

6. Zoning By-law Amendment – 866 and 898 Eagleson Road; 1325, 1355 and 1365 Terry Fox Drive

Modification au Règlement de zonage – 866 et 898, chemin Eagleson; 1325, 1355 et 1365, promenade Terry-Fox

Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 866 and 898 Eagleson Road; 1325, 1355 and 1365 Terry Fox Drive to permit residential land uses and two new park blocks as detailed in Document 2.

Recommandation du Comité

Que le Conseil approuve une modification au *Règlement de zonage n° 2008-250* visant les 866 et 898, chemin Eagleson; 1325, 1355 et 1365, promenade Terry-Fox, afin de permettre les utilisations résidentielles et l'aménagement de deux nouveaux parcs, comme l'indique le document 2.

Documentation/Documentation

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated March 27, 2020 (ACS2020-PIE-PS-0021)

Rapport du Directeur, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 27 mars 2020 (ACS2020-PIE-PS-0021)

2. Extract of draft Minutes, Planning Committee, May 14, 2020

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 14 mai 2020

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
14 May 2020 / 14 mai 2020**

**and Council
et au Conseil
27 May 2020 / 27 mai 2020**

**Submitted on 27 March 2020
Soumis le 27 mars 2020**

**Submitted by
Soumis par:
Douglas James**

**Acting Director / Directeur par intérim
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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**Ward: KANATA SOUTH (23) /
KANATA-SUD (23)**

File Number: ACS2020-PIE-PS-0021

**SUBJECT: Zoning By-law Amendment – 866 and 898 Eagleson Road; 1325, 1355
and 1365 Terry Fox Drive**

**OBJET: Modification au *Règlement de zonage* – 866 et 898, chemin Eagleson;
1325, 1355 et 1365, promenade Terry-Fox**

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 866 and 898 Eagleson Road; 1325, 1355 and 1365 Terry Fox Drive to permit residential land uses and two new park blocks 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 May 27, 2020", 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 n° 2008-250* visant les 866 et 898, chemin Eagleson; 1325, 1355 et 1365, promenade Terry-Fox, afin de permettre les utilisations résidentielles et l'aménagement de deux nouveaux parcs, comme l'indique le document 2.
2. Que le Comité de l'urbanisme approuve que la section du présent rapport consacrée aux détails de la consultation, 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 27 mai 2020 », 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

866 and 898 Eagleson Road; 1325, 1355 and 1365 Terry Fox Drive

Owner

Claridge Homes (Bridlewood Trails) Inc.

Applicant

Novatech Engineering, James Ireland

Description of site and surroundings

The subject site is located in Kanata South, adjacent to the south western edge of the City of Ottawa's urban boundary on a vacant parcel of land. The site is located on the north-west corner of the intersection of Terry Fox Drive and Eagleson Road and is subject to a Draft Approved Plan of Subdivision (Application No. D07-16-19-0001). Surrounding land uses include an existing neighbourhood known as Bridlewood Trails that contains a mix of low and medium-density residential uses, a retirement home, parks and stormwater management facilities. To the east of the site are medium density residential townhomes located on private streets, a stormwater management facility (Monahan Drain) and an undeveloped block zoned for Local Commercial uses. Agricultural lands are located to the south and west of the site on the opposite side of Terry Fox Drive.

Summary of requested Zoning By-law amendment proposal

The Zoning By-law amendment application will accommodate development of the site into a residential subdivision. The subject property is currently zoned Arterial Mainstreet Exception Zone (various) and Business Park Industrial Subzone 9 (IP9). The proposed zoning is as follows:

Residential Third Density, Subzone Z, Exception XXXY (R3Z[XXXY]) and Parks and Open Space Zone (O1) to allow for low rise residential uses and two public parks.

The proposed exception zone (XXXY) as detailed in Document 2 includes site specific performance standards, including permitting a maximum of 55 per cent of the area of the front yard for a driveway for detached dwellings, permitting a maximum of 70 per

cent of the lot area of the front yard of a corner lot townhouse for a driveway, and requiring a minimum lot area of 75 square meters for back-to-back townhouse dwellings.

Brief history of proposal

The Official Plan designation for the subject lands was changed from Enterprise Area to General Urban Area as part of OPA 180 as informed by the Employment Land Review which came into force on November 9, 2017. The Employment Land Review determined that the subject sites were surplus to the land required to accommodate the employment projection for 2036 based on the "Ottawa Employment Land Review Final Report: 2036 Employment Projection Update". The change in land use designation has allowed for the development of these lands for solely residential land use in a variety of housing densities and forms. The lands abutting Eagleson Road are designated Arterial Mainstreet. This designation and its applicability to these lands was not altered as part of OPA 180, as the intent to achieve a medium density transit supportive corridor on Eagleson Road continues to be an Official Plan goal.

The sites are currently zoned Light Industrial Business Park Zone (IP9) which is reflective of the site's previous designation as Enterprise lands in the City's Official Plan, and various Arterial Mainstreet zones which are reflective of a previous mixed-use concept for the lands located adjacent to Eagleson Road. The current zoning designations do not allow for the low-rise residential land uses and parks included on the Draft Plan of Subdivision.

The site is subject to an Approved Draft Plan of Subdivision of 393 dwelling units consisting of 47 detached dwelling units and 346 townhouse dwelling units. Two parks include a 1.027-hectare expansion to the existing Proudmore Romina Park; and a 0.537-hectare parkette located in the southern portion of the subdivision. Several new local streets are located within the development and these local streets will connect to existing streets via Overberg Way and Romina Street. No new accesses are to be provided to Eagleson Road or Terry Fox Drive. A transportation impact assessment to address the transportation impacts of the development was completed. It has been identified that the signalization of the intersection of Romina Street and Eagleson Road is a community priority and is proposed to be front ended by the Owner. A separate front ending report is required to obtain Council approval. The subject report will address the scope of work, timing, and reimbursement associated with front-ending of signalization of the subject intersection.

DISCUSSION

Public consultation

A public consultation meeting was held on March 28, 2019 to inform residents of the proposed Draft Plan of Subdivision and the proposed Zoning By-law amendment. The meeting was held in the community and four members of the public attended. All registered property owners located within 120 metres of the site were notified by mail, and a notice was posted on-site.

One concern raised through the public consultation comments was increased traffic. The subject Zoning By-law amendment and associated Plan of Subdivision were subject to a transportation impact analysis which addressed all transportation impacts of the proposed development.

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

Official Plan designations

According to schedule B of the Official Plan, the property is designated as General Urban Area and Arterial Mainstreet.

The General Urban Area designation is intended to provide a full range and choice of housing types in combination with conveniently located employment, retail, service, leisure, entertainment and institutional uses. Consideration shall be given to a balance of housing types to provide a full range of housing for a variety of demographic profiles throughout the General Urban Area. The proposed Zoning By-law amendment meets the intent of the General Urban Area designation.

The Arterial Mainstreet designation located adjacent to Eagleson Road allows for a broad range of uses including retail and service commercial uses, offices, residential and institutional uses. Uses may be mixed in individual buildings or occur side by side in separate buildings. The objective of the Mainstreet designation is to encourage more dense and mixed-use development that supports, and is supported by, increased walking, cycling and transit use. The highest residential densities within the subject subdivision are to be located adjacent to Eagleson Road to meet the objective of the designation.

Other applicable policies and guidelines

Arterial Mainstreet Design Guidelines:

The proposed medium density land use, zoning standards and built form meet the objectives of the Arterial Mainstreet Design Guidelines which encourage a well-defined streetscape with a built form that is oriented toward the street and provides convenient access for pedestrians and cyclists. At the present time Eagleson Road in this location is a rural cross-section and does not have pedestrian or cycling facilities. When the road is widened, there will be an opportunity to connect these facilities to the abutting community and local window streets as part of the detailed design for Eagleson Road. Dwelling units are to be oriented toward Eagleson Road. Parking will be located on individual lots and garages; no large surface parking areas are proposed which allows for generous landscaping.

Building Better and Smarter Suburbs:

The Draft Plan of Subdivision incorporates several measures from the Building Better and Smarter Suburbs (BBSS) initiative such as developing on a modified-grid pattern and providing a variety of pedestrian connections. There is also a wide range of dwelling types proposed and a variety in the size and typology of parks.

Urban Design Review Panel

The property is within a Design Priority Area. The Zoning By-law amendment application was not subject to the Urban Design Review Panel (UDRP) process as the proposed height limit is under the four-storey threshold for review.

Planning rationale

The Zoning By-law amendment is consistent with the intent of the Official Plan as the current Business Park Industrial zoning is no longer appropriate for the lands re-designated general urban area. The proposed residential zoning for the lands currently zoned Arterial Mainstreet is consistent with the uses permitted in the Arterial Mainstreet designation which allows for stand alone residential uses and aims to provide higher densities. Based on the Draft Plan of Subdivision the highest densities have been located along the Arterial Mainstreet to further reinforce its role in the community as a medium-density corridor.

The proposed site-specific performance standards, including a minor increase in the permitted width of driveways for detached dwellings and corner-lot townhomes has

been reviewed in detail and does not limit the ability to provide required tree planting and adequate soft landscaping in the front and corner yards. The proposed lot area of 75 square metres for back-to-back townhomes reflects the lack of side and rear yards for this dwelling typology.

Provincial Policy Statement

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

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Hubley provided the following comment:

“Thank you to city staff and Claridge Homes for working together to ensure this report reflects the needs of the community. As Councillor, I fully support the recommendations herein.”

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

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. 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. The proposed park land in the development, which follows the Building Better Smarter Suburbs principles, serves to round out the proposed development with the appropriate supporting infrastructure.

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:

- Thriving Communities
- Sustainable Infrastructure
- Environmental Stewardship

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-19-0004) was processed by the "On Time Decision Date" established for the processing of Zoning By-law.

SUPPORTING DOCUMENTATION

Document 1 Location Map and Zoning Key Plan

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Draft Plan of Subdivision

CONCLUSION

The Planning, Infrastructure and Economic Development Department supports the proposed Zoning By-law amendment to rezone the lands to Residential Third Density Subzone Z, Exception XXXY (R3Z [XXXY]), and Parks and Open Space Zone (01) as per Documents 1 and 2. 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 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.

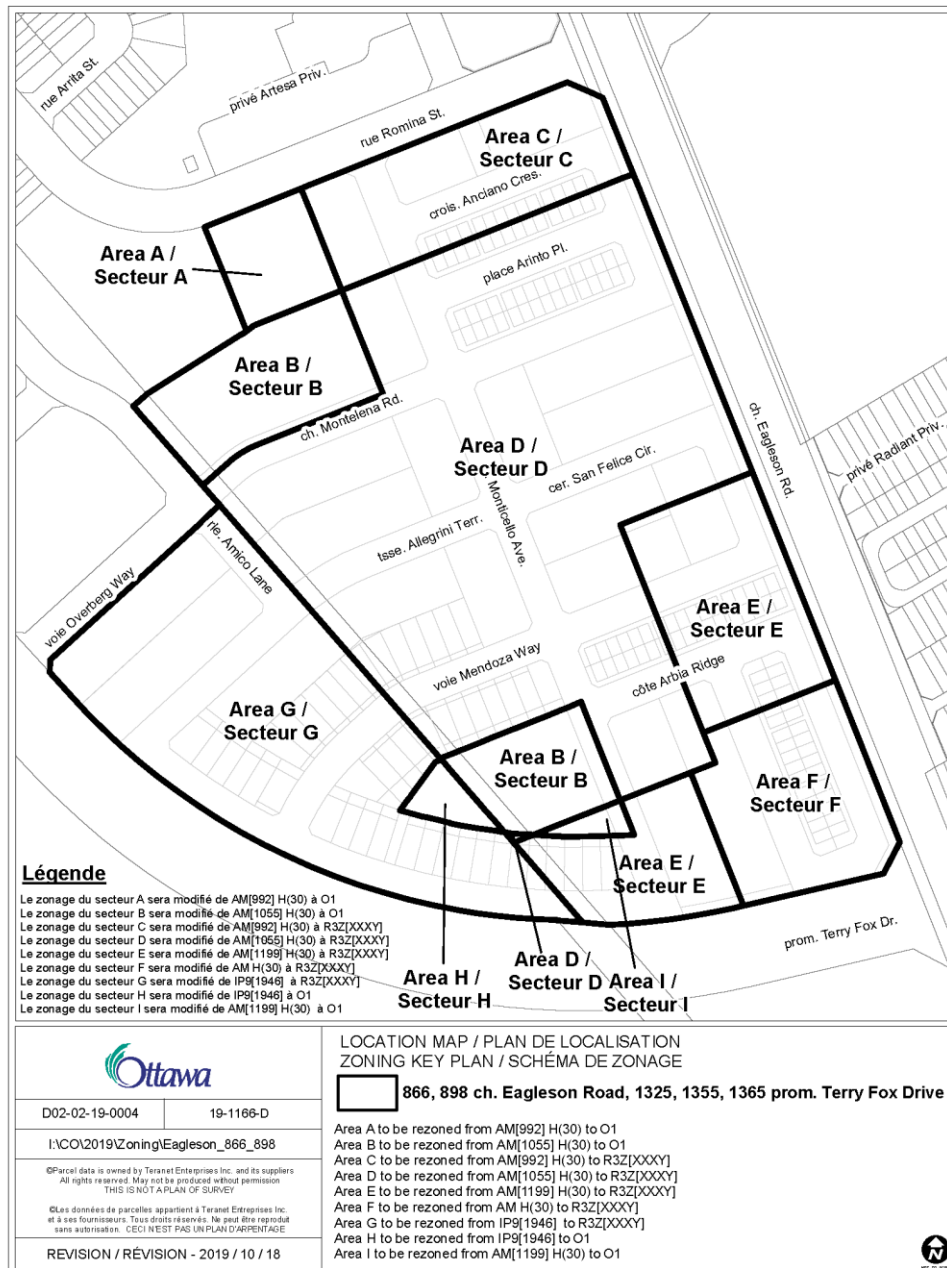
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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 – Location Map and Zoning Key Plan

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 866 and 898 Eagleson Road; 1325, 1355 and 1365 Terry Fox Drive:

1. Rezone the lands as shown on Document 1.
2. Add a new exception (R3Z[XXXY]) to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a. In Column II, add text, “R3Z[XXXY]”
 - b. In Column V, add the text:
 - For detached dwellings, a maximum of 55 per cent of the area of the front yard may be used for a driveway.
 - Where a corner lot contains a townhouse dwelling with a front door facing one street and a parking space is accessed from a driveway that passes through the front yard of the other street, a maximum of 70 per cent of the area of the front yard, may be used for a driveway.
 - For back-to-back townhouse dwellings:
 - Minimum lot area: 75 m².
 - A maximum of 55 per cent of the area of the front yard may be used for a driveway.
 - An air conditioning condenser may be located in the front yard.

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. One public meeting was also held in the community on March 28, 2019.

Public Comments and Responses

Comment:

A concern was raised regarding the increase in traffic the new development would create at the south end of Overberg Way and the intersection of Overberg way and Arrita Street.

Response:

A transportation impact study was provided in support of the application. The study addressed the anticipated volume of additional traffic and the means of access and egress from the subdivision. The study determined that the proposed and existing access points are sufficient. It has also been identified that the signalization of the intersection of Romina Street and Eagleson Road is a community priority and is proposed to be front ended by the Owner.

Comment:

Concern regarding the proposed change in use from commercial to residential housing. Kanata South is lacking in commercial space.

Response:

The subject lands are designated General Urban Area and Arterial Mainstreet in the Official Plan. These designations allow for stand-alone residential land use. Staff do not have a concern with the proposed change in land use.

Community Organization Comments and Responses

No comments

Document 4 – Draft Plan of Subdivision

