

4. ZONING BY-LAW AMENDMENT – 605 LONGFIELDS DRIVE
MODIFICATION AU RÈGLEMENT DE ZONAGE – 605, PROMENADE
LONGFIELDS

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 605 Longfields Drive to rezone the lands to Mixed-Use Centre Zone with site-specific provisions to allow the development of a one-storey commercial development, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 relativement au 605, promenade Longfields, de façon à faire passer la désignation de zonage des terrains à zone de centres d'utilisations polyvalentes assortie de dispositions propres à l'emplacement, afin de permettre l'aménagement d'un ensemble commercial d'un seul niveau, comme le précise le document 2.

DOCUMENTATION /DOCUMENTATION

1. Director's Report, Planning Services, Planning, Infrastructure and Economic Development Department dated July 30, 2018 (ACS2018-PIE-PS-0093)

Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'Infrastructure et du développement économique daté le 30 juillet 2018 (ACS2018-PIE-PS-0093)

2. Extract of draft Minutes, Planning Committee, 28 August 2018

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 28 août 2018

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
28 August 2018 / 28 août 2018**

**and Council
et au Conseil
12 September 2018 / 12 septembre 2018**

**Submitted on 30 July 2018
Soumis le 30 juillet 2018**

**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**

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Ward: BARRHAVEN (3)

File Number: ACS2018-PIE-PS-0093

SUBJECT: Zoning By-law Amendment – 605 Longfields Drive

OBJET: Modification du Règlement de zonage – 605, promenade Longfields

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 605 Longfields Drive to rezone the lands to Mixed-Use Centre Zone with site-specific provisions to allow the development of a one-storey commercial 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 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 September 12, 2018" 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 605, promenade Longfields, de façon à faire passer la désignation de zonage des terrains à zone de centres d'utilisations polyvalentes assortie de dispositions propres à l'emplacement, afin de permettre l'aménagement d'un ensemble commercial d'un seul niveau, 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 12 septembre 2018», 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

605 Longfields Drive

Owner

Campanale Homes

Applicant

Dan Paquette, Paquette Planning Associates Ltd.

Architect

Campanale Homes

Description of site and surroundings

This property is located in Campanale's Longfields Station Community. The site is L-shaped, with its front yard located along Longfields Drive and extending down Via Modugno Place and Campanale Avenue. Pierre Elliot Trudeau Elementary School is located immediately to the north along Longfields Drive, Ken Ross Park is to the east across Longfields Drive, a mixed-use development is to the south along Longfields Drive in The Station building and low-rise residential development and the Longfields Transitway are located to the west/northwest.

Summary of requested Zoning By-law amendment proposal

The current zoning for the property is split between two zones. Residential, Fourth Density, Subzone A, exception 1760 (R4A [1760]) extends from the Longfields frontage to mid-way along Via Modugno towards Campanale Avenue. The remainder of the property is zoned Mixed-Use Centre Zone, exception 2343 (MC [2343]).

The residential zone permits a wide range of residential building forms ranging from detached dwellings to low-rise apartment buildings. The associated exception permits various commercial uses, such as bank, medical facility, office and personal service business and also provides specific provisions for low-rise apartment dwellings in terms of lot width, lot area, setbacks, density, height, etc.

The mixed-use zone allows a combination of transit-supportive uses such as offices, retail, restaurants and residential uses. The associated exception provides very specific zoning provisions for lot width, lot area, setbacks, density, height etc. and prohibits apartment dwelling mid-high rise, broadcasting studio, cinema and several other uses.

The proposal is to rezone all of the lands to the Mixed-Use Centre Zone with site-specific zoning provisions. The extension of the MC zone for the entire parcel will allow for the development of a one-storey commercial building.

Brief history of proposal

The subject lands are part of a plan of subdivision that has been rezoned several times over the past ten years to reflect the evolution of City policies and market demands in the Longfields area of Barrhaven.

DISCUSSION

Public consultation

The City provided standard notification by way of the on-site information sign, and mail-outs to registered community groups and the public. No comments were received.

Official Plan designation

The property is designated as General Urban on Schedule B of the Official Plan. This designation permits a wide range of uses to satisfy everyday needs within a neighbourhood such as low-rise residential dwellings, mid-rise apartment buildings, retail, institutional and commercial uses.

Other applicable policies and guidelines

The site is within the Nepean South 1 Secondary Plan.

Schedule A designates the land as mixed-density residential, which permits a maximum building height of eight storeys.

Planning rationale

The proposed rezoning and concurrent proposed commercial development complies with Official Plan policies as a permitted use and one that will foster the continued

growth and development of the Longfields Community. Desired services will be provided within close proximity to the residential community and to those using the Longfields Transit Station. The proposal also conforms with the policies of the Nepean South 1 Secondary Plan by respecting the height limitations. The proposed development of the site into a commercial plaza will be well-designed, in keeping with good urban design criteria.

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 Harder provided the following comments:

“I support this application that eliminates the residential component and lowers the height of the existing zoning. Although the location is in close proximity to Longfields Station, the property is virtually a narrow strip abutting Pierre Elliot Trudeau School on Longfields Drive. Shadowing of the school yard and ability to build height on such a property would be problematic.”

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 this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The re-zoning will not have any impacts on the accessibility of the site. The concurrent site plan will have the required accessible parking spaces and required manoeuvrability on site and will need to be constructed to meet all accessibility requirements in the Ontario Building Code.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

Healthy and Caring Communities

Governance, Planning and Decision Making

APPLICATION PROCESS TIMELINE STATUS

The application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to several site plan issues that had to be resolved prior to the requested zoning being finalized.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Draft Site Plan

CONCLUSION

The Planning, Infrastructure and Economic Development Department supports the approval of this application as it complies with all necessary policies in the Provincial Policy Statement, Official Plan and Secondary Plan. The proposal will offer uses that

will likely be sought-after by the residents of the community and users of the Longfields Transit Station. The general design of the site will provide appropriate pedestrian and vehicular access while also ensuring that the site is well landscaped. The finer design points of the site and building will be determined at the site plan stage.

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

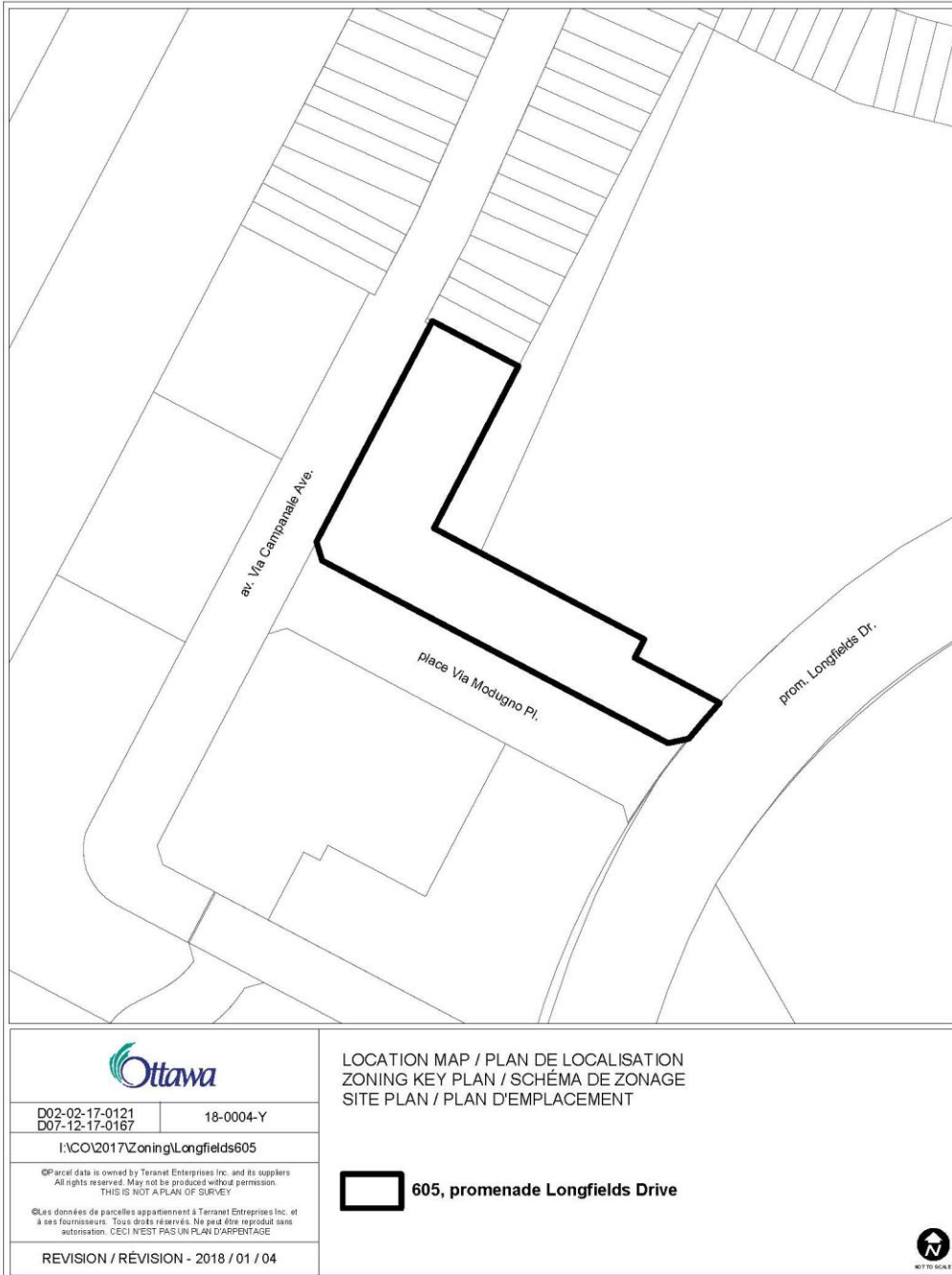
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location 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 605 Longfields:

Rezone the lands shown on document 1 from MC[2343] and R4A[1760] to MC [XXXX] with a site-specific exception.

Create exception [XXXX] with provisions similar in effect to the following:

1. Under Column II (Land Use Prohibited) add “night club, bar, parking garage”
2. Under Column V (Provisions) add the following:
 - minimum building height: 5.7m
 - minimum rear yard setback, along Campanale Avenue: 0m
 - minimum corner side yard setback, along Via Modugno: 0m
 - minimum landscape buffer for a parking lot abutting a street: 2m
 - minimum distance for an earth-bin waste collection system, from any lot line: 1.5m
 - no screening required for an earth-bin waste collection system when located in a parking lot
 - minimum Parking Rates for the following uses, where permitted, for gfa greater than 200 m²:

Restaurant: 2.1 parking spaces for the first 50 square metres of gross floor area plus 5 parking spaces per 100 square metres of gross floor area over 50 square metres of gross floor area;

