

2. ZONING BY-LAW AMENDMENT – PART OF 570 HAZELDEAN ROAD

MODIFICATION AU RÈGLEMENT DE ZONAGE – PARTIE DU 570, CHEMIN HAZELDEAN

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 to correct the provisions of a site-specific exception affecting part of 570 Hazeldean Road, 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 afin de corriger les dispositions liées à une exception propre à l'emplacement touchant une partie du 570, chemin Hazeldean, 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 27 June 2016 (ACS2016-PAI-PGM-0123).

Rapport du Directeur municipal adjoint par intérim, Urbanisme et infrastructure, daté le 27 juin 2016 (ACS2016-PAI-PGM-0123).

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
August 31, 2016 / 31 août 2016**

**Submitted on June 27, 2016
Soumis le 27 juin 2016**

**Submitted by
Soumis par:
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Ward: STITTSVILLE (6)

File Number: ACS2015-PAI-PGM-0123

SUBJECT: Zoning By-law Amendment – Part of 570 Hazeldean Road

**OBJET: Modification au Règlement de zonage – Partie du 570, chemin
Hazeldean**

REPORT RECOMMENDATION

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to correct the provisions of a site-specific exception affecting part of 570 Hazeldean Road, 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.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l’urbanisme recommande au Conseil d’approuver une modification au Règlement de zonage 2008-250 afin de corriger les dispositions liées à une exception propre à l’emplacement touchant une partie du 570, chemin Hazeldean, 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

Part of 570 Hazeldean Road.

Owner

Mattamy (Fernbank) Ltd.

Applicant

City-initiated technical amendment.

Description of site and surroundings

The site is a vacant 36.2-hectare parcel within the Fernbank Community that was draft approved in September 2015 for a residential subdivision of approximately 600 homes, together with parks, a stormwater management pond and open space corridor. Lands to the east and west are subject to plans of subdivision for future residential development, while to the south is the Trans Canada Trail and a residential subdivision.

Summary of requested Zoning By-law amendment proposal

The subject property was rezoned in December 2015 to permit a residential subdivision. The residential portion of the subdivision is zoned R3YY [2317], allowing detached, semi-detached and townhouse dwellings, with a site-specific exception denoting site-specific provisions for setbacks and permitted projections.

At the time of the by-law enactment, the site-specific provisions applicable to detached dwellings were inadvertently omitted from the text of Exception 2317. The proposed Zoning By-law amendment would add these provisions into the text of the exception as originally intended.

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. No comments were received.

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 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.

Fernbank Community Design Plan

The Fernbank Community Design Plan (CDP) established 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, with the northern portion of the lands designated as Low Density Residential while the southerly portion are 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 neighbourhood park, stormwater management blocks, and portions of both a future school site and the district park for the Mattamy-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 property is not within a Design Priority Area and is therefore not subject to the Urban Design Review Panel process.

Planning Rationale

The residential portion of the property is zoned R3YY [2317], which is consistent with the Fernbank CDP, and provides for a mix of low and medium density residential options that implement the draft approved plan of subdivision.

The R3YY zone has been widely used within developing urban communities and allows detached, semi-detached and 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 projection such as chimneys, balconies and wrap-around porches. The provisions have been successfully implemented in other new communities to encourage a compact urban form of development.

The specific provisions applicable to detached dwellings were inadvertently omitted from the Details of Recommended Zoning document contained within the report considered by Planning Committee on December 8, 2015. The proposed amendment would insert the missing provisions into the text of Exception 2317.

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.

COMMENTS BY THE WARD COUNCILLOR

Councillor Qadri is 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.

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

The application was processed by the On Time Decision Date established for the processing of Zoning By-law amendments.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Overview Data Sheet

CONCLUSION

The proposed development conforms to the Official Plan and Fernbank CDP. The proposed correction is necessary to address an omission in the original staff report and by-law. The proposed rezoning complies with the Official Plan policies and as such, the Planning and Growth Management 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.

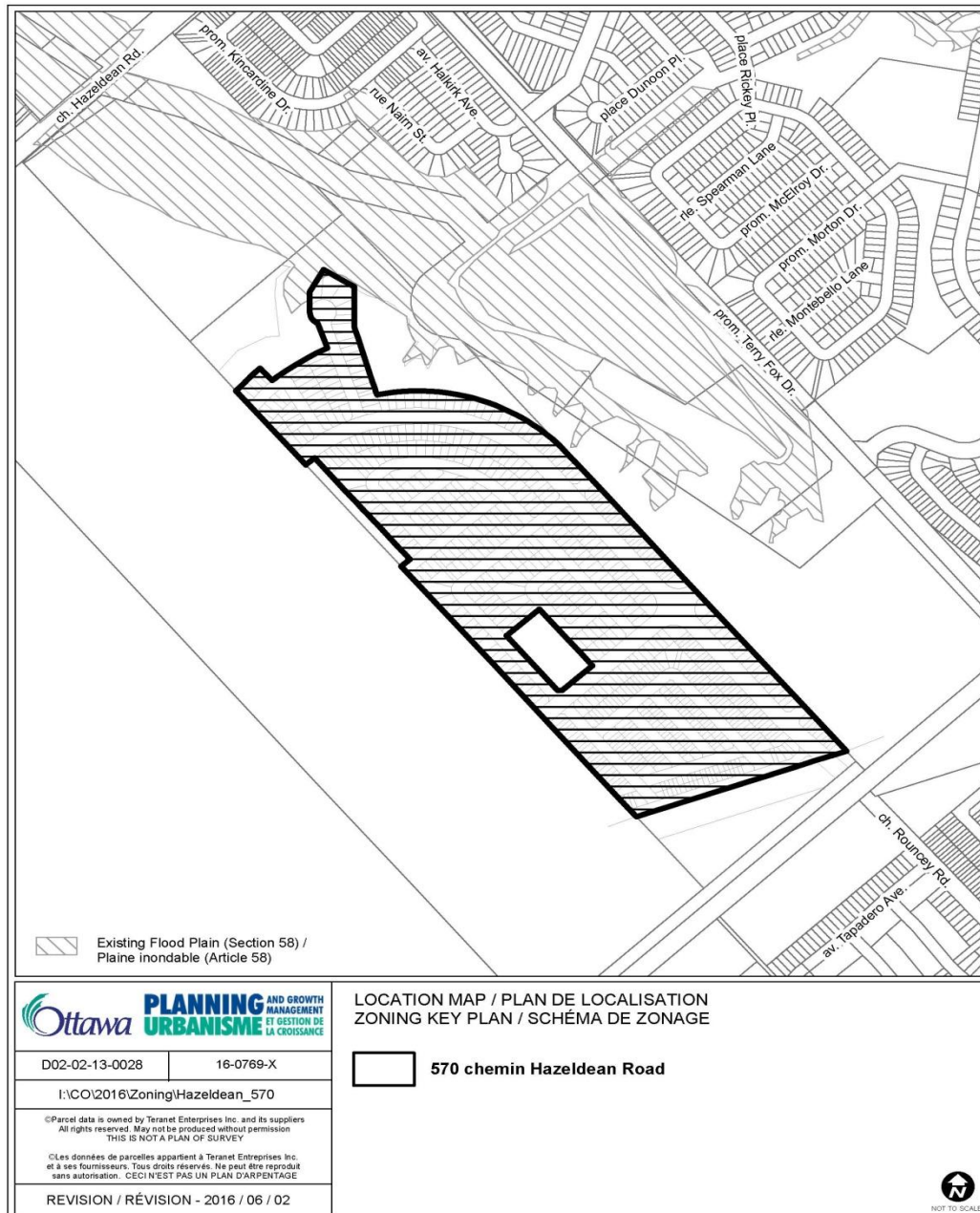
Planning and Growth Management to prepare the implementing by-law, forward to Legal Services and undertake the statutory notification.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa.com).

This is a map showing the property that is subject to the Zoning By-law amendment. It is located on the south side of Hazeldean Road west of Terry Fox Drive.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for Part of 570 Hazeldean Road:

1. Amend Exception [2317] in Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a) In Column V, add the following before “zone requirements for semi-detached dwellings”

zone requirements for detached dwellings:

 - minimum lot area: 220 square metres
 - minimum front yard setback: 3 metres
 - minimum front yard setback for an attached garage: 3.5 metres
 - minimum total interior side yard setback is 1.8 metres with a minimum of 0.6 metres on at least one side. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback is 0.6 metres.
 - minimum corner side yard: 2.5 metres
 - maximum lot coverage: 55 per cent