

5. ZONING BY-LAW AMENDMENT – PART OF 6211 RENAUD ROAD
MODIFICATION AU RÈGLEMENT DE ZONAGE – PARTIE DU 6211, CHEMIN RENAUD

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for part of 6211 Renaud to permit a residential subdivision consisting of 3 single detached units and 55 townhouse units, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 concernant une partie du 6211, chemin Renaud, en vue de permettre un lotissement résidentiel comprenant 3 maisons isolées et 55 maisons en rangée, comme l'explique en détail le document 2.

DOCUMENTATION/DOCUMENTATION

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated 12 October 2017 (ACS2017-PIE-PS-0116)

Rapport de la Directrice, Service de la planification, Direction générale de la planification, de l'infrastructure et du développement économique daté le 12 octobre 2017 (ACS2017-PIE-PS-0116)
2. Extract of draft Minutes, Planning Committee, 24 October 2017

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 24 octobre 2017
3. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of 22 November 2017, as part of the Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements'.

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 22 novembre 2017 du Conseil, comme faisant partie du Résumé des observations orales et écrites du public sur les questions assujetties aux « exigences d'explication » aux termes de la Loi 73.

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
24 October 2017 / 24 octobre 2017**

**and Council / et au Conseil
November 8, 2017 / 8 novembre 2017**

**Submitted on October 12, 2017
Soumis le 12 octobre 2017**

**Submitted by
Soumis par:
Lee Ann Snedden,
Director / Directrice,
Planning Services / Service 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: ACS2017-PIE-PS-0116

SUBJECT: Zoning By-law Amendment – Part of 6211 Renaud Road

**OBJET: Modification au Règlement de zonage – Partie du 6211, chemin
Renaud**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 6211 Renaud to permit a residential subdivision consisting of 3 single detached units and 55 townhouse units, 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 8 November 2017," 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 concernant une partie du 6211, chemin Renaud, en vue de permettre un lotissement résidentiel comprenant 3 maisons isolées et 55 maisons en rangée, comme l'explique en détail 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 8 novembre 2017, 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

6211 Renaud Road

Owner

Glenview Homes (Renaud Road) Ltd.

Applicant

Michael Michaud

Description of site and surroundings

The site is located on the north side of Renaud Road east of the intersection with Navan Road. The lands are two parcels found on the north and south sides of De La Melodie Street and between Trailsedge Way and Tulip Tree Way.

Surrounding the site there are on-street townhouse units to the east and west fronting onto De La Melodie Street and Trailsedge Way. There are older single detached houses to the south on Renaud Road. Tulip Tree Park is to the northeast of the lands and there is a drainage corridor and environmental protected lands to the north.

Summary of requested Zoning By-law amendment proposal

The lands are currently zoned Development Reserve (DR) in the City of Ottawa Comprehensive Zoning By-law (2008-250). The DR Zone recognizes that the lands are intended for future urban development in areas designated General Urban and Developing Communities in the Official Plan.

The applicant has requested to amend the zoning from the DR zone to Residential Third Density, subzone YY (R3YY), which is similar to the zoning to the east and west of the site. The applicant is also requesting an exception be approved to accommodate the proposed residential units. The applicant is also requesting exception 1909 which, has been used on other sites to accommodate the proposed residential units.

DISCUSSION

Public consultation

A public consultation meeting was held in the community on September 6, 2017 at Notre-Dame-des-Champs Community Hall. There were twelve residents, the community association president, the applicant, representatives from the Ward Councillor's office and City staff in attendance.

Comments and responses raised during the circulation and at the public meeting are detailed in Document 3 of this report.

Official Plan Designation

The lands are designated General Urban on the City of Ottawa Official Plan Schedule B (Urban Policy Plan). This designation permits all types and densities of housing, as well as greenspace, institutional and many other uses.

The proposed Plan of Subdivision and the related zoning amendment are consistent with the policies of the Official Plan.

Other applicable policies and guidelines

The lands are located within the Phase 1 Area of the East Urban Community – Community Design Plan (CPU). The CDP for Phase 1 was prepared in 2005 and another CDP for Phase 2 was prepared in 2013. While the 2013 CDP focused on the Phase 2 lands, it also served to modify some of the policies for Phase 1.

The Phase 1 CDP identifies the lands as having limited capacity for residential densities based on the local geotechnical conditions and anticipates an overall density of 25 units per net hectare.

The Phase 2 CDP removed the density caps over the entire East Urban Community. The Phase 2 does not identify specific density caps but indicates that proponents could build “townhouse and multi-block units” with design modifications such as grade raise restrictions and reinforced foundations. The proponents of this subdivision are proposing multiple townhouse blocks with a density of approximately 40 units per net hectare. This is consistent with the existing densities of surrounding lands.

Further, in March 2017, Paterson Group prepared a geotechnical study which concludes that the soil conditions for the lands are adequate for townhouse construction.

Urban Design Review Panel

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

Planning rationale

The proposed Zoning By-law amendment is consistent with the Official Plan and reflects the intent of East Urban Community CDP.

The present DR zone was placed on the lands to ensure that the property is developed in an orderly manner. A subdivision application has been submitted that proposes streets and residential units that are consistent with the surrounding urban context.

The proposed R3YY [1909] zone will be in keeping with the character of the surrounding developments. The exception provides a number of provisions that where requested by the applicant to facilitate their proposed units

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

The Councillor is aware of this application related to this report.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implication associated with this report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

ACCESSIBILITY IMPACTS

The proposed Zoning By-law amendment will have no impact on the accessibility of the site. The conditions of draft approval for the subdivision will address personal accessibility.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

EP2 – Support growth of local economy.

HC1 – Advance equity and inclusion for the city's diverse population.

HC3 – Create new and affordable housing options.

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 Consultation Details

Document 4 Draft Plan of Subdivision

CONCLUSION

The department is recommending approval of the Zoning By-law amendment as it conforms to the policies of the Official Plan and implements the East Urban Community – Community Design 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



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-17-0051	17-1337-X		Part of / partie de 6211 chemin Renaud Road
I:\CO\2017\Zoning\Renaud_6211\...rezone			Area A to be rezoned from DR to R3YY[1909] Le zonage du secteur A sera modifié de DR à R3YY[1909]
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REVISION / RÉVISION - 2017 / 10 / 12			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for part of 6211 Renaud Road to rezone the lands shown as Area A, in Document 1 from DR to R3YY[1909].

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. A public meeting was also held in the community on September 7, 2017 between 6:30 and 8:00 at the Notre-Dames-des-Champs Community Hall for both the zoning and subdivision applications.

Public Comments followed by Responses

Additional traffic will be created when Tulip Tree Way is connected to Trailsedge Way. What is being done to ensure safety around the existing park?

Response:

City staff will work with the Councillor's office on traffic calming strategies and ways to encourage vehicles to use Brian Coburn Boulevard rather than Renaud Road. Traffic calming strategies may be required.

If parking for two vehicles is provided, will sidewalks be eliminated? This would not be an appropriate trade-off.

Response:

Continuous sidewalks will be provided along the length of Trailsedge Way to De La Melodie Street, as well as Tulip Tree Way. A walkway block is also proposed through the subdivision from Trailsedge Way to Tulip Tree Way.

This is a young neighbourhood with many children. How will construction be managed to ensure it is safe for residents and when would construction begin?

Response:

The subdivision agreement includes several conditions about how the construction site will be managed (i.e. fencing, supervision, flags, etc.). Construction will likely begin next year, but tree cutting will likely begin this year.

There is concern that all of the trees will be cut down, but that the site will remain vacant for a long period of time if sales do not go well.

Response:

Tree cutting is typically done in the autumn so that the land is ready for construction in the spring. Studies have been conducted that indicate there is demand for this type of development. Sales are expected to go well.

Does the City enforce setback requirements to ensure there is enough room for trees?

Response:

The City's policy for Marine Clay Soils currently requires a setback of 7.5 metres between the foundation and street trees unless a geotechnical analysis of the soil can recommend a reduced setback. Prior to the registration of the subdivision, the City will approve a streetscape plan identifying appropriate setbacks between trees and structures.

All traffic redirected to the Bypass will end up back on Innes Road. Can construction further east be put on hold until better infrastructure is put in place to handle increased traffic from new developments?

Response:

There are no methods available to the City that would limit future development in Orleans until existing traffic issues on Innes Road are addressed. The City is undertaking road projects such as Brian Coburn Boulevard and Fern Casey Street to improve the road network in the East Urban Community. These improvements will help alleviate congestion that is experienced on Renaud Road. The proposed 55 townhouses and three singles will have a minimal impact on the overall traffic pattern in the area.

Document 4 – Draft Plan of Subdivision

