

<p>6. ZONING BY-LAW AMENDMENT – PART OF 5786 FERNBANK ROAD</p> <p>MODIFICATION AU RÈGLEMENT DE ZONAGE – PARTIE DU 5786, CHEMIN FERNBANK</p>

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for Part of 5786 Fernbank Road to permit the development of 128 single detached dwellings, 68 townhouses, 84 apartment units, 90 stacked dwellings and a neighbourhood park, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 pour une partie du 5786, chemin Fernbank, en vue d'y permettre l'aménagement de 128 habitations isolées, 68 habitations en rangée, 84 appartements, 90 habitations superposées et un parc de voisinage, comme l'explique en détail le document 2.

DOCUMENTATION / DOCUMENTATION

1. Acting Deputy City Manager's Report, Planning and Infrastructure, dated 10 June 2015 (ACS2015-PAI-PGM-0099).

Rapport du Directeur municipal adjoint par intérim, Urbanisme et infrastructure, daté le 10 juin 2015 (ACS2015-PAI-PGM-0099).

2. Extract of Draft Minute, Planning Committee, 23 June 2015.

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 23 juin 2015.

**Report to
Rapport au:**

**Planning Committee / Comité de l'urbanisme
June 23, 2015 / 23 juin 2015**

**and Council / et au Conseil
July 8, 2015 / 8 juillet 2015**

**Submitted on June 10, 2015
Soumis le 10 juin 2015**

**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:
Lily Xu, Planner / Urbaniste, Development Review Suburban Services Unit / Unité
examen des demandes d'aménagement services suburbains
(613) 580 2424, 27505, Lily.Xu@ottawa.ca**

Ward: STITTSVILLE (6)

File Number: ACS2015-PAI-PGM-0099

SUBJECT: Zoning By-law Amendment – Part of 5786 Fernbank Road

**OBJET: Modification au Règlement de zonage – partie du 5786, chemin
Fernbank**

REPORT RECOMMENDATION

That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for Part of 5786 Fernbank Road to permit the development of 128 single detached dwellings, 68 townhouses, 84 apartment units, 90 stacked dwellings and a neighbourhood park, as detailed in Document 2.

RECOMMANDATION DU RAPPORT

Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 pour une partie du 5786, chemin Fernbank, en vue d'y permettre l'aménagement de 128 habitations isolées, 68 habitations en rangée, 84 appartements, 90 habitations superposées et un parc de voisinage, comme l'explique en détail le document 2.

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 5786 Fernbank Road.

Owner

The Regional Group c/o Josh Kardish.

Applicant

Novatech c/o Eric Bays.

Description of site and surroundings

The property is located to the north of Fernbank Road, south of Cope Drive, and east of Robert Grant Avenue. The lands are within the Fernbank Crossing subdivision which is a residential development in the Fernbank Community consisting of approximately 500 detached dwellings, 10 blocks of townhouses, as well as blocks for apartments, stacked

dwellings, mixed-use, commercial, parks and schools. The property is the third phase of the subdivision.

Summary of requested Zoning By-law amendment proposal

The applicant is requesting to rezone the property from Development Reserve Zone (DR) to Residential Third Density Subzone Z exception xxxx (R3Z[xxxx]), Residential Third Density Subzone Z exception yyyy (R3Z[yyyy]), Residential Second Density Subzone P exception zzzz (R2P[zzzz]), Residential Fourth Density Subzone M exception aaaa (R4M[aaaa]), Residential Fourth Density Subzone M exception 2124 (R4M[2124]) and Parks and Open Space Zone (O1) in order to allow the development of 128 single detached dwellings, 68 townhouses, 84 apartment units in seven buildings, 90 stacked dwellings in eight buildings and a neighbourhood park.

DISCUSSION

Public consultation

Public consultation was carried out in accordance with the City's Public Notification and Consultation Policy for development applications. Comments were received requesting clarification only.

Official Plan designation

The property is designated as General Urban Area under the Official Plan. The General Urban Area designation permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances.

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, Kanata West and Kanata South, extending south from Hazeldean Road to Fernbank Road. The CDP identifies the land use and road pattern to accommodate a community of about 30,000 residents.

Under the CDP, the property is designated mostly Low Density Residential, with a portion along Robert Grant Avenue being designated as Medium Density Residential.

The Low Density Residential designation permits single detached, semi-detached and townhouse units. The Medium Density Residential designation permits townhouses, stacked dwellings and low-rise apartments.

The CDP also identifies the location of a neighbourhood park within the property, and a future transit station and a potential paramedic post to the south of the property.

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.

Planning rationale

The property is currently zoned Development Reserve Zone (DR), the purpose of which is to recognize lands intended for future urban development while allowing limited interim uses.

The nature of the proposal is to allow a suburban residential subdivision. The related plan of subdivision application (D07-16-09-0034) demonstrates conformity to the Fernbank Community Design Plan with regards to land use, road network, and density, and has been granted draft approval. The proposed new zones respond to the draft approved plan of subdivision and are intended to permit detached homes, townhouses, stacked dwellings and low-rise apartment units.

Areas A and B are to be rezoned from DR zone to Residential Third Density Subzone Z with exceptions (R3Z[xxxx] and R3Z[yyyy]). The R3Z zone has been widely used within suburban developments and allows housing forms from detached to townhouse dwellings. The R3Z zone will allow single detached homes and townhouses within Areas A and B. Because the site contains sensitive marine clay soils, an exception to require a minimum front yard of 5.25 metres is included to ensure that there will be sufficient distance to allow future tree planting. Area B contains another exception to allow flexibility in the setbacks for garages.

Area C is to be rezoned from DR zone to Residential Second Density Subzone P exception zzzz (R2P[zzzz]). The R2P zone permits detached and semi-detached dwellings. The exception is required to specify different front and side yard setback requirements than those in the R2P zone.

Areas D and E are to be rezoned from DR zone to Residential Fourth Density Subzone M with exceptions (R4M[aaaa] and R4M[2124]). The R4M zone allows housing forms including stacked dwellings and low-rise apartments. The exceptions are required to address site specific situations with regards to front and rear yards and the size of accessory buildings.

Area F is to be rezoned from DR to O1 to allow a neighbourhood park.

Overall, the requested new zones are appropriate for the proposed development.

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 recommendation outlined in this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this 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.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

GP3 – Make sustainable choices.

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 additional time needed to resolve issues related to tree planting options.

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 Community Design Plan. The proposed new zones are appropriate for the housing forms that are draft approved. The exceptions are necessary to address site specific situations. Staff recommend approval.

DISPOSITION

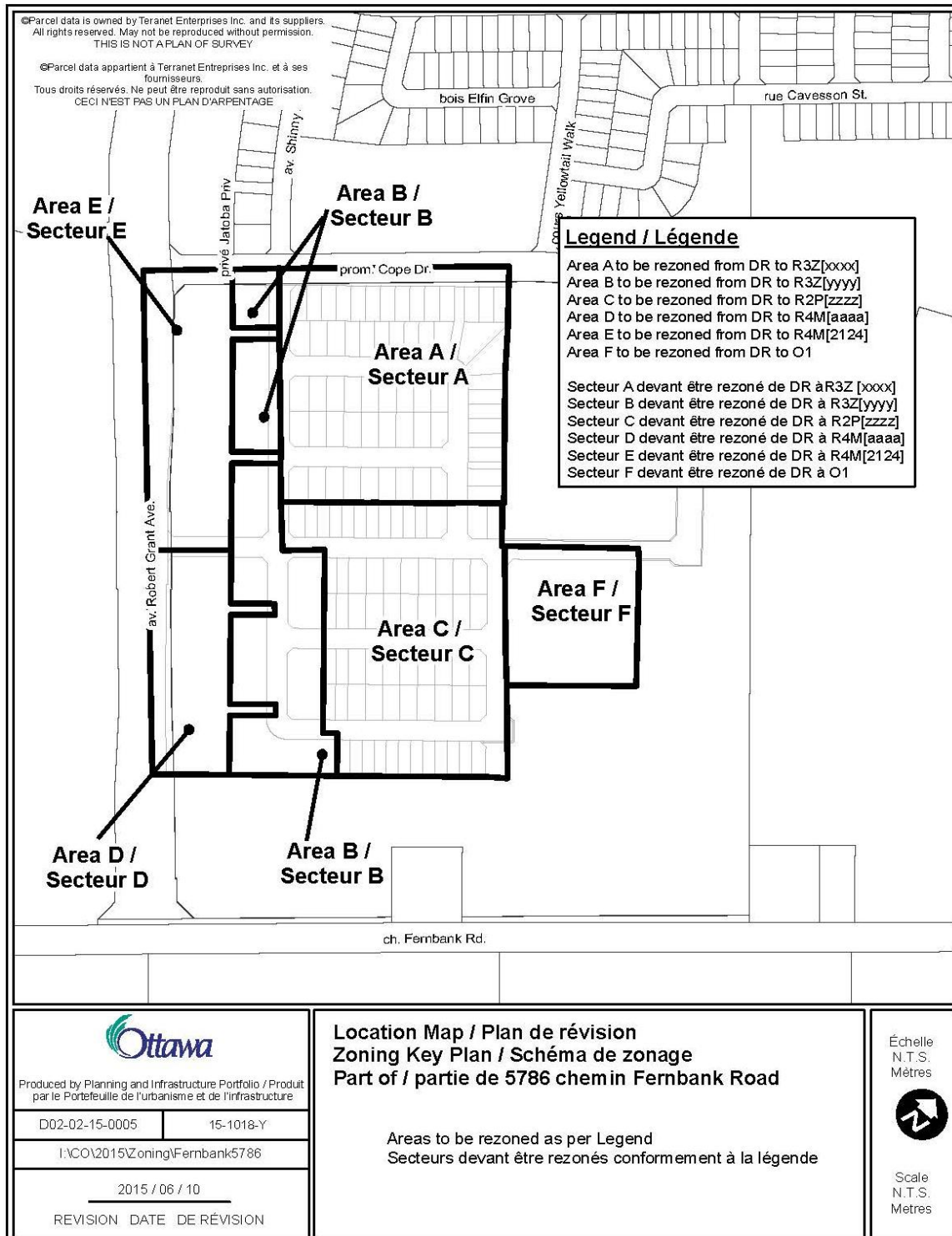
City Clerk and Solicitor Department, Legislative Services, to notify the owner, applicant, Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, Scott Templeton, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

Planning and Growth Management Department 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



Document 2 – Details of Recommended Zoning

Proposed changes to the Zoning By-law 2008-250 for Part of 5786 Fernbank Road:

1. That the lands shown as Areas A to F on Document 1 be rezoned as follows:

Area A: From DR to R3Z[xxxx]

Area B: From DR to R3Z[yyyy]

Area C: From DR to R2P[zzzz]

Area D: From DR to R4M[aaaa]

Area E: From DR to R4M[2124]

Area F: From DR to O1

2. Add new exceptions to Section 239, Urban Exceptions, with provisions similar in effect to the following:

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
xxxx	R3Z[xxxx]			- minimum front yard setback: 5.25 metre.
yyyy	R3Z[yyyy]			- the second sentence of Endnote 8 in Table 160B does not apply where a detached dwelling is located on the lot. - minimum front yard setback: 5.25 metres.
zzzz	R2P[zzzz]			- building separation distance between main buildings on abutting lot: 1.8 metres

				<ul style="list-style-type: none">- minimum front yard 4.25 metres.
aaaa	R4M[aaaa]			<ul style="list-style-type: none">- a maximum of 65 per cent of the area of the front yard may be used as driveway.- in the R4M[aaaa] zone, the front yard is defined as that area measured from the front lot line to a depth of 32 metres.- minimum required rear yard setback for an apartment dwelling, low-rise or stacked dwelling, within a planned unit development: 3 metres.- maximum size of an accessory building: 300 square metres.