

- 4. ZONING BY-LAW AMENDMENT – 950 TERRY FOX DRIVE AND PART OF THE UNADDRESSED PARCEL IMMEDIATELY TO THE NORTH**
- MODIFICATION AU RÈGLEMENT DE ZONAGE – 950, PROMENADE TERRY FOX ET UNE PARTIE DU TERRAIN SANS ADRESSE SITUÉ JUSTE AU NORD**

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 950 Terry Fox Drive and part of the unaddressed parcel immediately to the north to permit the development of a residential subdivision with detached dwellings, townhouses, low rise apartment buildings and an office, together with parks and a stormwater management pond, as shown in Document 1 and detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au règlement de zonage 2008-250 concernant le 950, promenade Terry Fox et une partie du terrain sans adresse situé juste au nord afin de permettre l'aménagement d'un lotissement résidentiel comprenant des maisons unifamiliales, des maisons en rangée, des immeubles d'habitation de faible hauteur et un bureau, ainsi que des parcs et un bassin de gestion des eaux pluviales, comme il est indiqué dans le document 1 et expliqué en détail dans le document 2.

DOCUMENTATION / DOCUMENTATION

1. Acting Deputy City Manager's Report, Planning and Infrastructure, dated 29 June 2016 (ACS2016-PAI-PGM-0121).

Rapport du Directeur municipal adjoint par intérim, Urbanisme et infrastructure, daté le 29 juin 2016 (ACS2016-PAI-PGM-0121).

2. Extract of draft Minutes, Planning Committee, 12 July 2016

Extrait de l'ébauche du procès-verbal, comité de l'urbanisme, le
12 juillet 2016

**Report to
Rapport au:**

**Planning Committee / Comité de l'urbanisme
July 12, 2016 / 12 juillet 2016**

**and Council / et au Conseil
July 13, 2016 / 13 juillet 2016**

**Submitted on June 29, 2016
Soumis le 29 juin 2016**

**Submitted by
Soumis par:
John L. Moser,
Acting Deputy City Manager / Directeur municipale adjoint par intérim,
Planning and Infrastructure / Urbanisme et Infrastructure**

**Contact Person / Personne ressource:
Lee Ann Snedden, Acting Chief / Chef par intérim,
Development Review Services / Services d'Examen des projets d'aménagement,
Planning and Growth Management / Urbanisme et Gestion de la croissance
(613) 580-2424, 25779, LeeAnn.Snedden@ottawa.ca**

**Report Author / Auteur du rapport:
Kathy Rygus, Planner II/Urbaniste II, Development Review Suburban Services
Unit / Unité examen des demandes d'aménagement services suburbains
(613) 580-2424, 28318, Kathy.Rygus@ottawa.ca**

**Ward: STITTSVILLE (6); KANATA
SOUTH (23) / KANATA-SUD (23)**

File Number: ACS2016-PAI-PGM-0121

**SUBJECT: Zoning By-law Amendment – 950 Terry Fox Drive and part of the
unaddressed parcel immediately to the north**

**OBJET: Modification au Règlement de zonage – 950, promenade Terry Fox et
Une Partie du terrain sans adresse situé juste au nord**

REPORT RECOMMENDATION

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 950 Terry Fox Drive and part of the unaddressed parcel immediately to the north to permit the development of a residential subdivision with detached dwellings, townhouses, low rise apartment buildings and an office, together with parks and a stormwater management pond, as shown in Document 1 and detailed in Document 2; and**
- 2. That Planning Committee approve the Consultation Section of this report be included as the “brief explanation” in the Summary of Written and Oral Submissions, to be prepared by the City Clerk and Solicitor’s Office and submitted to Council in tandem with this report, subject to submissions received between the publication of this report and 4 p.m. of the day prior to Council’s consideration.**

RECOMMANDATION DU RAPPORT

- 1. Que le Comité de l’urbanisme recommande au conseil d’approuver une modification au règlement de zonage 2008-250 concernant le 950, promenade Terry Fox et une partie du terrain sans adresse situé juste au nord afin de permettre l’aménagement d’un lotissement résidentiel comprenant des maisons unifamiliales, des maisons en rangée, des immeubles d’habitation de faible hauteur et un bureau, ainsi que des parcs et un bassin de gestion des eaux pluviales, comme il est indiqué dans le document 1 et expliqué 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 chef du contentieux et soumise au Conseil en même temps que le présent rapport, à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et 16 h la veille de l’étude du rapport par le 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

950 Terry Fox Drive and part of the unaddressed parcel immediately to the north.

Owner

SPB Developments Inc. and Mississippi Valley Conservation Authority.

Applicant

Novatech Engineering Consultants Ltd.

Description of site and surroundings

The site is a 14.3-hectare parcel located west of Terry Fox Drive and north of the Trans Canada Trail, within the area affected by the Fernbank Community Design Plan. The site is irregular in shape and currently vacant, with some existing vegetation and trees.

Lands immediately north and east of the site are occupied by the Glen Cairn stormwater management facility and part of the Carp River corridor. Immediately to the west of the property is a residential plan of subdivision by Mattamy Homes that was draft approved in September 2015. The Trans Canada Trail corridor and an untravelled road allowance define the property's southern boundary. A Hydro One transmission corridor crosses the property's southernmost corner. A residential subdivision is located south of the Trans Canada Trail. Lands on the east side of Terry Fox Drive are occupied by low and medium density housing in the Glen Cairn neighbourhood.

The proponent submitted concurrent applications for a Plan of Subdivision and Zoning By-law amendment. The plan of subdivision proposes the development of approximately 245 dwelling units, comprised primarily of detached and townhouse dwellings, and one block to be developed with low-rise apartment buildings. In addition to the residential development, a stormwater management block would be located at the

northerly point of the subdivision and a neighbourhood park would be located in the southeasterly corner of the site, adjacent to Abbott Street and Terry Fox Drive. The plan of subdivision is expected to receive draft approval shortly.

The property at 950 Terry Fox Drive is owned by SPB Developments Inc (Metric Homes). The portion of the subdivision located immediately to the north of this property is currently owned by the Mississippi Valley Conservation Authority (MCVA). The land was acquired in the 1980s to implement stormwater management measures associated with the Glen Cairn Stormwater Management Pond, but is surplus to MVCA's needs. The MVCA will convey the land required for Abbott Street to the City and the lands south of Abbott Street will be conveyed to SPB Developments and developed through this plan of subdivision.

Summary of requested Zoning By-law amendment proposal

The applicant is proposing to rezone the property from Agriculture Subzone 3 (AG3) and Parks and Open Space, Subzone R(O1R) to Residential Second Density Subzone (R2P), Residential Third Density, Subzone YY Exception [2317] (R3YY[2317]), Residential Fourth Density Subzone S, Exception [xxxx], (R4S[xxxx]), and Park and Open Space Zone (O1) to allow the development of detached dwellings, townhouses, low rise apartment buildings, parks and a stormwater management pond. The AG3 zone affects the SPB Developments Inc. property at 950 Terry Fox Drive and the O1R zone affects the MVCA parcel to the north of it.

The site-specific exception to the R3YY zone is to allow modest revisions to setbacks and permitted projections. A comparable exception was previously applied to the adjacent Mattamy subdivision at 570 Hazeldean Road.

The proponent has requested a temporary site-specific exception for the R4S[xxxx] block to permit an office, in conjunction with a sales office, for a three-year period. The intent is to allow Metric Homes to operate both their corporate office and the sales office for the subdivision within one building. A temporary sales office for the purpose of selling residential lots within a subdivision is already permitted in the Zoning By-law.

DISCUSSION

Public consultation

Public consultation was carried out in accordance with the City's Public Notification and Consultation Policy for development applications. A statutory public meeting for the Plan of Subdivision was held in the community on January 5, 2016. Consultation details can be found in Document 3.

Official Plan designation

The Official Plan designates 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 plan of subdivision is consistent with the goals, objectives and policies of the General Urban Area designation.

The Official Plan policies state that the future development in new communities is to be compact and efficient from a servicing point of view. This approach is 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.

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, Kanata West and Kanata South, extending south 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 located within the northeast portion of the Fernbank lands. The CDP designates the residential portions of the site as Low 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 intention is that medium density uses be dispersed throughout the community and generally be located along collector roads, in proximity to community or district parks and near hydro transmission corridors. The CDP also designates a neighbourhood park within the site.

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 property is not within a Design Priority Area and is therefore not subject to the Urban Design Review Panel process.

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, providing for a mix of low and medium density residential options that implement the plan of subdivision. Despite the Low Density Residential designation of the lands in the Fernbank CDP, the CDP further states that medium density residential land uses will be dispersed throughout the Fernbank community to provide a variety of housing types and diverse neighbourhoods. Specifically, medium density residential uses such as low rise apartment buildings are appropriate along major collector roads. The proposed subdivision layout is consistent with this direction, as the apartments would be located on the north side of Abbott Street at the entrance to the subdivision.

The layout of the subdivision, including the proposed collector and local road alignments, the park location and the distribution of low and medium density blocks and dwellings 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.

The Trans Canada Trail corridor is reserved as a future transportation corridor, including the potential use of this corridor for light rail transit in the long term. As such, an appropriate setback must be ensured to protect for those potential uses. With respect to the issue of building setbacks from the Trans Canada Trail corridor, the City requires a 15-metre setback measured from the trail corridor to building face that would restrict permanent structures within this area. As there is an untravelled road allowance immediately north of the Trans Canada corridor abutting the subdivision lands, this additional segment enables the proponent to satisfy the required setback requirements.

Area A is to be rezoned from Agricultural Subzone 3 (AG3) to Residential Second Density, Subzone P R2P and applies to most of the lands south of Abbott Street. The R2P zone permits detached and semi-detached dwellings and will permit a type of development that reflects the intent of the Fernbank Low Density Residential designation applicable to the site.

Area B is to be rezoned from Parks and Open Space Subzone R (O1R) to Residential Second Density, Subzone P(R2P) as described above. This applies to the portion of the lands south of Abbott Street that are currently owned by the MVCA and being conveyed to SPB Developments Inc.

Area C is to be rezoned from Agricultural Subzone 3 (AG3) to Residential Third Density, Subzone YY Exception [2317] (R3YY [2317]) and applies to the lands fronting onto Abbott Street and to a parcel in the northerly portion of the site.

The R3YY[2317] zone will be developed with townhouse dwellings. The site-specific exception allows for minor modifications to performance standards, including a modest increase in height and permitted lot coverage, together with flexibility for projections such as chimneys, balconies and wrap-around porches. These provisions have been successfully implemented in other new communities, including the adjacent Mattamy Homes subdivision, to encourage a compact urban form of development.

Area D is to be rezoned from Parks and Open Space Subzone R (O1R) to R3YY [2317] as described above and applies to the MVCA-owned lands fronting onto Abbott Street.

Area E is to be rezoned from Agricultural Subzone 3 (AG3) to Residential Fourth Density, Subzone S Exception [xxxx](R4S[xxxx]) and applies to the block on the north side of Abbott Street that will be developed with low-rise apartment buildings. With frontage along Abbott Street, designated as a major collector, higher density is more appropriate and consistent with the direction of the Fernbank CDP. The site-specific exception permits an office for a temporary three-year period in order for Metric Homes to operate their corporate office together with their sales office. The corporate office is small scale and operates in conjunction with the sales office, which is a permitted use. The sales centre/office building would be located fronting on Abbott Street near the entrance to the subdivision.

Area F is to be rezoned from Agricultural Subzone 3 (AG3) to Parks and Open Space Zone (O1) to permit a neighbourhood park, a stormwater management pond and a small segment of the district park.

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 Subzone 3 (AG3) provisions applicable to the property, the lands are within the General Urban Area and were designated for development through the Fernbank CDP.

COMMENTS BY THE WARD COUNCILLOR

Councillor Qadri and Councillor Hubley are aware of the application and the staff recommendation.

LEGAL IMPLICATIONS

There are no legal impediments to adopting the recommendations outlined in this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

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 Impact Statement was undertaken in support of the subdivision and rezoning applications. The results of the study demonstrated that the site was isolated from natural areas by existing and increasing urban development, with no significant natural heritage features. No Species at Risk, high quality specimen trees, valued woodlands, significant wetlands, rare communities, slopes or valleys were observed on or adjacent to the site. Therefore no environmental impacts were foreseen.

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 options.

APPLICATION PROCESS TIMELINE STATUS

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

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

CONCLUSION

The proposed development conforms to the Official Plan and Fernbank Community Design Plan. The proposed new zones are appropriate for the housing forms and the exception provisions are necessary to address site-specific situations. In summary, the proposed rezoning complies with the Official Plan policies and the department is recommending the Zoning By-law amendment be approved.

DISPOSITION

City Clerk and Solicitor Department, Legislative Services, to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

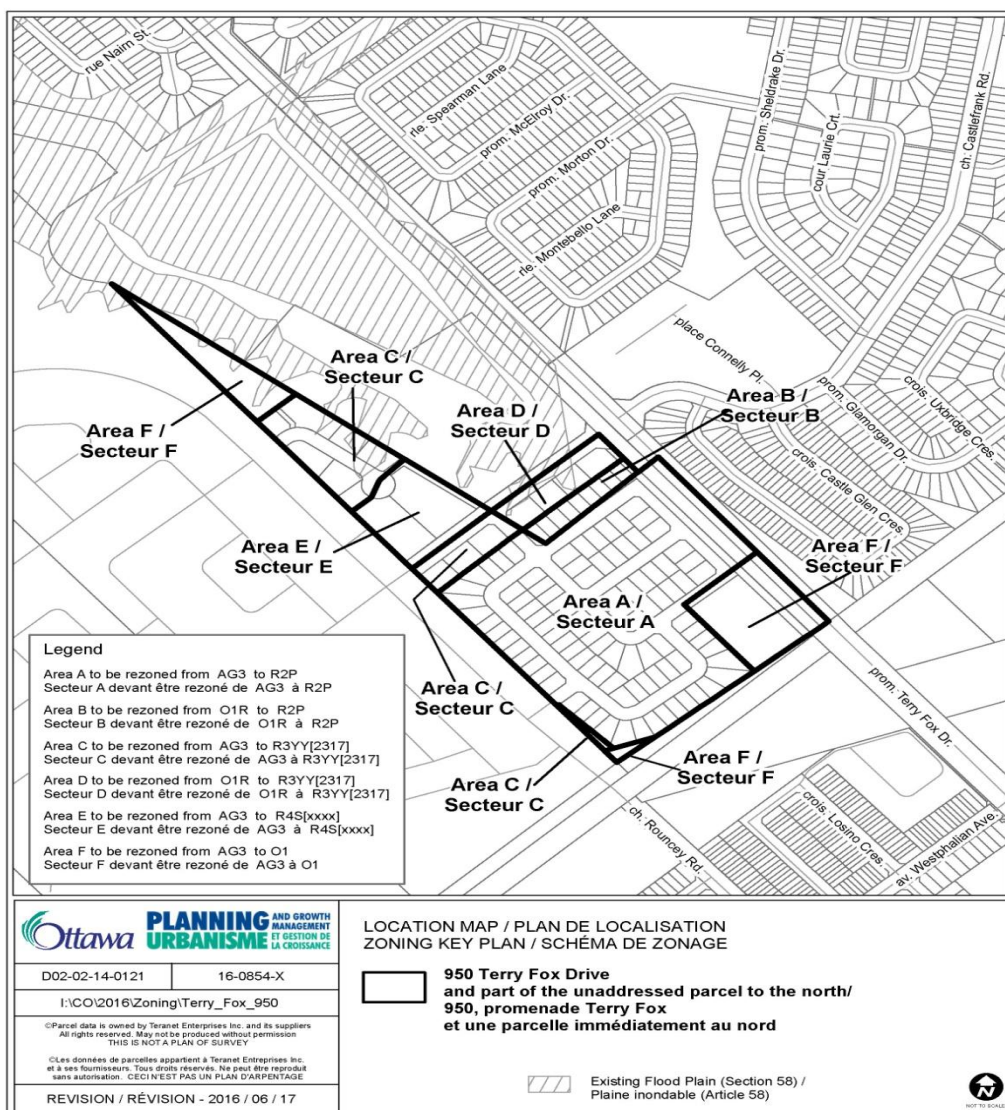
Planning and Growth Management to prepare the implementing by-law, forward to Legal Services and undertake the statutory notification.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa

This is a map showing the proposed zones for the property that is subject to the Zoning by-law amendment. The property is located west of Terry Fox Drive and south of Hazeldean Road.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 950 Terry Fox Drive and the unaddressed parcel to the north:

1. Rezone the lands shown on Document 1 as follows:
 - a) Area A from AG3 to R2P
 - b) Area B from O1R to R2P
 - c) Area C from AG3 to R3YY[2317]
 - d) Area D from O1R to R3YY[2317];
 - e) Area E from AG3 to R4S[xxxx]; and
 - f) Area F from AG3 to O1.
2. Amend Section 239 Urban Exceptions as follows:
 - a) new exception R4S[xxxx] with provisions similar to the following:
 - i. an office, in conjunction with an office for the sale of residential units, is permitted for the period July 13, 2016 to July 13, 2019
 - ii. maximum front yard setback for office: 6 metres
 - iii. maximum floor area for office: 600 square metres
 - iv. the provisions of Section 131 shall apply to the residential uses

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 January 5, 2016. Eight residents attended the public meeting. Six comments were received regarding the Plan of Subdivision, as follows:

Public Comments and Responses

The subdivision will generate additional traffic volume along Terry Fox Drive and Castlefrank Road.

Response: The subdivision is being developed in accordance with the Fernbank CDP. The additional traffic generated can be safely accommodated into the existing road network.

Servicing and drainage works for the subdivision may impact the Glen Cairn Stormwater Management Pond.

Response: Detailed evaluation of the proposed servicing and stormwater management was undertaken through the subdivision process. No concerns were identified.

Community Organization Comments and Responses

No comments were received from the Stittsville Village Association.

Document 4 – Draft Plan of Subdivision

