings in this R3 Zone. Such a restriction is rarely used in the zoning of new subdivisions because the Official Plan encourages compact development, more efficient use of land and a mix of unit types. Most new subdivisions are therefore zoned R3 to allow for more flexibility to provide a mix of unit types based on market demand.

The lots to be reconfigured and rezoned are located in the easterly portion of the subdivision, so the new townhouses will not be located on the streets adjacent the existing residential development. The revised proposal would increase the overall unit total from 546 to 606 units. This increase in units has no impact on infrastructure demand and is more aligned with Official Plan direction. The revision allows the homebuilder the flexibility to offer townhouses in addition to detached and semi-detached dwellings, as is typical in most new subdivisions.

The original subdivision included a community park and a 10-metre wide linear park along the westerly property line, which will provide a wooded buffer between the existing residential development and the new subdivision. The parks are unaffected by the revision requested and will remain the same as proposed by the draft-approved plan. The amount of parkland required for the subdivision was calculated on the basis of the number of units in the original subdivision application. Cash-in-lieu of parkland equivalent to the value of 1 hectare per 500 dwelling units will be payable for the additional 60 units proposed by this revision.

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.

CONSULTATION

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by City Council for Zoning By-law amendments. A public meeting was held via Zoom on May 25, 2021 and attended by approximately 25 residents. A summary of the public comments received and responses to concerns is found in Document 3.

COMMENTS BY THE WARD COUNCILLOR

The Councillor Gower provided the following comments:

“The previous zoning approval for this site, from 2014, anticipated 546 units split between single detached homes and semi-detached homes. Townhomes were prohibited. In the nearly eight years since, the housing landscape has changed: we are in a housing crisis. This new application involves a modest but meaningful addition of 59 homes (mostly townhomes), making it easier for several dozen families to find a home in Stittsville.

This development includes a ten-metre wide linear park block, which will include a stone-dust pathway, connecting to Kemp Woodland and the Trans Canada Trail. Many trees were retained, but there is a need for tree planting and reforestation to make this park a successful natural recreation area and to provide a privacy buffer at the rear yards of new and existing homes. This will be addressed through the park planning process.

Samuel Mann Avenue, originally proposed as a full road access to the west, will now be open only to pedestrians, cyclists, and emergency vehicles. This will encourage active transportation and create a quieter setting at the gateway to the linear park. While the possibility remains for this street to be opened to vehicular traffic eventually, I hope a thoughtful design will demonstrate that it can and should be kept closed to vehicles indefinitely. We will continue to manage this through the site plan process.

This development has a strong opportunity to evolve into a 15-minute neighbourhood. It's within walking distance to several schools and the local recreation centre, and a planned commercial development at Fernbank and Shea will bring local retail and services in close proximity.

This new subdivision, along with others in development, will create additional pressure on Fernbank Road—not scheduled to be urbanized until “post-2031.” While we will encourage residents to use transit and active transportation—and encourage developers to build 15-minute communities where people can live car-lite—this part of Fernbank lacks sidewalks, cycling infrastructure, signalized crossings and accessible bus stops. In the upcoming Transportation Master Plan, we will need to accelerate the timeline to modernize Stittsville’s rural roads, including this one.”

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 subdivision be required to meet accessibility legislative requirements.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications to the proposed zoning by-law amendment.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Thriving Communities
- Sustainable Infrastructure

APPLICATION PROCESS TIMELINE STATUS

This application was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments. The application was placed on hold while issues were resolved in the associated Plan of Subdivision revision process.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Public Consultation Details

Document 4 Proposed Plan of Subdivision

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; 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.

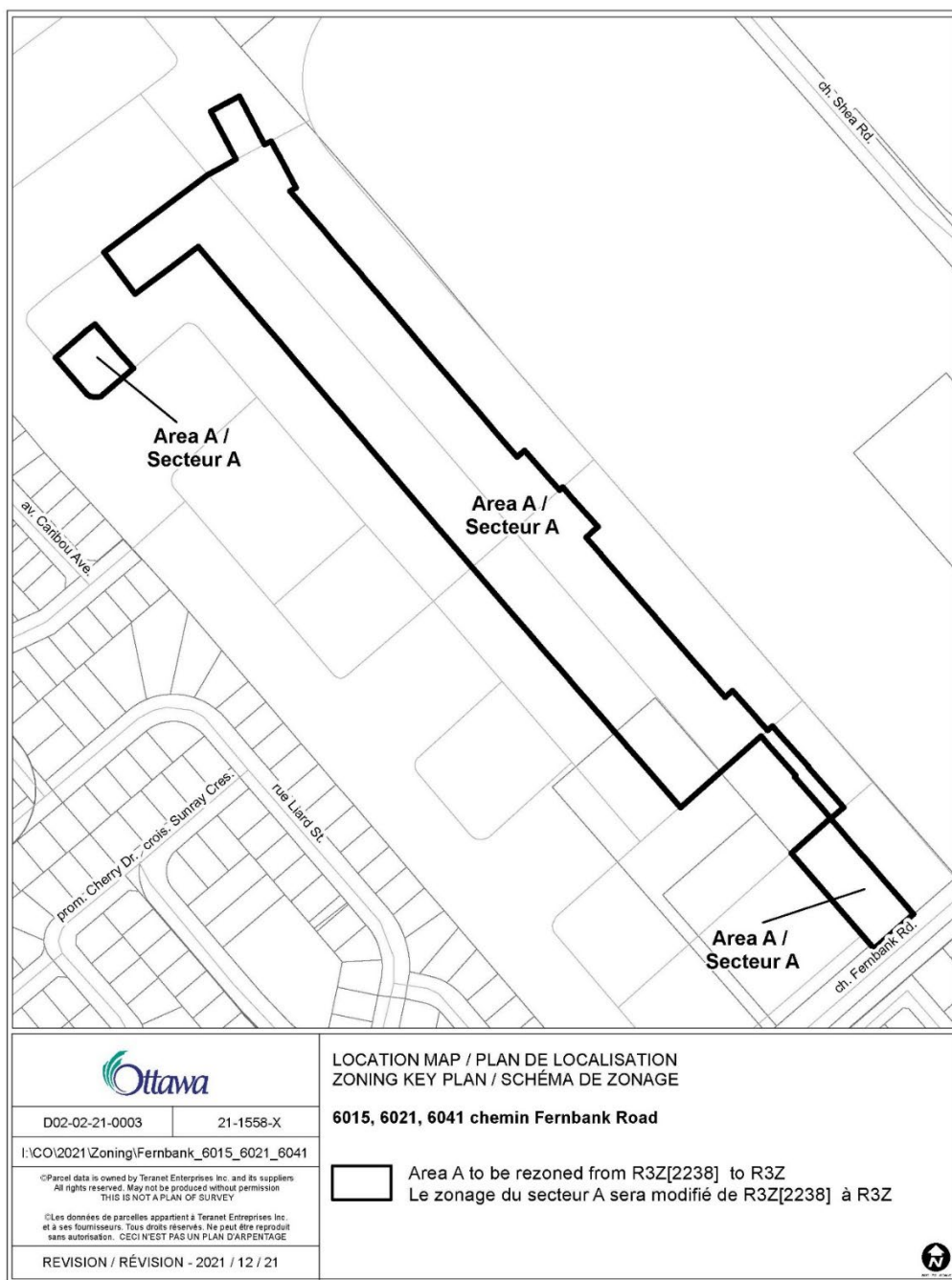
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Map

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

The subject site is located on the north side of Fernbank Road, west of Shea Road, and municipally known as 6015, 6021 and 6041 Fernbank Road.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 6015, 6021 and 6041 Fernbank Road:

1. Rezone the property shown as Area A in Document 1 from R3Z [2238] to R3Z.

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.

A Public Meeting was held via Zoom on May 25, 2021, and attended by approximately 25 residents. 24 comments were received through the public notification and consultation process, with most concerns relating to the revised subdivision application. The following summarizes a list of concerns raised by members of the public in response to the application.

Traffic

- The increase in the number of units, coupled with the other nearby developments, will cause an increase in traffic.
- We don't feel adding more homes is proper since Stittsville Main Street is already overloaded from traffic.
- If the subdivision connects the existing neighbourhood to the new subdivision, the traffic from the extra units will create issues for pedestrians.

Response: As part of the submission requirements for the subdivision revision and rezoning applications, a Traffic Impact Assessment was prepared in accordance with Council's approved guidelines, to determine the transportation requirements. The study demonstrated that the additional proposed units could be safely accommodated by the existing and proposed road network.

Linear Park

- The linear park that was proposed behind the existing houses must be retained to provide a buffer strip.
- There is supposed to be a 10-metre tree buffer behind our property. We oppose the introduction of townhouses.
- The subdivision change being proposed must not impact the linear park.

Response: The original subdivision proposed a linear park block along the easterly boundary of the subdivision between the properties on Caribou/Liard/John Sidney and the new subdivision. Residents were concerned that the rezoning would affect the park.

This rezoning and the minor subdivision revision to replace some lots with blocks for townhouses does not impact the linear park block. Additional cash-in-lieu of parkland equivalent to the value of 1 hectare per 500 dwelling units will be payable for the additional units proposed by this revision.

Type of Development

- Detached dwellings are more compatible with the existing neighbourhood.
- This revision will lead to more units than expected.

Response: The proposed mix of detached, semi-detached and townhouse dwellings is consistent with the low-rise, ground-oriented scale and massing envisioned by the Low Density Residential designation in the Fernbank Community Design Plan. Although the proposed revision involves a modest increase in the number of units in subdivision, it remains aligned with the density target set out for Low Density Residential areas.

