

6. Zoning By-Law Amendment – 800 Eagleson Road
Modification du Règlement de Zonage – 800, chemin Eagleson

Committee Recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 800 Eagleson Road to permit a reduction in the parking rate, as detailed in Document 3.

Recommandation du Comité

Que le Conseil approuve une modification du Règlement de zonage 2008-250 visant le terrain dont l'adresse municipale est le 800, chemin Eagleson, afin d'y autoriser une réduction du taux de places de stationnement, comme le précise le document 3.

Documentation / Documentation

1. Director's report, Planning Services, Infrastructure and Economic Development Department, dated August 6, 2019 (ACS2019-PIE-PS-0081)

Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 6 août 2019 (ACS2019-PIE-PS-0081)

2. Extract of draft Minutes, Planning Committee, August 22, 2019

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 22 août 2019

3. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of September 25, 2019, 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 September 11, 2019".

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 25 septembre 2019 du 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 11 septembre 2019 ».

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
22 August 2019 / 22 août 2019**

**and Council
et au Conseil
11 September 2019 / 11 septembre 2019**

**Submitted on 6 August 2019
Soumis le 6 août 2019**

**Submitted by
Soumis par:**

**Lee Ann Snedden
Director / Directrice**

Planning Services / Services de la planification

**Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

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demandes d'aménagement ouest**

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**Ward: KANATA SOUTH (23) /
KANATA-SUD (23)**

File Number: ACS2019-PIE-PS-0081

SUBJECT: Zoning By-law Amendment – 800 Eagleson Road

OBJET: Modification du *Règlement de zonage* – 800, chemin Eagleson

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 800 Eagleson Road to permit a reduction in the parking rate, as detailed in Document 3.**

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 City Clerk and Solicitor's Office 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 September 11, 2019," 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 du Règlement de zonage 2008-250 visant le terrain dont l'adresse municipale est le 800, chemin Eagleson, afin d'y autoriser une réduction du taux de places de stationnement, comme le précise le document 3.
2. Que le Comité de l'urbanisme donne son approbation à ce 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 de l'avocat général 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 11 septembre 2019 », 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

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

800 Eagleson Road

Owner

Ironclad Developments Eagleson Inc.

Applicant

Carl Furney, Fotenn

Description of site and surroundings

The subject property is triangular shaped and 0.73 hectares in area. It is located at the northwest corner of Fernbank Road and Eagleson Road with 109 metres of frontage along Eagleson Road and 142 metres of frontage onto Fernbank Road (see Document 1). The site is in close proximity to commercial and institutional uses which include three major shopping areas and two elementary schools. The surrounding area is also comprised of residential buildings, open spaces and vacant land sited for future development.

Summary of requested Zoning By-law amendment proposal

This report recommends a reduced number of resident parking spaces to allow for the construction of a six-storey residential apartment with a resident parking rate of 0.97 parking spaces per residential unit. In addition, a special exception is recommended to allow the property owner the flexibility to use up to two required residential parking spaces for car share on site. Currently, the Zoning By-law states that the required number of resident parking spaces is 1.2 parking spaces per dwelling unit. The applicant intends to provide the full amount of visitor parking required by the by-law.

In order to assist the applicant in maintaining their construction timelines, staff are recommending that this report be advanced to Council for consideration at its meeting on September 11, 2019.

Brief history of proposal

This property has obtained site plan control approval for a six-storey residential building and resident parking at a rate of 1.2 spaces per unit, which totals 120 dwelling units. If the parking reduction to 0.97 per residential unit is obtained, the applicant intends to amend the unit count within the building through a site plan revision to allow for additional 23 units, for a total of 143 dwelling units. It is expected that the increased unit count would not result in any visible changes to the site plan or the building (see

Document 4). Only the interior unit layouts would be changed to allow for the unit count increase.

DISCUSSION

Public consultation

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. No public comments were received for this application.

Official Plan designations

The property is designated Arterial Mainstreet (3.6.3), on Schedule B of the City's Official Plan. The Arterial Mainstreet designation permits a range of uses including residential uses. Along Arterial Mainstreets, the City will encourage the efficient use of land through dense and mixed-use redevelopment that supports increased walking, cycling and transit use. Over time Arterial Mainstreets are intended to evolve into compact, pedestrian-oriented and transit-friendly places.

Planning rationale

The proposed Zoning By-law amendment to permit a reduced vehicle parking requirement conforms to the policy direction found in Section 3.6.3 of the Official Plan. The proposed parking rate of 0.97 parking spaces per dwelling unit is consistent with the intent and objectives of the Arterial Mainstreet designation. The development will support the creation of an active pedestrian, cyclist and transit-friendly environment as the site located in proximity to large commercial areas and several retail and service uses. The amendment to allow for a reduced parking requirement at this site would promote development standards that reflect intensification goals by supporting greater building coverage and less surface parking.

Further, the applicant's transportation study and parking demand analysis has concluded that the proposed reduced parking rate of 0.97 spaces per residential unit will be adequate to meet the needs of the building occupants. The applicant has also signed a letter of intent with a well-established car share company within Ottawa, outlining their commitment to providing one or two shared cars on the subject site. Evidence has shown that for some, car share replaces the need for a private vehicle, and will serve to provide alternative options for occupants of the proposed building as well as those living in the surrounding area. The recommendation in this report

provides flexibility for up to two required resident parking spaces on site to be occupied by car share vehicles. The owner has indicated that for one or two units which may not benefit from a resident parking space, a car share membership will be included in the rent package for those units. This approach is considered reasonable and is viewed as being consistent with the City's goals of promoting alternative modes of transportation and shifting away from the use of private vehicles. The Owner's ongoing obligation to provide car share will be outlined as a condition of site plan control approval for the revised unit count.

The subject property is surrounded by busier roadways, and the closest opportunity for on-street parking is approximately a 200-metre walk from the proposed building. For this reason, no reduction to the visitor parking rate of 0.2 parking spaces per dwelling unit is proposed.

Provincial Policy Statement

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

COMMENTS BY THE WARD COUNCILLOR

Councillor Hubley is aware of the recommendations of this report.

LEGAL IMPLICATIONS

There are no legal impediments to the implementation of the recommendations of this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The new building will be required to meet the accessibility criteria contained within the Ontario Building Code. The recommendation to reduce the parking rate will not impact the provision of accessible parking spaces on site.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- EP2 – Support growth of the local economy

APPLICATION PROCESS TIMELINE STATUS

This application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications due to the additional time needed for the concurrent Site Plan Control application review.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Zoning Key Plan

Document 3 Details of Recommended Zoning

Document 4 Approved Site Plan

CONCLUSION

The Planning, Infrastructure and Economic Development Department recommends approval for the Zoning By-law amendment to permit a parking requirement reduction. The proposed Zoning By-law amendment is consistent with the Provincial Policy Statement, conforms to the policy direction within the City's Official Plan and represents good planning.

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (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.

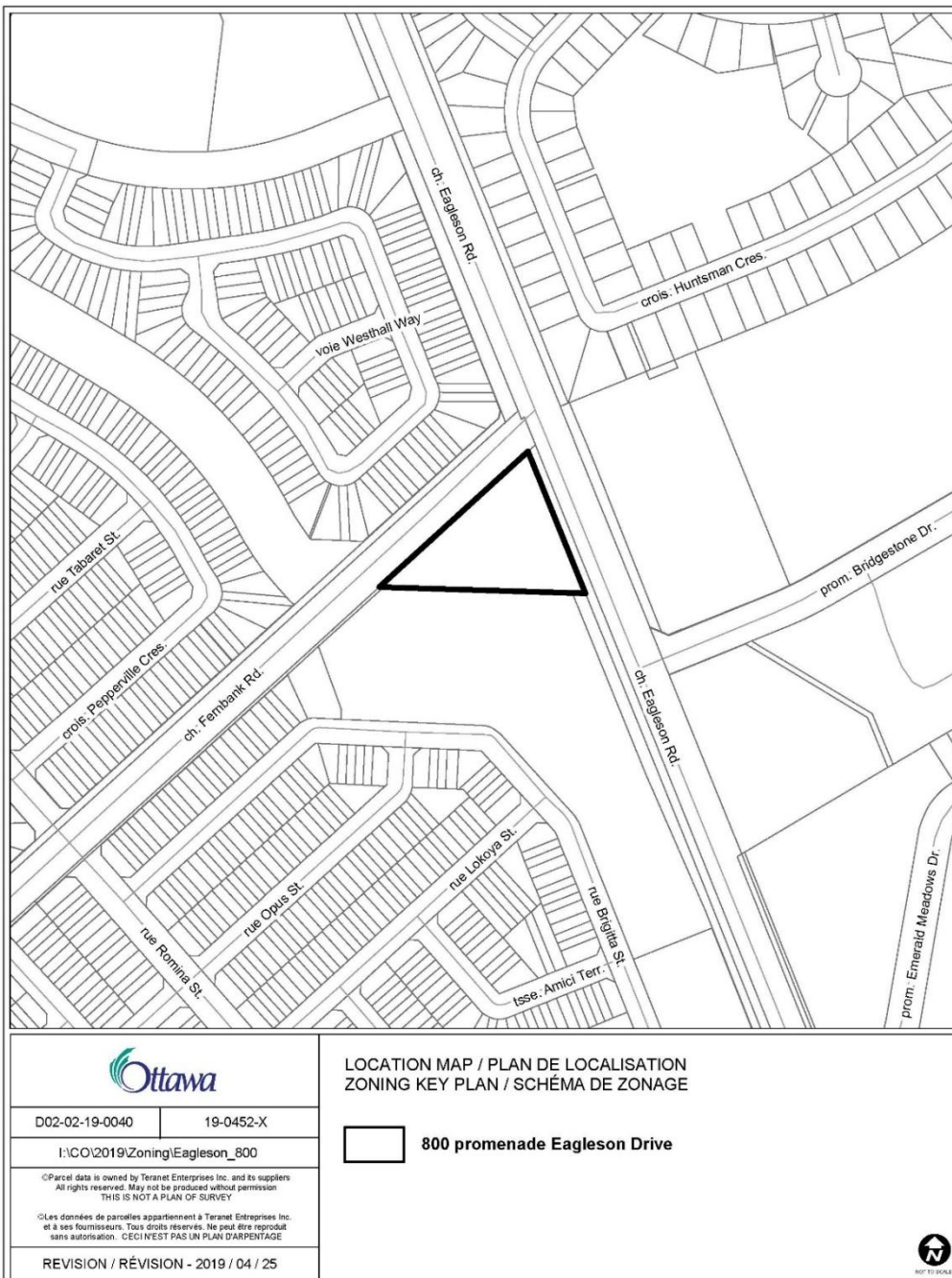
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

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

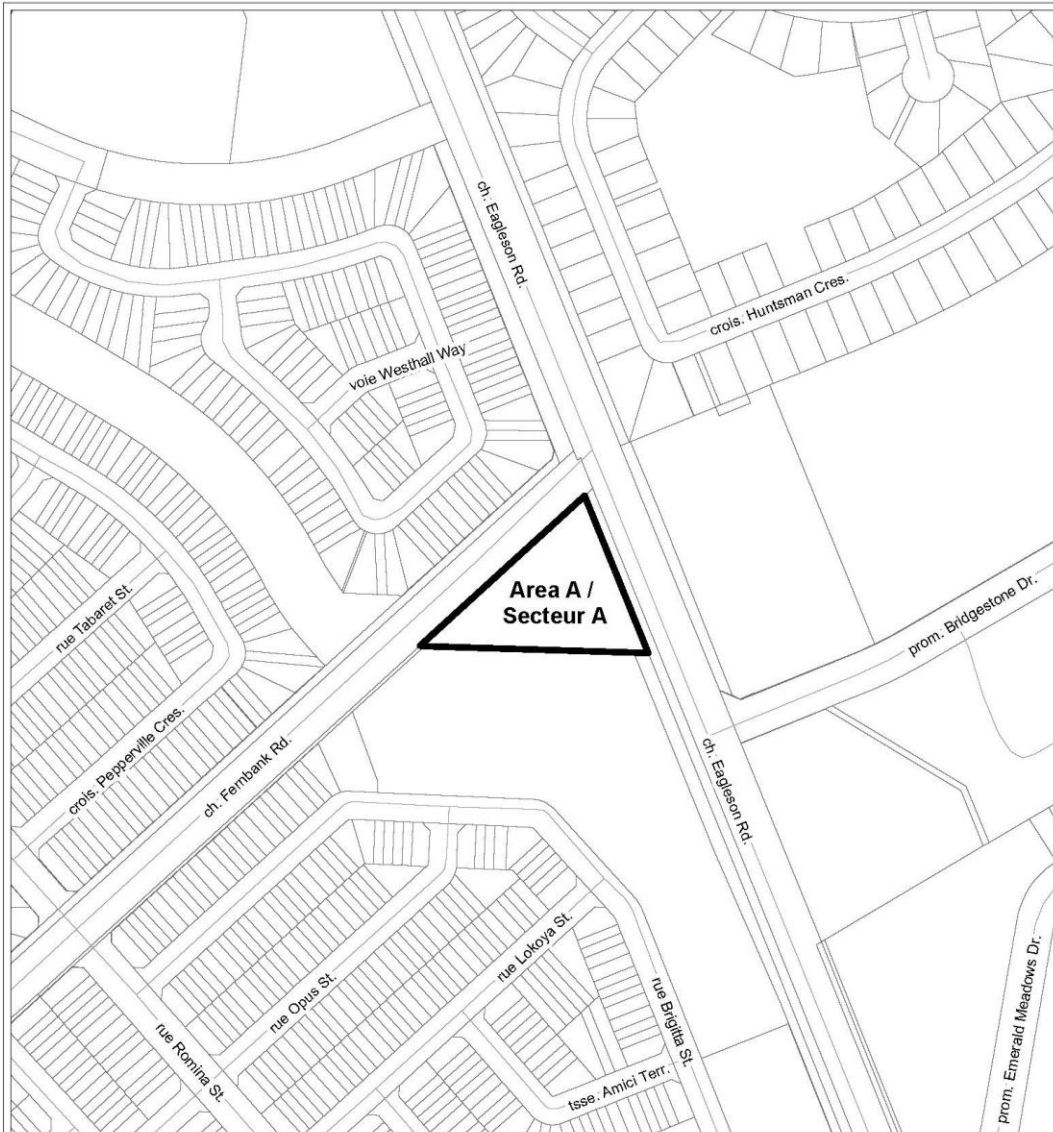
Document 1 – Location Map




For an interactive Zoning map of Ottawa visit geoOttawa.

This is a map showing the location of 800 Eagleson Road. It is located in the northeast corner at Fernbank Road and Eagleson Road.



Document 2 – Zoning Key Plan



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-19-0040	19-0452-X	800 promenade Eagleson Drive	
I:\CO\2019\Zoning\Egleson_800		 Area A to be rezoned from AM to AM[XXXX] Le zonage du secteur A sera modifié de AM à AM[XXXX]	
<small>©Parcel data is owned by Teranel Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small>		 <small>NOT TO SCALE</small>	
<small>©Les données de parcelles appartiennent à Teranel Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. C'EST NI EST PAS UN PLAN D'ARPENTAGE.</small>			
REVISION / RÉVISION - 2019 / 07 / 04			

Document 3 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 800 Eagleson Road:

1. Rezone the lands shown in Document 2 as follows:
 - a. In Area A, from AM to AM [xxxx].
2. Add a new exception [xxxx] to Section 239, Urban Exceptions, with provisions similar in effect to the following:
 - a. In Column II, add the text:
 - AM [xxxx]
 - b. In Column V, add the text:
 - Despite Section 101(7)(b), a the minimum vehicle parking rate permitted is 0.97 parking space per one dwelling unit.
 - A maximum of two required resident vehicle parking spaces may be occupied by car share vehicles.

Document 4 – Approved Site Plan

