

Subject: Zoning Bylaw Amendment – 1055 Klondike Road

File Number: ACS2022-PIE-PS-0083

Report to Planning Committee on 7 July 2022

and Council 31 August 2022

**Submitted on June 27, 2022 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

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Ward: Kanata North (4)

Objet : Modification du Règlement de zonage – 1055, chemin Klondike

Dossier : ACS2022-PIE-PS-0083

Rapport au Comité de l'urbanisme

le 7 juillet 2022

et au Conseil le 31 août 2022

**Soumis le 27 juin 2022 par Derrick Moodie, Director, Planning Services, Planning,
Real Estate and Economic Development**

**Personne ressource : Lisa Stern, urbaniste, Examen des demandes
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Quartier : Kanata Nord (4)

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1055 Klondike Road to permit a low-rise residential subdivision, 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 August 31, 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 visant la propriété située au 1055, chemin Klondike, afin de permettre la création d’un lotissement résidentiel de faible hauteur, 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 31 août 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

1055 Klondike Road and a portion of an unaddressed parcel

Owner

Maple Leaf Custom Homes

Applicant

Q9 Planning

Description of site and surroundings

The site is an irregularly-shaped lot located on the north side of Klondike Road east of Shirley's Brook. The site is currently vacant and contains a portion of Shirley's Brook and associated valley lands. The site is within a 300m radius of a future Bus Rapid Transit Station on March Road.

Surrounding land uses include large residential lots along the north side of Klondike Road. A private school and low rise residential uses are located south of Klondike Road. The area west of Shirley's Brook fronting March Road is developed with a commercial plaza.

Proposal

The subject application proposes to rezone the lands to implement the development in the concurrent draft-approved subdivision (application D07-16-19-0024), which proposes 12 semi-detached and 46 townhouse dwellings accessed by a public road from Klondike Road. A low-rise apartment block, accessed by private driveway from Klondike Road is to be developed through a future site plan control application. Shirley's Brook will be protected as environmental protection lands, and a walkway block that will provide pedestrian access along the edge of the watercourse is also proposed at the start of the cul-de-sac.

Summary of requested Zoning By-law amendment proposal

The application proposes to rezone the lands from Development Reserve (DR) zone to various zones to implement the Plan of Subdivision.

The semi-detached and townhouse lots will be zoned Residential Third Density Subzone V (R3V [XXX1]) permitting single, semi-detached, and townhouse dwellings. The applicant has requested a site-specific exception to increase the minimum front yard setback to 5 metres. While a greater setback does not require a zoning change, requiring this exception will enable tree planting within sensitive marine clay soils in accordance with the conditions of draft approval of the Plan of Subdivision.

The low rise-apartment block will be zoned Residential Fourth Density Subzone S (R4S [XXX2]) to permit multi-unit residential units including townhouses, stacked townhouses and low-rise apartments. The applicant has requested a site-specific exception to:

- Reduce the parking rate to one space per unit

- Permit egress stairs and a walkway within a landscaped area.

A Parks and Open Space Zone (O1) will be applied to the pathway block.

The natural areas will be zoned Parks and Open Space Subzone R (O1R).

Portions of an unaddressed parcel to the west of 1055 Klondike Road, which are city-owned containing the Shirley's Brook watercourse, will be rezoned from Development Reserve Zone (DR) to Parks and Open Space Zone (O1) to fix an anomaly relating to the zoning boundaries and match them with the most recent survey data.

DISCUSSION

Public consultation

This application was subject to the Public Notification and Consultation Policy. The statutory Public Meeting was held on January 28, 2020 at the Richcraft Recreation Complex-Kanata and was attended by approximately 11 residents. Through the review of the application, correspondence was received by approximately 20 residents and mainly related to the height of the four-storey building, traffic and impacts to Shirley's Brook.

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

Official Plan designation(s)

Current Official Plan

The subject lands are designated General Urban Area on Schedule B of the current Official Plan.

The site is within 400m of March Road and is identified as an arterial roadway on Schedule E of the Official Plan and a Transit Priority Corridor on Schedule D of the Official Plan.

Other relevant policies against which infill development within the City's Urban Area is evaluated include those for managing intensification within the urban area (Sec. 2.2.2), urban design and built form (Sec. 2.5.1 and 2.5.6), and compatibility (Sec. 4.11).

New Official Plan

The proposed new Official Plan (OP), adopted by Council in November 2021, has been developed to reflect the opportunities and challenges that face the City as it continues to

evolve. The proposed new Official Plan introduces a new Transect framework to further direct growth to the appropriate locations of the city. Until the new Official Plan is approved by the Province, the policies in the new Official Plan are informative and not determinative.

The subject site is designated Neighbourhood area with an Evolving Overlay within the Suburban Transect of the new Official Plan. The Suburban Transect speaks to the evolution of these areas into mixed use 15-minute neighbourhoods. The Neighbourhood designation permits low-rise residential intensification. The Evolving Overlay is applied to signal an evolution to support intensification, including guidance for a change in character from suburban to urban to allow new built forms and more diverse functions of land. The proposal meets the intent of the new Official Plan.

Planning rationale

This application has been reviewed under the consolidated Official Plan (2003) and amendments in effect from Official Plan Amendment 150 (OPA 150).

The site is designated as General Urban Area (Section 3.6.1), which permits the development of a broad range of uses to facilitate the development of complete and sustainable communities. Building heights in the General Urban Area will continue to be predominantly low-rise (3.6.1.3). Within this range, changes in building form, height and density will be evaluated based upon compatibility with the existing context and the planned function of the area.

The proposed Zoning By-law amendment responds to the policies for the General Urban Area by allowing for infill on the edge of an established neighbourhood with appropriate infrastructure and servicing. The studies submitted in support of the application confirm that there are adequate municipal services in terms of water, sanitary sewer and stormwater facilities. The site is located along the periphery of a transitioning neighbourhood within close proximity to transit and has full access to urban services such as sewers and watermains. The subdivision contributes to providing a range of housing forms in Kanata and offers development of an urban density in proximity to transit.

The proposed Zoning By-law Amendment also conforms to the relevant policies of Section 4.11 in the Official Plan addressing compatibility. Such considerations as traffic, adequate parking, building design, massing and scale of the proposed dwellings, landscaping, and outdoor amenity area have all been satisfactorily addressed through

the plan of subdivision to ensure the intent of the policies are met. The proposal satisfies all relevant policies of the Official Plan.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2014 and 2020 Provincial Policy Statements.

RURAL IMPLICATIONS

There are no rural implications to this report.

COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor is aware of this report:

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

It has been confirmed that there is sufficient capacity in the existing water, wastewater and stormwater infrastructure systems to accommodate the proposed development. Assets acquired through development of these lands will add to City's inventory for operations and maintenance, as well as lifecycle renewal and replacement in the long term.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

Design considerations with respect to accessibility are generally addressed through the Draft Plan of Subdivision review process and are not a key consideration related to a Zoning By-law amendment.

ENVIRONMENTAL IMPLICATIONS

Tree Conservation Report and Environmental Impact Statement reports were prepared to identify any ecological constraints that might affect the development proposal for the subject lands. The subject lands contain a portion of Shirley's Brook which contains Blanding's turtle and fish habitat. The development has protected the natural features by providing a 30-metre buffer and turtle fencing will be provided at the limit of the natural feature. In summary, the protection of natural features on the site meets current City standards.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Thriving Communities
- Economic Growth and Diversification

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D07-16-19-0024) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity of issues related to engineering associated with the Plan of Subdivision application.

SUPPORTING DOCUMENTATION

Document 1 Zoning Map

Document 2 Details of Recommended Zoning

Document 3 Public Consultation Details

Document 4 Draft Plan of Subdivision

CONCLUSION

The proposed development conforms to the Official Plan and considers the need for intensification and infill. In consideration of the applicable Official Plan policies and compatibility of the use in the area, the Zoning By-law amendment is recommended for approval.

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.

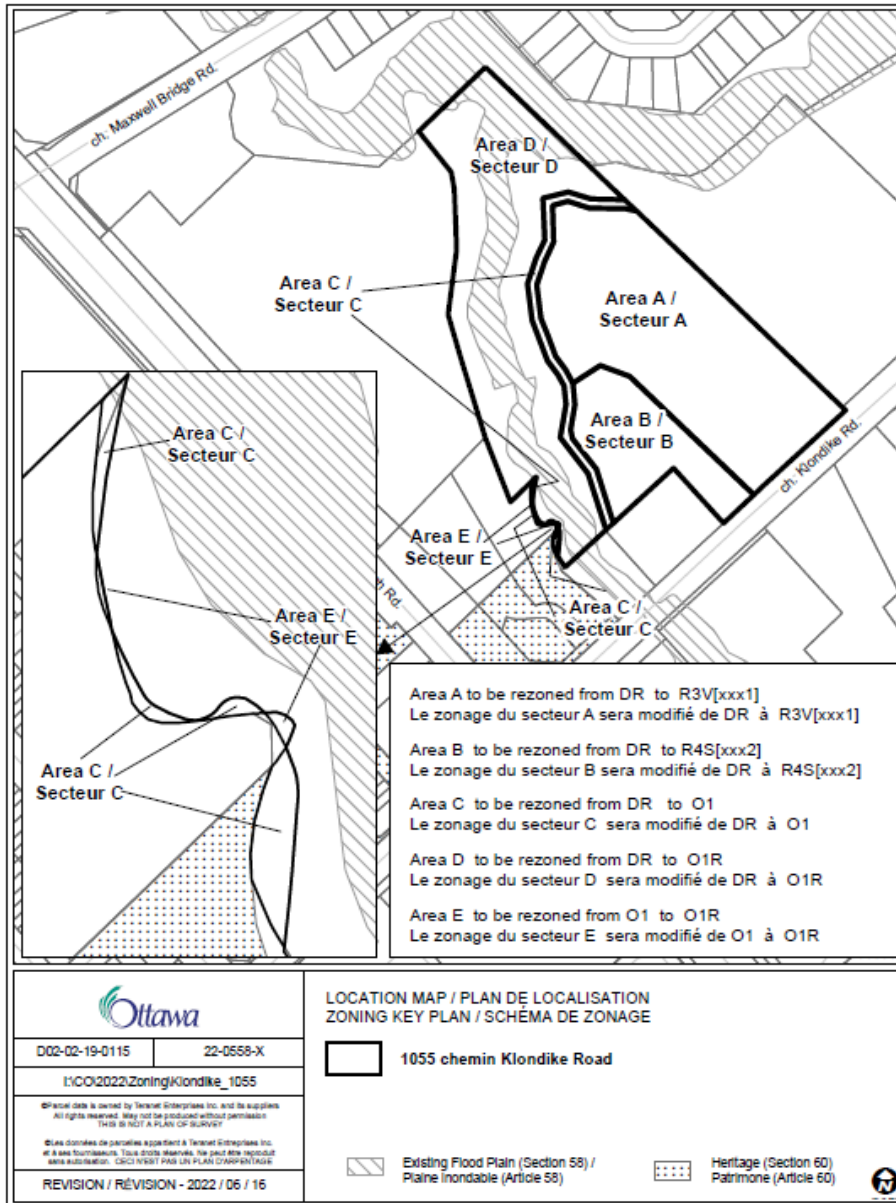
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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 – Zoning Map

For an interactive Zoning map of Ottawa visit geoOttawa



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1055 and an unaddressed parcel to the west:

1. Rezone the lands shown in Document 1 from DR and O1 to O1, O1R, R3V[XXX1] and R4S[xxx2]
2. Amend Section 239, by adding a new exception [xxx1] as follows:
 - a. In Column II, add R3V[xxx1] as an applicable zone.
 - b. In Column V, add provisions similar in effect to the following:
 - i. Minimum front yard setback:5 metres
3. Amend Section 239, by adding a new exception [xxx2] as follows:
 - a. In Column II, add R4S[xxx2] as an applicable zone.
 - b. In Column V, add provisions similar in effect to the following:
 - i. Parking for low-rise apartment units: 1 space per unit
 - ii. Egress stairs and walkway are permitted within a landscaped area.
 - iii. Parking is permitted in a provided front yard.

Document 3 – Consultation Details

This application was subject to the Public Notification and Consultation Policy. The Statutory Public meeting was held on January 28, 2020 at the Richcraft Recreation Complex-Kanata and was attended by approximately 11 residents. Through the review of the application correspondence was received by approximately 20 residents and mainly related to the height of the four-storey building, traffic and impacts to Shirley's Brook.

Comment: Concern about traffic along Klondike Road, especially as it relates to the schools in the area.

Response: A Transportation Impact Study was prepared for the proposed subdivision. The study examined the network concept and showed adequate capacity will be provided by the road network to support the proposed development. Although the March Road widening and Bus Rapid Transit project is currently within the City's ultimate 2031 Network Concept, it is not within the City's 2031 Affordable Network, meaning construction will not proceed prior to 2031. The road network project list will be subject to review as part of the Transportation Master Plan update following the adoption of the New Official Plan.

Comment : Concern about impacts to trees and impacts to Shirley's Brook.

Response: The application has protected the Shirley's Brook watercourse and associated significant woodland.

Comment: Concern about the introduction of a low rise apartment building.

Response: Infill housing in a low-rise built form is supported by the Official Plan. Additionally, the site is located in proximity to future Bus Rapid Transit on March Road. The applicant has submitted studies confirming that there are no transportation or servicing impacts related to the proposed development.

Document 4 – Draft Plan of Subdivision

