

5. **Zoning By-law Amendment - 5957 and 5969 Fernbank Road**
Modification du règlement de zonage - 5957 et 5969, chemin Fernbank

Committee recommendations

That Council approve an amendment to Zoning By-law 2008-250 for 5957 and 5969 Fernbank Road to permit a residential subdivision, including one park block, one school block and stormwater management blocks, as detailed in Document 2.

Recommandations du Comité

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant les 5957 et 5969, chemin Fernbank, afin de permettre la réalisation d'un lotissement résidentiel comprenant un parc, une école et des îlots destinés à la gestion des eaux pluviales, comme l'expose en détail le document 2.

Documentation/Documentation

1. Report from the Acting Director, Planning Services, Planning, Real Estate and Economic Development Department, dated February 24, 2022 (ACS2022-PIE-PS-0018)

Rapport de la Directrice par intérim, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 24 février 2022 (ACS2022-PIE-PS-0018)

Subject: Zoning By-law Amendment - 5957 and 5969 Fernbank Road

File Number: ACS2022-PIE-PS-0018

Report to Planning Committee on 10 March 2022

and Council 30 March 2022

**Submitted on February 24, 2022 by Lily Xu, Acting Director, Planning Services,
Planning, Real Estate and Economic Development**

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Ward: Stittsville (6)

**Objet : Modification du règlement de zonage - 5957 et 5969, chemin
Fernbank**

Dossier : ACS2022-PIE-PS-0018

Rapport au Comité de l'urbanisme

le 10 mars 2022

et au Conseil le 30 mars 2022

**Soumis le 24 février 2022 par Lily Xu, Directrice par intérim, Direction générale de
la planification, des biens immobiliers et du développement économique**

**Personne ressource : Laurel McCreight, Urbaniste II, Examen des demandes
d'aménagement ouest**

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Quartier : Stittsville (6)

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to
Zoning By-law 2008-250 for 5957 and 5969 Fernbank Road to permit a**

residential subdivision, including one park block, one school block and stormwater management blocks, 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 Office of the City Clerk 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 March 30, 2022," 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 visant les 5957 et 5969, chemin Fernbank, afin de permettre la réalisation d'un lotissement résidentiel comprenant un parc, une école et des îlots destinés à la gestion des eaux pluviales, comme l'expose 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 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 30 mars 2022 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

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

5957 and 5959 Fernbank Road

Owner

1384341 Ontario Ltd.

Applicant

Stantec Consulting Ltd.

Description of site and surroundings

The subject lands are located on the north side of Fernbank Road, west of Shea Road. Approximately 24 hectares in size, the subject lands are predominantly vacant with trees along the perimeter. Surrounding land uses include Sacred Heart Catholic High School and Cardelrec Recreation Complex to the north, as well as soccer fields and a ball diamond. To the west is a draft approved subdivision including 581 single detached and semi-detached dwellings. To the south of the site is another draft plan approved subdivision comprised of a mix of single detached, semi-detached, townhouse, low-rise stacked, and apartment units.

Summary of proposed development

The Shea Village development application proposes 138 singles, 63 blocks for townhomes (containing 263 units) for a total of 401 units. The proposal also includes a 1.29-hectare park, a 2.95-hectare school block and a stormwater management pond. The townhouse blocks are mainly proposed on the outer perimeter of the subdivision, with single detached dwellings surrounding the park block and closer to Fernbank Road. The proposed street network is based on the Fernbank Community Design Plan (CDP). The subdivision incorporates the extension of Cope Drive, as well as several other local streets that provide necessary transportation connections for the community. Cope Drive will be extended through the subdivision from Shea Road to Fernbank Road. Six pathway blocks will provide connections throughout the subdivision, along the storm pond, the park and school block.

The Shea Village development will incorporate one neighbourhood park (1.29 hectares) east of Shea Road and Cope Drive in the centre of the subdivision. The Park has been

centrally located to provide residents of subdivisions to the south another park option to travel to within walking distance. The subject site is also in close proximity to the Cardelrec Recreation Complex, which provides an abundance of recreation opportunities, both indoor and outdoor.

The subdivision received draft approval on April 29, 2021, and a condition of approval was to ensure that the site conforms to the City's Zoning B-law, thereby the reason for this application.

Summary of requested Zoning By-law amendment proposal

The purpose of the application is to rezone the lands from Rural Countryside (RU) to various zones to implement the plan of subdivision. The residential lots would be zoned Residential Third Density Zone, Subzone Z (R3Z) permitting single, semi-detached, and townhouse dwellings. Parks and Open Space Zone (O1) will be applied to the park and a stormwater management block. The elementary school site will be zoned Minor Institutional, Subzone B, (I1B) permitting institutional uses, as well as R3Z. In the event the Ottawa Carleton District School Board does not exercise their option to purchase the site, the R3Z zoning will provide flexibility for the applicant to provide residential uses.

DISCUSSION

Public consultation

This application was subject to the Public Notification and Consultation Policy approved by City Council for Plans of Subdivision. A statutory public meeting was held in the community on June 11, 2018 and attended by approximately 20 residents. Two comments were received through the public notification and consultation process.

One correspondence received largely dealt with engineering issues regarding stormwater facilities (specifically Pond 4 of the Fernbank CDP), drainage and the sanitary trunk sewer. The City has extensively reviewed all engineering documents submitted as part of this application and are satisfied with the findings.

A second correspondence received was regarding general questions about the Fernbank community and not this application. More specifically, questions surrounded infrastructure upgrades to roads and sidewalks and who is required to pay for these

upgrades. Questions were also received about the Robert Grant Avenue and Abbott Road extension, which are not directly impacted by this development, as the Shea Village subdivision abuts neither of these roads.

Official Plan designation(s)

Current Official Plan

The current Official Plan designates the subject property as General Urban Area, which permits the development of a full range of housing types to meet the needs of all ages, incomes and life circumstances in combination with conveniently located employment, retail, service, leisure and institutional uses. The proposed plan of subdivision is consistent with the goals, objectives and policies of the General Urban Area designation.

The Official Plan policies state that future development in new communities is to be compact and efficient from a servicing point of view. This approach is based on an underlying commitment to conserving the natural environment and reducing consumption of land and other resources outside of the urban boundary. Compact urban development promotes sustainability by reducing travel distances, making transit service more desirable, reducing overall land consumption, and maximizing the use of existing infrastructure.

New Official Plan

The subject site abuts a Minor Corridor and is designated as Neighbourhood in the City's new Official Plan. The Minor Corridor designation applies to specified streets, such as Fernbank Road, and shall permit a mix of uses that support residential uses and the evolution of a neighbourhood towards 15-minute neighbourhoods. The Neighbourhood designation permits low-rise building heights, promotes a full range of low-rise housing options and encourages residential built forms to be appropriately integrated with the neighbourhood street network, pedestrian network and public realm.

Other Applicable Policies and Guidelines

Fernbank Community Design Plan

The purpose of the Fernbank Community Design Plan was to establish a community-wide land use framework that reflects the principles, objectives and policies for community development as directed by the Official Plan. The design of the community is based on a transit supportive street network, an integrated open space linkage system, a community core and distinctive neighborhoods that would all have a park, school or other amenities within walking distance.

The subject lands are located within the southwestern portion of the Fernbank lands, which are designated a mix of “low-density residential” and “medium-density residential” in the CDP. “Low-density residential” land uses include detached and semi-detached dwellings, while “medium density residential” uses include townhouses, stacked units and low-rise apartments. The CDP also designates one neighbourhood park, one school site and a stormwater management pond block.

Planning rationale

The proposed Zoning By-law amendment responds to the policies for the General Urban Area by allowing for infill on the edge of an established neighbourhood with appropriate infrastructure and servicing. The site is located along the periphery of a developed neighbourhood and has full access to urban services such as sewers and watermains. The studies submitted in support of the application confirm that there are adequate municipal services in terms of water, sanitary sewer and stormwater facilities. The subdivision contributes to creating a livable community by offering development of an urban density with a street pattern to facilitate connectivity.

The proposed subdivision plan is consistent with the Community Design Plan, providing a mix of low and medium density residential options offered within a modified grid pattern that presents an efficient suburban community integrated with both active and passive open space. The proposed plan of subdivision, including the proposed collector and local road alignments, the school and park locations are all in keeping with the intent and approach of the Fernbank Community Design Plan.

It is staff's opinion that the proposed residential development and requested zoning of R3 conforms to the relevant Provincial policies and meets the intent of the current and

new Official Plan's designation, which allows for a range of residential densities and uses. The proposed plan complies with the urban design and development guidelines of the Official Plan.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

RURAL IMPLICATIONS

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

COMMENTS BY THE WARD COUNCILLOR

Councillor Glen Gower provided the following comments:

"This development has a strong opportunity to evolve into a 15-minute neighbourhood. It will be in walking distance from several schools and the local recreation centre, and a planned commercial development at Fernbank and Shea will bring local retail and services in close proximity.

This new subdivision, along with others in development, will create additional pressure on Fernbank Road—not scheduled to be urbanized until "post-2031." While we will encourage residents to use transit and active transportation, this part of Fernbank lacks sidewalks, cycling infrastructure, signalized crossings and accessible bus stops. In the upcoming Transportation Master Plan, we will need to accelerate the timeline to modernize Stittsville's rural roads, including this one."

ADVISORY COMMITTEE(S) COMMENTS

Design considerations with respect to accessibility are generally addressed through the draft plan of the subdivision review process and are not a key consideration related to a Zoning By-law amendment.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

It has been confirmed that there is sufficient capacity in the existing water, wastewater and stormwater infrastructure systems to accommodate the proposed development. Assets acquired through development of these lands will add to City's inventory for operations and maintenance, as well as lifecycle renewal and replacement in the long term.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

Design considerations with respect to accessibility are generally addressed through the Draft Plan of Subdivision review process and are not a key consideration related to a Zoning By-law amendment.

ENVIRONMENTAL IMPLICATIONS

There are no direct environmental implications associated with this report. A combined Tree Conservation Report and Environmental Impact Statement was prepared to identify any ecological constraints that might affect the development proposal for the subject lands. The report concluded that there were no Species at Risk or high-quality specimen trees on the site.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Thriving Communities
- Economic Growth and Diversification

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-18-0042) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments. The application was on hold while issues associated with the corresponding plan of subdivision were resolved, and the Plan of Subdivision was draft approved.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

CONCLUSION

The proposed development conforms to both the current and new Official Plans and balances the need for intensification and the diversity of housing needs. In consideration of the applicable Official Plan policies, the Fernbank Community Design Plan and compatibility of the use in the area, the Zoning By-law amendment is recommended for approval.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

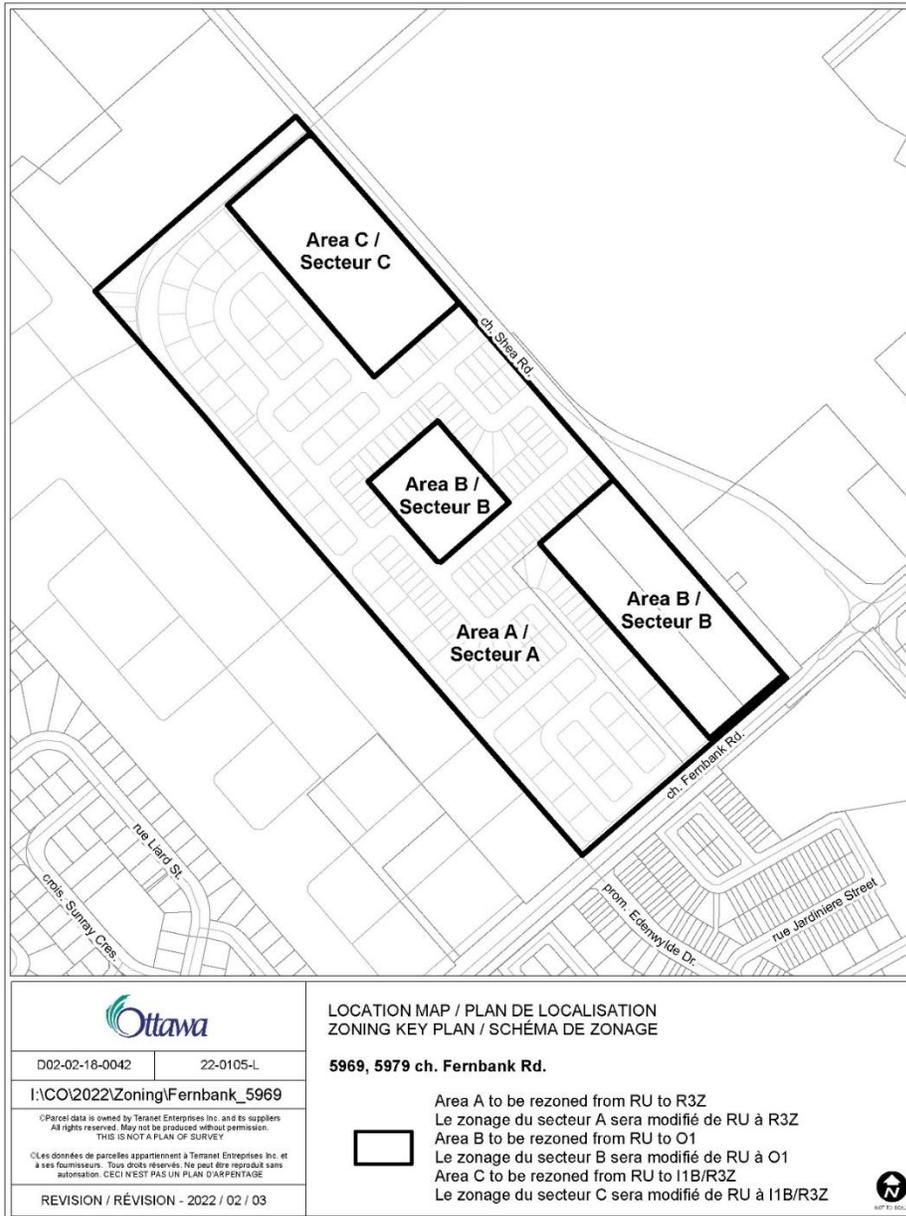
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 5957 and 5969 Fernbank Road:

1. Rezone the lands shown in Document 1 as follows:
 - a. In Area A, from RU to R3Z.
 - b. In Area B, from RU to O1.
 - c. In Area C, from RU to I1B and R3Z.