

- 3. Zoning By-law Amendment – 380 Rolling Meadows Crescent**
Modification du Règlement de zonage – 380, croissant Rolling Meadows

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 380 Rolling Meadows Crescent to permit construction of four low-rise apartment buildings, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve la modification du Règlement de zonage 2008-250 visant le 380, croissant Rolling Meadows, afin de permettre la construction de quatre immeubles d'appartements de faible hauteur, comme l'indique le document 2.

DOCUMENTATION/DOCUMENTATION

1. Director's Report, Planning Services, Planning, Infrastructure and Economic Development Department, dated February 26, 2019 (ACS2019-PIE-PS-0016)

Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'Infrastructure et du développement économique, daté le 26 février 2019 (ACS2019-PIE-PS-0016)

2. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of April 24, 2019, 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 April 10, 2019".

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 24 avril 2019 du 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 10 avril 2019 ».

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
28 March 2019 / 28 mars 2019**

**and Council
et au Conseil
10 April 2019 / 10 avril 2019**

**Submitted on 26 February 2019
Soumis le 26 février 2019**

**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: INNES (2)

File Number: ACS2019-PIE-PS-0016

SUBJECT: Zoning By-law Amendment – 380 Rolling Meadows Crescent

**OBJET: Modification du Règlement de zonage – 380, croissant Rolling
Meadows**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to
Zoning By-law 2008-250 for 380 Rolling Meadows Crescent to permit**

construction of four low-rise apartment buildings, 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 April 10, 2019," 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 la modification du *Règlement de zonage 2008-250* visant le 380, croissant Rolling Meadows, afin de permettre la construction de quatre immeubles d'appartements de faible hauteur, comme l'indique 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 10 avril 2019 », 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

380 Rolling Meadows Crescent

Owner

Claridge Homes (Carson) Inc.

Applicant

Claridge Homes

Description of site and surroundings

The subject site is located on the north side of Rolling Meadows Crescent, approximately 50 meters east of Saddleridge Drive in Spring Valley Trails neighbourhood. The lot area is approximately 0.68 hectares in size with about 132 meters of frontage on Rolling Meadows Crescent. There are on-street townhouses to the south and east of the property fronting onto Rolling Meadows Crescent. The lands to the northeast of the site are vacant and zoned for future commercial and retail use. The lands to the north and west are large remnant parcels with residences fronting onto Renaud Road and are zoned Development Reserve.

Summary of requested Zoning By-law amendment proposal

The majority of the site is zoned R3VV[1286], Residential Third Density, Subzone VV with Exception 1286. The R3 zone allows a mix of residential building forms, ranging from detached dwellings to townhouses. The exception limits the maximum net density to 60 units per net hectare. There are also small areas on the property where the zones associated with the properties to the north extend over the property line, as identified as Areas B and C in Document 1. These small areas are zoned LC[1579]-h and DR. This application is intended to rezone the entire property to a single zone and have the zoning boundaries correspond to the property lines.

The applicant is requesting that the zoning be amended to R4Y Residential Fourth Density, Subzone Y. The requested zone will permit the proposed low-rise apartments and the subzone will establish the zoning provisions that will accommodate proposed development that consists of four 12-unit buildings. Each of the four buildings are three-storeys in height with the first floor depressed into the grade, lowering the overall height of the buildings. The parking area and a separate building to store garbage are to be

located in the center and rear of the site, see document 4 – Conceptual Site Plan. The proposed zoning does not include the exception as the proposal will have 48 units situated on 0.68 hectares, which will be about 70 units per hectare.

DISCUSSION

Public consultation

The application to rezone the property was circulated as per the City's notification and consultation policy. No public meeting was requested to be held in the community. Staff received comments from local residents. The comments and the responses are attached in Document 3.

Official Plan designations

The subject lands are designated General Urban Area in the City of Ottawa Official Plan Schedule B (Urban Policy Plan). General Urban Area permits all types and densities of houses, as well as employment, retail, services, recreational and institutional uses. This includes providing different types of residential dwellings to make available a variety of housing options for different lifestyles and incomes.

The evaluation of development applications are in accordance with Sections 2.5.1 and 4.11. Section 2.5.1 provides broad policies that governs growth and change in the City of Ottawa over the long term while Section 4.11 is used to review development applications to meet the Official Plan's objectives. Both these sections are concerned with the urban design and compatibility of the application. Staff reviewed this proposal for its compatibility with the surrounding uses. The proposed development will maintain the residential nature of the street and provide a slightly higher density close to the edge of the community and next to future commercial blocks that have good access to Renaud Road and Navan Road.

Other applicable policies and guidelines

This site is within the Phase 1 area of the East Urban Community - Community Design Plan (CDP). The property is designated as medium density development, which is defined as 35 unit per net hectare. The proposed development at 48 units on 0.68 hectares is equal to 70 units per hectare and qualifies as high-density according to the CDP.

The CDP indicates in Section 6.2 that adjustments to the location and size of medium and high density residential development sites represent a minor change to the plan and may be made at the discretion of the Director, Planning Services. It is intended that planning approvals, through Subdivision and /or Site Plan Control applications, reflecting these changes, constitutes an approval to amend the CDP.

An increase from 35 units per net hectare to 70 units is numerically significant, however, the existing zoning already allows for up to 60 units per hectare, which is considered high density by the CDP as well. The CDP indicates that minor changes to the demonstration plan can be made either through the approval of a subdivision or a Site Plan Control application.

The proposed buildings will fit well with the existing built environment, which consists of six-unit townhouses fronting onto the street. Cross sections detailed in Document 5, were provided by the applicant to show that the proposed buildings will not be significantly taller than the townhouses on Rolling Meadows Crescent. The mass of the apartment buildings will not appear larger from the street than the existing townhouses.

Staff will apply the guidelines from the Urban Design Guidelines for Low-rise Infill Housing when reviewing the Site Plan Control application, which is running concurrently with this zoning amendment.

Urban Design Review Panel

The property is not within a Design Priority Area and this Zoning By-law Amendment does not trigger the Urban Design Review Panel (UDRP) process.

Planning Rational

The proposal is consistent with the intent of the East Urban Community Phase 1 CDP. The proposed density of 70 units per hectare is twice the planned density in the CDP. However, the existing zoning allows up to 60 units per hectare, which is already what the CDP would consider high density. The CDP allows minor changes, including the adjustments to the location of medium and high-density residential areas, to be made at the discretion of the Director of Planning Services. This alteration from the demonstration plan still complies with housing density targets set out in the CDP and is consistent with the strategic direction of the Official Plan.

A geotechnical investigation provided by the applicant supports the location for this form of housing. The depth of the lot is conducive to low-rise buildings with onsite parking. The four buildings, the required parking and associated amenity areas can all be accommodated on this parcel, as demonstrated in the **conceptual site plan** illustrated in Document 4. The built form will appear slightly taller than the existing townhouse facing Rolling Meadows Crescent. Despite this, the buildings will have a better relationship with the street as cars will be parked at the rear of the buildings allowing for landscaping along the frontage and windows and entrances facing the street.

Higher density can be further supported in this location as it is close to transit facilities on Navan Road and it is on the edge of the community. The local street network was designed to accommodate traffic from this site, and additional traffic, as a result of this zoning amendment, would not result in a significant change.

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 Dudas is aware of the application related to this report.

ADVISORY COMMITTEES COMMENTS

Comments by the Accessibility Committee will be addressed through the Site Plan Control application.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the recommendation contained within this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implication associated with this report.

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 Site Plan Control for this development will construct a public sidewalk in front of the property to improve pedestrian connectivity. This condition will ensure the proposed development provides the appropriate supporting infrastructure.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The proposed Zoning By-law amendment will have no impact on accessibility. The review for the Site Plan Control application will address any accessibility issues.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- EP2 – Support growth of local economy.

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 Public Consultation Details

Document 4 Conceptual Site Plan

Document 5 Proposed Elevations

CONCLUSION

The department is recommending approval of the Zoning By-law amendment as it conforms to the policies of the Official Plan.

DISPOSITION

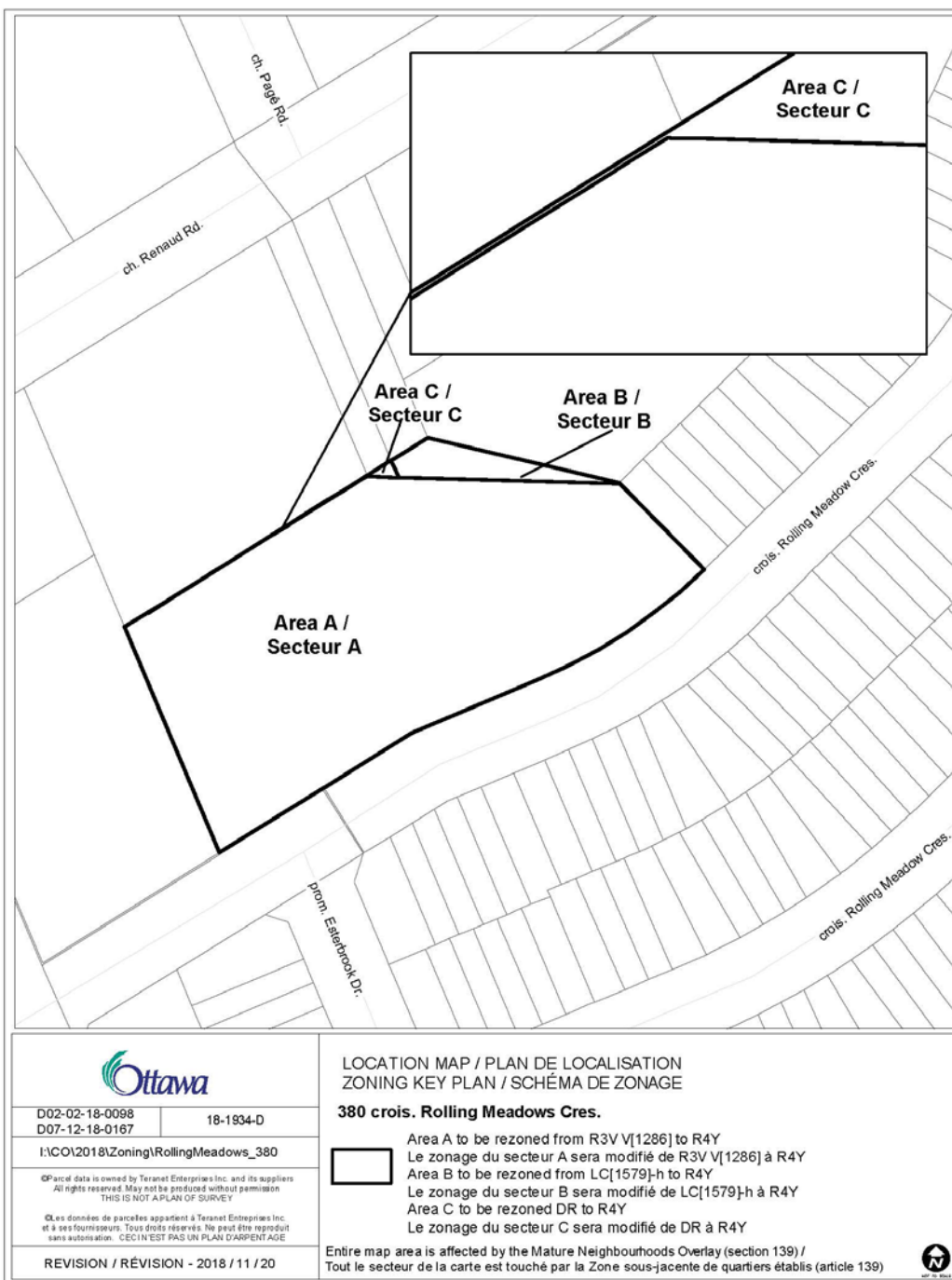
Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

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



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 380 Rolling Meadows Crescent:

1. Rezone the lands as shown in Document 1 as follows:
 - a. Area A from R3VV [1286] to R4Y
 - b. Area B from LC[1579]-h to R4Y
 - c. Area C from DR to R4Y

Document 3 – Public Consultation Details

Comment:

What is the expected time line for the construction?

Response:

If this application is supported the zoning change would be in place by mid May. The Site Plan Control approval would follow soon after and once an agreement is registered on the property, construction would be likely start around July.

Comment:

More apartments will result in more traffic. Traffic in the area is already very congested in the morning and evenings. At what point do we stop constructing more homes?

Response:

This development will not add a significant amount of traffic to the local network. Prior to submitting an application, the applicant filled in the screening form as required by the Transportation Impact Assessment Guidelines. The result of the screening indicated that no Traffic Impact Assessment was required for a project of this size.

Comment:

Large numbers of parents and children wait on the street to be picked-up and dropped-off by school buses. There are no sidewalks on either side of Rolling Meadows Crescent or Esterbrook Drive. What measures will be taken to safely handle the increase in traffic and pedestrians?

Response:

These are local streets where automobiles and people share space. The Site Plan Control for this development will construct a sidewalk in front of the property. When the property to the west is developed, staff will request a sidewalk be provided as part of Site Plan Approval from Saddleridge to the proposed sidewalk in front of 380 Rolling Meadows. This will help in providing a safe place for pedestrians from this property to Saddleridge Drive.

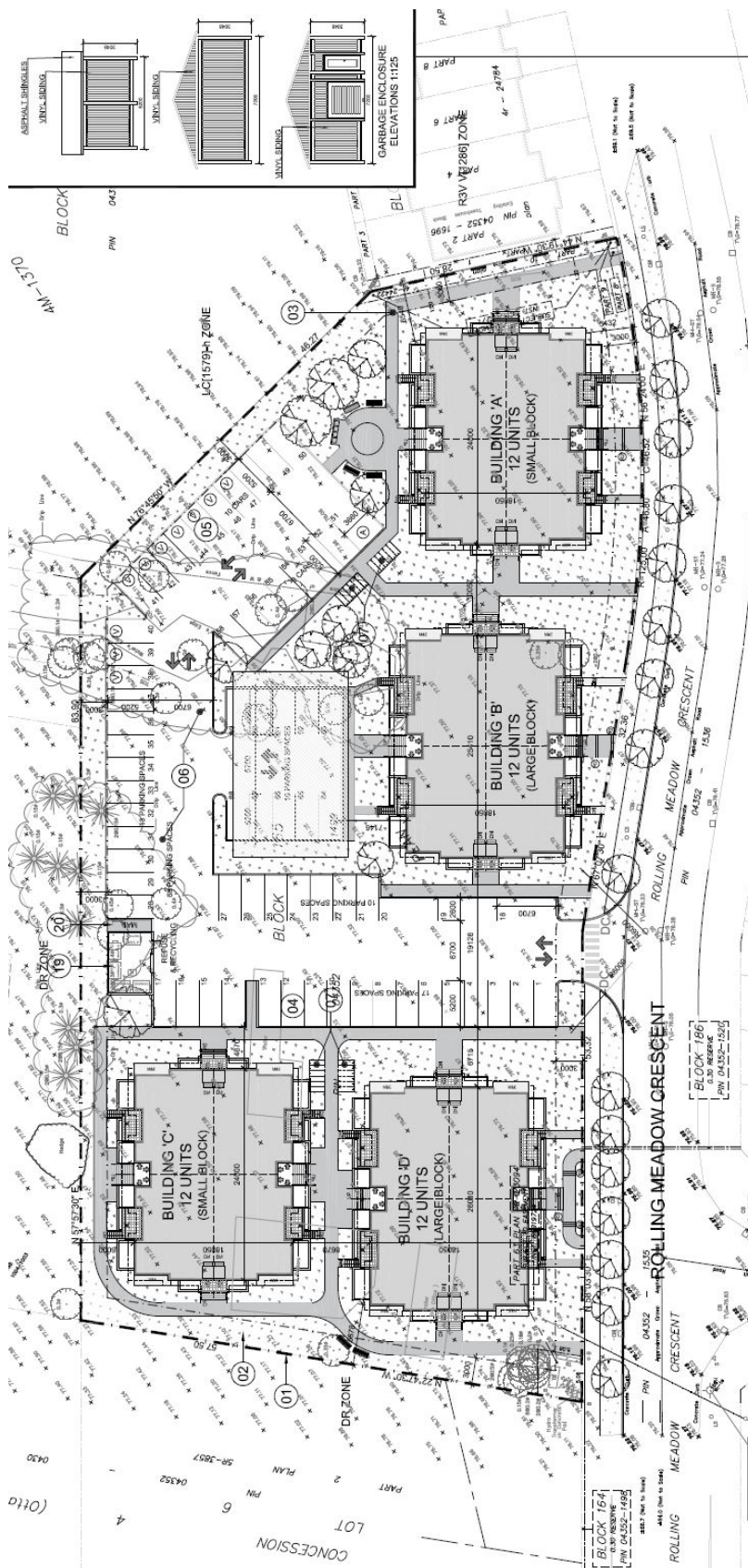
Comment:

There is already a significant number of cars parked along Rolling Meadows. Are there adequate existing visitor and resident parking spaces available? The number of additional parking spots planned does not seem adequate, especially during winter months when snow removal is necessary.

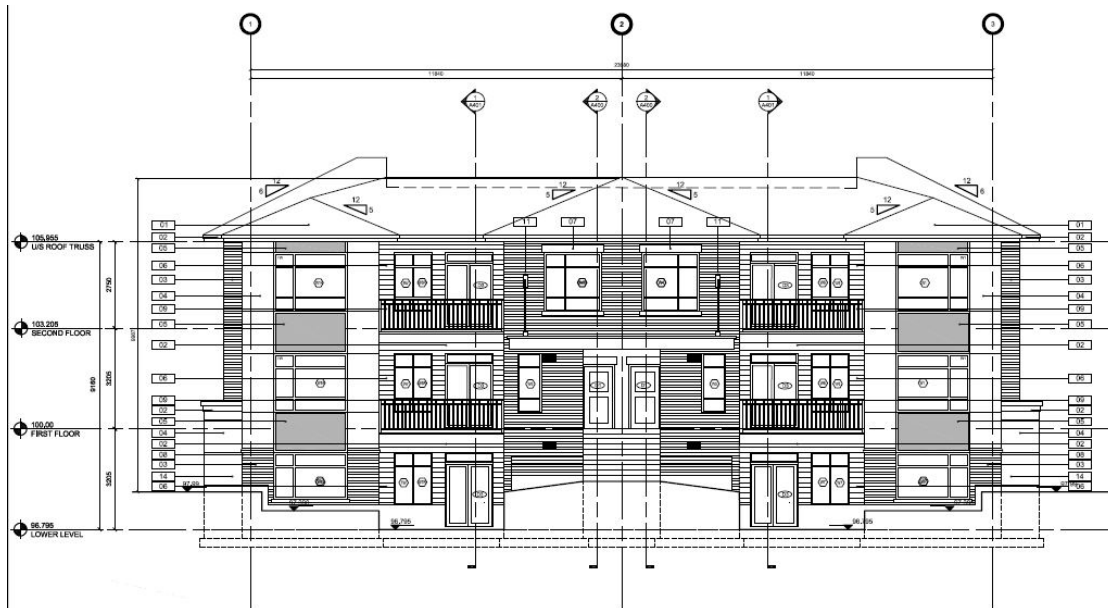
Response:

The applicant will provide 68 parking spaces on this site, which is equal to the required number of parking spaces for both residents and visitors. It will be up to the owner to maintain the parking area and remove snow at their cost to ensure that the spaces are available year round.

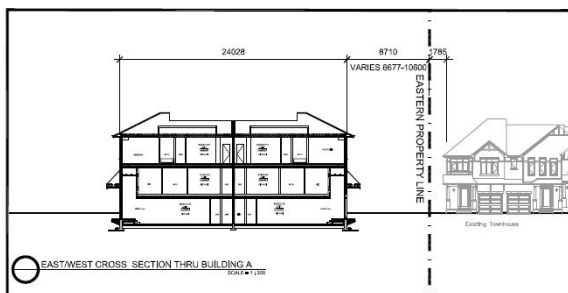
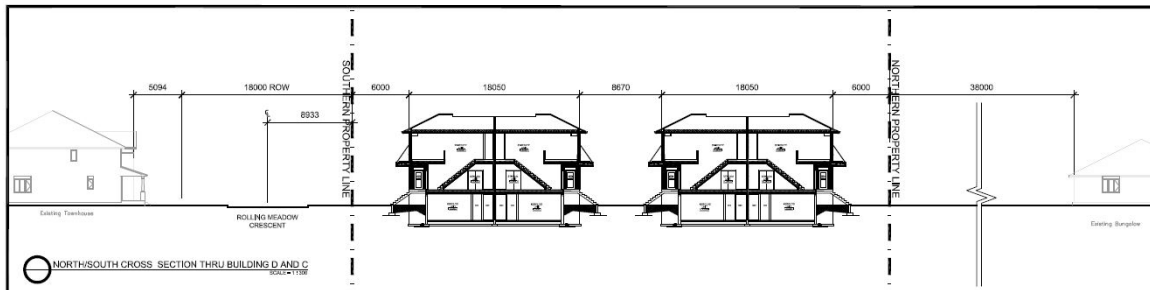
Document 4 – Conceptuel Site Plan



Document 5 – Proposed Elevations



FRONT ELEVATIONS
BUILDINGS A, B & F



ZEN CONDOS - SPRING VALLEY TRAILS
CROSS SECTIONS
OCT 23 2018