

1. Zoning By-Law Amendment – 2112 Bel-Air Drive

Modification du Règlement de zonage – 2112, promenade Bel-Air

Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 2112 Bel-Air Drive to permit 27 townhouse dwelling units in a planned unit development, as detailed in Document 2.

Recommandation du Comité

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant le 2112, promenade Bel-Air, afin de permettre l'aménagement d'un complexe immobilier de 27 habitations en rangée, comme l'expose en détail le document 2.

Documentation/Documentation

1. Report from the Director, Planning Services, Planning, Infrastructure and Economic Development Department, dated April 7, 2021 (ACS2021-PIE-PS-0045)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 7 avril 2021 (ACS2021-PIE-PS-0045)

2. Extract of draft Minutes, Planning Committee, April 22, 2021

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 22 avril 2021

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
22 April 2021 / 22 avril 2021**

**and Council
et au Conseil
28 April 2021 / 28 avril 2021**

**Submitted on 7 April 2021
Soumis le 7 avril 2021**

**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

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Stream Shen,

**Planner II / Urbaniste II, Development Review West / Examen des demandes
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Ward: COLLEGE (8) / COLLÈGE (8)

File Number: ACS2021-PIE-PS-0045

SUBJECT: Zoning By-law Amendment – 2112 Bel-Air Drive

OBJET: Modification du Règlement de zonage – 2112, promenade Bel-Air

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2112 Bel-Air Drive to permit 27 townhouse dwelling units in a planned unit development, 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 April 28, 2021," 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 le 2112, promenade Bel-Air, afin de permettre l'aménagement d'un complexe immobilier de 27 habitations en rangée, comme l'expose en détail 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 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 28 avril 2021 », 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.

EXECUTIVE SUMMARY

Staff Recommendation

Planning staff recommends approval of the Zoning By-law amendment application for 2112 Bel-Air Drive to permit 27 townhouse dwellings units in a planned unit development. The applicant has requested to rezone the land from Minor Institutional, Subzone A (I1A) to Residential Third Density, Subzone W (R3W) to permit the townhouse units. The site is designated General Urban Area pursuant to Schedule B of the Official Plan which permits the development of a full range and choice of housing types. The proposed townhomes are two-storeys in height and are of a scale and density that complement the existing pattern of development in the community.

Public Consultation/Input

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. The statutory public meeting for the associated Plan of Subdivision application was held on July 7, 2020 virtually through Zoom. Approximately 50 people attended the meeting. The main concerns expressed by the residents include the increase in traffic volume, speeding, pedestrian safety, stormwater drainage and existing low-water pressure in the community.

RÉSUMÉ

Recommandation du personnel

Le personnel chargé d'urbanisme recommande l'approbation de la demande de modification du Règlement de zonage visant le 2112, promenade, afin de permettre l'aménagement d'un complexe immobilier constitué de 27 habitations en rangée. Le requérant souhaite faire passer la désignation du terrain de Zone de petites institutions, sous-zone A (I1A) à Zone résidentielle de densité 3, sous-zone W (R3W) et ainsi permettre la présence d'habitations en rangée. L'emplacement est désigné Secteur urbain général à l'annexe B du Plan officiel, une désignation qui permet la construction d'une variété de types d'habitation. L'échelle et la densité des habitations en rangée de deux étages proposées viendraient compléter le modèle d'aménagement actuellement observé dans ce secteur.

Consultation publique et commentaires

Un avis public a été donné et une consultation publique a eu lieu, conformément à la Politique d'avis et de consultation publique approuvée par le Conseil municipal pour les modifications du Règlement de zonage. La réunion publique obligatoire sur la demande de lotissement connexe a eu lieu virtuellement par Zoom le 7 juillet 2020. Une cinquantaine de personnes y ont pris part. Les principales préoccupations soulevées par les résidents avaient trait à l'augmentation de la circulation, à la vitesse excessive, à la sécurité des piétons, au drainage des eaux pluviales et à la faible pression d'eau actuellement observée dans la collectivité.

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

2112 Bel-Air Drive

Owner

Uniform Urban Developments Ltd.

Applicant

James Ireland from Novatech

Description of site and surroundings

The property is located south of Bel-Air Drive, one lot east of Field Street. The site is approximately 0.81 hectares and is currently vacant. It was previously occupied by the St. Michael and All Angels Anglican Church. The site is bounded by open space owned by the National Capital Commission to the east and south, an elementary school to the north and single detached dwellings to the west.

Summary of Proposed Development

The applicant is proposing 27 townhouse dwellings units in a planned unit development. Five units will have frontage on Bel-Air Drive and the remaining units will be accessed through a new private street. Each unit will have an individual garage and driveway. Seven additional visitor parking spaces are also included within the planned unit development.

Summary of requested Zoning By-law Amendment proposal

The site is currently zoned Minor Institutional, Subzone A (I1A), which permits a range of community uses and place of worship. The applicant is proposing to rezone the land to Residential Third Density, Subzone W (R3W) to permit 27 townhouse dwellings units.

DISCUSSION

Public consultation

Notice and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law

amendment applications.

The statutory public meeting for the associated Plan of Subdivision application was held on July 7, 2020 virtually through Zoom. Approximately 50 people attended the meeting.

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

Official Plan designation

The site is designated General Urban Area pursuant to Schedule B of the Official Plan.

Planning rationale

Under Section 3.6.1, the General Urban Area designation permits the development of a full range and choice of housing types to meet the needs of all ages, income and life circumstances. Building height will be predominantly low-rise and intensification should complement the existing pattern and scale of development and planned function of the area.

The proposed townhomes are two storeys in height and are of a scale and density that is compatible with the surrounding low-rise residential neighbourhood. The proposal meets all the zoning standards within the proposed Residential Third Density, Subzone W and exceeds the minimum parking space requirement by seven visitor spaces. The site generated traffic is considered minor and did not warrant a full transportation impact assessment. Stormwater management and site servicing have been reviewed through the associated plan of subdivision process and there is no anticipated negative impact to adjacent homes.

Overall, staff have reviewed this proposal and have determined that it conforms to the policies within the City's Official Plan.

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.

COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor is aware of the proposed Zoning By-law amendment application.

LEGAL IMPLICATIONS

Should the recommendations be adopted and the resulting zoning by-law be appealed to the Local Planning Appeal Tribunal, it is anticipated that a two day hearing time would be required. It is anticipated that this hearing can be conducted within staff resources. In the event that the zoning application is refused, reasons must be provided. Should there be an appeal of the refusal, it would be necessary to retain an external planner.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications associated with the report recommendations. In the event the zoning amendment is refused and appealed, an external planner would be retained. This expense would be absorbed from within Planning, Infrastructure and Economic Development's operating budget.

ACCESSIBILITY IMPACTS

The proposed buildings will be required to meet the accessibility criteria contained within the Ontario Building Code.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- Thriving Communities

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-19-0142) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Zoning Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Concept Plan

Document 5 Building Elevations

CONCLUSION

The Planning, Infrastructure and Economic Development Department recommends approval for the Zoning By-law Amendment to permit 27 townhouse dwellings units. The proposed Zoning By-law amendment is consistent with the Provincial Policy Statement, conforms to the City's Official Plan and represents good planning.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

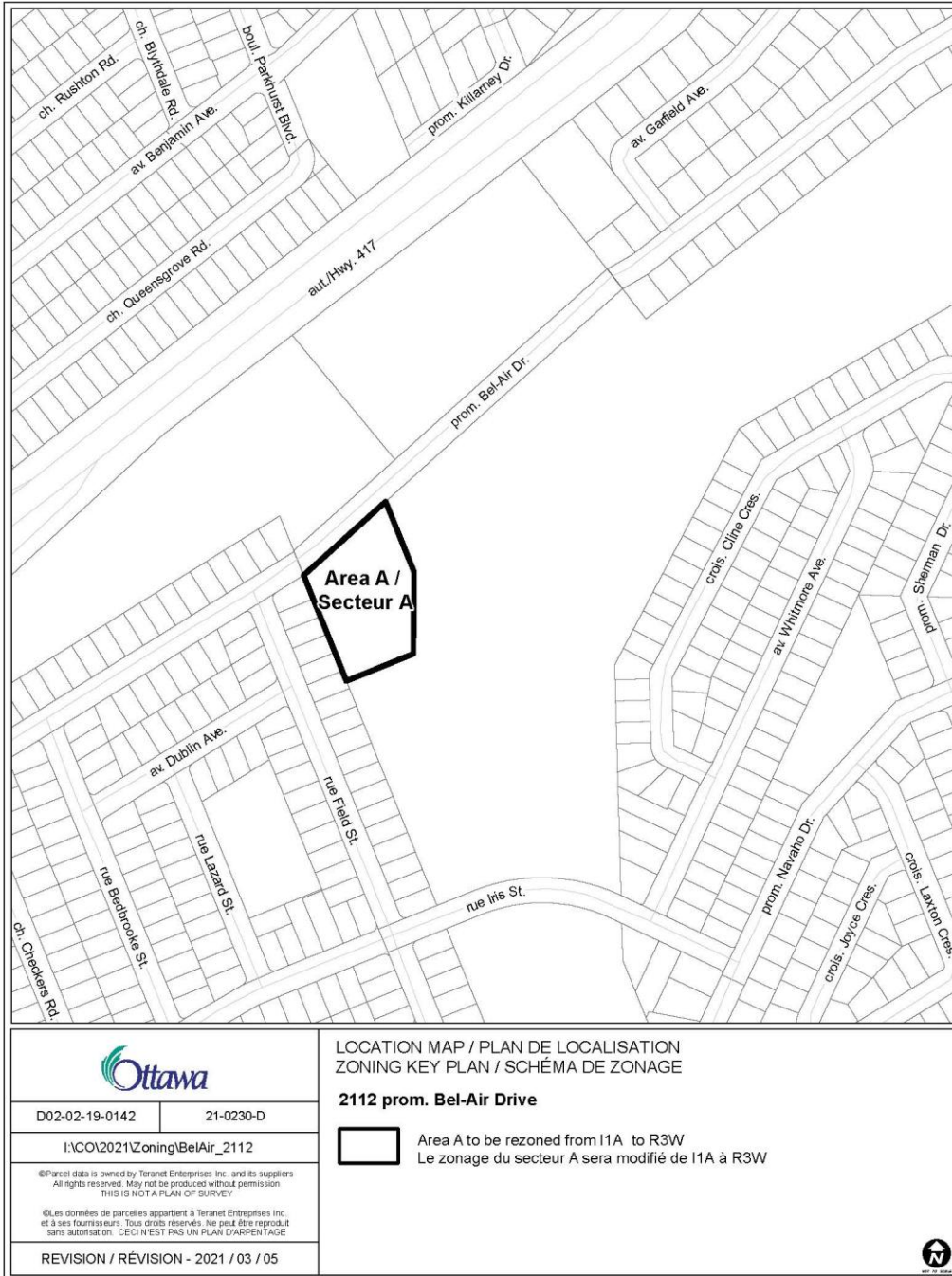
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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 2112 Bel-Air Drive:

1. Rezone the lands shown in Document 1, Area A from I1A to R3W.

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. The statutory public meeting for the associated Plan of Subdivision application was held on July 7, 2020 virtually through Zoom. Approximately 50 people attended the meeting.

Public Comments and Responses

Comment 1: Concerned about the existing low water pressure and sewer flooding issue in the neighbourhood.

Response: The City is undertaking a [rehabilitation project](#) within the Bel-Air community to replace aging road, sewer and watermain infrastructure. The work is scheduled to begin summer 2021 and will assist in addressing the water pressure and sewer flooding issues experienced within the community.

Comment 2: Concerned about the additional traffic introduced by the proposed development and existing cut-through traffic from Woodroffe. Can any traffic calming be implemented on Bel-Air Drive? The applicant should also provide sufficient parking spaces, including visitor parking.

Response: The applicant is proposing to develop 27 townhomes on the subject site. Based on Transportation Impact Assessment screening form, the proposed unit count did not meet the trip generation, location and safety triggers to complete a full transportation impact assessment. The total amount of new vehicle traffic is considered minor.

The cut-through traffic is an existing issue not directly related to this proposed development. It was forwarded to the City's road safety group for their review. The City's traffic assessment specialist also reviewed the current speed and volume data along Bel-Air Drive and Garfield Avenue and found most of the road user has a travelling speed within the speed limit. Based on this information, the area did not warrant a traffic calming program at this time.

Lastly, the applicant is proposing to exceed the zoning by-law parking requirement by providing two parking spaces per townhome unit, one inside the garage and one in the driveway, as well as seven designated visitor parking spaces along the private street.

Comment 3: Concerned that the new development is not in keeping with the existing single family neighbourhood and that the development density is too high.

Response: The proposed townhomes are two storeys in height and is compatible with the surrounding low-rise residential neighbourhood. The proposed density is 33 units per net hectare which is in line with new greenfield developments.

Comment 4: Supportive of the proposed application.

Response: Noted.

Comment 5: Concerned about decrease in property value and increase in property taxes for existing homes.

Response: This is not a criterion under the Planning Act and is not reviewed as part of this application.

Comment 6: Did the previous church has any heritage status?

Response: The previous church was identified for its architectural value through the City's Heritage Inventory Project. The property was recommended for listing on the City of Ottawa Heritage Register in June 2019, but the demolition permit was issued prior to the listing of the church.

Comment 7: Concerned about the snow storage area being too close to existing homes.

Response: Snow from the private road will be removed by private contractor off-site. The snow storage area has also been relocated to the centre and easterly part of the site, away from existing homes.

Comment 8: Concerned about loss of privacy for the existing homes.

Response: The proposed townhomes are two storeys in height and is setback at least 6 metres from the westerly property line where it abuts existing homes. The proposal is compatible with the neighbouring properties and should not result in negative privacy impact.

Comment 9: What precaution will be taken if blasting is required.

Response: All blasting activities need to conform to the City's standard S.P No: F-1201 Use of Explosives guideline, along with a pre-blast survey for homes within 75 metres of

the site prior to any blasting activities. A condition will be included as part of the subdivision approval.

Comment 10: Concerned about increase in noise, dirt and pollution during construction.

Response: The construction activity will be subject to the City's [Noise By-law](#). Furthermore, there will also be conditions within the subdivision agreement relating to erosion and sediment control.

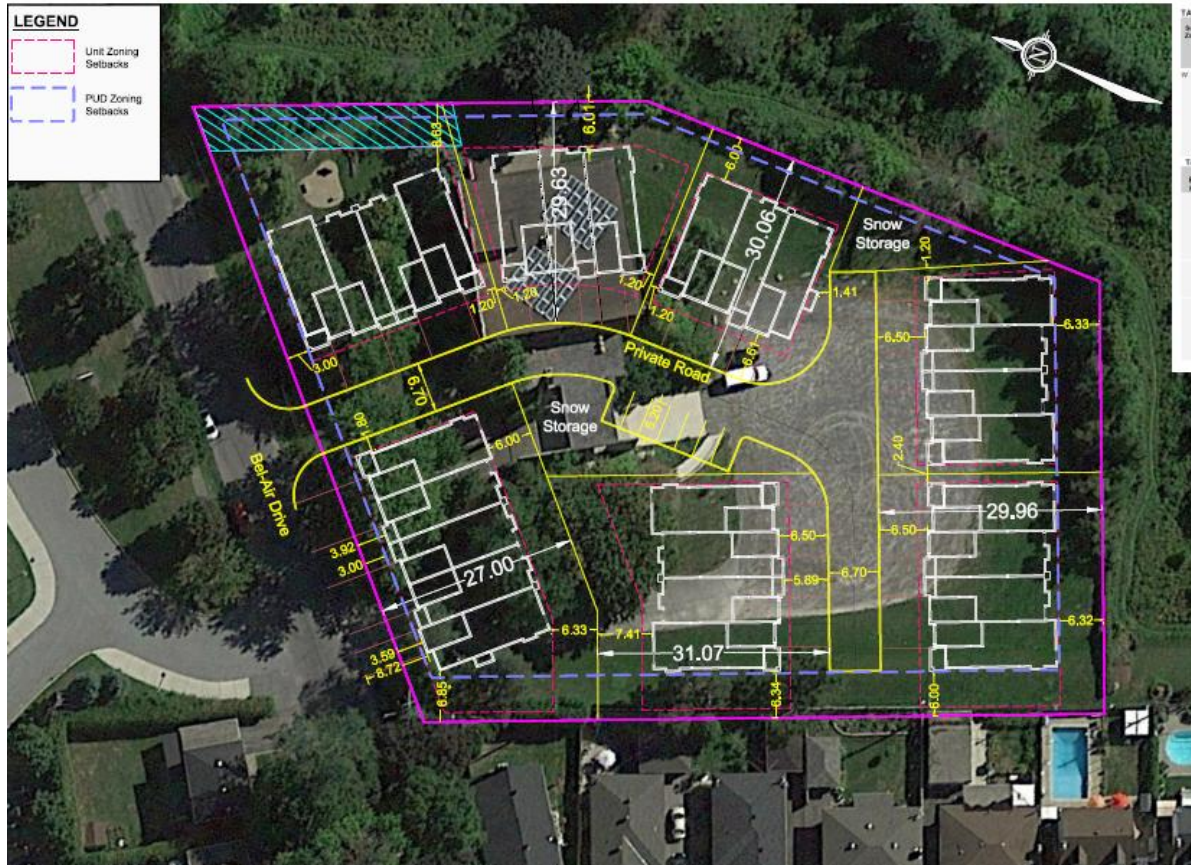
Comment 11: The proposed units fronting Bel-Air should be accessed via the private road.

Response: Having units fronting onto Bel-Air is in keeping with the general streetscape design for Bel-Air Drive. Furthermore, the frontage helps to address the public street and promotes a pedestrian-oriented experience.

Comment 12: Concerned about snow storage area and proposed stormtech chambers blocking the stormwater run-off ditch.

Response: A 375 mm stormwater bypass sewer is being proposed along the westerly lot line along with a deepened overland flow swale. The snow storage area was moved to the centre and easterly parts of the site and the stormtech chambers will not be in conflict with the bypass sewer. The detail design will be confirmed post subdivision draft approval.

Document 4 – Concept Plan



Document 5 – Building Elevations

