

Subject: Zoning By-law Amendment – 2385 Tenth Line Road

File Number: ACS2022-PIE-PS-0069

Report to Planning Committee on 9 June 2022

and Council 22 June 2022

Submitted on May 25, 2022 by Lily Xu, Acting Director, Planning, Real Estate and Economic Development

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Ward: Cumberland (19)

Objet : Modification du Règlement de zonage – 2385, chemin Tenth Line

Dossier : ACS2022-PIE-PS-0069

Rapport au Comité de l'urbanisme

le 9 juin 2022

et au Conseil le 22 juin 2022

Soumis le 25 mai 2022 par Lily Xu, Directrice par intérim, Direction générale de la planification, des biens immobiliers et du développement économique

Personne ressource : Steve Belan, Urbaniste, Examen des demandes d'aménagement est

613-580-2424, 27591, Steve.Belan@ottawa.ca

Quartier: Cumberland (19)

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2385 Tenth Line Road to permit the construction of two stacked townhouse buildings with a total of 33 units, 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 June 22,2022,” 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 concernant le bien-fonds situé au 2385, chemin Tenth Line, en vue de permettre l’aménagement de deux bâtiments d’habitations en rangée superposées, comprenant un total de 33 logements, comme l’explique en détail le document 2;
2. Que le Comité de l’urbanisme 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 22 juin 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

2385 Tenth Line Road

Owner

MDN Investments

Applicant

Fotenn Planning and Design

Description of site and surroundings

The subject property is a large square lot measuring 3,552 square metres with frontage on Tenth Line Road (west), Southfield Way (south) and Monaco Place (north). There is a two-storey detached dwelling and large accessory building on the site with some mature trees. To the north, east and south is a residential neighbourhood containing low-rise detached, semi-detached, and townhouse dwellings, ranging in height from two to three-and-a-half-storeys. There are also two municipal parks within 300 metres of the site.

To the west of the site, between Brian Coburn Boulevard and Decoeur Drive there is a large vacant site consisting of three properties. The largest property is subject to two development applications, Zoning By-law Amendment and Site Plan Control, to permit a mixed-use development consisting of 16 three-storey buildings, four of which have commercial uses proposed on the ground floor. There is a commercial plaza north of Brian Coburn Boulevard on the west side of Tenth Line Road. Further to the west are residential neighbourhoods that continue to Mer Bleue Road and contain a mix of housing, schools, and parks.

Summary of requested Zoning By-law amendment proposal

The site is zoned Development Reserve (DR). This zone is applied to lands that are intended for future urban development. The zone limits the range of permitted uses to those that will not preclude future development options. Properties with this zone can be rezoned to accommodate appropriate developments and are often the subject of a planning application, such as Site Plan Control.

The applicant is requesting that the subject lands be rezoned to a Residential, Fourth Density, Subzone Z (R4Z[xxxx]) with an exception to permit the construction of a planned unit development, consisting of stacked townhouses. The concept plan shows a total of 33 units located in two three-and-one-half storey buildings. The buildings will face Tenth Line Road and Monaco Place. The site will also include a parking area in the southeast corner containing 37 spaces. The proposed Zoning By-law amendment is needed to support the proposed development reflected through the Site Plan Control application.

DISCUSSION

Public consultation

The proposed Zoning By-law Amendment was circulated as per the City's notification and consultation policy. No public meeting was requested to be held in the community. Staff received three comments from area residents. The comments focused on how the area is becoming densely populated, the road infrastructure is not keeping pace. Traffic in south Orleans is worsening as a result of increased residential and commercial construction.

Official Plan designation(s)

The lands are designated General Urban Area on Schedule B of the existing Official Plan. This designation permits all types and densities of housing, as well as employment, retail, service, industrial, cultural, leisure, greenspace, entertainment, and institutional uses.

The site is identified as Neighbourhood in the new Official Plan. Tenth Line Road is designated as Corridor – Minor in Schedule B8 – Suburban (East) Transect of the new Official Plan. The Neighbourhood and Corridor designations permit a mix of uses that contribute to the goal of a 15-minute neighbourhood. The proposed residential development is well serviced by transit.

Current Official Plan

The General Urban Area designation permits many types and densities of housing, as well as employment, retail, and service uses.

The City supports intensification in the General Urban Area where it will complement the existing pattern and scale of development, and where it contributes positively to the overall functioning of the area. This site is on the edge of the neighbourhood fronting on to an existing Arterial Street close to commercial, institutional, and recreational uses.

New Official Plan

It is the intent of the new Official Plan that the Neighbourhoods designation, along with hubs and corridors, permit a mix of building forms and densities. Neighbourhoods are planned for ongoing gradual, integrated, sustainable and context-sensitive development. The Zoning By-law and approvals under the Planning Act shall allow a range of residential and non-residential built forms within the Neighbourhood designation, including a full range of low-rise housing options.

Corridors will generally permit residential uses that integrate with a dense, mixed-use urban environment. In the Minor Corridor designation, this plan shall permit a mix of uses that support residential and the evolution of a neighbourhood towards 15-minute neighbourhoods. Depending on the site context, development may include residential-only.

Other Applicable Policies and Guidelines

The subject property is not within the boundary of an approved Community Design Plan. The proposed site plan has been reviewed in the context of the Urban Design Guidelines for Greenfield Neighbourhoods, as well as initiatives supporting the Building Better and Smarter Suburbs Guidelines, including Tree Planting in Sensitive Marine Clay Soils. The proposed buildings are orientated towards the Tenth Line Road with amenity space located within the site. The application is also requesting relief from the minimum parking space requirements through this amendment. This will further support the City's goals to promote public transit and reduce dependency on private vehicles, while supporting local commercial along Tenth Line Road.

Urban Design Review Panel

The property is not within a Design Priority Area and the Zoning By-law Amendment application was not subject to the Urban Design Review Panel (UDRP) process.

Planning Rationale

The proposed Zoning By-law Amendment and application for Site Plan Control are consistent with the existing and new Official Plan policies. The proposed Zoning By-law Amendment reflects the intent of the Urban Design Guidelines for Greenfield Neighbourhoods and policies related to Building Better and Smarter Suburbs.

The Zoning By-law Amendment is necessary as the property is now zoned Development Reserve Zone. This zoning amendment will facilitate the proposed site plan and construction of the two blocks of stacked townhouses.

The exceptions are to address site specific requirements for the development.

The applicant is requesting that the site's front yard be defined as facing Tenth Line Road. This will establish the setbacks for the buildings and will orientate the exterior side yards towards South Field Way and Monaco Place. The rear yard will be oriented toward the existing homes to the east.

The exception would also reduce the required number of parking space on the site. The Zoning By-law requires 1.2 parking spaces and 0.2 spaces for visitors per stacked townhouse unit. The exception would reduce the required spaces consistent with the requirements for townhouses, where one parking space is required per unit. The proposal will provide a total of 33 parking spaces and four visitor parking spaces instead of 40 parking spaces and seven visitor spaces. Proposed parking is appropriate as the site is well serviced by transit.

The applicant is also looking for relief from the driveway and aisle provisions. The parking area has been specifically designed for private vehicle circulation and waste collection service vehicles. The parking lot plan was assessed with turning radii to ensure that vehicle movements would be accommodated on site. Further, parking aisles are not fire routes to the building. The reduction of the aisle from 6 to 5.8 metre is not anticipated to create any issues.

The proposed R4Z exception zone is in keeping with the character of the surrounding developments as it provides for a range of housing types. The exceptions offer some variation within the concept plan, but ensure setbacks, permitted projections and standards that are similar to adjacent developments.

The concept plan is consistent with the Urban Design Guidelines for Greenfield Neighbourhoods. However, design elements will be reviewed in more detail as part of the Site Plan Control application.

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 proposed Zoning By-law Amendment.

COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor is aware of this application.

ADVISORY COMMITTEE(S) COMMENTS

The Accessibility Advisory Committee commented and will be addressed through the Site Plan Control application.

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 related to this zoning amendment application.

ASSET MANAGEMENT IMPLICATIONS

It has been confirmed that there is sufficient capacity in the existing water, wastewater, and stormwater infrastructure systems to accommodate the proposed development. The on-site infrastructure will remain under private ownership and therefore will not add to the City's inventory of assets to be managed.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The proposed Zoning By-law Amendment will have no impact on the accessibility of the site. The conditions of approval for the Site Plan Control application will address personal accessibility.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Economic Growth and Diversification
- Thriving Communities
- Sustainable Infrastructure

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-21-0115) 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

Document 3 Proposed Site Plan

CONCLUSION

The department is recommending approval of the Zoning By-law Amendment as it conforms to the policies of the Official Plan.

DISPOSITION

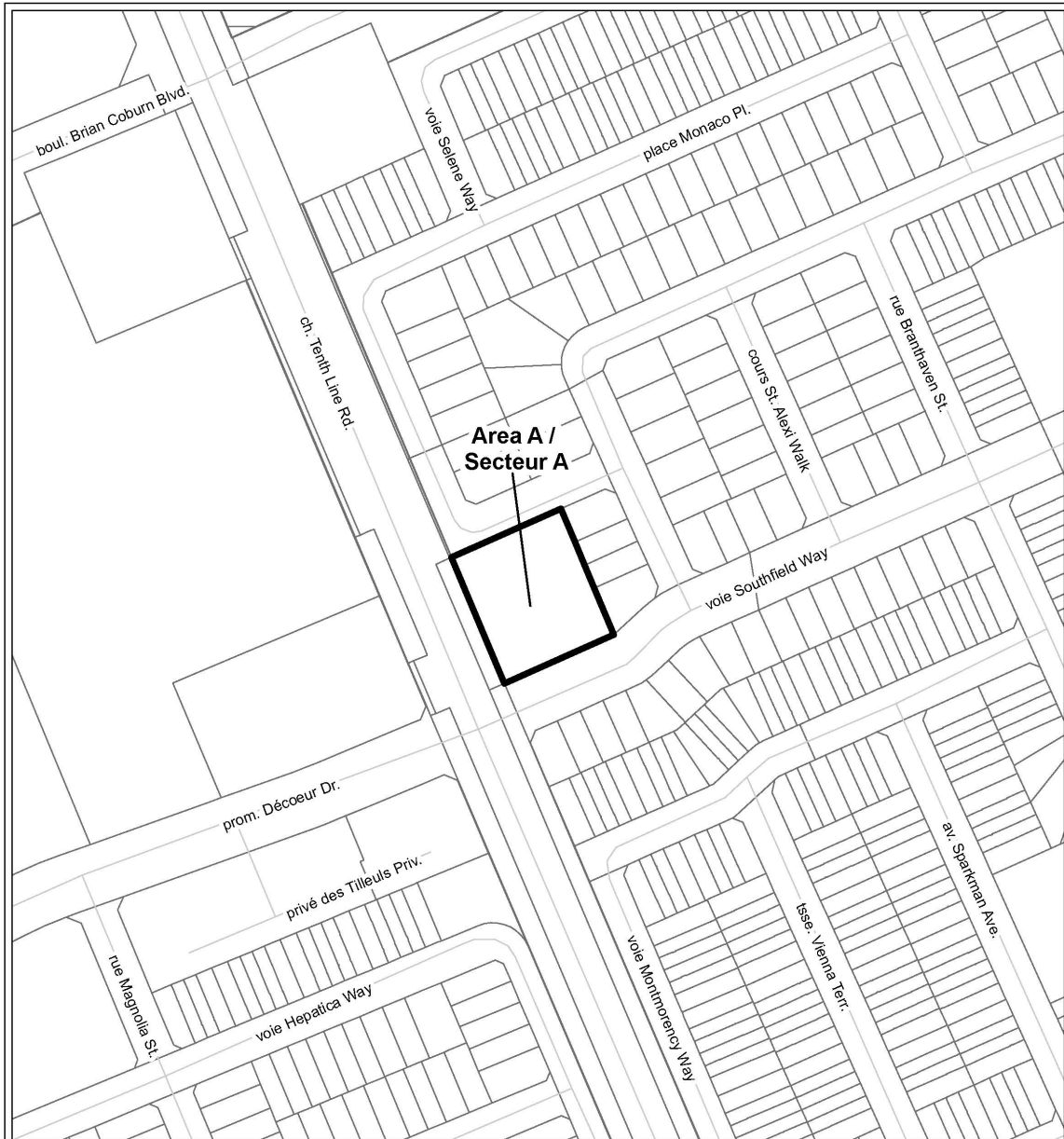
Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.



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



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-21-0115	22-0429-X		2385 chemin Tenth Line Road
I:\CO\2022\Zoning\TenthLine_2385			
<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 A to be rezoned from DR to R4Z[xxxx] Le zonage du secteur A sera modifié de DR à R4Z[xxxx]	
<small>©Les données de parcelles appartient à Teranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2022 / 05 / 16			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for the property municipally known as 2385 Tenth Line Road:

1. Rezone the lands as shown on Document 1.
2. Add a new exception (R4Z[XXXX]) to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a. In Column II, add the text “R4Z[XXXX]”
 - b. In Column V, add the following provisions:
 - For the purposes of the Zoning By-law the frontage along Tenth Line Road is to be considered the front yard;
 - Despite Table 101, R10, Column IV, the minimum parking rate for stacked townhouse unit is: 1.0 per dwelling unit;
 - Despite Table 102, Column III, the minimum visitor parking rate for a stacked dwelling is: 0.1 per dwelling unit; and
 - Despite Section 107(1)(a)(ii), a double traffic lane is: 5.8 metres.

Document 3 – Proposed Site Plan

