

<p>4. ZONING BY-LAW AMENDMENT – 590 HAZELDEAN ROAD</p> <p>MODIFICATION AU RÈGLEMENT DE ZONAGE –590, CHEMIN HAZELDEAN</p>
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COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 590 Hazeldean Road to permit a residential subdivision with parks, school site and commercial blocks, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 relativement au 590, chemin Hazeldean, afin de permettre un lotissement résidentiel doté de parcs, d'un emplacement pour une école et d'îlots commerciaux, comme le précise le document 2.

DOCUMENTATION / DOCUMENTATION

1. Acting Director's report, Planning Services, Planning, Infrastructure and Economic Development Department dated 28 March 2017 (ACS2017-PIE-PS-0049)

Rapport de la Directrice par intérim, Services de la planification, Service de planification, d'Infrastructure et de Développement économique daté le 28 mars 2017 (ACS2017-PIE-PS-0049)

2. Extract of draft Minutes, Planning Committee, 11 April 2017.

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 11 avril 2017

3. Summary of Written and Oral Submissions, to be issued separately with the Council agenda for its meeting of 10 May 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 10 mai 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
April 11, 2017 / 11 avril 2017**

**and Council / et au Conseil
April 26, 2017 / 26 avril 2017**

**Submitted on March 28, 2017
Soumis le 28 mars 2017**

**Submitted by
Soumis par:**

Lee Ann Snedden,

Acting Director / Directrice par intérim,

Planning Services / Service 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:

**Kathy Rygus, Planner II / Urbaniste II / Development Review West / Examen des
demandes d'aménagement ouest**

(613) 580 2424, 28318, Kathy.Rygus@ottawa.ca

Ward: STITTSVILLE (6)

File Number: ACS2017-PIE-PS-0049

SUBJECT: Zoning By-law Amendment – 590 Hazeldean Road

OBJET: Modification au Règlement de zonage –590, chemin Hazeldean

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 590 Hazeldean Road to permit a residential subdivision with parks, school site and commercial 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 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 26 April 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 relativement au 590, chemin Hazeldean, afin de permettre un lotissement résidentiel doté de parcs, d'un emplacement pour une école et d'îlots commerciaux, 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 du projet de loi 73 », à la réunion du Conseil municipal prévue le 26 avril 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

590 Hazeldean Road

Owner

2118356 Ontario Inc.

Applicant

Fotenn Consultants Inc.

Description of site and surroundings

The site is a vacant 48.5-hectare parcel within the Fernbank Community that extends from Hazeldean Road south toward Fernbank Road, ending at the Trans-Canada Trail, and is located midway between Terry Fox Drive and the easterly limit of Stittsville. The Carp River West Tributary bisects the northerly portion of the site and a hydro corridor bisects the southerly portion of the site. The proponent submitted concurrent applications for a Plan of Subdivision and Zoning By-law amendment. The plan of subdivision proposes the development of approximately 750 dwelling units, two commercial blocks, a school site, two parks and an open space corridor along the watercourse. The plan of subdivision is expected to receive draft approval shortly. A large heritage structure known as the Bradley/Craig barn currently occupies the northern end of the site. The applicant received conditional approval to demolish and relocate this structure on January 27, 2016. The approvals in this report will not impact the current heritage status or conditional approval for demolition and relocation.

Lands to the east are occupied by the Kevin Haime Golf Centre along with lands being developed as residential subdivisions by Metric and Mattamy. Lands to the west are subject to a recent application for Draft Plan of Subdivision by Kizzell Management. Immediately to the south of the site is the Trans Canada Trail and south of that, the existing Blackstone residential subdivision. Lands on the north side of Hazeldean Road are occupied by a large-format retail plaza known as Grant's Crossing.

Summary of requested Zoning By-law amendment proposal

The applicant is proposing to rezone the property from Agricultural Zone (AG) to Residential Third Density, Subzone Z (R3Z), Parks and Open Space Zone (O1), Minor Institutional Subzone A (I1A) and Arterial Mainstreet Subzone 7 (AM7). The rezoning would allow the development of detached dwellings, together with two parks, a school site, two commercial blocks and an open space corridor.

DISCUSSION

Public consultation

Public consultation was carried out in accordance with the City's Public Notification and Consultation Policy for Zoning By-law amendment applications. A statutory public meeting for the associated Plan of Subdivision application was held in the community on March 27, 2014. Consultation details are found in Document 3.

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

Official Plan designations

The Official Plan designates most of the property as General Urban Area, which permits the development of a full range of housing types to meet the needs of all ages, incomes and life circumstances in combination with conveniently located employment, retail, service, leisure and institutional uses. The proposed amendment is consistent with the policies of the General Urban Area designation.

The Official Plan policies state that future development in new communities is to be compact and efficient, based on an underlying commitment to conserving the natural environment and reducing consumption of land and other resources outside of the urban boundary. More compact urban development promotes sustainability by reducing travel distances, making transit service more desirable, reducing overall land consumption, and maximizing the use of existing infrastructure. The subdivision contributes to creating a livable community by offering development of an urban density with a street pattern to facilitate connectivity.

The portion of the property fronting on Hazeldean Road is designated as an Arterial Mainstreet. These streets offer some of the most significant opportunities in the city for intensification through more compact forms of development. They are intended to provide a mix of uses and have the potential to evolve into more compact, pedestrian-oriented and transit friendly places. The boundary of the Arterial Mainstreet designation applies to those properties fronting on Hazeldean Road.

Other applicable policies and guidelines

Fernbank Community Design Plan

The property is subject to the Fernbank Community Design Plan (CDP), which encompasses the 674 hectares of land between the established communities of Stittsville and Kanata, extending southward from Hazeldean Road to Fernbank Road.

The CDP identified the land use and road pattern to accommodate a community of approximately 30,000 residents. The purpose of the Fernbank CDP is to establish a community-wide land use framework that reflects the principles, objectives and policies for community development as directed by the Official Plan.

The lands are affected by several land use designations in the Fernbank CDP. The portion of the site fronting onto Hazeldean Road is designated Mixed Use, a designation intended to accommodate a mix of residential and non-residential land uses to serve the personal and commercial needs of the Fernbank Community's residents. The design and built-form of this area is to be a pedestrian friendly environment. Permitted uses were to include retail stores, banks, personal service uses, offices, restaurants and institutional uses.

The northern portion of the lands is mostly designated as Low-density Residential while the southerly portion is designated as Medium-density Residential. Low Density Residential uses include detached or semi-detached dwellings while medium density residential uses include townhouses, stacked dwellings and low-rise apartments. The CDP also designated a community park, school site and district park for the Richcraft-owned lands.

Urban Design Guidelines for Greenfield Neighbourhoods:

The Urban Design Guidelines for Greenfield Neighbourhoods are applicable to the proposed development. It provides guidelines for structuring layout, street design, building and site design, green space and utilities.

Urban Design Review Panel

The commercial blocks that front onto Hazeldean Road are designated Arterial Mainstreet in the Official Plan, and are therefore within a Design Priority Area. The sites will be subject to the Urban Design Review Panel process at the time of a Site Plan Control application.

Planning Rationale

The property is located within the area affected by the Fernbank CDP, the purpose of which is to recognize and direct lands intended for future urban development within the Fernbank community.

The proposed Zoning By-law amendment is consistent with the CDP, and the Low Density and Medium Density Residential designations that are applicable to the site. The CDP states that medium density residential land uses will be dispersed throughout

the Fernbank community to provide a variety of housing types and diverse neighbourhoods, and the proposed subdivision layout is consistent with this direction.

The lands fronting onto Hazeldean Road will be developed in accordance with the Arterial Mainstreet zoning provisions, encouraging built form close to the street with a pedestrian-friendly focus as envisioned by the CDP. The layout of the subdivision, including the proposed collector and local road alignments, the park and school locations and the distribution of low and medium density blocks are all in keeping with the intent and approach of the Fernbank CDP.

The nature of the proposal is to allow a suburban residential subdivision. The related Plan of Subdivision application (D07-16-14-0022) demonstrates conformity to the Fernbank CDP with regards to land use, road network and density. The proposed new zones correspond to the draft plan of subdivision.

Area A is to be rezoned from Agricultural Zone (AG) to Residential Third Density, Subzone Z (R3Z) to permit detached and townhouse dwellings.

Area B is to be rezoned from Agricultural Zone (AG) to Parks and Open Space Zone (O1) to permit a community park, a large segment of the Fernbank District Park and an open space corridor along the Carp River West Tributary.

Area C is to be rezoned from Agricultural Zone (AG) to Minor Institutional Subzone A (I1A) to permit an elementary school.

Area D is to be rezoned from Agricultural Subzone 3 (AG3) to Arterial Mainstreet Subzone 7 to permit commercial development.

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 associated with this report. Despite the Agricultural Zone (AG) provisions applicable to the property, the lands are within the General Urban Area designation and were designated for urban development through the Fernbank Community Design Plan.

COMMENTS BY THE WARD COUNCILLOR

Councillor Qadri provided the following comment:

“I have no concerns with this application and support the wording provided in the report.”

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 the report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

Design considerations with respect to accessibility are generally addressed through the Site Plan Control review process and are not a key consideration related to a Zoning By-law amendment.

ENVIRONMENTAL IMPLICATIONS

An Environmental Constraints Report was prepared to identify any ecological constraints that might impact development proposals for the subject lands. The report assessed aquatic resources, terrestrial resources and wildlife. The Carp River West Tributary was the only significant environmental feature identified on the property.

The Fernbank Environmental Management Plan included recommended watercourse corridor widths developed on the basis of geomorphology and hydrologic analysis. The proposed corridor was designed to ensure that the functions of the watercourse would be preserved and the floodplain contained within the limits of the corridor. A detailed landscape plan was prepared to ensure that the corridor width proposed on the draft subdivision plan could accommodate the proposed multi-use pathway without any negative impact on the regulatory setbacks for the watercourse. The plan has been reviewed and approved by both City staff and the Mississippi Valley Conservation Authority.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

ES1 – Support an environmentally sustainable Ottawa.

HC3 – Create new and affordable housing.

APPLICATION PROCESS TIMELINE STATUS

This application was processed by the On Time Decision Date established for the processing of Zoning By-law amendment applications. The application was on hold for an extended period of time while subdivision issues were resolved.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Draft Plan of Subdivision

Document 5 Overview Data Sheet (*held on file*)

CONCLUSION

The proposed development conforms to the Official Plan and Fernbank Community Design Plan. The proposed new zones are appropriate for the intended development of the property. In summary, the proposed rezoning complies with the Official Plan policies and the department is recommending the Zoning By-law amendment be approved.

DISPOSITION

Office of the City Clerk and Solicitor, Legislative Services to notify the owner; applicant; 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.

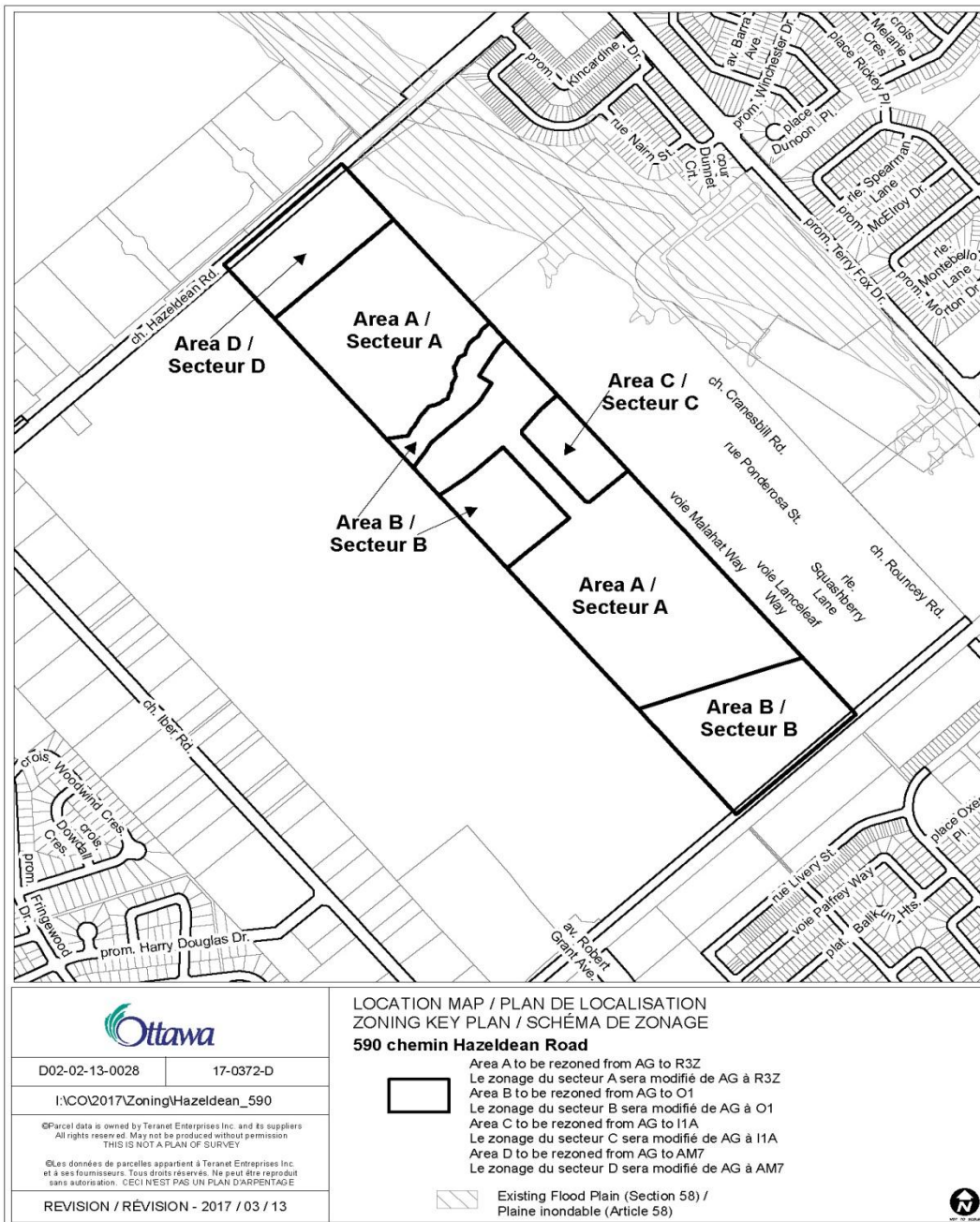
Legal Services to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa

This map shows the properties subject to the Zoning By-law amendment. The lands are located west of Terry Fox Drive, between the Trans-Canada Trail and Hazeldean Road.



Document 2 – Details of Recommended Zoning

Proposed changes to the City of Ottawa Zoning By-Law 2008-250 for 590 Hazeldean Road:

1. Rezone the lands shown on Document 1 as follows:
 - a. Area A from AG to R3Z;
 - b. Area B from AG to O1;
 - c. Area C from AG to I1A; and
 - d. Area D from AG to AM7.

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for development applications. A statutory public meeting for the Plan of Subdivision was held in the community on March 27, 2014. Eight residents attended the public meeting five comments were received regarding the Plan of Subdivision, as follows:

Heritage: Four comments were received requesting that the barn and farmhouse be retained within the proposed subdivision.

Response: The Bradley Craig Barn was designated under Part IV of the *Ontario Heritage Act* in 2010 and will be relocated. The farmhouse will be retained and incorporated into the commercial parcel fronting on Hazeldean Road. A Cultural Heritage Impact Statement will be required at the time of a Site Plan Control application for the commercial site to ensure the proposed development is compatible with the heritage building.

Stormwater Management: One resident expressed concerns regarding numerous aspects of the servicing and stormwater management plan.

Response: A Servicing and Stormwater Management Report was submitted in support of the subdivision application, to address the servicing needs for the lands. The report assessed water supply servicing, wastewater servicing, stormwater management, site grading, and erosion and sediment control. The report concludes that the Hazeldean Pump Station has sufficient capacity for the entire Fernbank community, that the proposed stormwater management pond serving the site will function in accordance with the intended parameters, and that appropriate erosion and sediment control measures will be implemented and maintained throughout construction. The Carp River West Tributary, which flows through the northerly segment of the site, will be protected from any negative impacts arising from construction. Finally, the functional servicing and stormwater management design of the subject lands has been completed in conformance with applicable guidelines and criteria. In summary, all servicing proposed is in accordance with Fernbank Master Servicing Study and to the current standards of the City and the Mississippi Valley Conservation Authority.

Community Organization Comments and Responses

No comments were received from the Stittsville Village Association.

