



1835 Stittsville Main Street

Planning Rationale – Addendum
Zoning By-law Amendment
November 4, 2022



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1.0 Introduction

Fotenn Planning + Design (“Fotenn”) has been retained by Jennifer McGahan (owner), to prepare this Planning Rationale Addendum in support of a Zoning By-law Amendment application for the property known municipally as 1835 Stittsville Main Street (the “subject property”) in the Stittsville community of the City of Ottawa.

The intent of this Planning Rationale Addendum is to present and evaluate an updated zoning proposal for the subject property. This Addendum should be read in conjunction with the Planning Rationale included with the initial application submission.

1.1 Application History

In February 2022, Fotenn Consultants Inc. (“Fotenn”) submitted a Planning Rationale for a Zoning By-law amendment application (D02-02-22-0016) to rezone the subject property from RU – Rural Countryside Zone to R1D – Residential First Density Zone, Subzone D. In consideration of the comments provided resulting from the technical review period and discussion with City Staff, the proposed Zoning By-law Amendment application has been revised to re zone the subject property to R3Z – Residential Third Density, Subzone Z.

While the owner intends to proceed with the three-lot development concept shown on Drawing P1 included in the application submission, the requested R3 zone is a more appropriate implementation approach for the long-term development for this property in the current policy context.

1.2 Purpose of Application

The purpose of the Zoning By-law Amendment application is to rezone the property from RU – Rural Countryside Zone to R3 – Residential Third Density. As the property is located in the urban area, coinciding with the Public Service Area, the existing RU zone on the property is inappropriate. The R3Z zone is currently applied to other properties immediately abutting the subject property.

The Zoning By-law Amendment application will be followed by a Consent application to the Committee of Adjustment to sever the subject property into three (3) separately conveyable lots. One (1) lot, to be retained by the owner, will continue to accommodate the existing detached dwelling. The two (2) severed lots are intended to accommodate new detached dwellings. The R3Z Zone will enable the proposed lot severance.

Proposed Development

2.1 Proposed Concept - P1

The proposed concept (P1) seeks to create two (2) new residential lots on the north portion of the property, as shown in Figure 1. The existing dwelling is proposed to remain on the southern lot, with the two new lots designed to accommodate detached dwellings in the future. While the Concept Plan illustrates potential building footprints on the severed parcels, design and construction of these dwellings will be completed by future owners of the parcels and are not proposed as part of the application.

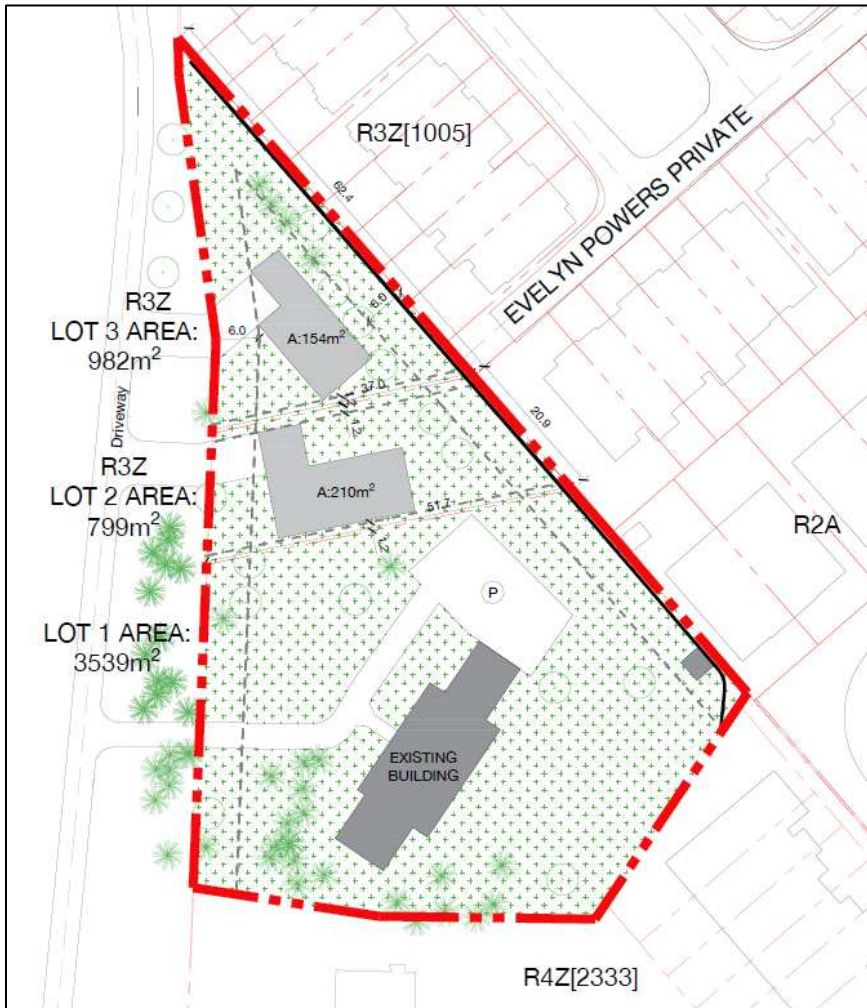


Figure 1: Concept Plan – P1 showing two (2) new detached dwellings

The proposed lot sizes and shapes are compatible with the surrounding lot fabric on adjacent lots. The retained lot (Lot 1) will have an area of 3,361 square metres, Lot 2 will have an area of 976 square metres, and Lot 3 will have an area of 982 square metres. Each lot exceeds the minimum lot area requirement of 240 square metres for detached dwellings in the R3Z zone, as well as exceeding the minimum lot width requirement of 9 metres in the subzone. As shown on Drawing P1, the lots are designed to accommodate a likely detached dwelling footprint on the property, while respecting required setbacks in the R3Z subzone.

2.2 Potential Concept - P2

Drawing P2 provides a Demonstration Plan showing five (5) townhouse dwellings on the northern portion of the subject property. In this scenario, the townhouses would be accommodated on one new lot, with the existing dwelling remaining on the retained lot.

This hypothetical concept illustrates further intensification within the urban area, while remaining consistent with the existing and planned context for the area. Townhouse dwellings are common throughout the surrounding context, including immediately adjacent the subject property and on the west side of Stittsville Mainstreet.

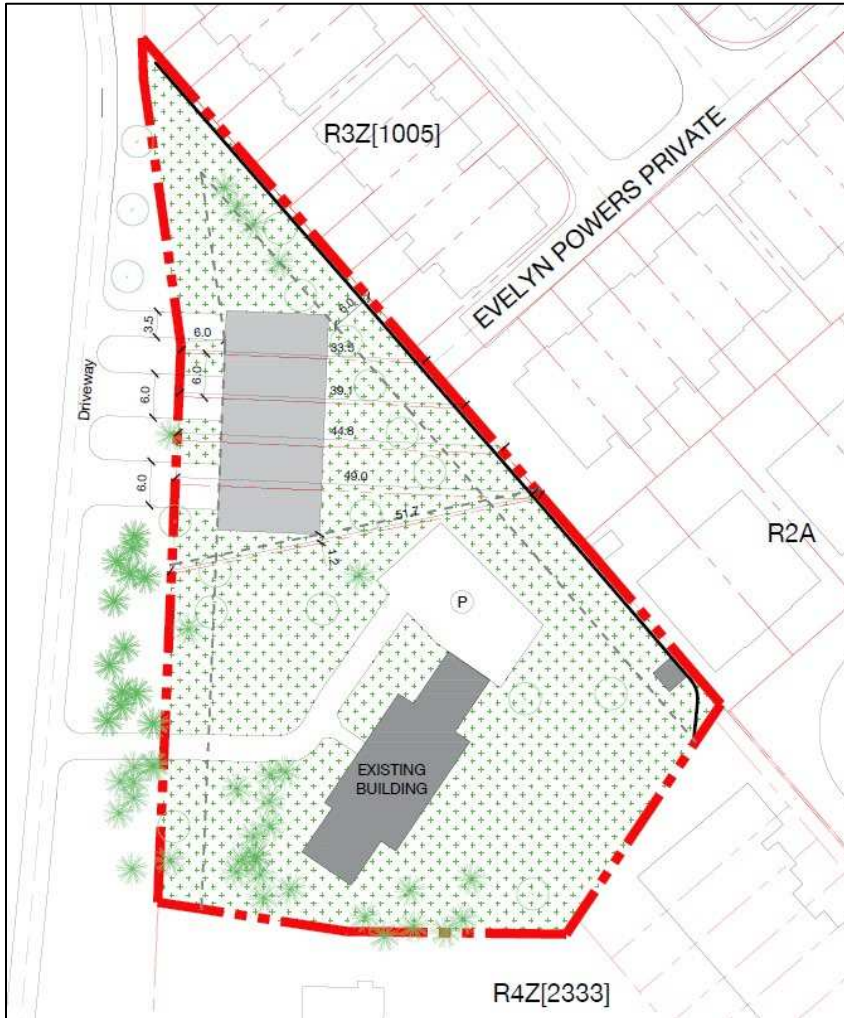


Figure 2: Concept Plan P2 showing a block of five (5) townhouses on the subject property

2.2.1 Servicing

The subject property is currently serviced with a private well and septic tank. In both future development scenarios, water and sanitary servicing connections for each of the new proposed lots will be provided at the front of the property from Stittsville Main Street.

While servicing connections were originally contemplated from Hartsmere Drive, it was determined to be unfeasible for the new proposed lots. Consequently, the use of an easement for servicing will no longer be required, as servicing will be provided from the public right-of-way directly to each proposed lot. A swale is proposed to run along the rear of the lots for the purpose of stormwater management.

The existing detached dwelling on the southern portion of the property is not proposed to be redeveloped in the near future. Servicing for this existing dwelling will remain on a private well and septic system, until such time as the property is redeveloped. At the time of future redevelopment, servicing connections for the southern lot will be provided from either the forthcoming extensions to the north, existing connections from Hartsmere Drive to the southeast, or a combination of both.

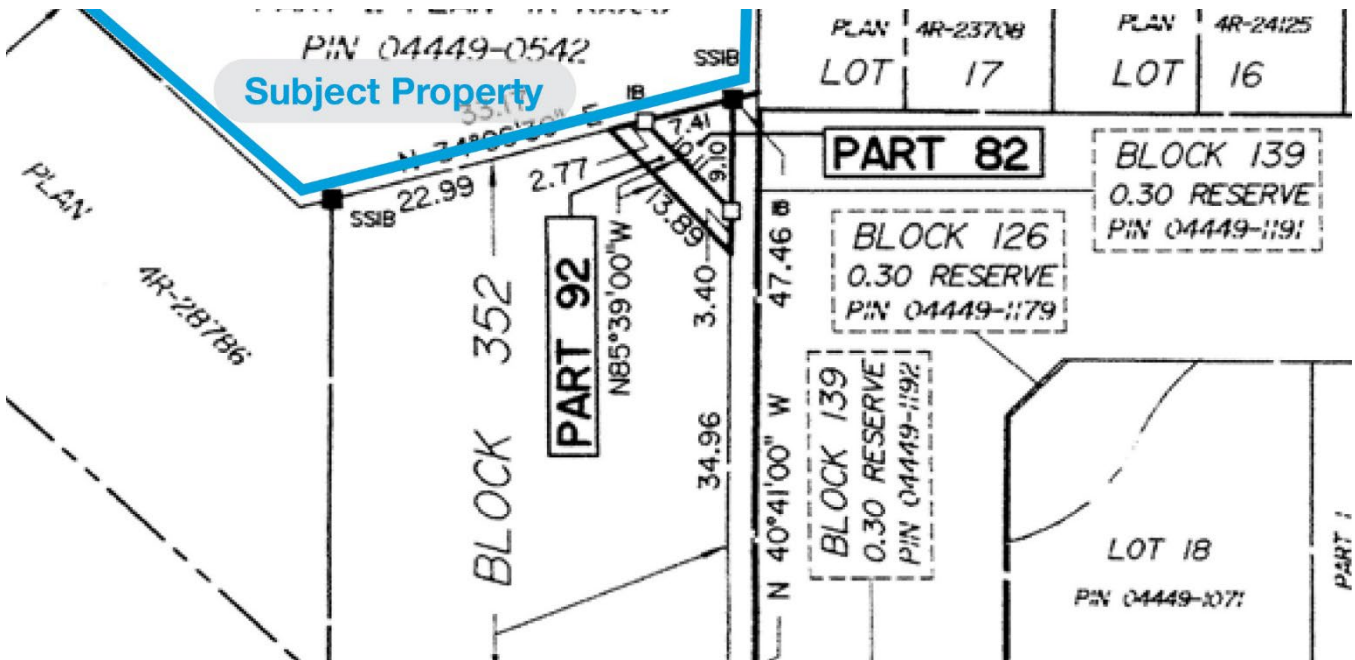


Figure 3: Extract from Survey Plan showing existing servicing easement across 205 Hartsmere Drive

2.2.2 Driveway Access

Each of the three proposed parcels will feature connections to the existing shared access driveway. The access driveway will be governed by a Joint Use and Maintenance Agreement, with the future landowners party to that Agreement. Involvement by the owner of 1845 Stittsville Main Street is unnecessary, as a direct access to Stittsville Main Street is already provided from that property.

3.0 Policy and Regulatory Framework

3.1 Provincial Policy Statement

The revised zoning approach continues to meet the policies of the Provincial Policy Statement (PPS). The R3 zone will further advance the policies encouraging intensification inside settlement areas, which promote an efficient use of land. The zone also contributes to a range of housing types available in the area.

In compliance with the servicing hierarchy in the PPS, new development on the subject property will be connected to municipal water and sanitary services, while the existing dwelling will have the opportunity to connect to water and sanitary services upon future redevelopment.

The proposed application conforms with the policies of the PPS.

3.2 City of Ottawa Official Plan (2003, as amended)

The proposed zoning approach conforms with policies for land use and development in the Official Plan. The increased density enabled by the R3 zone meets the policy direction for compatible intensification in the General Urban Area designation. The R3 zone meets the policies and intent of the General Urban Area, which permits a full range of uses to facilitate the development of complete and sustainable communities. The R3 zone permits only low-rise building forms, conforming with the policy direction in the designation.

Application of the R3 zone on the property similarly meets the intensification policies of Section 2.2 of the Official Plan, which encourages compatible intensification within the urban boundary. Policy 23 supports intensification in the General Urban Area where it will enhance and complement its desirable characteristics and long-term renewal, particularly reflected in patterns of built form and open spaces. As the R3Z subzone is common in the immediate area, the future lots and development on this property will be compatible with their surroundings.

The proposed servicing approach conforms with the policies of the Section 2.3.2, as new development will be on the basis of municipal water and sanitary services. Proposed Holding Zones applied to the zoning on the property will ensure that servicing infrastructure is extended to the new lots, and that the existing lot will be serviced with municipal services upon redevelopment.

The application conforms with the policies of the Official Plan.

3.3 New City of Ottawa Official Plan

The proposed zoning approach continues to conform with the policies of the new City of Ottawa Official Plan, which is currently under review by the Ministry of Municipal Affairs and Housing. The property is located in the Suburban Transect, in which the Official Plan supports gentle forms of intensification to foster an evolution towards 15-minute communities. The Suburban Transect is generally characterized by low-rise built form in the Neighbourhood designation.

Policy 2 of Section 6.3.1 states that permitted building heights in Neighbourhoods shall be low-rise. Policy 4 in Section 6.3.1 states that the Zoning By-law and approvals under the Planning Act shall allow a range of residential and non-residential built forms with the Neighbourhood designation.

The subject property is designated as a Private Service Enclave on Annex 9 of the Official Plan. Policy 10 of Section 4.7.2 states that, where new lots are proposed for residential purposes that rely upon private services, the minimum lot size shall be 0.4 hectares (4,000 square metres). The new proposed lots will be serviced with municipal services, while the

existing dwelling will continue to be serviced by private services until redevelopment. This arrangement is proposed to be secured through the use of a Holding Zone. Consequently, this policy would not apply to the proposed development.

The proposed Zoning By-law Amendment, which features low-rise residential intensification of the subject property, conforms with the policies of the Suburban Transect and the Neighborhood designation, and reflects many established features of the surrounding built environment. The proposal also conforms with applicable servicing policies.

3.4 City of Ottawa Comprehensive Zoning By-law (2008-250)

The subject property is currently zoned RU – Rural Countryside Zone in the City of Ottawa’s Comprehensive Zoning By-law (2008-250). The RU zone is no longer appropriate for the subject property, given its location within the urban boundary.

3.5 Proposed Zoning By-law Amendment

The revised Zoning By-law Amendment application seeks to rezone the entirety of the property from RU – Rural Countryside Zone to R3Z – Residential Third Density, Subzone Z. Table 1 below summarizes the performance standards for the R3Z subzone.

Table 1: Summary of R3Z Performance Standards

Dwelling Type	Detached	Townhouse
Minimum Lot Width	9 m	6 m
Minimum Lot Area	240 m ²	150 m ²
Minimum Front Yard Setback	3 m	3 m
Minimum Corner Yard Setback	3 m	3 m
Minimum Interior Side Yard Setback	0.6 m	1.2 m
Minimum Rear Yard Setback	6 m	6 m
Maximum Building Height	11 m	11 m

The R3 zone is appropriate for the subject property and applies to other properties in the immediate surrounding area. The proposed zone will enable the creation of the proposed lots, as well as the development of detached or townhouse dwellings that generally align with the sample building footprints illustrated on the Concept Plans.

3.5.1 Site Specific Exception

Given the unique configuration of the proposed lots, particularly the northern parcel (Lot 3), adequate space for parking is difficult to provide while meeting the provisions of Section 109(a)(i). A site-specific exception is proposed to permit parking within the front yard of the proposed lots.

The proposed zoning relief is reasonable, based on the following:

- / The lot configuration creates challenges to accommodating parking spaces in the front yard.
- / The surrounding context reduces the impacts of the front yard parking. Specifically, the property lines are set back approximately 30 metres from the Stittsville Main Street roadway, owing to the access driveway and hydro corridor. Mature trees and landscaping will also contribute to visual screening.

3.5.2 Holding Provision

Holding Symbols are proposed to be added to the R3Z zones on the proposed lots. The purpose of the Holding Zones is to ensure connections to municipal servicing prior to permitting redevelopment.

Separate Holding Zones would be required, owing to the unique development circumstances on each lot. The conditions upon which the Holding Zone may be lifted will be detailed in the Site-Specific Exception Zone.

Proposed wording is included below:

- / Northern portion of the property, encompassing the two new proposed lots:
 - Exception Provisions – Provisions
 - “The Holding Zone may be removed upon execution of a Development Agreement with the City detailing the provision of municipal water and sanitary servicing connections to the development.”

- / Southern portion of the property, encompassing the (forthcoming) retained lot, accommodating the existing dwelling:
 - Exception Provisions – Land Uses Prohibited
 - All uses except detached dwelling, until Holding Zone is removed.
 - Exception Provisions – Provisions
 - “A Holding Zone may be removed upon execution of a Development Agreement with the City detailing the provision of municipal water and sanitary servicing connections to the development.”

The proposed Zoning By-law Amendment proposes a Zone, Exception, and Holding Zone provisions that ensures compatible and functional development on the subject property.

4.0 Supporting Plans and Studies

4.1 Servicing Brief

A Servicing Brief was prepared by Robinson Land Development, dated November 1, 2022. The Brief concludes that the three lots can be serviced with new water, sanitary, and storm services by incorporating the following design features:

- / A 254 mm diameter watermain extension of the existing watermain system located within the Stittsville Main Street right-of-way for domestic water supply.
- / A new hydrant located adjacent to the existing driveway contained within the City owned right-of-way for fire protection.
- / A 200 mm diameter sanitary sewer extension from the existing sanitary sewer system located within the Stittsville Main Street right-of-way.
- / The implementation of sump pumps for the new dwelling foundation drainage systems with outlets to the proposed rear yard swale system.
- / A grading design which ties into existing elevations along the property boundaries.

5.0 Conclusion

It is our professional planning opinion that the Zoning By-law Amendment application represents good planning and is in the public interest, for the following reasons:

- / The proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement (PPS) by providing efficient and appropriate development on lands within a settlement area, making efficient use of existing infrastructure;
- / The proposed Zoning By-law Amendment conforms with the policies of the current City of Ottawa Official Plan (2003) and is permitted in the General Urban Area designation;
- / The proposed Zoning By-law Amendment conforms to the policies of the new City of Ottawa Official Plan and is appropriate within the Suburban Transect and the Neighbourhood designation;
- / The proposed Zoning By-law Amendment proposes uses that are generally consistent with the existing land uses in the surrounding area; and
- / The proposed Zoning By-law Amendment is supported by technical plans and studies submitted as part of this application.

Sincerely,



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