

4. Zoning By-law Amendment – 4840 Bank Street
Modification du Règlement de zonage – 4840, rue Bank

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 4840 Bank Street to permit the development of the lands for a residential subdivision and associated uses as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil d'approuver une modification du Règlement de zonage 2008-250, visant le 4840, rue Bank, afin de permettre l'aménagement des terrains en lotissement résidentiel et utilisations connexes, comme le précise le document 2.

FOR THE INFORMATION OF COUNCIL

Planning Committee also approved the following motion:

THEREFORE BE IT RESOLVED that report ACS2019-PIE-PS-0033 be amended to include the following comment from Councillor Meehan:

“Councillor Meehan would like some effort by Planning Staff and the developers to review the placement of any park and natural spaces within these three applications to protect some of the established trees and shrubs. Instead of clearing land and redeveloping a park space and planting new trees, Councillor Meehan would like to see some of the established trees to protected and incorporated into the natural and park spaces.”

POUR LA GOUVERNE DU CONSEIL

Le Comité de l'urbanisme a également approuvé la motion suivante:

PAR CONSÉQUENT, IL EST RÉSOLU QUE le rapport soit modifié par l'ajout du commentaire suivant de la conseillère Meehan :

« La conseillère Meehan souhaite que le personnel de la Planification et les promoteurs consacrent un certain effort à l'examen de l'emplacement

de tout espace naturel et de toute zone de parc dans ces trois demandes en vue de protéger certains des arbres et buissons matures. Plutôt que de dégager le terrain, d'y aménager une nouvelle zone de parc et d'y planter de nouveaux arbres, la conseillère Meehan souhaite que l'on protège certains des arbres qui s'y trouvent et les intègre dans les espaces naturels et dans les zones de parc ».

Documentation/Documentation

1. Director's Report, Planning Services, Planning, Infrastructure and Economic Development Department, dated March 27, 2019 (ACS2019-PIE-PS-0033)

Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'Infrastructure et du développement économique, daté le 27 March 2019 (ACS2019-PIE-PS-0033)

2. Extract of draft Minutes, Planning Committee, April 11, 2019

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 11 avril 2019

3. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of May 8, 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 April 24, 2019".

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 8 mai 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 24 avril 2019 ».

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
11 April 2019 / 11 avril 2019**

**and Council
et au Conseil
24 April 2019 / 24 avril 2019**

**Submitted on 27 March 2019
Soumis le 27 mars 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**

Contact Person / Personne ressource:

**Wendy Tse, Planner / Urbaniste, Development Review South / Examen des
demandes d'aménagement sud**

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**Ward: OSGOODE (20);
GLOUCESTER-SOUTH NEPEAN (22) /
GLOUCESTER-NEPEAN SUD (22)**

File Number: ACS2019-PIE-PS-0033

SUBJECT: Zoning By-law Amendment – 4840 Bank Street

OBJET: Modification du Règlement de zonage – 4840, rue Bank

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 4840 Bank Street to permit the development of**

the lands for a residential subdivision and associated uses 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 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 April 24, 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 4840, rue Bank, afin de permettre l'aménagement des terrains en lotissement résidentiel et utilisations connexes, comme le précise le document 2.
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 24 avril 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

4840 Bank Street

Owner

The Regional Group of Companies Inc.

Applicant

Erin O'Connor, Regional Group of Companies Inc.

Description of site and surroundings

The site is located on the west side of Bank Street in the Leitrim Community, at the southern limit of the urban boundary. The 19.48-hectare site with 83.65 metres frontage along Bank Street is currently undeveloped.

Pathways Subdivision is located immediately to the north and is currently being developed. Further north is the largely established community of Findlay Creek. Undeveloped rural lands are located to the south. The Casino and Leitrim Provincially Significant Wetlands are located to the west.

The draft plan of subdivision was draft approved on March 15, 2019. The proposed subdivision provides for approximately 158 detached dwellings, 164 townhomes, one block for mixed use development, two blocks for medium density residential development, one partial park block, one open space block, one servicing block and two walkway blocks. Twenty partial single residential lots are also proposed. Eight new public streets will be created.

Summary of requested Zoning By-law amendment proposal

The proposal is to amend the zoning for the majority of the site from RU (Rural Countryside) Zone to R3Z (Residential Third Density, Subzone Z). This zone permits a mix of dwelling types and densities with different development standards, as identified in the Z subzone, and promotes efficient land use and compact form. Lands toward the eastern portion of the property, to the rear of proposed commercial development, are proposed to be rezoned to R5Z [xxxx] (Residential Fifth Density, Subzone Z, Exception [xxxx]). This zone is primarily for areas designated as Developing Community and permits a wide mix of residential building forms up to mid-high rise apartment dwellings. The exception is to allow a reduced lot width requirement as well as removing the maximum floor area for accessory buildings. The partial park block is proposed to be zoned O1 (Parks and Open Space). The block adjacent to Bank Street is to be zoned

from RU to GM (General Mixed Use). The O1R (Parks and Open Space) zone reflects the buffer block.

DISCUSSION

Public consultation

Public consultation was conducted in accordance with the procedure for Zoning By-law amendment applications. Owners within 120m of the subject site were notified through a sign posted on the site. The statutory public meeting for the concurrent Plan of Subdivision application was held on April 25, 2018 with approximately 17 members of the public in attendance.

The main concern expressed was the capacity of Bank Street to accommodate the additional vehicles. In response, improvements to a number of intersections along Bank Street will be made either at the cost of the developer or through development charges. Bank Street will be widened to two lanes in each direction between Leitrim Road and Findlay Creek Drive by 2026. The widening of Bank Street between Findlay Creek Drive to just south of Blais Road is expected to occur post 2031.

Official Plan designations

The Official Plan designates the property as Developing Community (Expansion Area) to contribute to the provision of sufficient urban land to support the residential demands of the projected population to 2031. Pursuant to Section 3.12 of the Official Plan, development may proceed once the requirements of the section are satisfied and the draft plan of subdivision is approved. The General Urban Area designation permits a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances.

The draft plan provides a mix of units to provide a range of housing options. With the adoption of Official Plan Amendment (OPA) No. 221, the minimum percentage of single detached dwelling is reduced from 45 to 30 per cent; the other requirements remain unchanged at a maximum of 55 per cent single detached dwellings, at least 10 per cent apartment and the remainder multiples other than apartments. Where there is an agreement among the developers, subject to the OPA, the unit mix applies to the combined properties (subject site along with 4747, 4755, 4789 and 4791 Bank Street), rather than each individual subdivision.

Other applicable policies and guidelines

Although not located within the limits of the Leitrim Community Design Plan (CDP), the general principles of the Plan were considered with the proposal. This includes locating of the mixed use block adjacent to Bank Street and the integration of lands to the north through the continuation of sidewalks and roads. The road network has made provision for the future extension of Kelly Farm Road to connect with the future extension of Earl Armstrong Road in accordance with the Official and Transportation Master Plans. A walkway block has also been provided to allow for pedestrian and cycling connectivity to active transportation facilities expected to be provided with the extension of Earl Armstrong Road.

The draft plan of subdivision made efforts to implement Building Better and Smarter Suburbs (BBSS) policy directions including draft conditions that driveways be paired and townhomes are created in even number blocks as much as possible in order to increase the potential for street trees and on street parking.

Planning rationale

The Zoning By-law is consistent with the intent of the Official Plan as well as with the zoning implemented for the northern portion of the subdivision. The majority of the lands are proposed to be rezoned from Rural Countryside Zone (RU) to Residential, Third Density Zone (R3Z). This residential zone will allow for smaller lots which is the norm for new suburban areas.

The park site is proposed to be zoned Parks and Open Space and is to be conveyed to the City at time of subdivision registration for that portion of the subdivision. The buffer lands to the Leitrim Wetland (a Provincially Significant Wetland) are to be zoned Parks and Open Space, Subzone R and only allows for limited uses: environmental preserve and education area and forestry operation.

The lands located at the eastern portion of the site, west of the proposed commercial block is subject to further subdivision or site plan approval, depending on the proposal. The lands are proposed to be zoned R5Z[xxxx], a zone created for Developing Communities to allow for a wide mix of residential building forms up to mid-high rise apartment dwellings. The exception allows for a reduction in the minimum lot width and accessory buildings not be subject to a maximum cumulative floor area. The reduction in the lot width reflects the proposal showing two accesses to the site. By eliminating the

maximum floor area for an accessory structure, a consolidated building for bicycle parking, solid waste/recycling and community mail boxes will be permitted.

The General Mixed Use (GM) Zone will allow residential, commercial and institutional uses or mixed-use development to be established to serve the community which implements the direction of the Leitrim Community CDP which shows mixed use development along Bank Street. The mixed use block is subject to site plan approval at which time a detailed review of the site design, including landscaping, access, and servicing will be conducted.

The unit type and density will be tracked to ensure compliance of the Official Plan as approvals are sought by the developers.

The draft subdivision process included the review of sidewalk locations, transportation study and servicing report. A landscaping plan, traffic calming plan and detailed engineering will be required prior to registration.

Provincial Policy Statement

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

RURAL IMPLICATIONS

There are no direct implications associated with this report.

COMMENTS BY THE WARD COUNCILLORS

Councillor George Darouze is aware of the application related to this report.

Councillor Carol Anne Meehan is aware of the application related to this report.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendation.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications with this proposal.

ASSET MANAGEMENT IMPLICATIONS

The recommendations documented in this report are consistent with the City's Comprehensive Asset Management (CAM) Program objectives.

The implementation of the CAM program results in timely decisions that minimize lifecycle costs and ensure the long-term affordability of assets. The CAM Policy applies to all physical assets of the city including parks. The implementation of the CAM program results in timely decisions that minimize lifecycle costs and ensure the long-term affordability of assets. To fulfill its obligation to deliver quality services to the community, the City must ensure that assets supporting City services are managed in a way that balances service levels, risk and affordability. Details regarding the future City park, public roads, sidewalks and walkways will be determined through the Plan of Subdivision process.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Support an environmentally sustainable Ottawa
- Healthy and Caring Communities
- Governance, Planning and Decision-Making

APPLICATION PROCESS TIMELINE STATUS

The application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the need to finalize the Draft Plan of Subdivision.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

CONCLUSION

The Planning, Infrastructure and Economic Development Department recommends approval of the application to rezone the lands from Rural Countryside (RU) to Residential Third Density, subzone Z (R3Z), Parks and Open Space (O1), Parks and Open Space Subzone R (O1R), Residential Fifth Density, Subzone Z, exception xxxx (R5Z[xxxx]) and General Mixed Use (GM) zone. The application is consistent with the Provincial Policy Statement, the Official Plan as well as the Draft Plan of Subdivision.

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

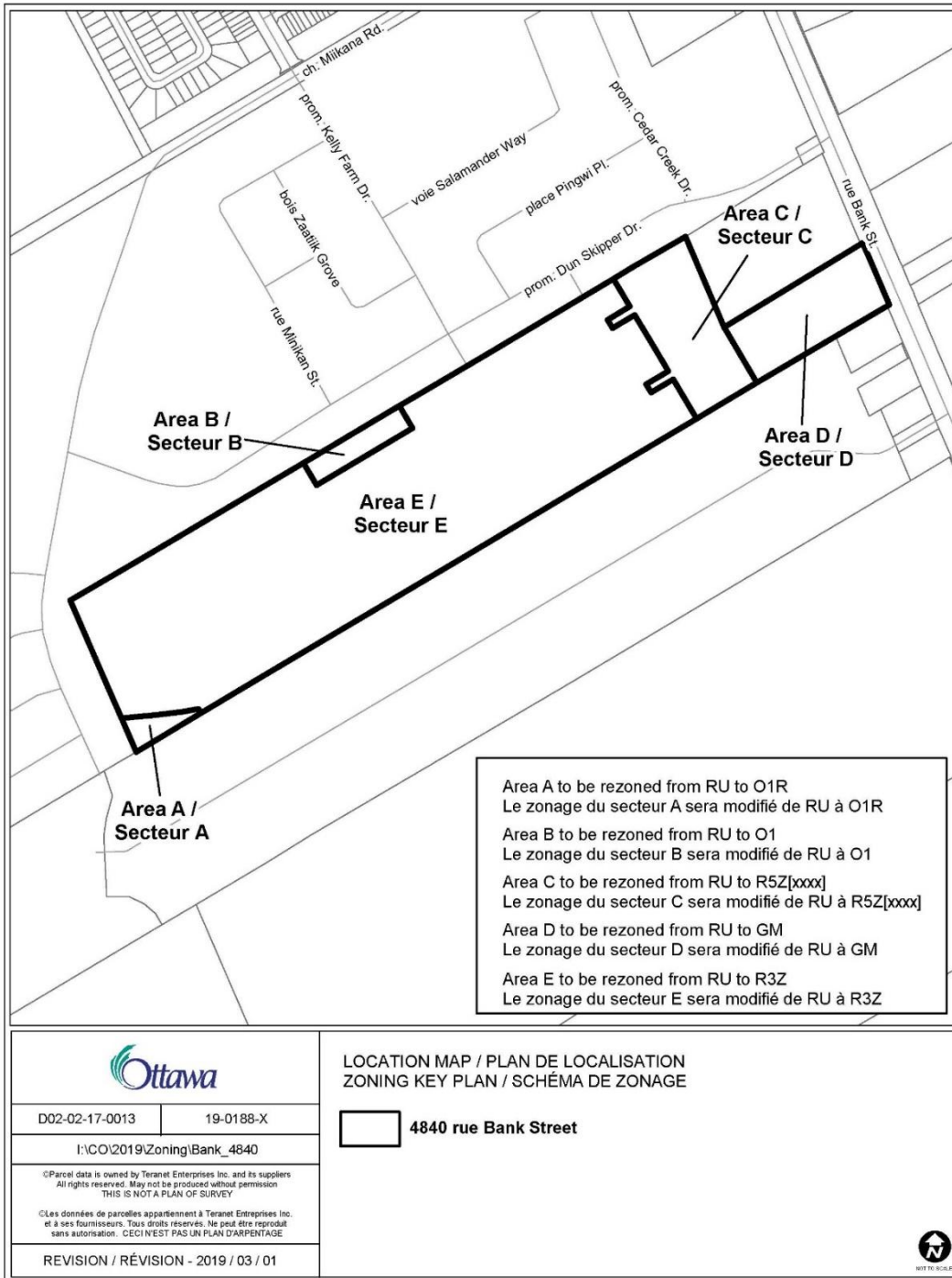
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 4840 Bank Street.

1. To rezone the lands shown in Document 1 as follows:
 - a) Area A from RU to O1R
 - b) Area B from RU to O1
 - c) Area C from RU to R5Z [xxxx]
 - d) Area D from RU to GM
 - e) Area E from RU to R3Z
2. Add a new exception, [XXXX], with provisions similar in intent to the following:
 - a. Add the following text to Column V”
 - “-Despite Table 164A, for Subzone Z, the minimum lot width is 12 metre
 - Despite Table 55(6), there is no maximum cumulative floor area for accessory buildings.”