

4. Zoning By-law Amendment – 3324 Findlay Creek Drive (Formerly Part of 4789 Bank Street and an Unaddressed Parcel Immediately to the North West)

Modification du Règlement de zonage visant le 3324, promenade Findlay Creek (Ce terrain faisait partie du 4789, rue Bank et d'une parcelle sans adresse située juste au nord-ouest)

Committee Recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 3324 Findlay Creek Drive (formerly part of 4789 Bank Street and an unaddressed parcel immediately to the north west) to permit the development of the lands for a residential subdivision and associated uses as detailed in Document 2.

Recommandation du Comité

Que le Conseil approuve une modification du Règlement de zonage 2008-250 visant le 3324, promenade Findlay Creek (Ce terrain faisait partie du 4789, rue Bank et d'une parcelle sans adresse située juste au nord-ouest) afin d'y permettre l'aménagement d'un lotissement résidentiel et ses utilisations connexes, comme le précise le document 2.

Documentation / Documentation

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated September 9, 2019 (ACS2019-PIE-PS-0100)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 9 septembre 2019 (ACS2019-PIE-PS-0100)

Report to
Rapport au:

Planning Committee
Comité de l'urbanisme
26 September 2019 / 26 septembre 2019

and Council
et au Conseil
9 October 2019 / 9 septembre 2019

Submitted on 9 September 2019
Soumis le 9 septembre 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

Contact Person / Personne ressource:

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Ward: OSGOODE (20)

File Number: ACS2019-PIE-PS-0100

SUBJECT: Zoning By-law Amendment – 3324 Findlay Creek Drive (formerly part
of 4789 Bank Street and an unaddressed parcel immediately to the
north west)

OBJET: Modification du *Règlement de zonage* visant le 3324, promenade
Findlay Creek (Ce terrain faisait partie du 4789, rue Bank et d'une
parcelle sans adresse située juste au nord-ouest)

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3324 Findlay Creek Drive (formerly part of 4789 Bank Street and an unaddressed parcel immediately to the north west) to permit the development of the lands for a residential subdivision and associated uses 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 *the Planning Act* 'Explanation Requirements' at the City Council Meeting of October 9, 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 une modification du *Règlement de zonage 2008-250* visant le 3324, promenade Findlay Creek (Ce terrain faisait partie du 4789, rue Bank et d'une parcelle sans adresse située juste au nord-ouest) afin d'y permettre l'aménagement d'un lotissement résidentiel et ses utilisations connexes, 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 de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 9 octobre 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

3324 Findlay Creek Drive (formerly 4789 Bank Street and an unaddressed parcel immediately to the north west)

Owner

Claridge Homes (Bank Street) Inc.

Applicant

City of Ottawa

Description of site and surroundings

The site is a portion of the proposed subdivision (File No. D07-16-17-0007) located on the east side of Bank Street in the Leitrim Community, generally to the south of Analdea Drive and will include the future extension of Findlay Creek Drive. These lands form the lower portion of the Lilythorne Subdivision.

Summary of requested Zoning By-law amendment proposal

The proposal is to correct an error with the original zoning of the subdivision where the zoning of the partial park block and the abutting residential block for townhomes were interchanged.

Brief history of proposal

Draft approval for the related subdivision was issued on December 6, 2018. The proposed subdivision provides for approximately 215 detached dwellings, 213 townhomes, two blocks for mixed use development, two partial park blocks and a partial school block. Thirteen new public streets will be created.

The original zoning ([ACS2019-PIE-PS-0032](#), File No. D02-02-17-0014) for the subdivision was approved by Council on April 24, 2019. The zoning of the partial park block and the abutting residential block for townhomes were incorrectly interchanged.

As no appeals were received, the Zoning By-law amendment has been in effect since April 24, 2019.

DISCUSSION

Public consultation

Public consultation was conducted according to Council approved policies for a zoning by-law amendment application. No comments were received.

Official Plan designation(s)

The Official Plan designates the property as Developing Community (Expansion Area) to provide sufficient urban land to support the residential demands of the projected population to 2031. The General Urban Area designation permits a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances.

The site is also subject to Official Plan Amendment (OPA) No. 221, which reduces the minimum percentage of single detached dwellings from 45 to 30 per cent; the other requirements of Policy 3.12 remain unchanged including: a maximum of 55 per cent single detached dwellings, at least 10 per cent apartments, and the remainder being multiples other than apartments. Where there is an agreement among the developers, subject to the OPA, the unit mix applies to the combined properties (subject site along with 4747, 4755, 4791 and 4840 Bank Street), rather than each individual subdivision. This is reflected in a draft plan condition.

Other applicable policies and guidelines

Although not located within the limits of the Leitrim Community Design Plan (CDP) area, the general principles of the Plan were considered at the time of draft plan approval of the subdivision.

Planning rationale

The proposed Zoning By-law amendment is to correct an error with the original amendment which zoned the southern portion of the park block for residential uses and a townhouse block for park purposes. The proposed zoning reflects the approved draft plan of subdivision and is consistent with the location of the northern portion of the park block.

Provincial Policy Statement

Staff initiated this report and have determined that it is consistent with the Provincial Policy Statement, 2014.

RURAL IMPLICATIONS

There are no direct implications associated with this report

COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor is aware of this application and has no concerns.

The abutting Ward Councillor is also aware and has no concerns.

LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendations of this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications 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

There are no accessibility impacts associated with this report.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Support an environmentally sustainable Ottawa

- Healthy and Caring Communities
- Governance, Planning and Decision-Making

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 Draft-approved plan of subdivision

CONCLUSION

The Planning, Infrastructure and Economic Development Department recommends approval of the application to rezone the lands from R4Z to O1 and O1 to R4Z. The application is consistent with the Provincial Policy Statement, the Official Plan as well as the Draft Plan of Subdivision.

DISPOSITION

Legislative Services, Office of the City Clerk to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; 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.

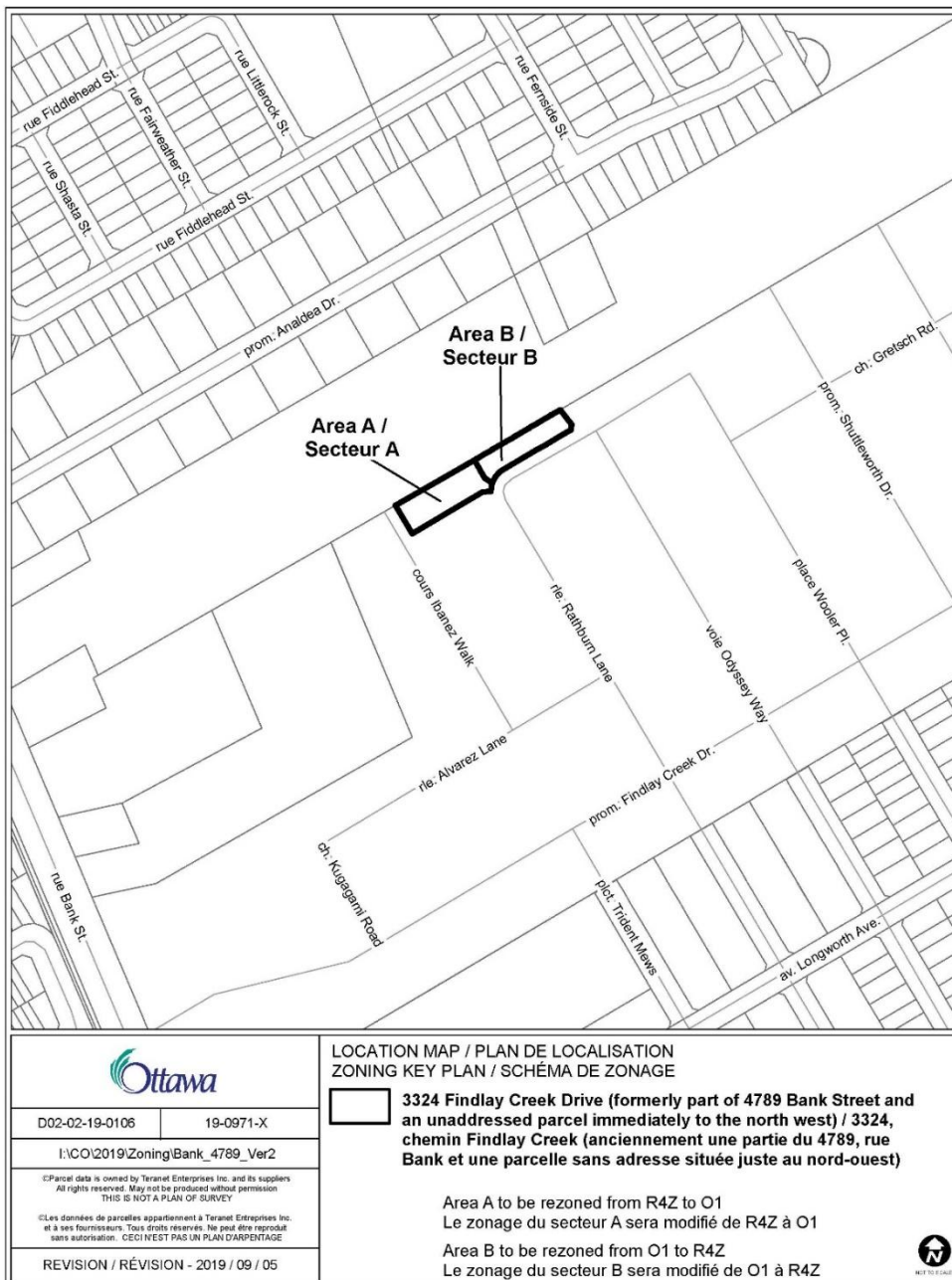
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa.

Site is located east of Bank Street, west of the Urban Boundary, north of Findlay Creek Drive.





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REVISION / RÉVISION - 2019 / 09 / 05

LOCATION MAP / PLAN DE LOCALISATION
 ZONING KEY PLAN / SCHÉMA DE ZONAGE

 **3324 Findlay Creek Drive (formerly part of 4789 Bank Street and an unaddressed parcel immediately to the north west) / 3324, chemin Findlay Creek (anciennement une partie du 4789, rue Bank et une parcelle sans adresse située juste au nord-ouest)**

Area A to be rezoned from R4Z to O1
 Le zonage du secteur A sera modifié de R4Z à O1

Area B to be rezoned from O1 to R4Z
 Le zonage du secteur B sera modifié de O1 à R4Z



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 3324 Findlay Creek Drive (formerly part of 4789 Bank Street and an unaddressed parcel immediately to the north west):

1. Rezone the lands as shown in Document 1.

Document 3 – Draft-Approved Plan of Subdivision

