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**Portion of CRT Subdivision
5725 Fernbank Road
Ottawa, Ontario
Planning Rationale**

**PORTION OF CRT SUBDIVISION
5725 FERNBANK ROAD
OTTAWA, ONTARIO**

**PLANNING RATIONALE IN SUPPORT
OF AN APPLICATION FOR
MAJOR ZONING BY-LAW AMENDMENT**

Prepared For:

CRT Developments Inc.

Prepared By:



Suite 200, 240 Michael Cowpland Drive
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K2M 1P6

June 11, 2020

Novatech File: 120069
Ref: R-2020-063

June 11, 2020

City of Ottawa
Planning, Infrastructure and Economic Development Department
110 Laurier Ave. West, 4th Floor
Ottawa, Ontario
K1P 1J1

Attention: Kathy Rygus, Planner II

**Reference: Portion of CRT Subdivision at 5725 Fernbank Road
Application for Major Zoning By-law Amendment
Planning Rationale
Our File No.: 120069**

Novatech has been retained by CRT Developments Inc. to prepare this Planning Rationale in support of an application for *Major Zoning By-law Amendment* for a portion of the lands municipally known as 5725 Fernbank Road, Ottawa, Ontario.

The subject lands consist of a portion of the CRT Developments subdivision that were rezoned to R1Z for detached dwellings in 2011 (*City File No. D02-02-17-0042*) as a condition of Draft Plan Approval. An additional *Major Zoning By-law Amendment* application is now required to accommodate townhouse dwellings which are not permitted in the R1 zone. Both housing types fall within the planned context of a low-rise, low-density residential use for the lands.

This Planning Rationale will demonstrate that the proposal is consistent with the *Provincial Policy Statement (PPS)*, conforms to the *City of Ottawa's Official Plan* and *Fernbank Community Design Plan*, and complies with the provisions of the *Zoning By-Law 2008-250*.

Yours truly,

NOVATECH



Robert Tran, M.PL.
Planner, Planning & Development

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1.0 INTRODUCTION

Novatech has been retained by CRT Developments Inc. to prepare this Planning Rationale in support of an application for *Major Zoning By-law Amendment* for a portion of the CRT Subdivision located at 5725 Fernbank Road (**Figure 1**). The amendment will implement the related Draft Plan Conditions of the Draft Plan Approval for the CRT Subdivision and will permit the development of townhouse dwellings whereas much of the site was originally zoned for detached dwellings.

2.0 CONTEXTUAL ANALYSIS

2.1 Site Location and Context

The Subject Lands consist of a large portion of the CRT Subdivision at 5725 Fernbank Road, seen in **Figure 1**. It is legally described as *PART OF LOT 26 and 27 CONCESSION 10 Geographic Township of Goulbourn and BLOCKS 346, 347 and 351 REGISTERED PLAN 4M-1619 CITY OF OTTAWA*. The lands are approximately 15.64 ha in area.

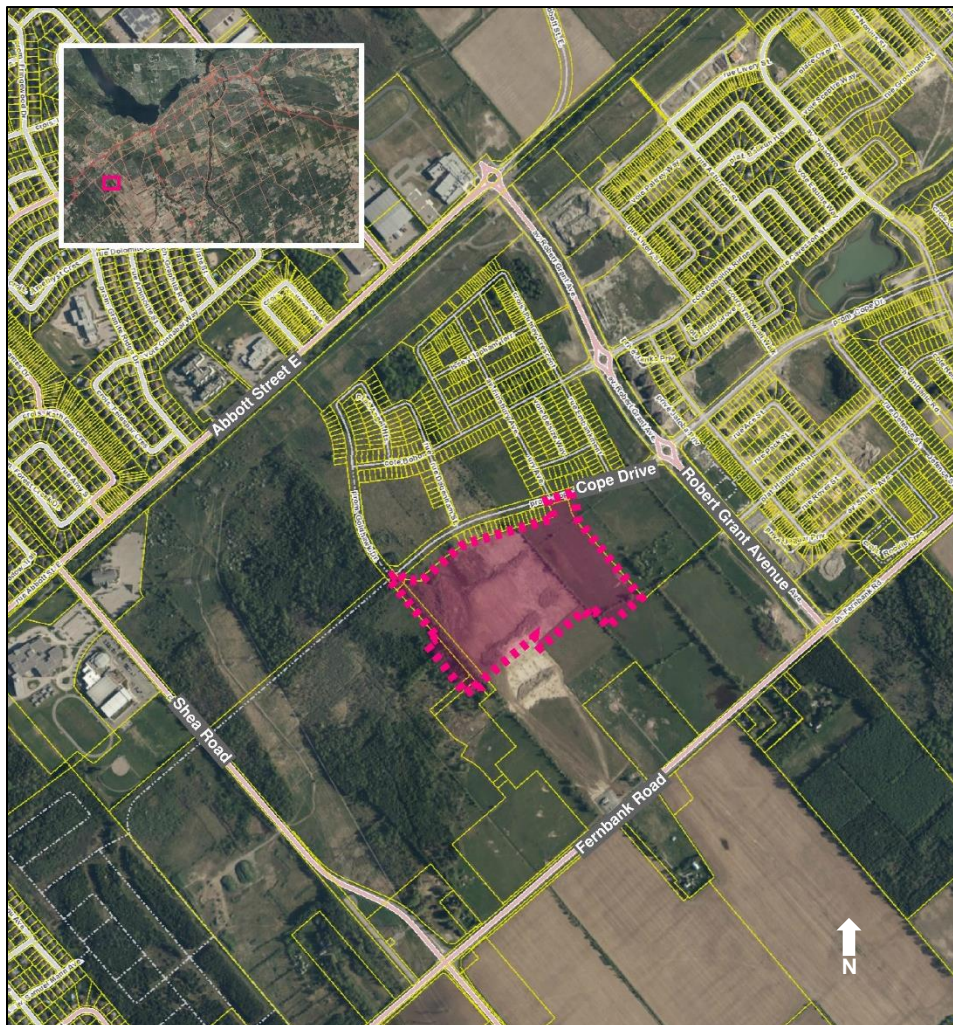


Figure 1: Location and Context of Subject Lands

The following describes the land uses surrounding the Subject Lands:

North: Cope Drive and portions of the CRT Subdivision under development.

East: A future school block and Robert Grant Avenue.

South: Future subdivision lands owned by CRT Developments Inc.

West: Future subdivision lands owned by others.

2.2 Planning Context

2.2.1 City of Ottawa Official Plan

Per *Schedule B* of the *City of Ottawa Official Plan*, the Subject Lands are located within the General Urban Area, as shown in **Figure 2**. Section 3.6.1 of the *Official Plan* states that:

“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, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses...”

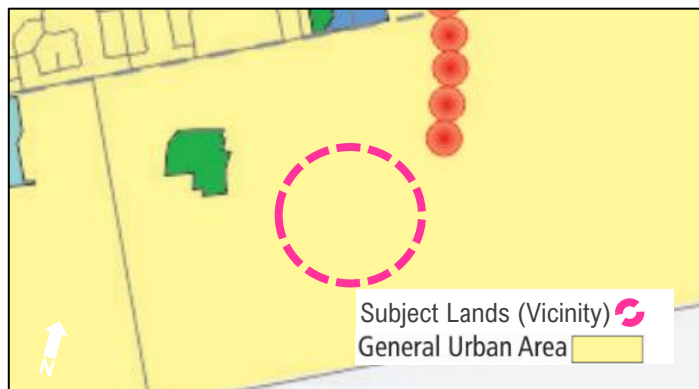


Figure 2: Official Plan Designation (OP Schedule B, excerpt)

2.2.2 Fernbank Community Design Plan

The Subject Lands are part of the Council-approved *Fernbank Community Design Plan* (CDP). Per the Demonstration Plan in the *Fernbank CDP*, the Subject Lands are identified for low-density residential development as seen in **Figure 3**.

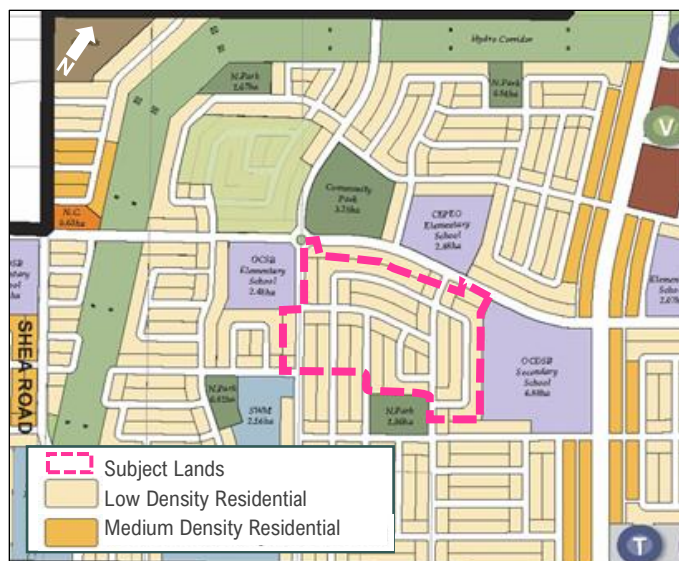


Figure 3: Fernbank CDP Demonstration Plan (Extract)

2.2.3 City of Ottawa Zoning By-law 2008-250: Existing Zoning

The Subject Lands are currently zoned Residential First Density Zone, Subzone Z – R1Z as shown in **Figure 4**. The R1Z zone was established through the *Zoning By-law Amendment* required as a condition of draft approval for the 2011 Plan of Subdivision for the CRT Subdivision.

The existing and proposed zoning conforms to the intent of the *Official Plan* and the *Fernbank CDP*, which contemplate low-rise, low density residential development on the Subject Lands.



Figure 4: Existing Zoning (GeoOttawa)

3.0 Proposed Zoning By-law Amendment

A *Major Zoning By-law Amendment* is required to accommodate a market shift toward townhouse dwellings on the Subject Lands. Both detached and townhouse dwelling types are low-rise, low density residential uses.

A rezoning from R1Z to R3Z is requested to permit the development of townhouses on those areas in purple shown on the Draft Plan (2011 subdivision) in **Figure 5**. The Draft Plan of Subdivision for the Subject Lands is found in **Appendix A**.

Townhouse dwellings offer a more affordable option compared to detached dwellings in the same location. Townhouse dwellings offer more compact living spaces and a compact form of development that is a more efficient use of municipal resources than detached dwellings.

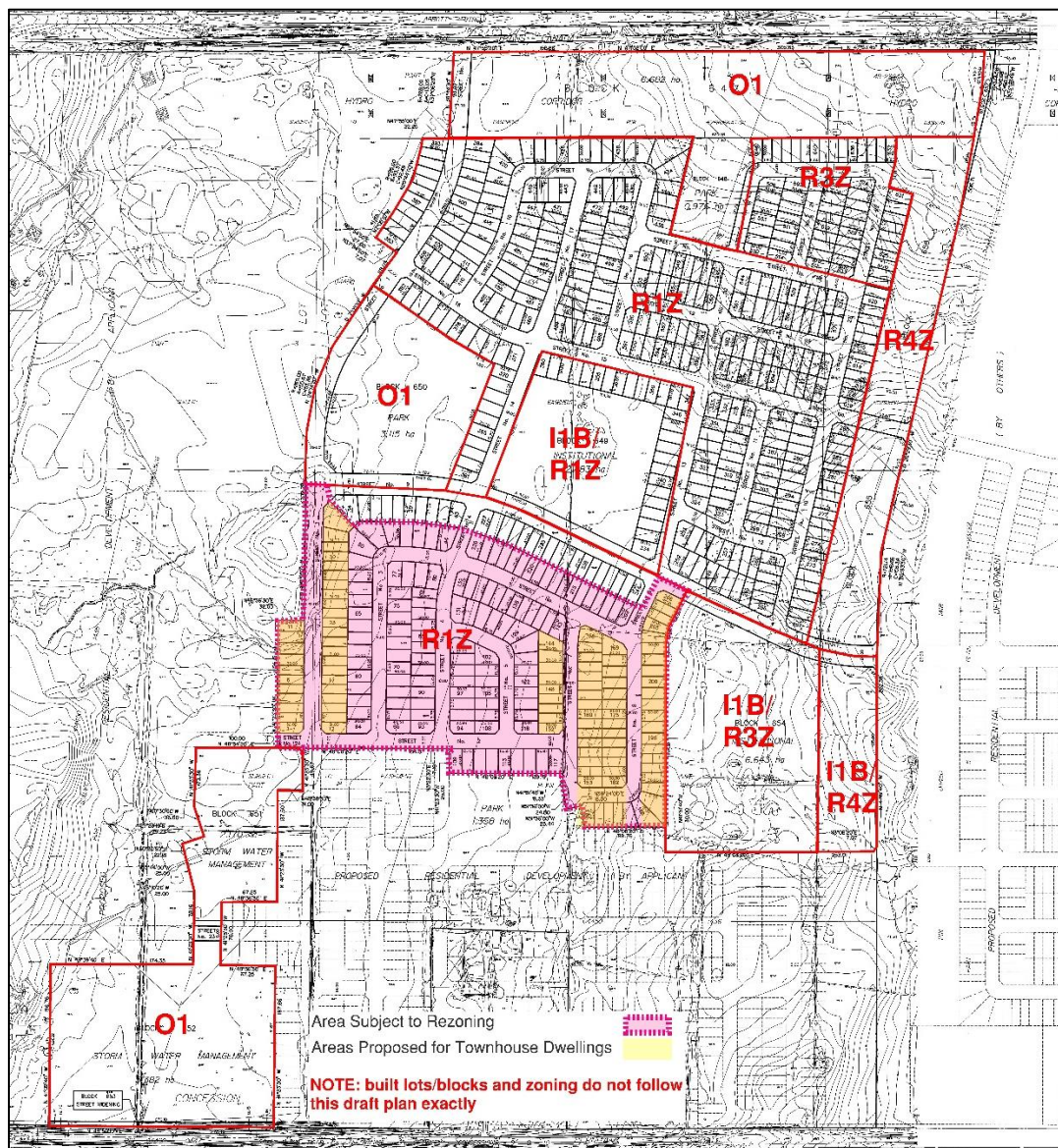


Figure 5: Proposed Zoning on Draft Plan of Subdivision (2011)

The proposed zone is per the *Zoning By-law 2008-250* as follows:

R3Z Zone										
City of Ottawa Zoning By-law 2008-250										
I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m ²)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback	XI Endnotes (see Table 160B)
Z	None	Townhouse	6	150	11 12,13	3 8	3 8	6 11	1.2	8,11,13
8	The minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2 m. No portion of a private garage or carport shall be located more than 2.5 m closer to a street lot line than the closer of: (i) a building front wall or side wall, or (ii) a covered porch or veranda that is at least 2.5m wide.									
11	Access to a lot by means of a rear lane is permitted, provided the rear lane is a minimum of 8.5 metres wide. Where access is via the rear lane, the minimum rear yard setback may be reduced to 1.0 metre, and in no case may the width of the garage, carport or driveway exceed 50% of the width of the rear lot line.									
13	Despite the definition of grade in Section 54, the existing average grade will be used for development in Area A on Schedule 342 and will be as follows: Existing average grade must be calculated prior to any site alteration and based on the average of grade elevations taken along both side lot lines at the minimum required front yard setback, and at the minimum required rear yard setback of the zone in which the lot is located. (OMB Order File No: PL150797, issued July 25, 2016 - By-law 2015-228)									

4.0 Policy Justification

4.1 Provincial Policy Statement

The *2020 Provincial Policy Statement (PPS)* was issued under Section 3 of the *Planning Act* and came into effect on May 1, 2020. Under the authority of Section 3 of the *Planning Act*, all decisions affecting planning matters “*shall be consistent with the PPS*”.

The Subject Lands are part of the larger CRT Subdivision. CRT Development Inc. provided a review of the 2005 PPS in their 2011 Planning Rationale in support of the *Draft Plan of Subdivision* application (*City File No. D07-16-11-0003*). Through the subdivision review process, several studies and reports were prepared to support of the proposed development on matters of provincial interest including and not limited to an Archaeological Assessment, Environmental Site Assessment, and a Geotechnical Study. CRT Development Inc.’s rationale demonstrated that the 2011 proposed Draft Plan of Subdivision conforms to the *PPS*, *City of Ottawa Official Plan*, and Council-Approved *Fernbank Community Design Plan (CDP)*. A *Zoning By-law Amendment* application was then made as a condition of Draft Plan Approval and adopted by Council.

The proposed *Zoning By-law Amendment* has been reviewed and it is our opinion that the proposed *Amendment* is consistent with the policies of the *2020 PPS* update.

4.2 City of Ottawa Official Plan

Policy 1 in Section 3.6.1 of the *Official Plan* states that:

“General Urban Area areas are designated on Schedule B. The General Urban Area designation permits all types and densities of housing, as well as employment, retail uses, service, industrial, cultural, leisure, greenspace, entertainment and institutional uses”.

The proposed residential use is permitted within the General Urban Area. The proposed *Zoning By-law Amendment* does not introduce new types or densities of housing from what has already

been approved through the *Fernbank CDP*, the 2011 CRT Subdivision and the original *Zoning By-law Amendment* (implementing the 2011 CRT Subdivision).

4.3 Fernbank Community Design Plan

The Subject Lands are identified for low-density residential development (**Figure 3**).

Low-Density Residential

Section 4.2.1 of the CDP outlines the intent and policies surrounding the ‘Low-Density Residential’ designation and states:

Low density residential land uses will comprise much of the housing within the Fernbank Community. Low Density Residential land uses shall include residential dwellings of similar mass and scale as follows:

- *Detached dwellings;*
- *Semi-detached dwellings; and,*
- *Linked detached dwellings.*

Section 4.2.1 also notes that townhouses are permitted in the Low Density residential designation when located:

- Along arterial roads;
- Along major or minor collector roads;
- In proximity to community facilities and amenities;
- Along hydro transmission corridors; or,
- As a transition between non-residential and low density residential uses.

The proposed R3Z zone will facilitate the development of townhouse dwellings along a collector road (**Figure 6**), within 300m radius of the nearest school site and neighbourhood park (**Figure 7**) and provides transition from a non-residential use to the very low-density residential use in the middle of the subdivision.



Figure 6: Draft Plan of Subdivision 2020 in Surrounding Context and OP Schedule E Overlay (Revision dated April 17, 2020; excerpt; Sources: Fernbank CDP, City of Ottawa OP)

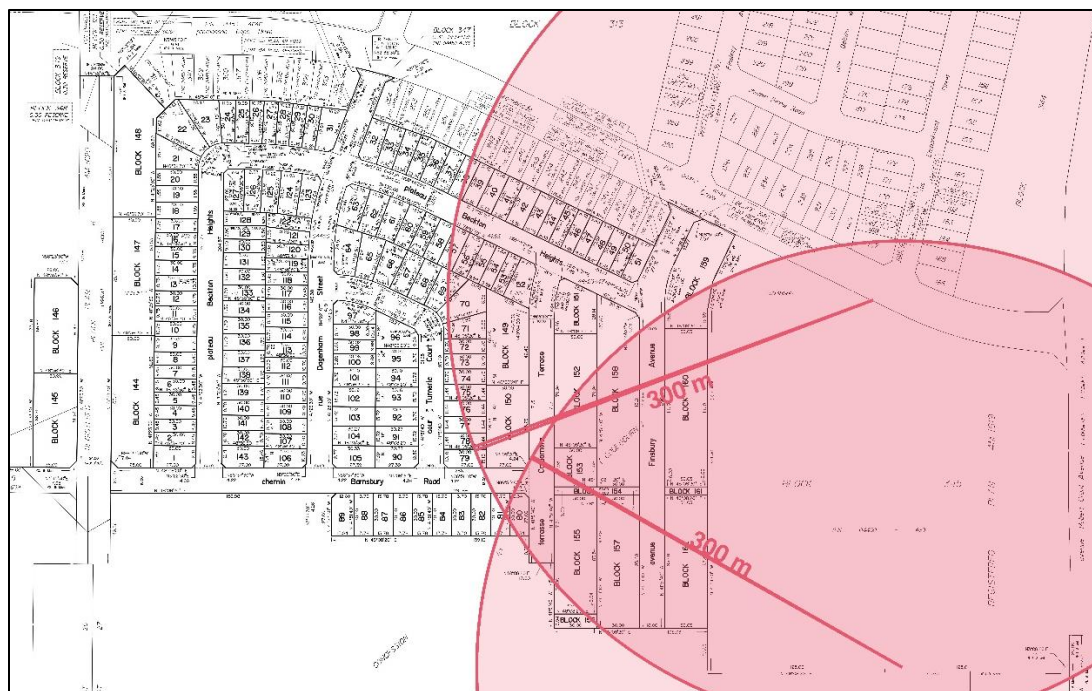


Figure 7: 300m Radius to School Amenities

5.0 Integrated Environmental Review Statement

The 2011 CRT Subdivision application included an *Integrated Environmental Review Statement* that continues to apply to the Subject Land presently.

6.0 CONCLUSION

It is our assessment that the proposed *Zoning By-law Amendment* is consistent with the *Provincial Policy Statement (PPS)*, conforms to the *City of Ottawa's Official Plan* and *Fernbank Community Design Plan*, and complies with the provisions of the *Zoning By-Law 2008-250*.

This Planning Rationale supports the development of the Subject Lands. The townhouse housing type is compatible with existing and planned surrounding uses and represents good planning.

Sincerely,

NOVATECH

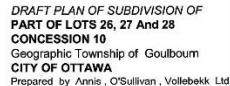
Prepared By:

Robert Tran, M.PL.
Planner, Planning & Development

Reviewed By:

Greg Winters, MCIP, RPP
Senior Project Manager, Planning & Development

APPENDIX A: Draft Plan of Subdivision



Scale 1:2000

Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND
CAN BE CONVERTED TO FEET BY (METERS) BY 0.9548

SURVEYOR'S CERTIFICATE

I, **EDWARD M. LUNNEY**,
The Surveyor of the lands in the subdivision and the relationship to adjoining lands
have been assembly and correctly shown.

February 10/2011 Edward M. Lunney
Date Signature
Edward M. Lunney
County Land Surveyor

OWNER'S CERTIFICATE

This is to certify that we are the owners of the lands to be subdivided and that this plan was prepared in accordance with our instructions.

John L. Paul
Date

Raymond
Raymond
CERTIFICATE INC.
I have the authority to bind the corporation.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51-17 OF THE PLANNING ACT

- (a) see plan
- (b) see plan
- (c) see plan
- (d) residential housing, institutional, storm water management parkland
- (e) see plan
- (f) see plan
- (g) see plan
- (h) City of Ottawa
- (i) see site report
- (j) see plan
- (k) sanitary, storm sewers, municipal water, bell, hydro, cable and gas to be available
- (l) see plan