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**2741 Longfields Drive  
Barrhaven, Ottawa**

## **Planning Rationale for Minor Zoning By-law Amendment**

May 13, 2020

**Engineering excellence. Planning precision. Inspired landscapes.**

**2741 Longfields Drive Lots 2 and 12  
Barrhaven, Ottawa**

**Planning Rationale for  
Minor Zoning By-law Amendment**

Prepared By:

**NOVATECH**

Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario  
K2M 1P6

May 13, 2020

Novatech File: 115094  
Ref: R-2020-050

May 13, 2020

City of Ottawa  
Planning & Growth Management Department, 4<sup>th</sup> Floor  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1

**Attention: Wendy Tse, Planner II**

Dear Ms. Tse,

**Reference: 2741 Longfields Drive**  
**Planning Rationale for Minor Zoning By-Law Amendment**  
**Our File No.: 115094**  
**City File No.:**

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Novatech has prepared the attached Planning Rationale and application for Minor Zoning By-law Amendment on behalf of our client, Uniform Urban Developments Inc. The requested relief is to the minimum required Lot Width as defined by the City of Ottawa Zoning By-law 2008-250 for two pie-shaped lots on the approved plan of subdivision (City files: D07-16-16-0005 and D02-02-16-0028).

The two lots (the "Subject Lots") are located at 2741 Longfields Drive, which was subject to the above-cited applications for Plan of Subdivision and Zoning By-law Amendment in 2017. The zone was amended to the R3Z zone on July 11, 2018. Draft Plan Approval was received in 2019 and the subdivision agreement and plan 4M-1655 were registered. It was noticed during the review of a submitted application for Building Permit that the two lots would not meet the Zoning By-law requirement of Lot Width for a Single Detached Lot in the R3Z Zone.

The attached Planning Rationale outlines the proposed zone exception, summarizes the relevant studies, and demonstrates that the proposal is consistent with relevant provincial and municipal policy documents.

Please do not hesitate to contact us if you have any questions or comments.

Sincerely,

**NOVATECH**



Teresa Thomas, MCIP RPP  
Project Planner

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## 1 INTRODUCTION

Novatech has been retained by Uniform Urban Developments Inc. to prepare a Planning Rationale in support of a Minor Zoning By-Law Amendment application for lots 2 and 12 (the 'Subject Lots') on registered plan 4M-1655 provided with this application, which are located at the property currently known as 2741 Longfields Drive in the Barrhaven community of Ottawa.

The request is to provide an exception to the minimum Lot Width requirements of the R3Z zone for the Subject Lots. The request is necessary to permit the development of these two lots for detached dwellings. It was noticed during the review of a submitted application for Building Permit that the two lots would not meet the requirement of Lot Width for a Single Detached Lot in the R3Z Zone.

This Rationale will outline the proposal and illustrate how the proposed development is consistent with relevant Provincial and Municipal policy.

## 2 CONTEXTUAL ANALYSIS

The Subject Lots are within the Grandview Subdivision at 2741 Longfields Drive. 2741 Longfields Drive is in the southeast portion of Barrhaven (Figure 1). The Grandview Subdivision is between Golflinks Drive and Prince of Wales Drive and is legally described as Plan 4M-1655, City of Ottawa. An excerpt of the registered subdivision plan 4M-1655 Plan is seen in Figure 2.

The subdivision is comprised of 49 residential units, with 12 semi-detached dwellings and 37 single detached dwellings. The two lots, being Lots 2 and 12 shown in teal shading, form the Subject Lots for this application.

The original Zoning By-law Amendment prepared as a condition of Draft Plan approval was adopted on July 11, 2018 and re-zoned the lands from Development Reserve (DR) to Residential Third Density, Subzone Z (R3Z).

Units will be freehold ownership and will be accessed by a new public local street (Stanhope Court) with a 18 metre right-of-way. The units are proposed to have various model types. Most dwelling entrances will face the street and provided yards have not been changed.



Figure 1: Location of Grandview Subdivision





Figure 2: Excerpt of 4M-1655 Plan Showing Subject Lots

## 2.1 Planning Context

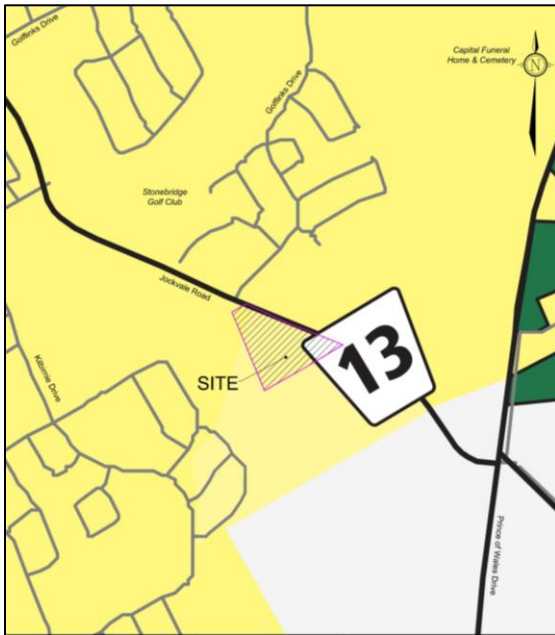
The Subject Site is designated as General Urban Area on Schedule B of the City of Ottawa's Official Plan (Figure 3). All lands adjacent to the Subject Site are similarly designated General Urban Area. There are no identified environmental constraints on Schedule K of the Official Plan that would impact the re-zoning of the two lots at the Subject Site.

There are no applicable Secondary Plans, Policy Plans, or Community Design Plans applicable to the Subject Site, although the Subject Site is adjacent to the South Nepean (Area 13) Secondary Plan.

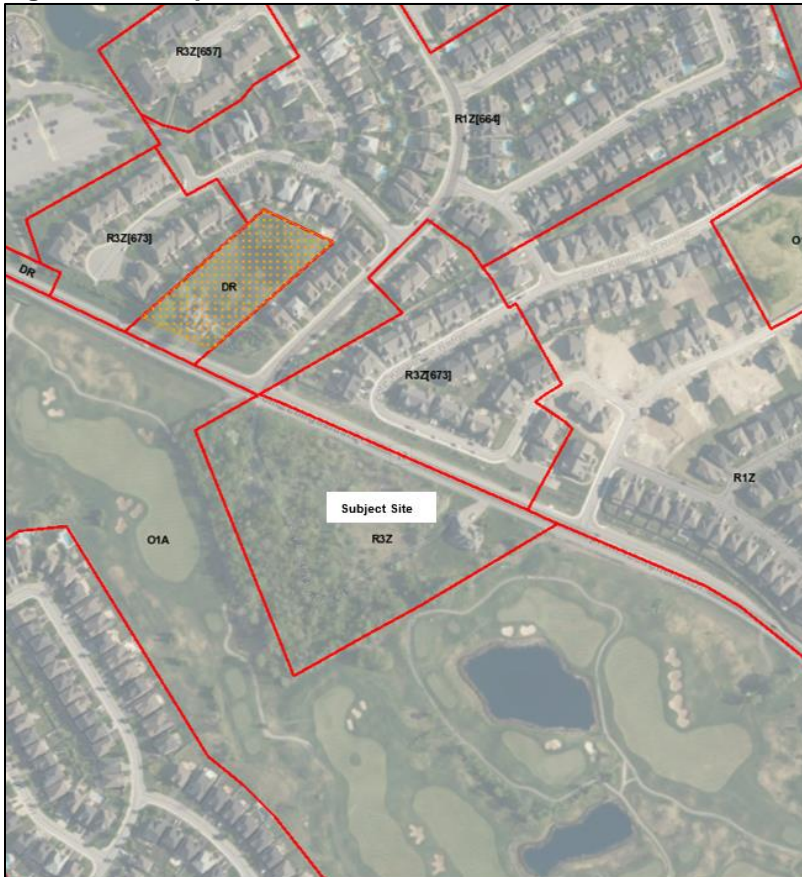
The Subject Site is currently zoned Residential Third Density (R3Z) in the City of Ottawa Zoning By-law 2008-250 (Figure 4). The R3Z zone is intended to permit different development standards that promote efficient land use and compact form while showcasing newer design approaches.



The minimum required Lot Width for detached dwellings is 9.0 metres as measured “between the side lot lines measured at right angles to the lot depth, from a point that is equal to the Front Yard setback requirement for the zone” (Zoning By-law 2008-250).



**Figure 3: Excerpt from Schedule B of the Official Plan**



**Figure 4: Excerpt of Zoning Map (By-law 2008-250)**

### 3 PROPOSED ZONING AMENDMENT

In order to support the development of lots 2 and 12 for detached dwellings as planned for in the subdivision registered on May 1, 2020, an amendment to the City of Ottawa Zoning By-law 2008-250 is required.

It is suggested that the zoning for these two lots be amended to an R3Z[xxxx] exception zone to change the required Lot Width for a Single Detached Lot from 9.0 metres to 7.5 metres to match the zoning for the adjacent semi-detached lots.

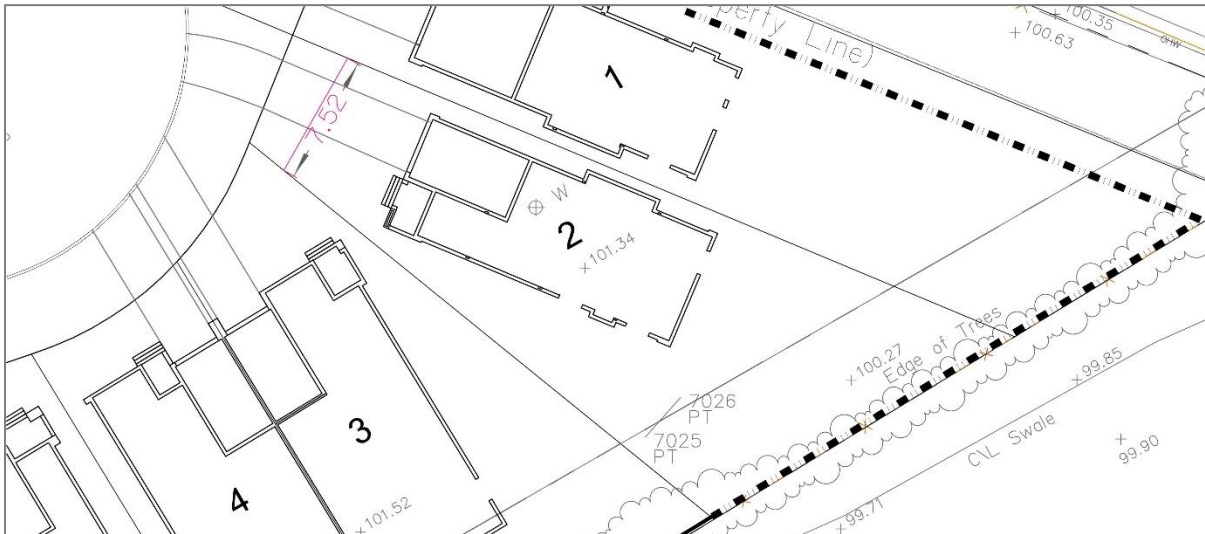


Figure 5: Lot Width of Lot 2 (Novatech)



Figure 6: Lot Width of Lot 14 (Novatech)

The proposed amendment is required to accommodate the planned development on the lots that, while meeting the requirement for Lot Area, are deficient in Lot Width as defined in the Zoning By-law and seen in Figure 5 and Figure 6.

The deficiency is partly due to the pie-shaped nature of the lots. The amended Lot Widths will not result in any changes to the required Interior Side Yards or Rear Yards, or Lot Area.

The proposed Lot Widths of 7.5m do not change the layouts nor functions of the of the Subject Lots. All the units in the subdivision are setback consistently from street including those proposed. The units are also intended to have a consistent look between the singles and semi lots. The road is constructed, and the Subdivision Agreement was registered on May 1, 2020.

The proposed Lot Widths will not cause undue negative impacts on the neighbouring sites nor to the development of the subdivision. The provided Front Yard setbacks ensure that buildings are adequately set back from the street and ensure the space required for trees, utility installations and parking, which are now all approved for the subdivision. The urban design and planned function of the neighbourhood remains unaffected.

## **4 POLICY JUSTIFICATION**

The following is a review of the existing planning policy framework and demonstrates that the proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement, conforms to the policies of the Official Plan and respects the intent of applicable urban design guidelines.

### **4.1 Provincial Policy Statement (2020)**

The 2020 Provincial Policy Statement (PPS) provides policy direction on land use planning and development matters of provincial interest. All decisions affecting planning matters “shall be consistent with” policies issued under the authority of Section 3 of the Planning Act.

The following will demonstrate how the proposed development is consistent with the PPS.

In the April 22, 2016 Planning Rationale, Novatech provided an exhaustive review of the PPS in support of the Draft Plan of Subdivision and Zoning By-law Amendment applications for the Grandview Subdivision (City file: D07-16-16-005) and Zoning By-law Amendment Application (City File No. D02-02-16-0028). Novatech’s Rationale demonstrated that the proposed Draft Plan of Subdivision and Zoning By-law Amendment are consistent with the applicable policies of the PPS.

**Novatech has reviewed Sections one through three of the 2020 PPS. In light of the subject rezoning application, and given the minor changes found in the 2020 PPS update, it is our opinion that all matters of provincial interest contained in the 2020 PPS have been adequately discussed and addressed through the 2016 review of the 2014 PPS.**

### **4.2 City of Ottawa Official Plan**

The Subject Lots are located within the urban boundary of the City of Ottawa and are designated as General Urban Area on Schedule B of the Official Plan. Section 3.6.1 of the Official Plan states that 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, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses. The proposed residential low rise, low density use conforms to the intent of the General Urban Area Designation.

**Given that the proposed land use does not differ from that approved by the Subdivision Agreement dated May 1, 2020, it is our professional opinion that the proposed rezoning conforms to the policies of the City of Ottawa Official Plan.**

## 5 CONCLUSION

This planning rationale demonstrates that the proposed development is consistent with the 2020 Provincial Policy Statement and conforms to the policies of the City of Ottawa Official Plan. The proposed Zoning By-law Amendment suggests a minimum lot width for Lots 2 and 12 of the Grandview Subdivision, which will ensure the intended development of the Subject Lots. The proposed amendment to the City of Ottawa Zoning By-law 2008-250 represents good planning.

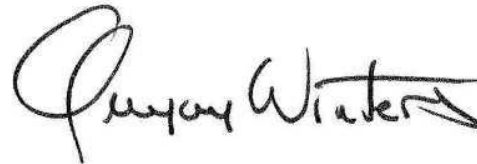
## NOVATECH

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Project Planner, Novatech

Reviewed By:



Gregory Winters, MCIP RPP  
Senior Project Manager, Novatech

**APPENDIX A**  
**DRAFT PLAN OF SUBDIVISION (4M-1655)**





**APPENDIX B**  
**PROPOSED ZONING BY-LAW AMENDMENT SCHEDULE**



R3Z(XXXY): To permit a minimum lot width of 7.5 meters for a detached dwelling on Lots 2 and 12 of the 4M-1655 Plan registered on May 1, 2020 whereas 9.0 metres is required.

