

May 24, 2023

**Mr. Kelly Livingstone**

Planner II, Development Review – East  
 Planning, Infrastructure and Economic Development Department  
 City of Ottawa  
 110 Laurier Avenue West  
 Ottawa, ON K1P 1J1

**RE: Zoning Chart Revision – Proposed R3YY[XXXX] Zone  
 Trailsedge Phase 4 Subdivision  
 Draft Plan of Subdivision & Zoning By-law Amendment (D07-16-21-0006 and D02-02-21-0023)**

## 1.0 Introduction

Fotenn Consultants Inc. (“Fotenn”) was retained by Richcraft Group of Companies (“Richcraft”) professional planning services in support of concurrent Draft Plan of Subdivision and Zoning By-law Amendment (ZBLA) applications for a portion of the lands municipally known as 6429 Renaud Road, 2284 Mer-Bleue Road, and lands with no municipal address in South Orléans (“subject lands”). As established throughout the development review process, Richcraft intends to establish a mixed-use subdivision on the subject lands which incorporates municipal parkland and rights-of-way. The plan of subdivision represents Phase 4 of Richcraft’s Trailsedge community.

### 1.1 Application History

The concurrent applications for Draft Plan of Subdivision and Zoning By-law Amendment were submitted to the City of Ottawa in March 2021 (D02-02-21-0023 & D07-16-21-0006). The proposed development is part of Richcraft’s Trailsedge community, which is located south of Innes Road, north of Renaud Road, east of Navan Road, and west of Mer-Bleue Road in Ottawa’s eastern community of Orléans (Figure 1). Phases 1 and 2 of Trailsedge have been constructed to the west of Fern Casey Street. The first sub-phase of Trailsedge Phase 3, located to the immediate south of the subject lands, has been zoned (D02-02-16-0098), draft plan approved (D07-16-16-0021), registered, and is currently under construction.

The subject lands are located within the East Urban Community (EUC) Phase 3 Area Community Design Plan (CDP) study area, which was approved by Council in February 2021 (Official Plan Amendment 251).

### 1.2 Application Summary

To establish the desired urban residential, commercial, and mixed-use development, the following applications are required:

- / **Draft Plan of Subdivision:** To subdivide the subject lands with a residential and mixed-use lot layout, a municipal park, and municipal streets; and
- / **Zoning By-law Amendment (ZBLA):** To re-zone the property from a Development Reserve (DR) zone to zones commensurate with the proposed uses, including:
  - o “Residential Third Density Zone, Subzone YY, (R3YY[XXXX])”;
  - o “General Mixed Use Zone (GM[XXXX])”;
  - o “General Mixed Use Zone, with an 85 metre height maximum (GM[XXXX], H85)”;
  - o “Parks and Open Space Zone (O1)” for the proposed municipal Parkette.

### 1.3 Zoning Framework

As the review process has evolved, the proposed zoning provisions for the lands has been refined. Below is a summary of the existing zoning, as well as the proposed zoning framework for the lands.

#### 1.3.1 Existing Zoning

The subject lands are currently zoned “Development Reserve (DR)” (Figure 16). The purpose of the DR zone is to recognize lands intended for future urban development in designations such as General Urban Area.

Permitted uses are limited to:

- / agricultural use
- / emergency service
- / environmental preserve and education area
- / forestry operation
- / group home
- / home-based business
- / marine facility
- / one detached dwelling accessory to a permitted use
- / park
- / secondary dwelling unit
- / urban agriculture

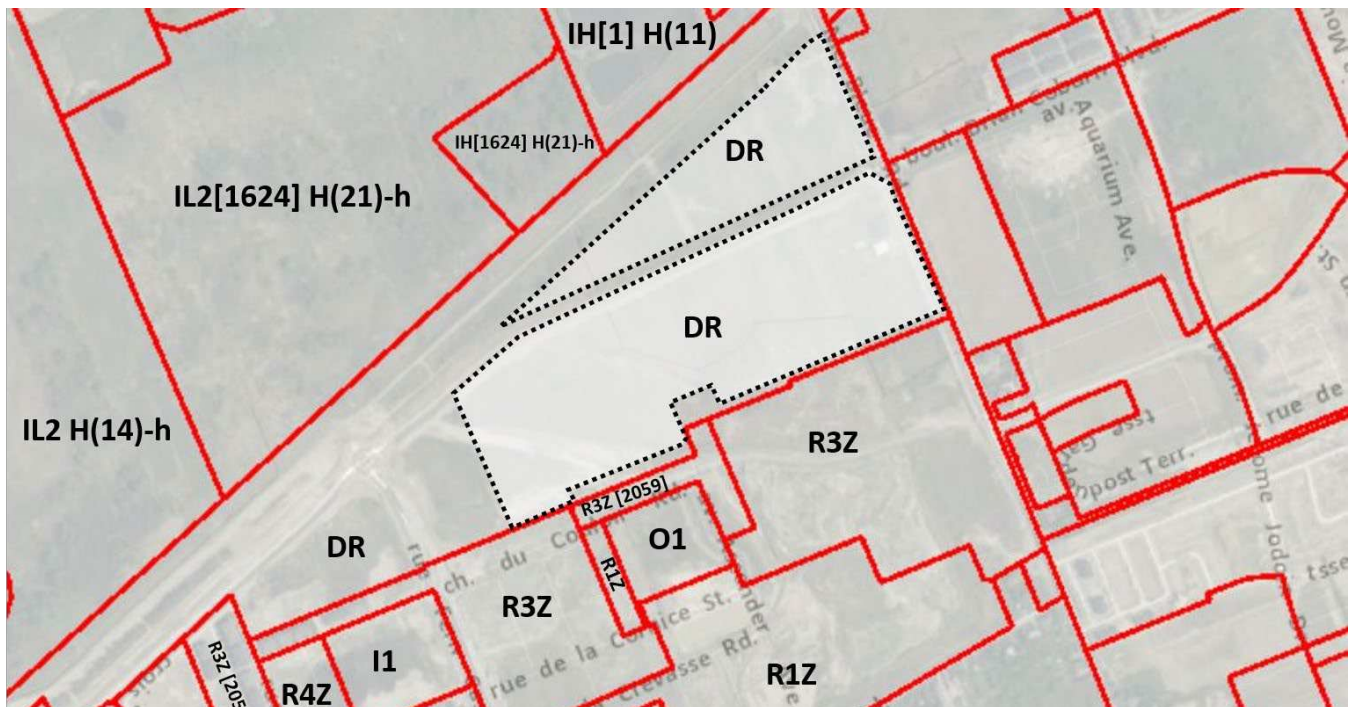


Figure 1: Existing Zoning Map.

#### 1.3.2 Proposed Zoning By-law Amendment

The Zoning By-law Amendment application proposes to rezone the subject lands from DR to the following zones:

- / Residential Third Density Zone, Subzone YY, with Exceptions (R3YY[XXXX]);
- / General Mixed Use Zone, with Exceptions [GMXXXX];
- / General Mixed Use Zone, Height Maximum 85 Metres, with Exceptions (GM H(85)[XXXX]); and
- / Parks and Open Space Zone (O1).

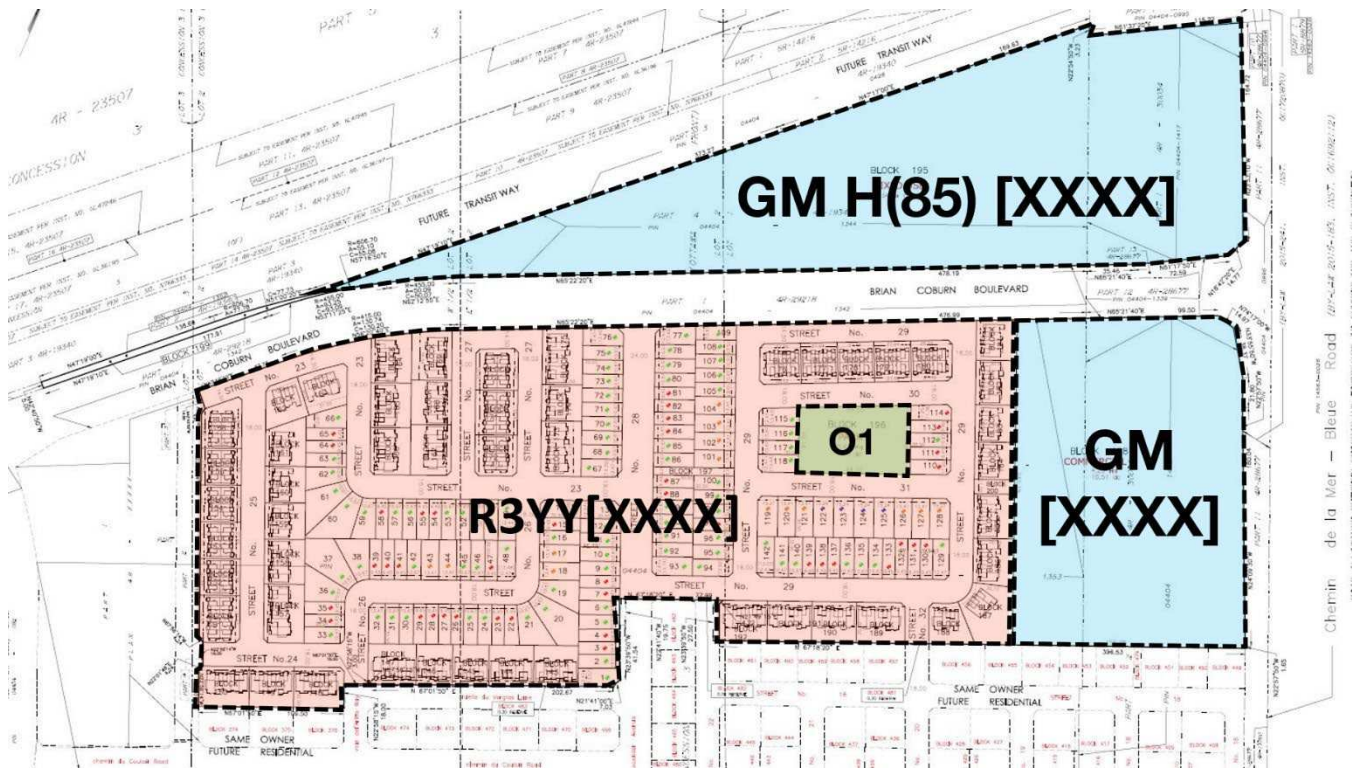


Figure 2 Proposed Zoning Map - Trailsedge Phase 4.

### 1.3.3 Residential Third Density Zone, Subzone YY, with Exceptions (R3YY[XXXX])

A “Residential Third Density Zone, Subzone YY, with Exceptions (R3YY[XXXX])” zoning is proposed for the residential component of the proposed plan of subdivision.

The purpose of the Residential, Third Density – R3 zone is as follows:

1. Allow a mix of residential building forms ranging from detached to townhouse dwellings in areas designated as General Urban Area in the Official Plan;
2. Allow a number of other residential uses to provide additional housing choices within the third density residential areas;
3. Allow ancillary uses to the principal residential use to allow residents to work at home; and
4. Regulate development in a manner that is compatible with existing land use patterns so that the mixed dwelling, residential character of a neighbourhood is maintained or enhanced.

**The low-rise residential component of the proposed subdivision reflects the above noted purposes of the R3 zone. The requested zoning provisions generally align with the purpose of the parent R3 zone.**

The proposed Exception would vary the R3YY provisions to allow for a similar built form and density for the area. **More specifically, the Exception would address the following items:**

- / **Three provisions that address the unique characteristics of the back-to-back townhouse dwelling type, including:**
  - **A smaller minimum lot area (84 m<sup>2</sup>);**
  - **A greater minimum interior side yard setback (1.5 m); and**
  - **The need to have air conditioners in the front or corner side yards given that this dwelling type does not have a rear yard.**

- / A front yard setback of 4.5 metres for all unit types to achieve an urban built form where the buildings frame the street.
- / A corner yard setback of 3 metres for all unit types.

Table 4: Proposed Zoning

<b>R3YY[XXXX] Proposed Zoning Provisions</b>							
<b>Unit Type</b>	<b>Min. lot width (m)</b>	<b>Min. lot area (m<sup>2</sup>)</b>	<b>Max. building height (m)</b>	<b>Min. Front Yard Setback (m)</b>	<b>Min. Corner Yard Setback (m)</b>	<b>Min. Rear Yard Setback (m)</b>	<b>Min. Interior Yard Setback (m)</b>
<b>Detached</b>	9 m	240 m <sup>2</sup>	12 m	<b>6.0 m</b>	<b>3 m</b>	6 m	Varies <sup>1</sup>
<b>Townhouse</b>	6 m	150 m <sup>2</sup>	12 m	<b>6.0 m</b>	<b>3 m</b>	6 m	1.2 m
<b>Back-to-back townhouse<sup>2</sup></b>	6 m	<b>84 m<sup>2</sup></b>	12 m	<b>6.0 m</b>	<b>3 m</b>	0 m	<b>1.5 m</b>
<b>Townhouse with rear lane access</b>	6 m	150 m <sup>2</sup>	12 m	<b>6.0 m</b>	<b>3 m</b>	6 m	1.2 m
<b>Endnotes</b>							
<b>1</b>	Minimum total interior side yard setback is 1.8 m, with one minimum yard, no less than 0.6 m. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard.						
<b>2</b>	<b>Air conditioner condenser may be located in a front or corner side yard when units are attached back-to-back</b>						

### 1.3.4 General Mixed-Use Zones

The commercial block (Block 198) proposed at the eastern extent of the subject lands, with frontage along Brian Coburn Boulevard and Mer-Bleue Road, and the mixed-use blocks (Block 195 and 199) to the north are proposed to be zoned General Mixed Use (GM) and General Mixed Use, height maximum 85 (GM H(85)) with Exceptions GM [XXXX] and GMH(85)[XXXX] respectively.

The purpose of the GM Zone is to:

1. Allow residential, commercial and institutional uses, or mixed use development in the **General Urban Area** and in the Upper Town, Lowertown and Sandy Hill West Character Areas of the Central Area designations of the Official Plan;

2. Limit commercial uses to individual occupancies or in groupings in well defined areas such that they do not affect the development of the designated Traditional and Arterial Mainstreets as viable mixed-use areas;
3. Permit uses that are often large and serve or draw from broader areas than the surrounding community and which may generate traffic, noise or other impacts provided the anticipated impacts are adequately mitigated or otherwise addressed; and
4. Impose development standards that will ensure that the uses are compatible and complement surrounding land uses.

The proposed Exception for the commercial block (Block 198) would add the following additional uses:

- / Amusement centre;
- / Amusement park;
- / Automobile rental establishment;
- / Automobile service station;
- / Bar;
- / Car wash;
- / Cinema;
- / Gas bar;
- / Hotel;
- / Park;
- / Parking garage;
- / Retail,
- / Retail food,
- / Convenience stores,
- / Click-and-collect pick-up points;
- / Restaurants;
- / Banks and other financial services;
- / Service and repair uses
- / Personal service businesses;
- / Recreational and athletic facilities;
- / Professional offices
- / Medical facilities
- / Instructional facilities
- / Animal care establishments and hospitals
- / Post office
- / Municipal service centre
- / Higher density residential development; and
- / Theatre.

The proposed Exception for the mixed use blocks (Blocks 95 and 199) would add the following uses:

- / Apartment Dwelling, Low, Mid, And High-Rise;
- / Retirement Home;
- / Amusement Centre;
- / Amusement Park;
- / Automobile Rental Establishment;
- / Bar;
- / Cinema;
- / Hotel;
- / Park;
- / Parking Garage;
- / Retail;
- / Retail Food;
- / Convenience Stores;

- / Click And Collect Facilities;
- / Restaurants And Bars;
- / Banks, Bank Machines, And Other Financial Services;
- / Personal Service Businesses;
- / Service And Repair Uses;
- / Recreational And Athletic Facilities;
- / Daycares;
- / Offices;
- / Hotels; and
- / Theatre.

The proposed Exception for the mixed-use blocks (Blocks 95 and 199) would restrict the following low-rise residential uses:

- / **Detached dwelling;**
- / **semi-detached dwelling;**
- / **Townhome;**
- / **Stacked Dwelling;**
- / **Back-to-Back Townhouse.**

Further, a site-specific maximum height of 85 metres would be applied to the mixed use blocks.

<b>GM[XXXX] (Block 198) and GM(H85) [XXXX] (Blocks 195 &amp; 199)- Proposed Zoning Provisions</b>			
<b>Minimum lot area</b>		No Minimum	
<b>Minimum lot width</b>		No Minimum	
<b>Minimum front yard and corner side yard setbacks</b>		3 metres	
<b>Minimum interior side yard setbacks</b>	(i) for a non-residential or mixed-use building, from any portion of a lot line abutting a residential zone	5 metres	
	(ii) For a residential building:	(1) For a building equal or lower than 11 metres in height	1.2 metres  3 metres
		(2) For a building higher than 11 metres in height	
	(iii) All other cases	No Minimum	
<b>Minimum rear yard setback</b>	(i) abutting a street	3 m	

	(ii) from any portion of a rear lot line abutting a residential zone	7.5 m
	(iii) for a residential use building	7.5 m
	(iv) all other cases	No minimum
<b>Minimum Building Height</b>		On Blocks 195 & 199:  10 m; subject to additional details pertaining to podium heights, step-back, and general building articulation below the 10 metre minimum height.
<b>Maximum building height</b>		Block 198: 18 m  Blocks 195 and 199: <b>85 m</b>
<b>Building Step-backs</b>		Where the building height is greater than six storeys or 20 metres, at and above the six storey or 20 metres whichever is the greater a building must be setback a minimum of 2 metres more than the provided setback from the front lot line.
<b>Maximum floor space index</b>		N/A
<b>Minimum width of landscaped area</b>	(i) abutting a street	3 m
	(ii) abutting a residential or institutional zone	3 m
	(iii) other cases	No minimum

**The proposed subdivision can meet the above purposes. The requested zoning provisions align with the purpose of the parent R3 and GM zones.**

The new municipal Parkette within the subdivision is proposed to be rezoned to "Parks and Open Space Zone (O1)".

The purpose of the O1 zone is to:

1. Permit parks, open space and related and compatible uses to locate in areas designated as General Urban Area, General Rural Area, Major Open Space, Mixed Use Centre, Village, Greenbelt Rural and Central Area as well as in Major Recreational Pathway areas and along River Corridors as identified in the Official Plan, and
2. Ensure that the range of permitted uses and applicable regulations is in keeping with the low scale, low intensity open space nature of these lands.

Permitted uses in the O1 zone include park, environmental preserve and education area, and urban agriculture.

**The proposed R3YY[XXXX], GM[XXXX], GM(85) [XXXX], and O1 zoning will allow for the subdivision to be developed in a manner that meets the intentions of Zoning By-law (2008-250), and the policies of the EUC Phase 3 Area CDP and Secondary Plan, and the Official Plan.**

Please feel free to contact me at [beed@fotenn.com](mailto:beed@fotenn.com) with any questions for requests for additional information.

A handwritten signature in black ink that reads "Tim Beed". The signature is written in a cursive, slightly slanted style.

Tim Beed, MCIP RPP  
Senior Planner