

September 15, 2023

City of Ottawa
Planning, Real Estate, and Economic Development Department
110 Laurier Avenue West, 4th Floor
Ottawa, Ontario
K1P 1J1

Attention: Kieran Watson – Planner II

**Reference: Shea Village Subdivision
5957 and 5969 Fernbank Road
Planning Rationale Addendum in Support of an Application for Zoning By-law
Amendment (Minor)
Approved City File No.: D07-16-18-0009 and D02-02-18-0042
Our File No.: 123133**

INTRODUCTION

Novatech has been retained by 1384341 Ontario Ltd. (the owner) to prepare this Planning Rationale Addendum in support of an application for *Zoning By-law Amendment (Minor)* for their properties municipally known as 5957 and 5969 Fernbank Road in Ward 6 – Stittsville, Ottawa, Ontario. The herein will be referred to as the ‘Subject Site’.

A pre-application consultation meeting was held on August 23, 2023 with City of Ottawa staff to discuss the suggested minor amendment to the zoning currently in force and effect for the Subject Site. Previous *Plan of Subdivision (City File No.: D07-16-18-0009)* and *Zoning By-law Amendment (City File No.: D02-02-18-0042)* applications were filed and approved by the City of Ottawa for the Subject Site. The Subject Site received Draft Plan Approval on April 29, 2021 with the rezoning approved by Planning Committee on March 10, 2022 and then subsequently approved by City Council on March 30, 2022. The approved zoning for the Subject Site was enacted as *By-law 2022-67*.

A minor rezoning is required to amend the *Residential Third Density, Subzone Z – R3Z* provisions to permit a reduced minimum lot area for the back-to-back townhouse dwellings. The suggested minimum lot area will not result in any changes or impacts to the approved detailed design engineering for the development. No new land uses, or other revisions are being proposed to the approved development as part of this minor rezoning.

This Planning Rationale Addendum should be read in conjunction with the previously approved Planning Rationale Report prepared by Stantec dated April 16, 2018 for the Subject Site.

PROPOSED DEVELOPMENT AND REQUESTED ZONING BY-LAW AMENDMENT

The approved Draft Plan of Subdivision features ninety-eight (98) single detached dwellings, one hundred eighty-seven (187) townhouse dwellings, one hundred eighty-four (184) back-to-back

townhouse dwellings, one (1) school block, one (1) park block, and one (1) stormwater management facility as shown in **Appendix A**. An enhanced version of the Site Plans for the approved back-to-back townhouse dwellings is shown in **Appendix B**. The back-to-back townhouse dwellings were always shown as part of the proposed development for the *Plan of Subdivision* application. Upon applying for building permits, the zoning review identified that the lot areas for the back-to-back townhouse dwellings did not comply with the *Residential Third Density, Subzone Z – R3Z* minimum lot area requirements.

Accordingly, a new site-specific zoning exception to permit a minimum lot area of 85 m² for the back-to-back townhouse dwellings is being requested for the Subject Site to address a technical oversight from the previous rezoning. The minimum lot area requirement for townhouse dwellings in a *Residential Third Density, Subzone Z – R3Z* zone is 150 m². Back-to-back townhouse dwellings do not have rear yards and, as a result, require smaller lot areas. Permitting a reduced minimum lot area will enable the construction of the back-to-back townhouse dwellings as approved by the City of Ottawa. All other zoning provisions for townhouse dwellings will apply.

PLANNING POLICY AND REGULATORY FRAMEWORK

Provincial Policy Statement (PPS)

The *Provincial Policy Statement (PPS) 2020* provides policy direction on land use planning and development matters of provincial interest by setting the policy foundation for regulating the development and use of land as set out in *Section 2* of the *Planning Act*. The decisions that affect all planning matters “*shall be consistent with*” relevant policy statements under the authority of *Section 3* of the *Planning Act*.

- **The suggested rezoning has been reviewed in conjunction with the PPS and is consistent with the applicable policies pertaining to building strong healthy communities, the wise use and management of resources, and protecting public health and safety.**

City of Ottawa Official Plan

Under the *Official Plan (2022)*, the Subject Site is primarily designated as *Neighbourhood* with the portion along Fernbank Road designated as *Minor Corridor* with an *Evolving Neighbourhood Overlay* as per *Schedule B5 – Suburban (West) Transect* as shown on **Figure 1**.

- **The *Neighbourhood* designation applies to urban areas that form the basis of communities which permit a mix of building forms and densities and are planned for gradual, integrated, sustainable, and context-sensitive development.**
- **The *Minor Corridor* designation applies to specified streets that have a planned function consisting of higher density development, greater mix of land uses, and higher level of street transit than *Neighbourhoods*.**
- **The rezoning has been reviewed in conjunction with the *Official Plan* designations and conforms with the applicable policies, goals, and objectives. No new land uses, or other revisions are being proposed to the approved development as part of this minor rezoning.**
- **The rezoning will enable the construction of the back-to-back townhouse dwellings as approved by the City of Ottawa while contributing to a greater range of housing typologies within the Stittsville community.**

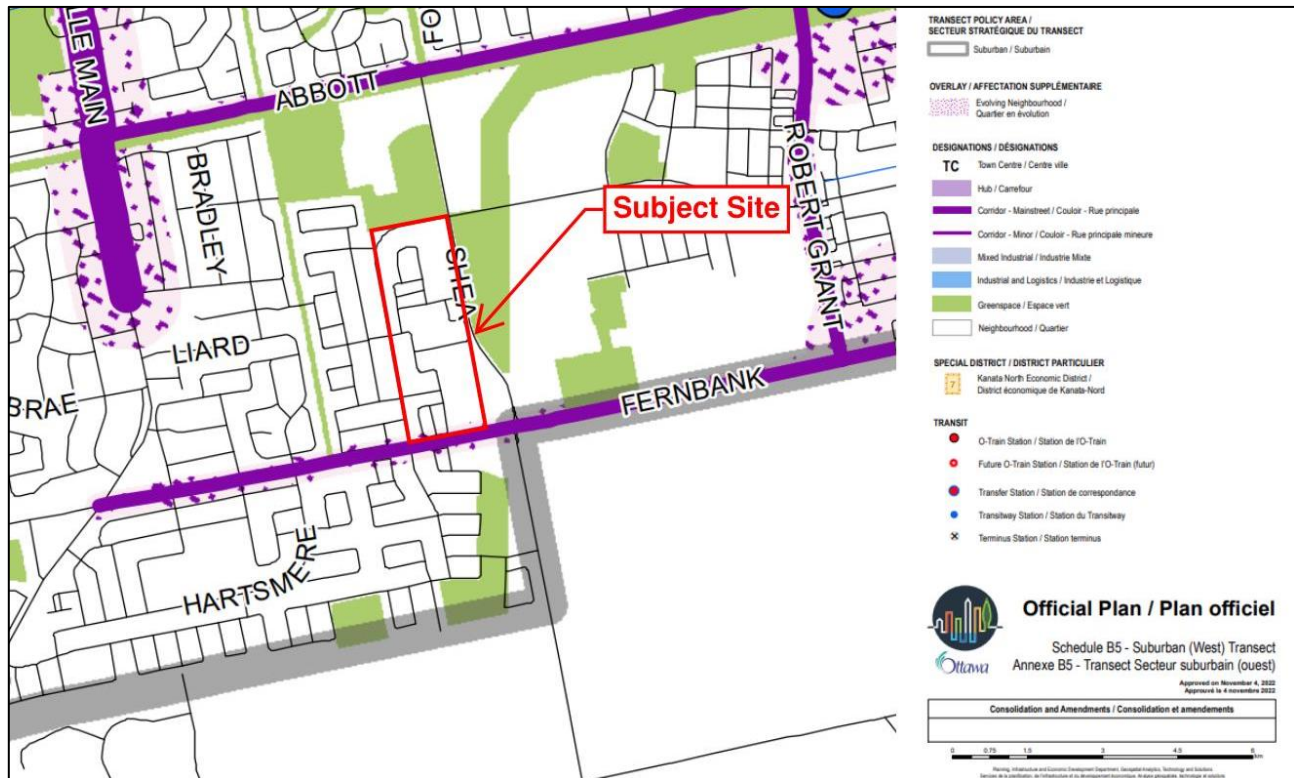


Figure 1: Excerpt from City of Ottawa Official Plan Schedule B5 – Suburban (West) Transect with the Subject Site added by Novatech.

Fernbank Community Design Plan (2009)

The Subject Site is designated as *Low Density Residential* and *Medium Density Residential* as per the *Fernbank Community Design Plan (2009)* as shown on **Figure 2**.

- The *Low Density Residential* and *Medium Density Residential* designations permit a range of housing typologies including detached, semi-detached, link-detached, multiple-attached, triplexes, low-rise apartments, and stacked dwellings.
- The rezoning has been reviewed in conjunction with the *Fernbank Community Design Plan* designations and conforms with the applicable policies, goals, and objectives. No new land uses, or other revisions are being proposed to the approved development as part of this minor rezoning.
- The rezoning will enable the construction of the back-to-back townhouse dwellings as approved by the City of Ottawa while contributing to a greater range of housing typologies within the Stittsville community.

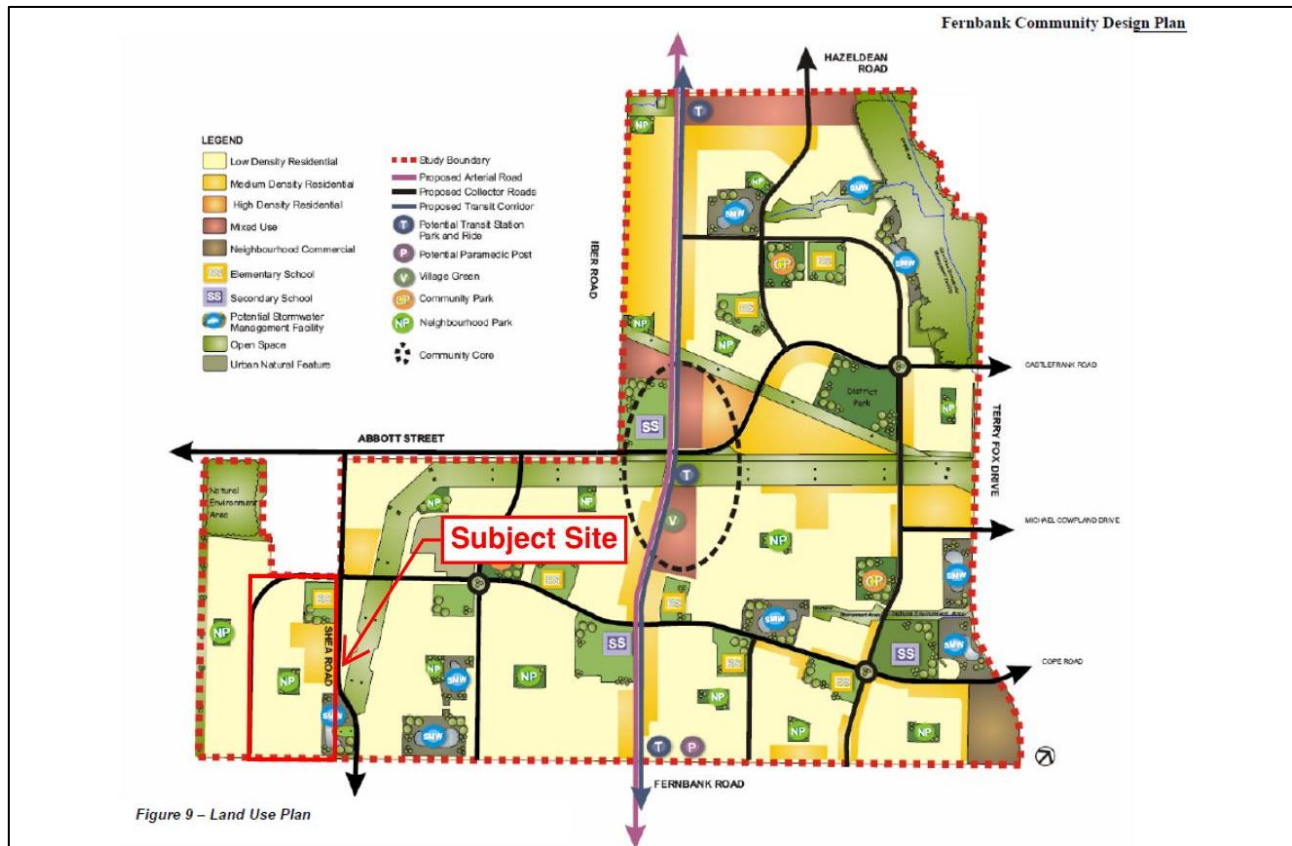


Figure 2: Excerpt from Fernbank Community Design Plan – Land Use Plan with the Subject Site added by Novatech.

City of Ottawa Zoning By-law 2008-250

The Subject Site is currently zoned as *Residential Third Density, Subzone Z – R3Z, Parks and Open Space – O1, and Minor Institutional, Subzone B – I1B/Residential Third Density, Subzone Z – R3Z* as shown on Figure 3.

- It is requested to add a new site-specific zoning exception to the *R3Z[XXXX]* and *I1B/R3Z[XXXX]* zones to permit a minimum lot area of 85 m² for the back-to-back townhouse dwellings. The minimum lot area requirement for townhouse dwellings in an *R3Z* zone is 150 m².
- The requested minor rezoning is required to address a technical oversight from the previous rezoning of the Subject Site and will not result in any changes to the approved development or impacts to the approved detailed design engineering.
- It has been Novatech’s experience that these site-specific zoning exceptions are becoming required for *R3Z* zones in new greenfield residential subdivisions to reflect new housing typologies that were not in place when *Zoning By-law 2008-250* was adopted. As such, it is necessary to create a site-specific zoning exception.
- Novatech’s clients have successfully applied and received approval for similar site-specific zoning exceptions for back-to-back units on other local greenfield residential subdivisions.



Figure 3: Excerpt of the Subject Site's existing zoning from GeoOttawa.

CONCLUSION

This Planning Rationale Addendum demonstrates how the proposed rezoning remains consistent with the *Provincial Policy Statement (2020)*, conforms to the *City of Ottawa Official Plan (2022)* and *Fernbank Community Design Plan (2009)*, and generally complies with the provisions of *Zoning By-law 2008-250*.

The requested minor rezoning as part of the proposed development is an appropriate and desirable addition to the Stittsville community and represent good planning.

Yours truly,

NOVATECH

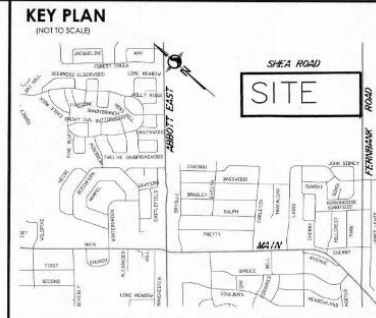
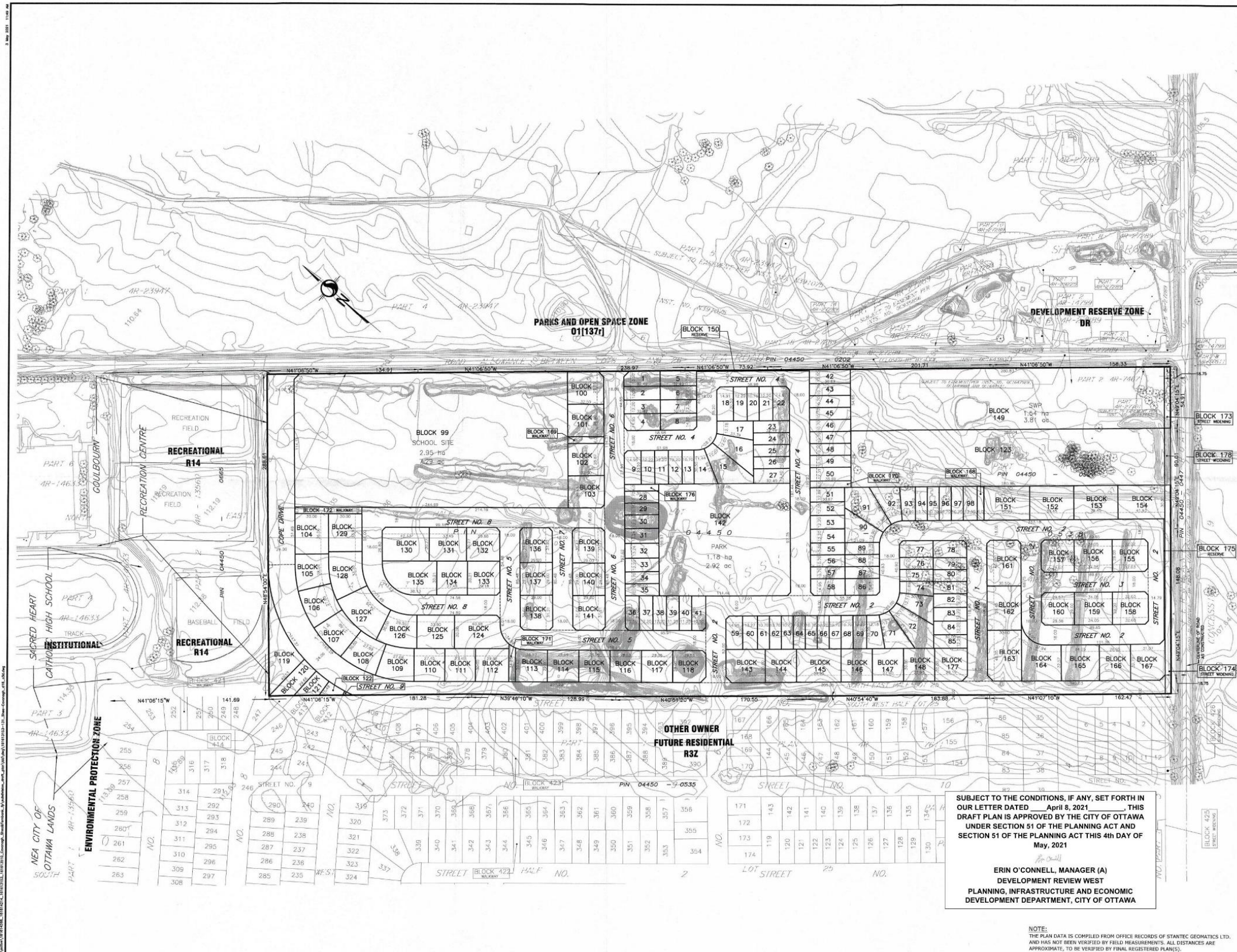
Prepared by:

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

Reviewed by:

Greg Winters, MCIP, RPP
Director, Planning & Development

Appendix A
Approved Draft Plan of Subdivision
Dated May 4, 2021



DRAFT PLAN OF SUBDIVISION OF PART OF THE NORTH EAST HALF OF LOT 25 CONCESSION 10 (GEOGRAPHIC TOWNSHIP OF GOULBOURN) CITY OF OTTAWA

Scale 1:1500
0 20 40 60 80 100 METRES

METRIC CONVERSION
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SCHEDULE OF LAND USE			
LOT/BLOCK	USE	# OF LOTS/BLOCKS	AREA (H2/OAC)
1 TO 98, 119 TO 122	SINGLES	102	4,371/0.40
100 TO 118, 124 TO 141	TOWNSHIP PARTIAL LOTS	41	4,007/4.82
143 TO 148, 151 TO 167	RESERVE	9	5,937/4.02
99	SCHOOL	1	2,937/2.29
142	PARK	1	1,182/2.92
123, 149	SWP	2	2,947/3.32
148 TO 172 AND 176	WALKWAY	6	0,150/0.32
173, 174 AND 178	STREET WIDENING	3	0,100/0.36
175 AND 190	RESERVE	2	0,000/0.02
STREETS		9	5,937/4.02
TOTAL NUMBER OF LOTS AND BLOCKS		187	23,526/11

INFORMATION: REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT R.S.O. 1990

- a. SEE PLAN
- b. SEE PLAN
- c. SEE PLAN
- d. SEE PROPOSED LAND USE SCHEDULE (ABOVE)
- e. SEE PLAN
- f. SEE PLAN
- g. SEE PLAN
- h. CITY WATER AVAILABLE
- i. SEE SOIL REPORT
- j. SEE TOPOGRAPHICAL INFORMATION
- k. ALL CITY SERVICES AVAILABLE
- l. TWO EASEMENTS REGISTERED AS N391075 IN FAVOUR OF ONTARIO HYDRO, DESCRIBED AS PART 2, 48-1462 AND OC157440; IN FAVOUR OF HYDRO OTTAWA LIMITED, DESCRIBED AS PART 1, 48-27701.

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE STANTEC GEOMATICS LTD. TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION ON MY BEHALF

MAY 4 2021
DATE

JEFF CAVANAGH
1384341 ONTARIO LTD.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE SUBJECT LANDS AND THEIR RELATIONSHIP TO ADJOINING LANDS HAVE BEEN ACCURATELY AND CORRECTLY SHOWN.

MAY 3 2021
DATE

Francis Lau
ONTARIO LAND SURVEYOR

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED April 8, 2021, THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 51 OF THE PLANNING ACT AND SECTION 51 OF THE PLANNING ACT THIS 4TH DAY OF May, 2021

ERIN O'CONNELL, MANAGER (A)
DEVELOPMENT REVIEW WEST
PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

NOTE:
THE PLAN DATA IS COMPILED FROM OFFICE RECORDS OF STANTEC GEOMATICS LTD. AND HAS NOT BEEN VERIFIED BY FIELD MEASUREMENTS. ALL DISTANCES ARE APPROXIMATE, TO BE VERIFIED BY FINAL REGISTERED PLAN(S).

Stantec Geomatics Ltd.
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ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 400
OTTAWA, ONTARIO, K2C 3S4
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stantec.com

DRAWN/CHECKED: FPM/PLM FL FIELD: N/A PROJECT NO.: 18161310-131

Appendix B
Back-to-Back Townhouse Dwelling
Site Plans
Prepared by Stantec

**SITE PLAN
B2B TOWNHOMES
SHEA VILLAGE PHASE 2
BLOCKS 63 to 74
REGISTERED PLAN 4M-
CITY OF OTTAWA**

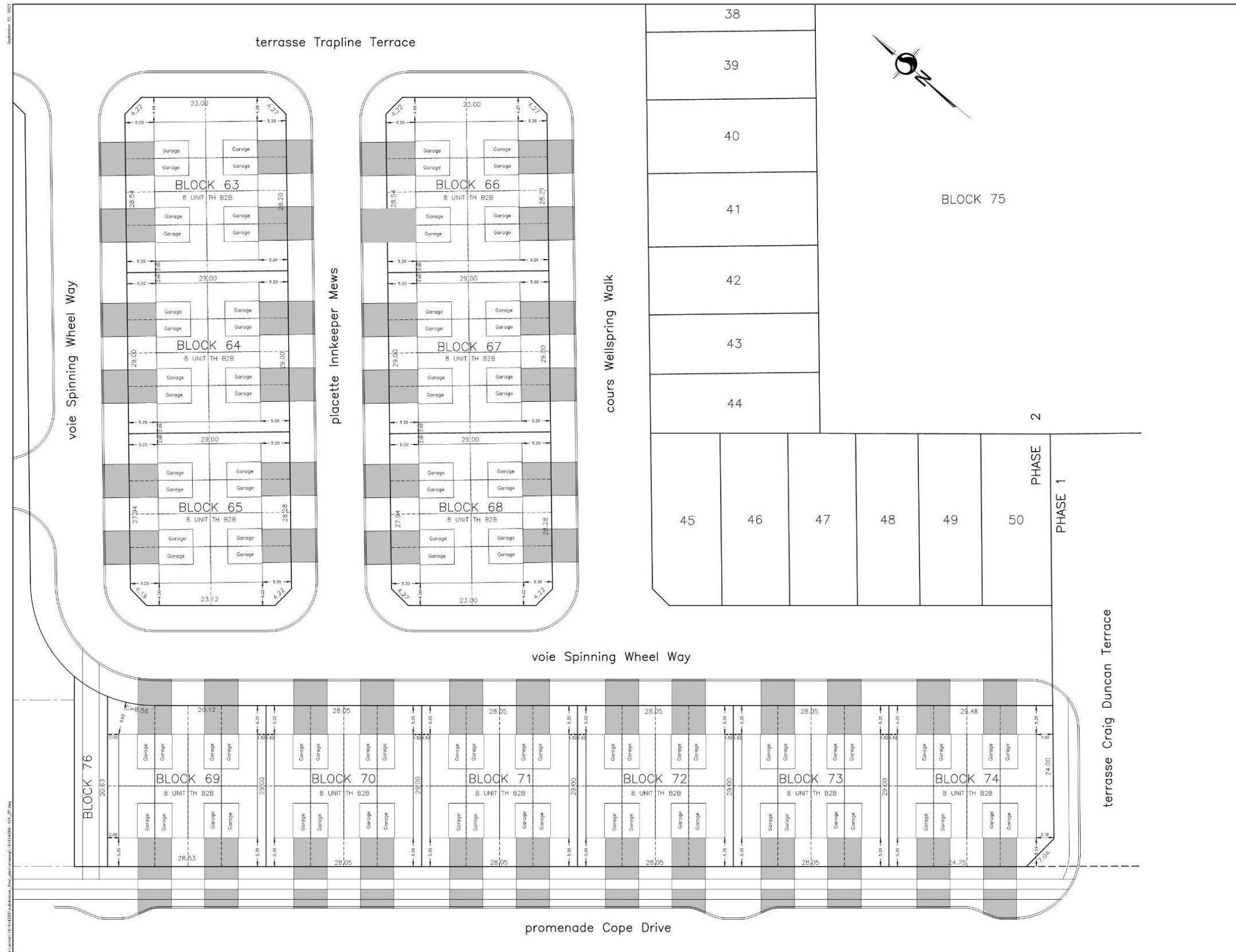


ZONING R3Z - TOWNHOUSE

FRONT YARD (MIN): 3.0m
REAR YARD (MIN): 6.0m
INTERIOR SIDE YARD (MIN): 1.2m
CORNER SIDE YARD (MIN): 3.0m
LOT WIDTH (MIN): 6.0m
LOT AREA (MIN): 150 m²

ZONING R3Z - PROPOSED EXCEPTION FOR B2B TOWNHOUSE

FRONT YARD (MIN): 3.0m
INTERIOR SIDE YARD (MIN): 1.5m
CORNER SIDE YARD (MIN): 3.0m
LOT WIDTH (MIN): 6.0m
LOT AREA (MIN): - m²
LOT COVERAGE (MAX): - %





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SITE PLAN
B2B TOWNHOMES
SHEA VILLAGE PHASE 1
BLOCKS 51 to 60
REGISTERED PLAN 4M-
CITY OF OTTAWA

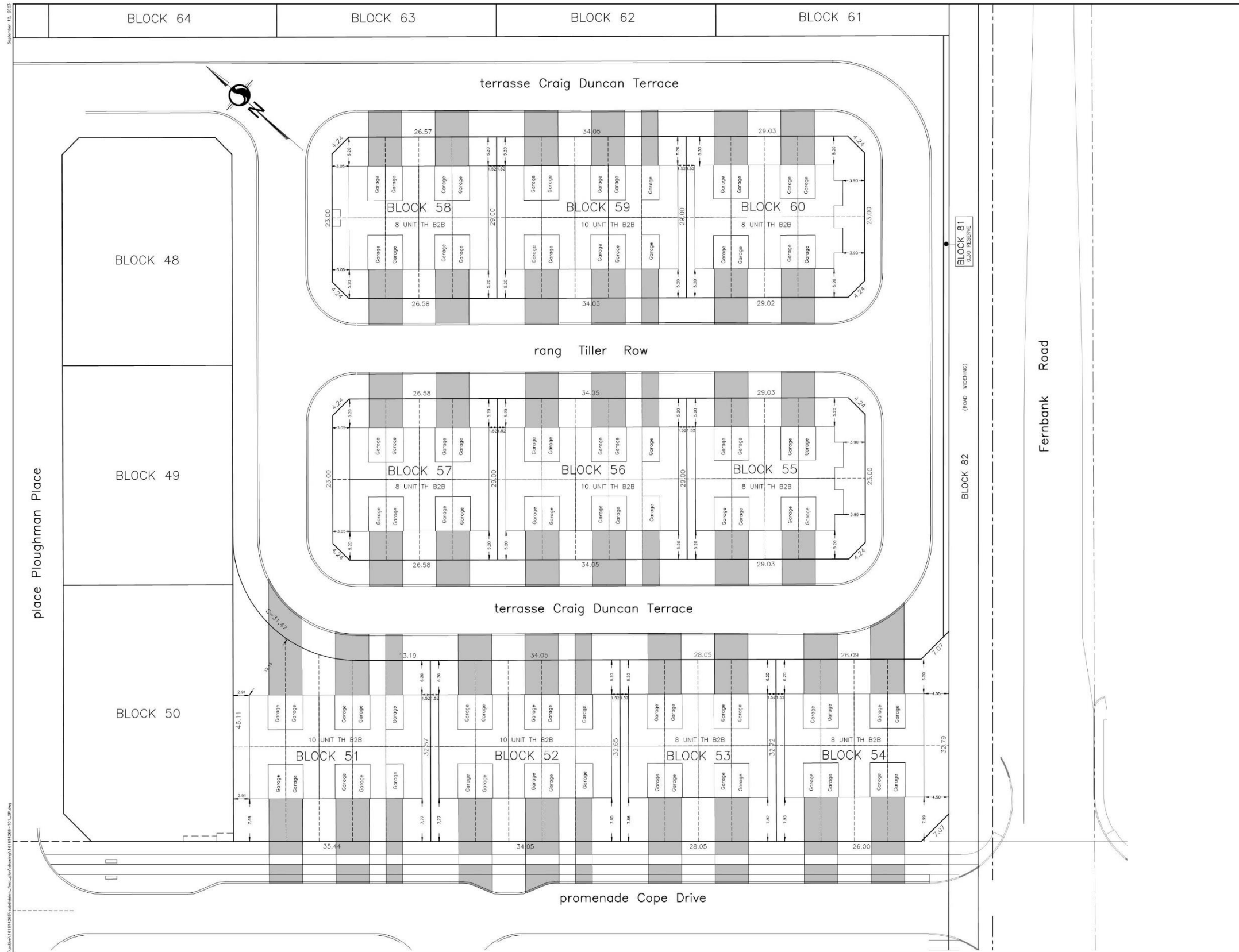


ZONING RSZ - TOWNHOUSE

FRONT YARD (MIN) : 3.0m
REAR YARD (MIN) : 6.0m
INTERIOR SIDE YARD (MIN) : 1.2m
CORNER SIDE YARD (MIN) : 3.0m
LOT WIDTH (MIN) : 6.0m
LOT AREA (MIN) : 150 m²

ZONING RSZ - PROPOSED EXCEPTION FOR B2B TOWNHOUSE

FRONT YARD (MIN) : 3.0m
INTERIOR SIDE YARD (MIN) : 1.5m
CORNER SIDE YARD (MIN) : 3.0m
LOT WIDTH (MIN) : 6.0m
LOT AREA (MIN) : 150 m²
LOT COVERAGE (MAX) : %



DRAWN: ME DATE: September 12, 2023 PROJECT No.: 161614266-101