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## Trail View Sales & Administrative Office 4829 Abbott Street East Planning Rationale



Prepared for: SPB Developments Inc.

**Trail View Sales and Administrative Office**  
**4829 Abbott Street East**  
**Planning Rationale in support of a**  
**Minor Zoning By-law Amendment**

Prepared By:

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

November 8, 2022

Novatech File: 110037  
Ref: R-2022-192

November 8, 2022

**Attention: Sarah Ezzio, Planner II**

Dear Ms. Ezzio:

**Reference: Trailview Subdivision Sales and Administrative Office  
4829 Abbott Street East  
Minor Zoning By-law Amendment for Renewal of Temporary Zoning**  
**Our File No.: 110037**

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Novatech is pleased to submit this planning rationale on behalf of SPB Developments Inc. (Metric Homes) in support of a Minor Zoning By-law Amendment application to renew the temporary site-specific zoning exception that was originally passed as part of By-law 2016-244 and subsequently extended on June 26, 2019 (By-Law 2019-233) to permit an office use for a three-year period to June 13, 2022.

Metric Homes seeks to renew the temporary zoning exception for an additional three-year period to allow the continued operation of their sales and administrative office while the subdivision it serves – Trail View Village – undergoes development.

The attached planning rationale details the previously approved temporary zoning and demonstrates that it is consistent with the applicable provincial and municipal policy documents.

Please do not hesitate to contact the undersigned should you have any questions.

Yours truly,

**NOVATECH**



Ellen Potts, BES (PI)  
Planner

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## 1.0 INTRODUCTION

Novatech was retained by Metric Homes to prepare this planning rationale in support of a Minor Zoning By-law Amendment application to renew a temporary site-specific zoning exception that permits an office use for a three-year period to allow Metric Homes to operate a sales and administrative office (“office”) during the development of the Trail View Subdivision.

The temporary site-specific zoning was originally approved as part of the Zoning By-law Amendment application (City File No. D02-02-14-0121) for the Trail View Village subdivision (City File No. D07-16-14-0022). The temporary exception [2351] was added to the Residential Fourth Density, Subzone S (R4S[2351]) zone identified as Area E in the Zoning By-law Amendment Location Map (see Appendix 1).

The temporary zoning (By-law 2016-244) was enacted on July 13, 2016 and permitted the office for a three-year period until July 13, 2019. Metric Homes subsequently filed an application (D02-02-19-0026) to extend the temporary zoning for an additional three years. The temporary zoning extension was enacted on June 26, 2019 as By-law 2019-233 to permit the office use to July 13, 2022.

The development of the Trail View Village subdivision is on-going and as such Metric Homes requires a renewal of the temporary zoning for the continued operation of the sales and administrative office, shown in **Figure 1**.



**Figure 1:** Metric Homes Sales and Administrative Office (photo taken on February 21, 2019)

### 1.1 Site Location and Context

The office is located west of Terry Fox Drive within 4829 Abbott Street East at the northeast corner of Abbott Street East and Cranesbill Road, as shown in **Figure 2**.





Figure 2: Trail View Village Subdivision Sales and Administrative Office outlined in red (image source: GeoOttawa, 2021)

The Trail View Village subdivision was registered on January 24, 2019 as Plan 4M-1616. The office was constructed in Block 123 with frontage on Abbott Street East.

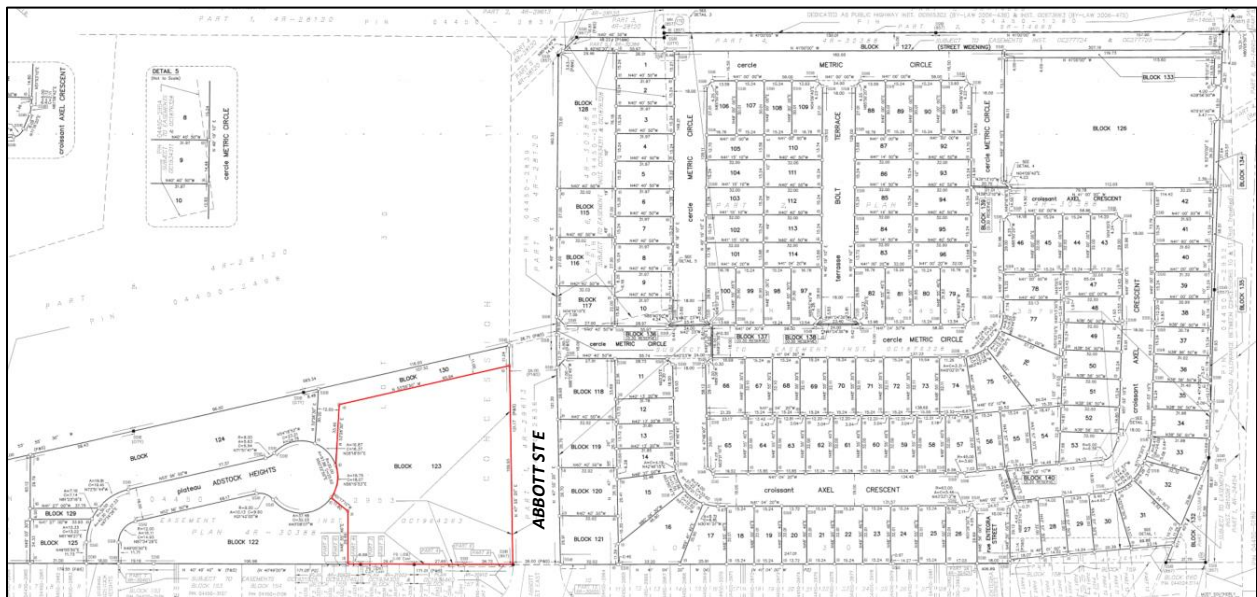
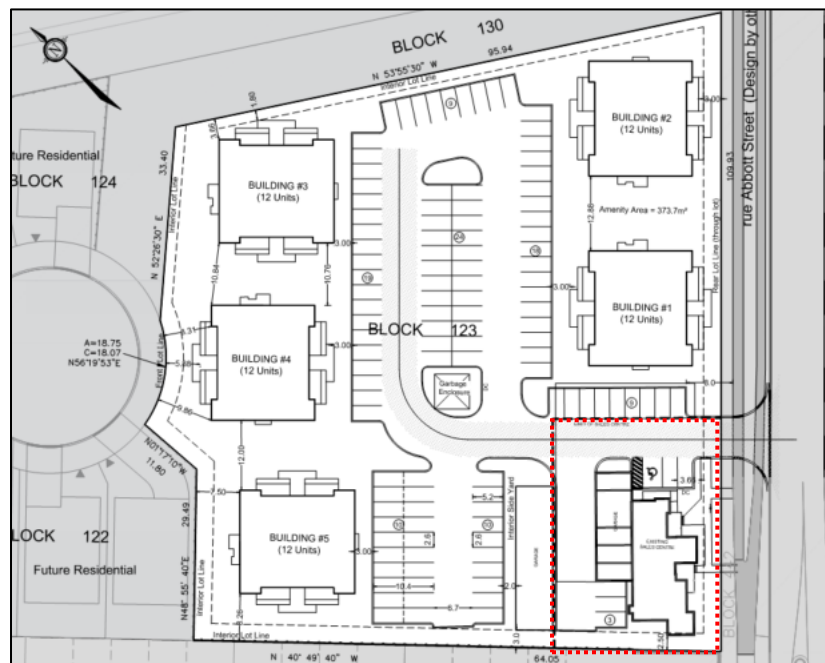


Figure 3: Excerpt of 4M-1616 with Block 123 outlined in red

The office has been oriented and designed to integrate into the future rental complex planned for the balance of Block 123, 4M-1616, as shown in **Figure 4**. The intent is that the office building will be retained and converted to a rental office for the future rental complex within Block 123.



**Figure 4:** Excerpt Block 123 Concept Plan (prepared by Novatech, 2022) showing conceptual layout of future rental complex with existing Sales and Administrative Office outlined in red

## 2.0 PROPOSAL

Metric Homes proposes to renew the R4S[2351] site-specific temporary zone exception for a three-year period to permit the continued use of the office while the subdivision is still in development.

As previously stated, the three-year temporary exception was granted in July of 2016 and extended in June of 2019. The temporary exception has since expired as of July 13, 2022, but development of the Trail View Village subdivision continues. As such, Metric Homes seeks to continue using the office to facilitate the development of the subdivision.

## 3.0 POLICY REVIEW

The following is a review of the existing planning policy framework and demonstrates that the proposed temporary zoning extension is consistent with the Provincial Policy Statement (2020) and conforms to the applicable policies of the City of Ottawa Official Plan.

### 3.1 Provincial Policy Statement

The Provincial Policy Statement, 2020 (PPS) was issued under Section 3 of the Planning Act and came into effect May 1, 2020. The PPS provides policy direction on matters of provincial interest and sets the foundation for regulating the development and use of all land. All decisions affecting planning matters must “be consistent with” policies of the PPS. The following demonstrates that the proposed development is consistent with applicable policies of the PPS.

Policy 1.1.3.1 of the PPS states that *Settlement Areas shall be the focus of growth and development*. The office site is located within the developing Fernbank Community which is in the City's Settlement Area designated for urban growth and development. Novatech completed a review of the PPS as part of their 2014 planning rationale (Ref No. R-2014-152, dated October 10, 2014) in support of the Draft Plan of Subdivision (City File No. D07-16-14-0022) and Zoning By-law Amendment (City File No. D02-02-14-0121) applications. As part of the subdivision review and approval process, several technical studies and reports were prepared to support the proposed development on matters of provincial interest including Stage 1 and 2 Archaeological Assessments, an Environmental Site Assessment, an Environmental Impact Assessment and Tree Conservation Report, a Transportation Impact Study, a Geotechnical Investigation and a Serviceability and Stormwater Management report. Novatech's 2014 rationale demonstrated that the proposed subdivision and zoning by-law amendment, which included the office use, conformed to the PPS, City of Ottawa Official Plan and Council-approved Fernbank Community Design Plan (CDP).

Considering the subject renewal of the temporary zoning exception, Novatech has reviewed sections 1.0 to 3.0 the PPS. It is Novatech's opinion that all matters of provincial interest have been sufficiently addressed through the 2014 planning rationale and that the proposed renewal of the previously approved temporary zone exception maintains consistency with the PPS.

### **3.2 City of Ottawa Official Plan**

The City of Ottawa's Official Plan was adopted by City Council on November 24, 2021 and approved with modifications by the Minister of Municipal Affairs and Housing on November 4, 2022.

The office site is designated as "Minor Corridor" on *Schedule B5 – Suburban West Transect* of the Official Plan.

The Corridor designation applies to bands of land along certain streets whose planned function includes a higher density of development and a greater mix of uses. Per Policy (1)(a)(iii) of Section 6.2.1, the Minor Corridor designation applies to a maximum depth of 120 metres from the centreline of the street identified as a Minor Corridor. In this case, the entirety of Block 123, including the existing office, is within the Minor Corridor band along Abbott Street East.

The Minor Corridor designation is intended to permit a mix of uses to support the evolution of a neighbourhood towards the 15-minute neighbourhood model. Per Policy 2 of Section 6.2.2, development in Minor Corridors may:

- a) *Include residential-only and commercial-only buildings;*
- b) *Include buildings with an internal mix of uses, but which remain predominantly residential;*
- c) *Include limited commercial uses which are meant to mainly serve local markets; or*
- d) *Be required, where contextually appropriate, to provide commercial or service uses on the ground floor.*

The existing office use facilitates the continued development of the Trail View Village subdivision, which includes the future rental complex in the balance of Block 123, by serving as its sales and administrative location. This future phase of development contributes to the intensification and variety of housing types and tenures available in the neighbourhood consistent with the Minor Corridor designation. Further, the office was contemplated in the Draft Plan of Subdivision and Zoning By-law Amendment applications for the Trail View Village subdivision which underwent a review of the applicable Official Plan policies prior to their approval. Metric Homes seeks to continue the use of the office in the same capacity as was



previously approved by the temporary zone exception. As such, it is Novatech’s opinion that the proposed renewal of the temporary zoning exception conforms to the Official Plan.

**4.0 CONCLUSION**

The proposed renewal of the site-specific temporary zone (R4S[2351]) is required to permit the continued use of the sales and administrative office for the Trail View subdivision while it is under development, as was the intention of the original Council-approved exception. This planning rationale demonstrates that the proposed renewal of the temporary zone exception is consistent with the PPS, the City of Ottawa’s existing and new Official Plans, and the Fernbank CDP, and allows for the orderly development and occupancy of the Trail View Village subdivision. Therefore, it is Novatech’s opinion that the renewal of the temporary zoning exception represents good planning.

Sincerely,

**NOVATECH**

Prepared By:



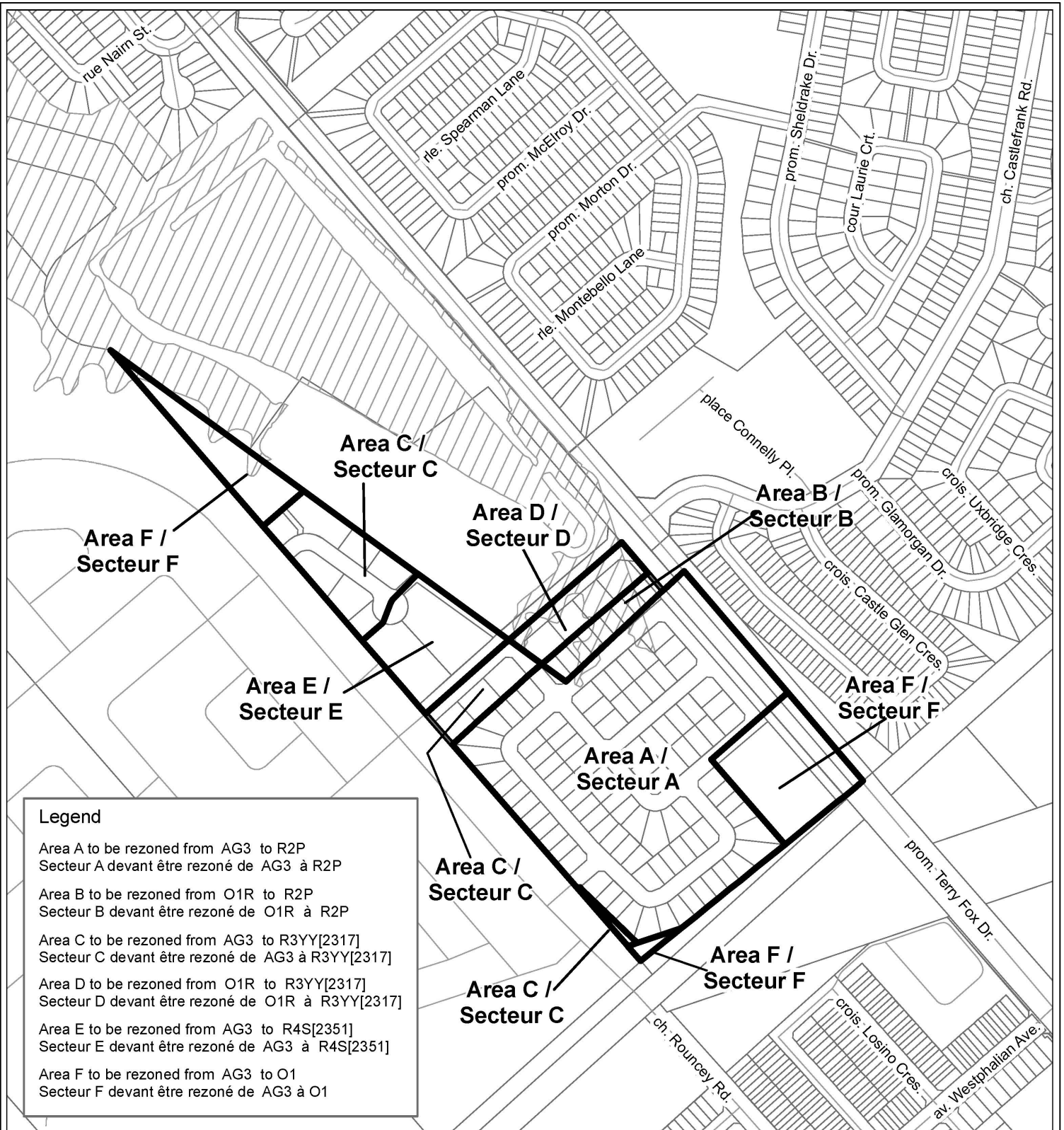
**Ellen Potts, BES(PI)  
Planner**

Reviewed By:



**Greg Winters, MCIP, RPP  
Director, Planning and Development**

Appendix A: Zoning By-law Amendment Location Map



**Legend**

Area A to be rezoned from AG3 to R2P  
Secteur A devant être rezoné de AG3 à R2P

Area B to be rezoned from O1R to R2P  
Secteur B devant être rezoné de O1R à R2P

Area C to be rezoned from AG3 to R3YY[2317]  
Secteur C devant être rezoné de AG3 à R3YY[2317]

Area D to be rezoned from O1R to R3YY[2317]  
Secteur D devant être rezoné de O1R à R3YY[2317]

Area E to be rezoned from AG3 to R4S[2351]  
Secteur E devant être rezoné de AG3 à R4S[2351]


Area F to be rezoned from AG3 to O1  
Secteur F devant être rezoné de AG3 à O1

**Ottawa PLANNING AND GROWTH MANAGEMENT URBANISME ET GESTION DE LA CROISSANCE**

D02-02-14-0121	16-0854-X
I:\CO\2016\Zoning\Terry_Fox_950	
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REVISION / RÉVISION - 2016 / 07 / 08	

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

 **950 Terry Fox Drive and part of the unaddressed parcel to the north/ 950, promenade Terry Fox et une parcelle immédiatement au nord**

 Existing Flood Plain (Section 58) /  
Plaine inondable (Article 58)

