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| <p><b>4. ZONING BY-LAW AMENDMENT – PART OF 4798 BANK STREET</b></p> <p><b>MODIFICATION AU RÈGLEMENT DE ZONAGE – PARTIE DU 4798, RUE BANK</b></p> |
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**COMMITTEE RECOMMENDATION**

**That Council approve an amendment to Zoning By-law 2008-250 for part of 4798 Bank Street to permit back-to-back townhomes, as detailed in Document 2.**

**RECOMMANDATION DU COMITÉ**

**Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant une partie du 4798, rue Bank, afin de permettre la construction d'habitations en rangée dos à dos, comme il est exposé en détail dans le document 2.**

**DOCUMENTATION / DOCUMENTATION**

1. Acting Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated 20 December 2016 (ACS2017-PIE-PLS-0003)  
  
Rapport du Directrice par intérim, Services de la planification, Service de la planification, de l'Infrastructure et du développement économique daté le 20 décembre 2016 (ACS2017-PIE-PLS-0003)
2. Extract of draft Minutes, Planning Committee, 24 January 2017.  
  
Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 24 janvier 2017
3. Summary of Written and Oral Submissions, to be issued separately with the Council agenda for its meeting of 22 February 2017, as part of the

Summary of Oral and Written Public Submissions for Items Subject to Bill  
73 'Explanation Requirements'

Résumé des observations écrites et orales, à distribuer séparément avec  
l'ordre du jour de la réunion du 22 février 2017 du Conseil, comme faisant  
partie du Résumé des observations orales et écrites du public sur les  
questions assujetties aux « exigences d'explication » aux termes de la Loi  
73.

**Report to  
Rapport au:**

**Planning Committee / Comité de l'urbanisme  
January 24, 2017 / 24 janvier 2017**

**and Council / et au Conseil  
February 8, 2017 / 8 février 2017**

**Submitted on December 20, 2016  
Soumis le 20 décembre 2016**

**Submitted by  
Soumis par:**

**Lee Ann Snedden,**

**Acting Director / Directrice par intérim,**

**Planning Services / Service de la planification**

**Planning, Infrastructure and Economic Development Department / Services 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 / Planning, Infrastructure and Economic  
Development Department / Services de la planification, de l'infrastructure et du  
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**Ward: GLOUCESTER-SOUTH  
NEPEAN (22) / GLOUCESTER-  
NEPEAN SUD (22)**

**File Number: ACS2017-PIE-PLS-0003**

**SUBJECT: Zoning By-law Amendment – Part of 4798 Bank Street**

**OBJET: Modification au Règlement de zonage – Partie du 4798, rue Bank**

## REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 4798 Bank Street to permit back-to-back townhomes, 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 Bill 73 'Explanation Requirements' at the City Council Meeting of 8 February 2017 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 une partie du 4798, rue Bank, afin de permettre la construction d'habitations en rangée dos à dos, comme il est exposé en détail dans le document 2.
2. Que le Comité de l'urbanisme donne son approbation à ce que la section du présent rapport consacrée aux consultations soit incluse en tant que "brève explication" dans le résumé des observations écrites et orales, qu'elle soit rédigée par le Bureau du greffier municipal et avocat général et soumise au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes du projet de loi 73 », à la réunion du Conseil municipal du 8 février 2017, 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**

Part of 4798 Bank Street

**Owner**

Findlay Creek Partnership

**Applicant**

Melissa Côté, Tartan Land Consultants Inc.

**Description of site and surroundings**

The land subject to the proposed Zoning By-law amendment is located within the Leitrim Community, in Findlay Creek Village. It is located south of Findlay Creek, west of Bank Street, and north of the unopened Blais Road, as shown in Document 1. This portion is part of the on-going residential development in this community and is known as Stage 2, Phase 4C and is proposed to contain on-street townhouses and back-to-back townhouses.

**Summary of requested Zoning By-law amendment proposal**

Revisions to the plan of subdivision have incorporated 66 back-to-back townhouses on lands originally contemplated for an apartment and on-street townhouse development. This results in the requirement to rezone portions of the site currently zoned R3VV [1318] and R5A H(18) and amendments to the zoning provisions of the existing R5A H(18) zone.

**Brief history of proposal**

At the Planning Committee meeting of February 13, 2007, it was recommended to Council to approve the residential zoning of the entirety of Stage 2 of the Findlay Creek Subdivision to reflect the draft plan of subdivision. This was subsequently approved by Council on March 28, 2007. A resulting appeal was dismissed on June 18, 2007.

The draft plan of subdivision for Findlay Creek, Phase 2, Stage 4 was originally approved in June 7, 2006 and subsequently extensions were granted on May 29, 2009, February 24, 2012 and January 20, 2015.

## **DISCUSSION**

### **Public consultation**

Notice of this application was circulated to surrounding landowners and two standard City signs were installed on-site giving notice of this Zoning By-law amendment in accordance with the Council approved policy for Public Notification and Consultation and the *Planning Act*.

One public comment was received expressing concern with the provision of only one parking space per unit and the resulting traffic, parking and safety issues which may result. In response, the Zoning By-law requires one parking space per unit and therefore the by-law requirement is satisfied. However, it should be noted that a number of units will have a driveway length of greater than 5.2 metres, creating a second parking space for the unit.

### **Official Plan designation**

Schedule B of the Official Plan designates the site as General Urban Area. This designation intends to accommodate a full range of housing for a variety of demographic profiles in the General Urban Area in order to create complete, sustainable communities.

### **Other applicable policies and guidelines**

The site is located within the Leitrim Community Design Plan (CDP) which designates this portion for low-and high density residential development.

The Low Density land use supports the development of various ground-oriented housing forms, including single detached dwellings and townhouse dwellings in key areas, such as along collector roads.

The High Density land use is intended to provide the majority of the highest density residential uses and is located to support Leitrim's commercial areas and transit routes. Permitted uses include low-and mid-rise apartments as well as stacked townhouses. The intended minimum density is 80 units/net hectare.

This proposal is considered a minor change to the Leitrim CDP and is permitted prior to the registration of the plan of subdivision.

### **Urban Design Review Panel**

The lands are not within a Design Priority Area, therefore this application was not subject to the panel's review.

### **Planning rationale**

The proposed housing meets the intent of the Official Plan. The back-to-back townhouses provide an additional housing type and density within the subdivision to meet the housing needs of potential residents with different income levels, lifestyles and households.

The housing units subject to this amendment conform to the Leitrim CDP's requirement as it provides a density of 81 units/net hectare, meeting the intended minimum density of 80 units/net hectare. The back-to-back townhouses proposed share many common characteristics with the stacked townhouses contemplated in this area. They are generally both three level buildings, contain individual entrances facing a street, do not provide shared interior corridors and typically provide at grade parking. The main difference is that units are not placed on top of other units in a back-to-back townhouse.

The portion currently zoned R5A H(18) is proposed to be rezoned with an exception and the two portions currently zoned R3VV[1318] are proposed to be rezoned to R5A H(18) with the same exception in order to capture all the back-to-back townhouses under one zone. The exception will recognize amendments to the R5A H(18) zone requirements pertaining to the minimum front yard and corner yard setbacks and lot area to recognize the change in housing form. Further, the maximum number of attached dwelling units is proposed to be increased from eight to 10 to allow for a number of blocks which provide five units along one face.

The City is currently reviewing the reports and plans for the final plan of subdivision.

### **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 rural implications with this Zoning By-law amendment.

## **COMMENTS BY THE WARD COUNCILLOR**

Councillor Qaqish is aware of the proposal and of staff recommendations.

## **LEGAL IMPLICATIONS**

There are no legal impediments to approving the recommendations contained in the report.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

## **FINANCIAL IMPLICATIONS**

There are no financial implications associated with this report.

## **ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with this report.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- Healthy and Caring Communities.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map/Zoning Key Plan

Document 2 Details of Recommended Zoning

Document 3 Overview Data Sheet (*previously distributed and held on file*)

## **APPLICATION PROCESS TIMELINE STATUS**

This application was processed by the On Time Decision Date established for the processing of Zoning By-law amendment applications.

## **CONCLUSION**

Staff recommend the lands be rezoned from Residential Third Density, Subzone VV, Exception 1318 to Residential Fifth Density, Subzone A, Exception [XXXX], maximum



height 18 metres and Residential Fifth Density, Subzone A, maximum height 18 metres to Residential Fifth Density, Subzone A, Exception [XXXX], maximum height 18 metres.

This proposed amendment is in conformity with the Provincial Policy Statement, the City's Official Plan and implements the amended draft approved Plan of Subdivision.

The department recommends that the application be approved.

### **DISPOSITION**

Office of the City Clerk and Solicitor, Legislative Services to notify the owner; applicant; OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Deputy City Treasurer Revenue Branch, Corporate Services (Mail Code: 26-76) of City Council's decision.

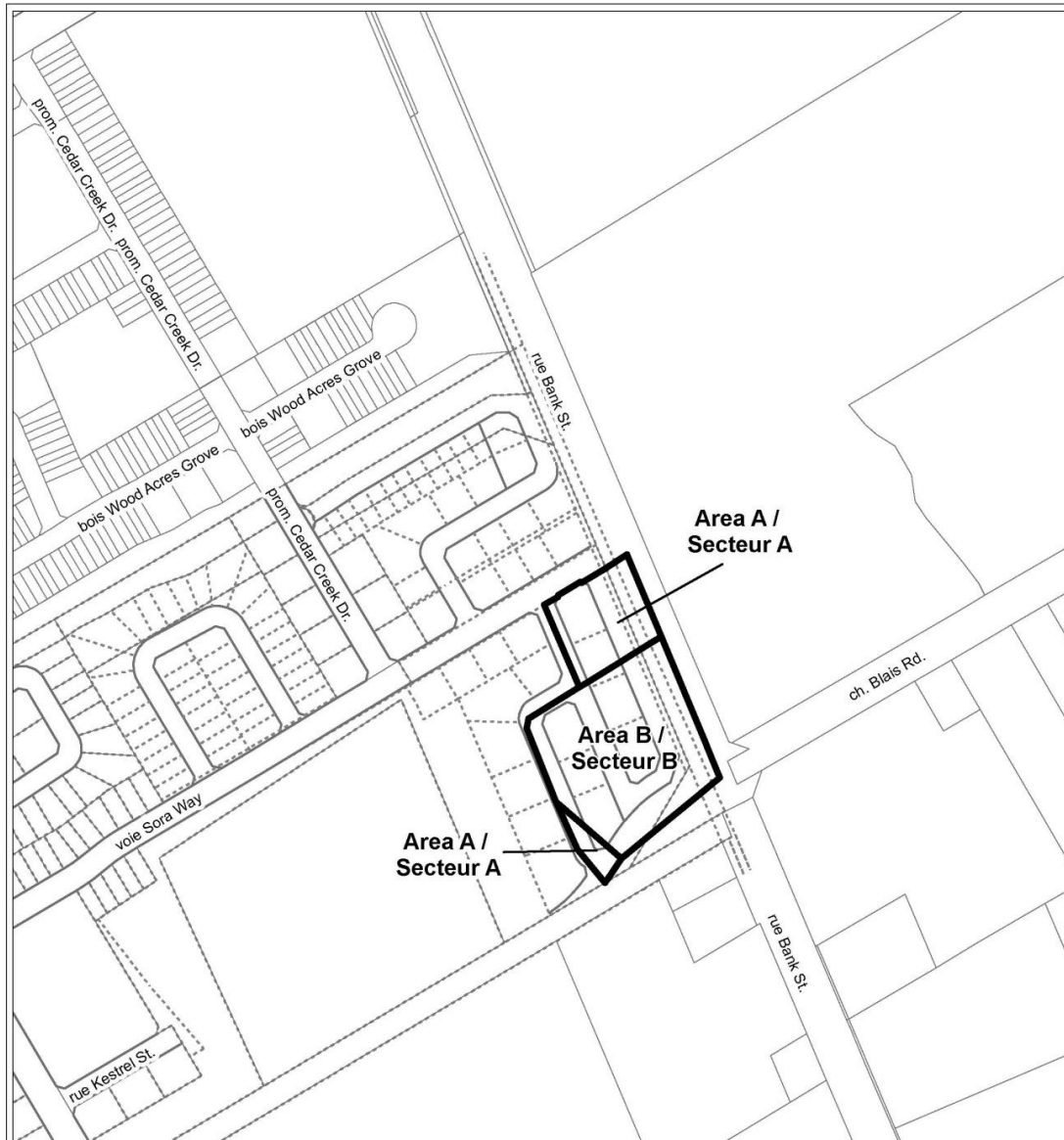
Zoning and Interpretations Unit, Planning Services to prepare the implementing by-law and forward to Legal Services.


Legal Services to forward the implementing by-law to City Council.

Circulation Services Unit, Planning Services to undertake the statutory notification.

Document 1 – Location Map

The land subject to the proposed Zoning By-law amendment is located within the Leitrim Community, in Findlay Creek Village.



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| REVISION / RÉVISION - 2016 / 11 / 29   |           |

LOCATION MAP / PLAN DE LOCALISATION  
 ZONING KEY PLAN / SCHÉMA DE ZONAGE  
 Part of / partie de 4798, rue Bank Street

Area A to be rezoned from R3V V[1318] to R5A[xxxx] H(18)  
 Le zonage du secteur A sera modifié de R3V V[1318] à R5A[xxxx] H(18)

Area B to be rezoned from R5A H(18) to R5A[xxxx] H(18)  
 Le zonage du secteur B sera modifié de R5A H(18) à R5A[xxxx] H(18)



NOT TO SCALE

## Document 2 – Details of Recommended Zoning

The proposed changes to the City of Ottawa Zoning By-law 2008-250 for part of 4798 Bank Street:

1. Rezone the subject land as shown on Document 1 as follows:
  - a. Area A from R3VV[1318] to R5A [XXXX] H(18); and
  - b. Area B from R5A H(18) to R5A [XXXX] H(18).
2. Add a new exception, [xxxx], with provisions similar in intent to the following:
  - a. Despite Table 164A, the following shall apply to back-to-back townhouse dwellings:

|                                    |                  |
|------------------------------------|------------------|
| - minimum lot area                 | 85 square metres |
| - minimum front yard setback       | 3 metres         |
| - minimum corner side yard setback | 3 metres         |
  - Despite Section 136, no more than ten attached dwelling units are permitted in a townhouse dwelling, with a maximum of five in a row.