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Residential
Commercial &
Institutional
Environmental
Restoration

785 Cope Drive Planning Rationale

Prepared for: CRT Developments Inc.

785 Cope Drive

Ottawa, Ontario

Planning Rationale

in support of

Major Zoning By-law Amendment

Prepared for:

CRT Developments Inc.

Prepared By:

NOVATECH

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December / 16 / 2024

Novatech File: 120069
Ref: R-2024-143

December 16, 2024

City of Ottawa
Planning, Development, and Building Services Department
110 Laurier Avenue West, 4th Floor
Ottawa, ON, K1P 1J1

Attention: Kimberley Baldwin, Planner III, Development Review West

**Reference: Major Zoning By-law Amendment Application
785 Cope Drive
Our File No.: 120069**

The following Planning Rationale has been prepared in support of a Major Zoning By-law Amendment application to permit the construction of 22 townhouse dwellings on Block 312 of Plan 4M-1619, municipally known as 785 Cope Drive (the "Subject Site"). The Subject Site also includes Blocks 295-301 on Plan 4M-1619.

The Subject Site is designated Neighbourhood within the Suburban Transect of the City of Ottawa Official Plan (2022). Most of the Subject Site is zoned Parks and Open Space (O1), with the eastern portion of the site (Blocks 295-301) zoned Residential First Density, Subzone Z (R1Z) in the City of Ottawa Zoning By-law 2008-250.

It is proposed to rezone a portion of the Subject Site to Residential Third Density, Subzone Z (R3Z) in order to permit the development of 22 townhouse dwellings. The eastern portion of the Subject Site will be rezoned to O1 and included in the park on the Subject Site.

This Planning Rationale examines the location and context of the Subject Site, provides a description of the proposed rezoning, sets out the planning policy and regulatory framework of the Subject Site, and makes a recommendation on the Major Zoning By-law Amendment and proposed development.

Should you have any questions regarding any aspect of this application please feel free to contact me at your earliest convenience.

Yours truly,

NOVATECH



Simran Soor, M. PL.
Planner

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EXECUTIVE SUMMARY

Novatech has been retained by CRT Developments Inc. to prepare this Planning Rationale in support of a Major Zoning By-law Amendment to rezone a portion of the Subject Site from Parks and Open Space (O1) to Residential Third Density, Subzone Z (R3Z). The eastern portion of the Subject Site along Dagenham Street will be rezoned from Residential First Density, Subzone Z (R1Z) to O1.

The Subject Site is located at the northeast corner of Cope Drive and Goldhawk Drive in Ward 6. The Subject Site is part of the residential subdivision application formally known as “Westwood Subdivision – Phase 1”. The Subject Site is registered as Block 312 and Lots 295-301 on Plan 4M-1619. Block 312 has an area of approximately 3.2 hectares and was intended to be used as a municipal park. Lots 295-301 have an area of approximately 0.27 hectares and are intended to be conveyed to the City as part of the municipal park.

The Subject Site is primarily surrounded by residential dwellings in a variety of forms. There are townhouse dwellings located to the south of the Subject Site and some institutional uses and parks located further to the east of the Subject Site.

A Memorandum of Understanding was signed between the property owners and the City on November 8, 2017 to permit a different configuration for the park to be considered, with no appreciable net change to the park’s area. The property owners have consulted with Parks & Facilities staff and Planning staff on the relocation of the residential lots and are continuing to collaborate with the City on a concept plan for the community park.

The proposal is to rezone the Subject Site to permit 22 townhouse dwellings to be developed along Goldhawk Drive. In order to facilitate the proposal, the western portion of the Subject Site is proposed to be rezoned to Residential Third Density, Subzone Z. The residential lots to the east of the Subject Site along Dagenham Street will be rezoned to Parks and Open Space (O1) and conveyed to the City for inclusion in the park. The proposal will effectively permit lands on the Subject Site to be swapped with the City, with the residential units to be located to the west of the Subject Site rather than the east.

The proposal is consistent with the Provincial Planning Statement (2024). The proposal will result in a greater diversity of dwelling types and will promote an increased residential density while maintaining over 3 hectares of park space. The proposed rezoning will more efficiently use the Subject Site by providing for 22 townhouse dwellings and a 3 hectare park, where seven detached dwellings and a 3.2 hectare park were previously proposed.

The Subject Site is designated Neighbourhood within the Suburban Transect in the City of Ottawa Official Plan (2022). The proposed rezoning will facilitate the development of 22 dwelling units within the urban area, which will contribute to meeting the City’s target of 46% of household growth being located within the greenfield portion of the urban area. The proposal will facilitate the development of a low-rise, ground-oriented dwelling form, which is consistent with the policies of the Suburban Transect and the Neighbourhood designation.

The Subject Site is designated as a Community Park and Low Density Residential in the Fernbank Community Design Plan. The Subject Site is an appropriate location for multiple attached dwellings as it is located along a future collector road. While the proposed rezoning will result in a Community Park that is slightly less than the 3.2 hectares referenced in the Fernbank CDP, the

proposed park will still be over 3 hectares in area and will provide adequate space for community-level recreational amenities.

The Subject Site is zoned Parks and Open Space (O1) and Residential First Density, Subzone Z (R1Z) in the City of Ottawa Official Plan. The Subject Site is proposed to be rezoned to Residential Third Density, Subzone Z (R3Z) and Parks and Open Space (O1). The proposed zoning is appropriate for the Subject Site, as there are other examples of R3Z zoning in the area. The proposal meets all of the zoning standards for the proposed zones and no site-specific relief will be required.

The Major Zoning By-law Amendment is appropriate for the development of the Subject Site and represents good land use planning.

1.0 INTRODUCTION

Novatech has been retained by CRT Developments Inc. to prepare this Planning Rationale in support of a Major Zoning By-law Amendment to rezone a portion of the Subject Site from the Parks and Open Space zone (O1) to Residential Third Density, Subzone Z (R3Z). The eastern portion of the Subject Site along Dagenham Street, known municipally as 130-142 Dagenham Street, will be rezoned from Residential First Density, Subzone Z (R1Z) to the O1 zone.

The Subject Site is part of the residential subdivision application formally known as “Westwood Subdivision – Phase 1”. The Subject Site was registered as Block 312 on Plan 4M-1619 in 2019 and was intended for a municipal park. Since the Subdivision was registered, the property owners have determined that they wish to pursue a different parkland configuration. To that end, the property owners are proposing to convey seven residential lots along Dagenham Street (Lots 295-301 on Plan 4M-1619) to the City for parkland in exchange for the acquisition of a part of Block 312 along the property’s Goldhawk Drive frontage. This land will be used for the development of 22 townhouse dwellings along Goldhawk Drive.

This Planning Rationale will demonstrate that the proposed Major Zoning By-law Amendment will:

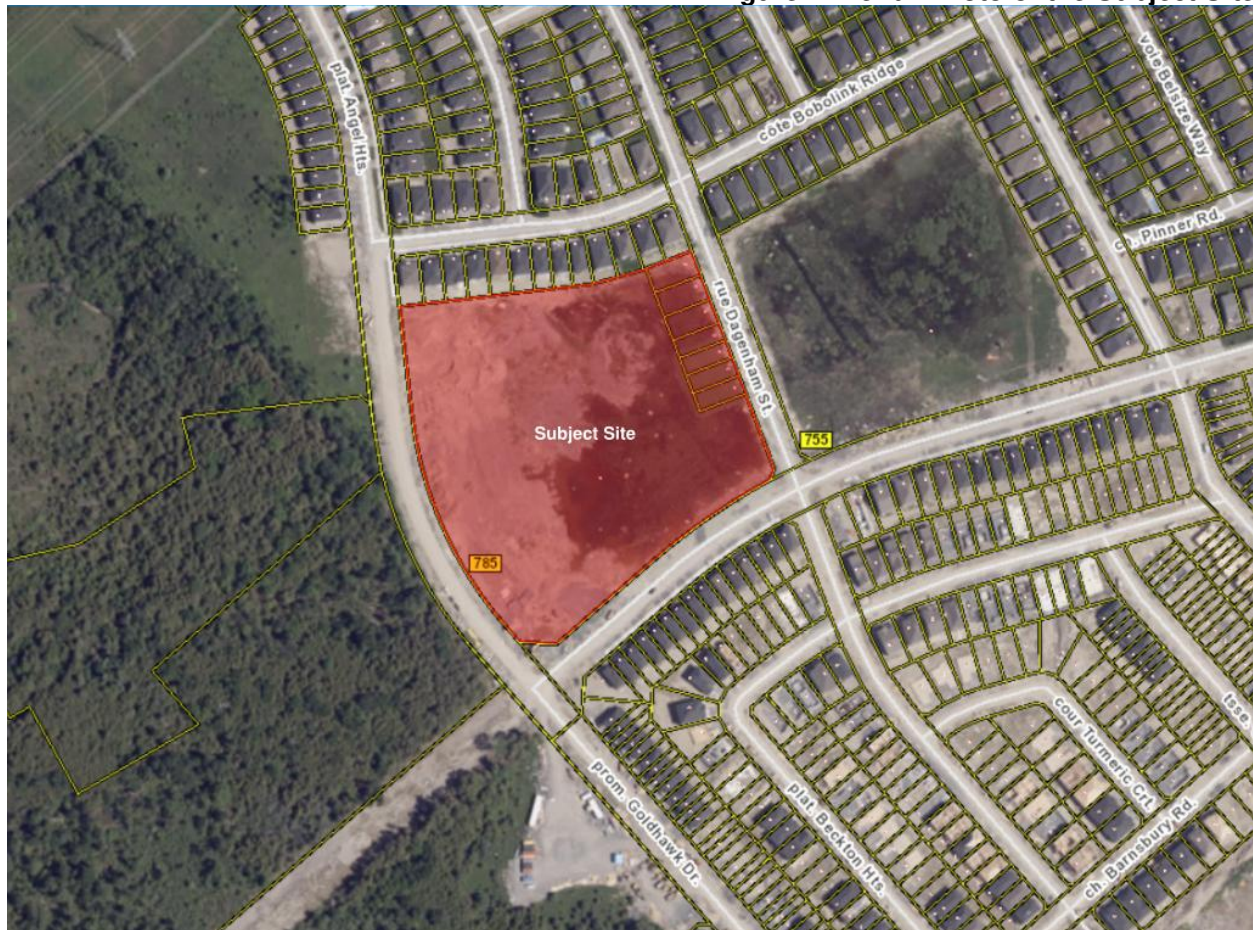
- Be consistent with the policies of the Provincial Planning Statement (2024);
- Conform to the policies of the City of Ottawa Official Plan (2022);
- Establish appropriate Zoning standards for the Subject Site; and
- Maintain compatibility with the surrounding uses and community context.

1.1 Site Location and Description

The Subject Site is in Ward 6 (Stittsville) and is located at the northeast corner of Cope Drive and Goldhawk Drive. The Subject Site also has frontage along Dagenham Street. The Subject Site has an area of approximately 3.2 hectares. The Subject Site was registered as Block 312 on Plan 4M-1619.

The Subject Site also includes the properties municipally known as 130, 132, 134, 136, 138, 140, and 142 Dagenham Street. These properties have a total area of approximately 2,771 square metres (or 0.27 hectares). These properties were registered as Lots 295-301 on Plan 4M-1619.

Figure 1: Aerial Photo of the Subject Site



1.2 Community Context and Connectivity

The Subject Site is primarily surrounded by residential dwellings in a variety of forms, including detached dwellings and townhouse dwellings. There are also some institutional uses and parks located further to the east of the Subject Site. A Hydro corridor is located further to the north of the Subject Site.

North: Immediately to the north of the Subject Site, there are a number of detached dwellings. Beyond this there is a Hydro Corridor.

East: Immediately to the east of the Subject Site, there is an institutional block which will be developed into a school in the future. Further to the east, there are a number of detached dwellings.

South: Immediately to the south of the Subject Site, there are new detached dwellings along Cope Drive. Further to the south, there are new townhouse dwellings.

West: Immediately to the west of the Subject Site, there is vacant land for future development. This area is part of the Westwood Subdivision Phase 4.

1.3 Planning and Regulatory Context

The Subject Site is designated Neighbourhood within the Suburban West Transect in the City of Ottawa Official Plan (2022).

Schedule B5 – Suburban West Transect of the Official Plan shows that the Subject Site is designated Greenspace (Figure 2). An Official Plan Amendment was brought forward by City staff at the end of 2023 to redesignate the Subject Site from Greenspace to Neighbourhood. This was done in order to correct the Schedule to reflect a Memorandum of Understanding, dated November 8, 2017, between Council and the developer which acknowledged that a different configuration for the park could be considered to permit the relotting of the residential lots abutting the park boundary with no appreciable net change to the park’s area. The Official Plan Amendment was approved on April 3, 2024.

Figure 2: Official Plan Schedule B5 Excerpt

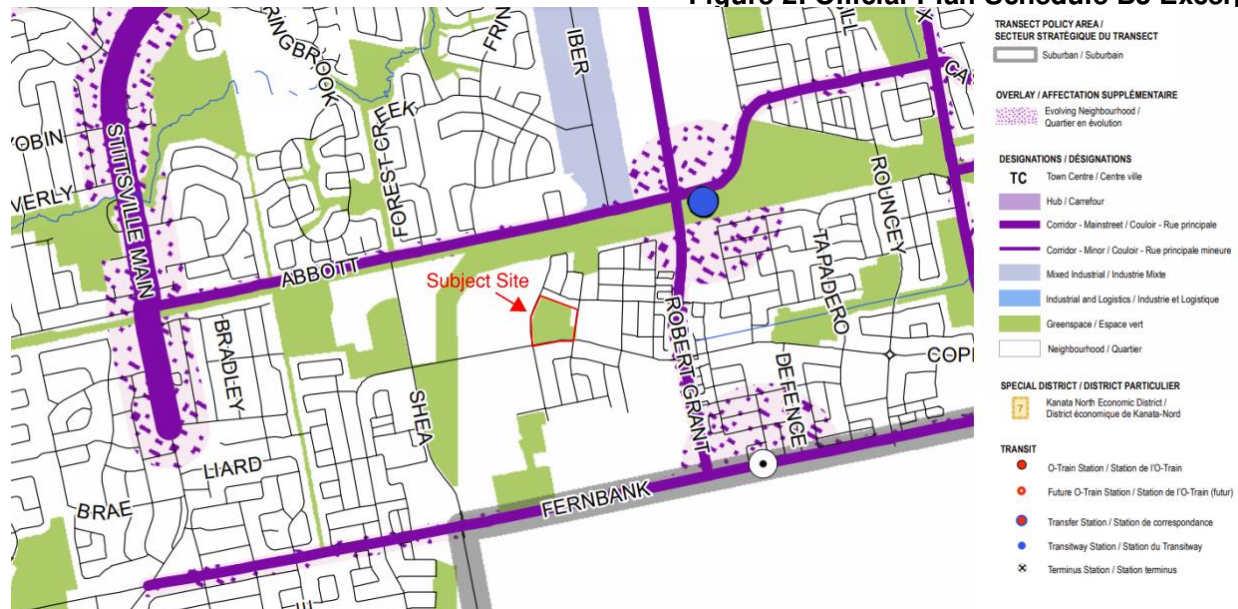
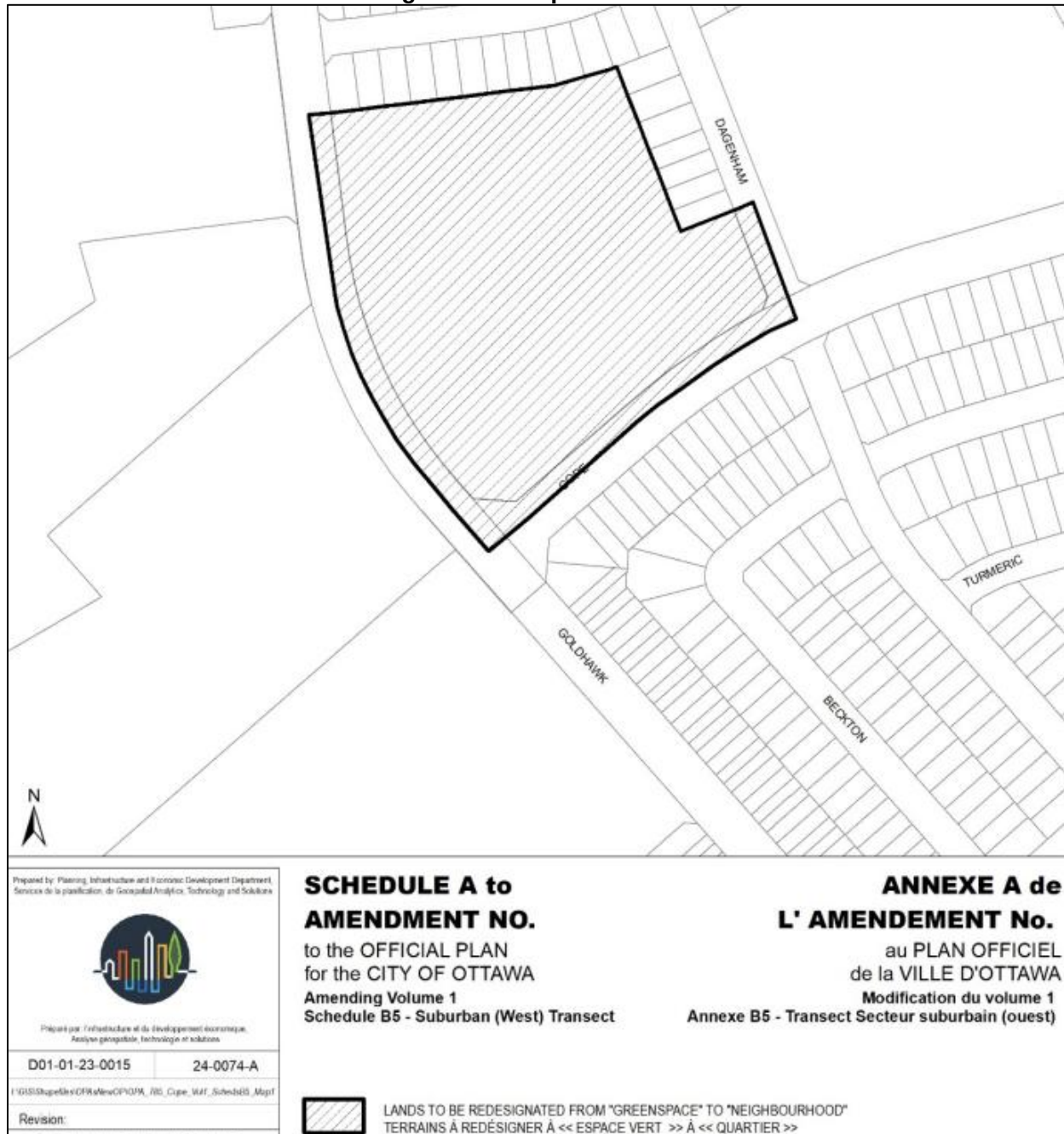
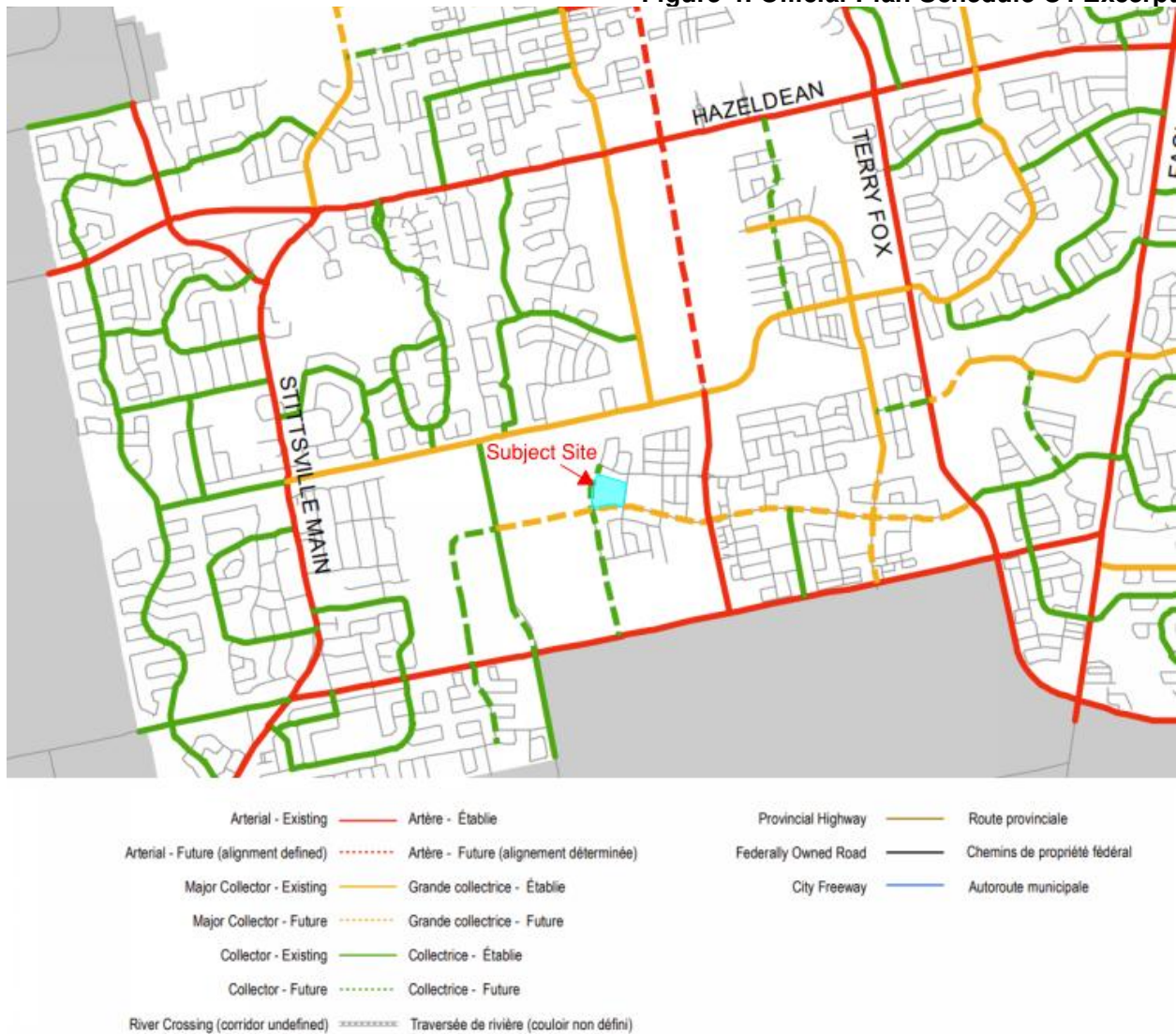


Figure 3: Excerpt of Official Plan Amendment to Schedule B5



The Subject Site is located next to Cope Drive, which is designated as a Future Major Collector on *Schedule C4- Urban Road Network*. The Subject Site also abuts Goldhawk Drive, which is designated as a Future Collector on Schedule C4.

Figure 4: Official Plan Schedule C4 Excerpt



The Subject Site is identified as Open Space on *Schedule C12 – Urban Greenspace*. This Schedule was amended on April 3, 2024 along with the Subject Site’s designation to remove the reference to Open Space on the Subject Site.

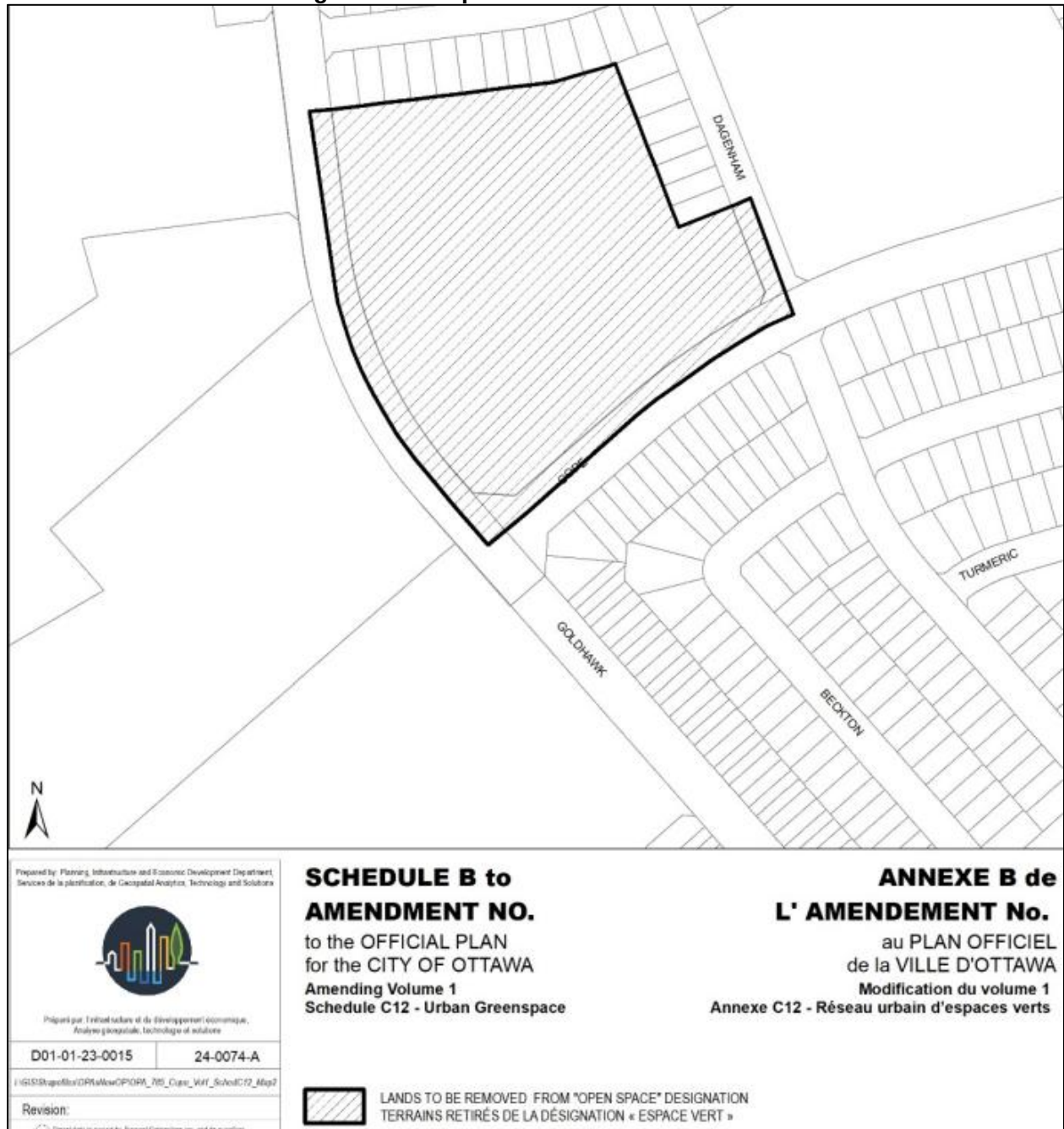
Figure 5: Official Plan Schedule C12 Excerpt



SUB-DESIGNATIONS / SOUS-AFFECTATION

- | | | |
|--|--|--|
|  Park / Parc |  Greenbelt Natural Area / Aire naturelle de la Ceinture de verdure |  Greenbelt Transect Boundary / Limite de la Ceinture de verdure |
|  Open Space / Espace vert |  Greenbelt Natural Linkage / Lien naturel de la Ceinture de verdure |  O-Train |
|  Urban Natural Features / Caractéristique naturelle urbaine |  Water Linkage / Cours d'eau de liaison | |
|  Significant Wetlands / Terres humides d'importance |  Greenspace Destination / Espace vert de destination | |
|  Conservation Area / Zone de conservation | | |

Figure 6: Excerpt from the Official Plan Amendment to Schedule C12

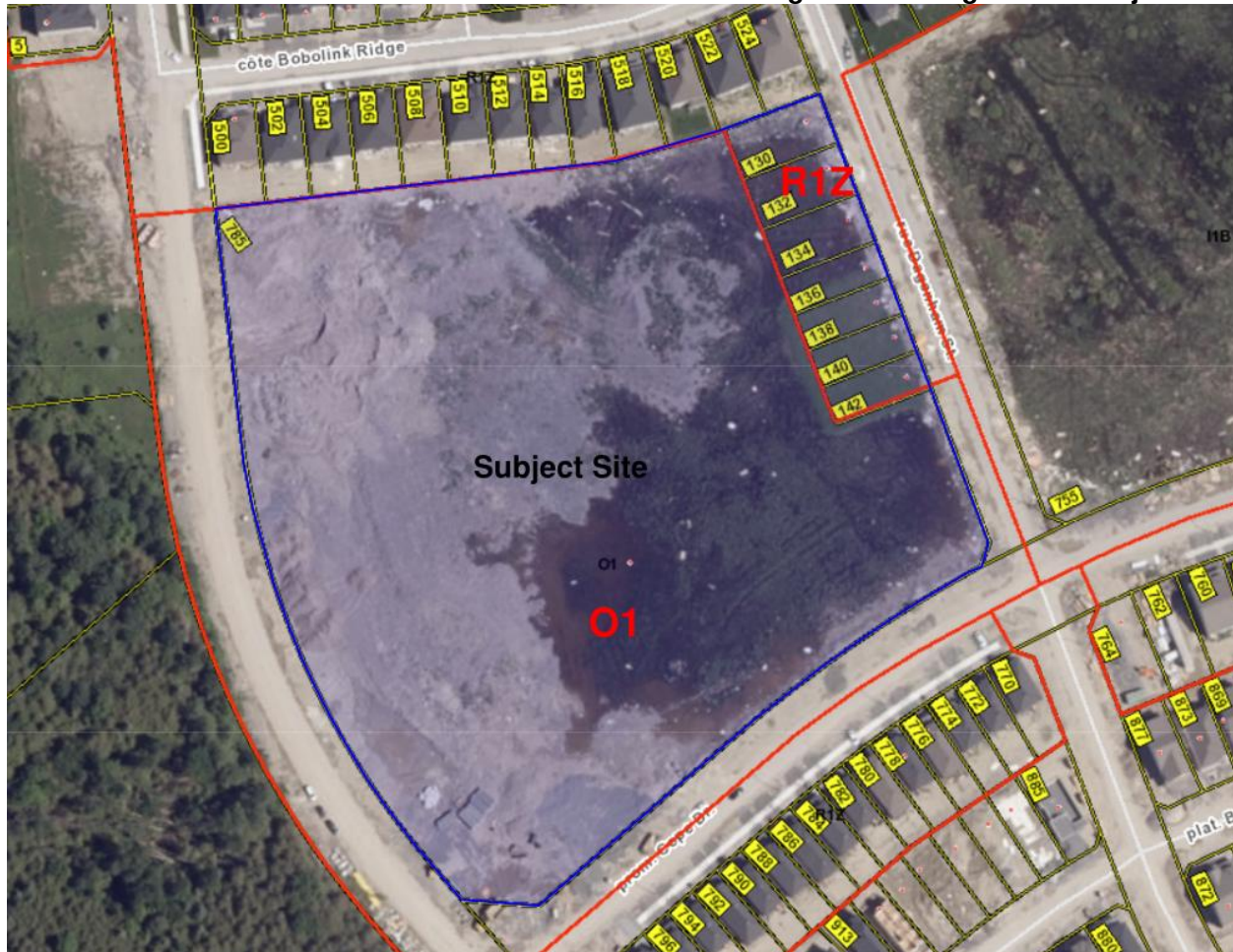


The Subject Site is not located near an existing or future transit station according to *Schedule C2 – Transit Network Ultimate*. *Schedule C11A – Natural Heritage System (west)* identifies the Subject Site as an Urban Area with no Natural Heritage designations. *Schedule C15 – Environmental Constraints* does not identify any environmental constraints on the Subject Site.

The Subject Site is not located within a Secondary Plan Area. The Subject Site is within the Fernbank Community Design Plan area. The Subject Site is designated as a Community Park and Low Density Residential on the Fernbank CDP – Land Use Plan.

The Subject Site is zoned Parks and Open Space (O1) and Residential First Density, Subzone Z in the City of Ottawa Zoning By-law 2008-250 (see Figure 7).

Figure 7: Zoning for the Subject Site



2.0 DEVELOPMENT PROPOSAL

2.1 Description of Development Proposal

The Zoning By-law Amendment application proposes to rezone a portion of Block 312 on Plan 4M-1619 from Parks and Open Space (O1) to Residential Third Density, Subzone Z (R3Z). Lots 295 to 301 on Plan 4M-1619 will be rezoned from Residential First Density, Subzone Z (R1Z) to Parks and Open Space (O1).

The proposed rezoning will allow for 22 new townhouse dwellings to be developed along the Goldhawk Drive frontage. The residential lots along the Dagenham Street frontage will be rezoned and incorporated into the park block to the east of the proposed town house dwellings. This park block will have an area of approximately 3 hectares. Figures 9-11 show the new proposed park block as well as the townhouses proposed along Goldhawk Drive.

Figure 8: Plan 4M-1619



Figure 9: Sketch Showing the Proposed Park Block

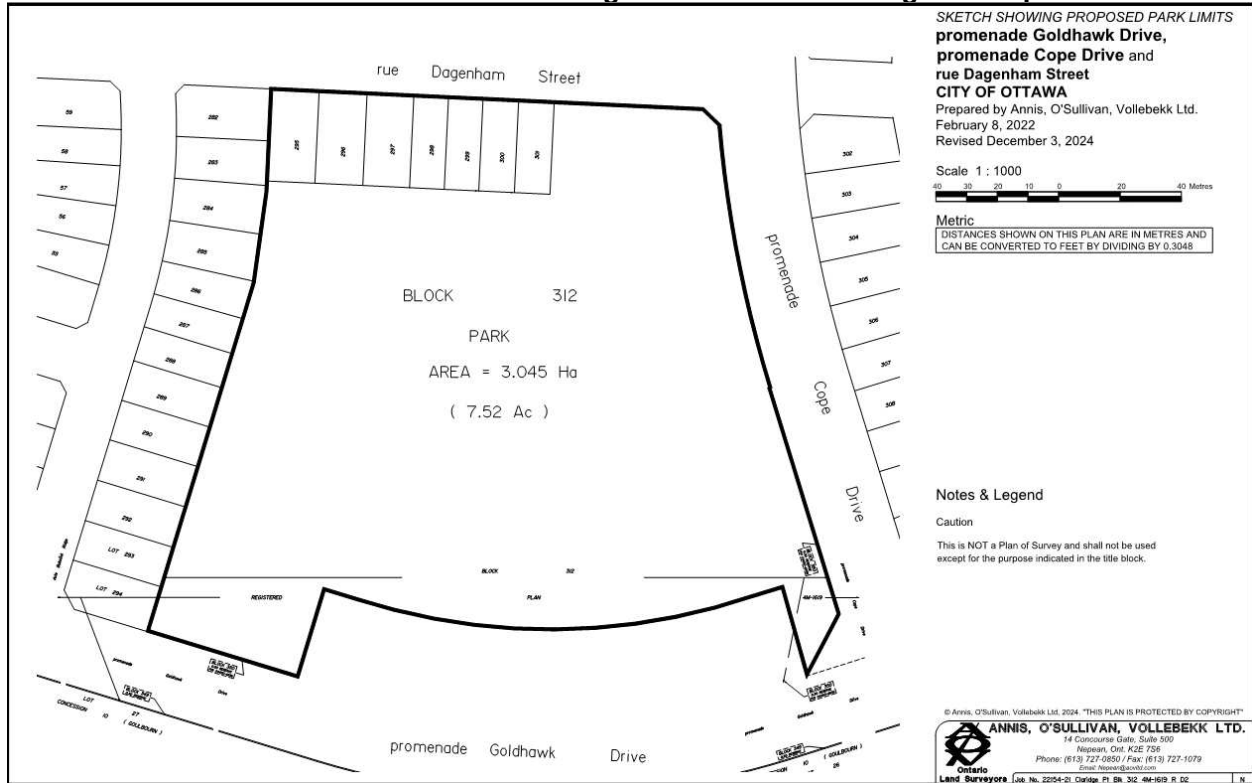


Figure 10: Proposed Townhouse Lots

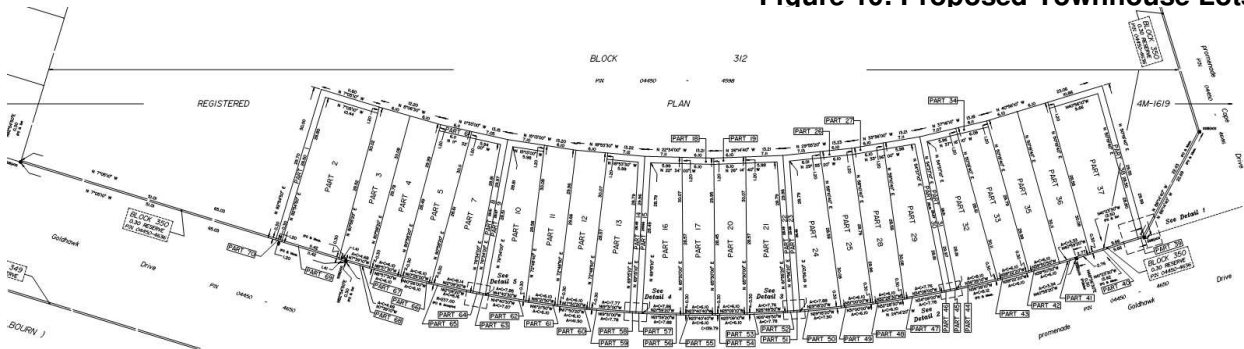
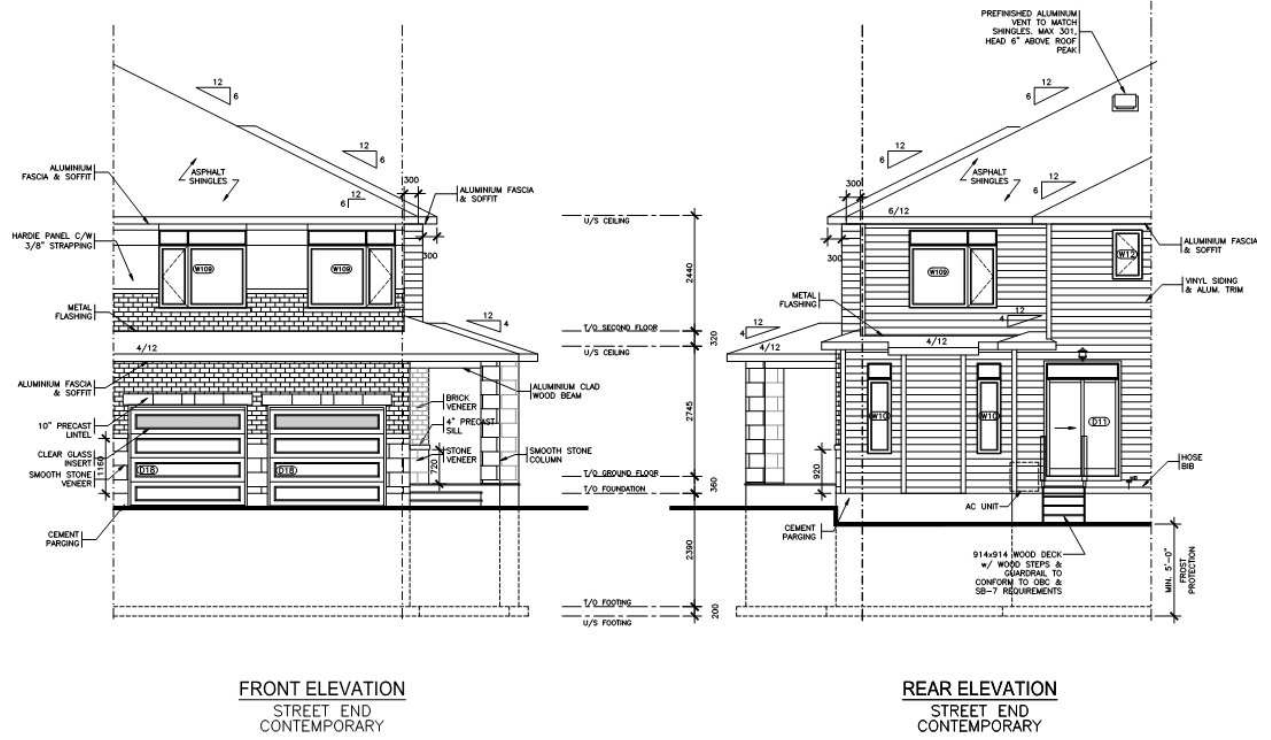
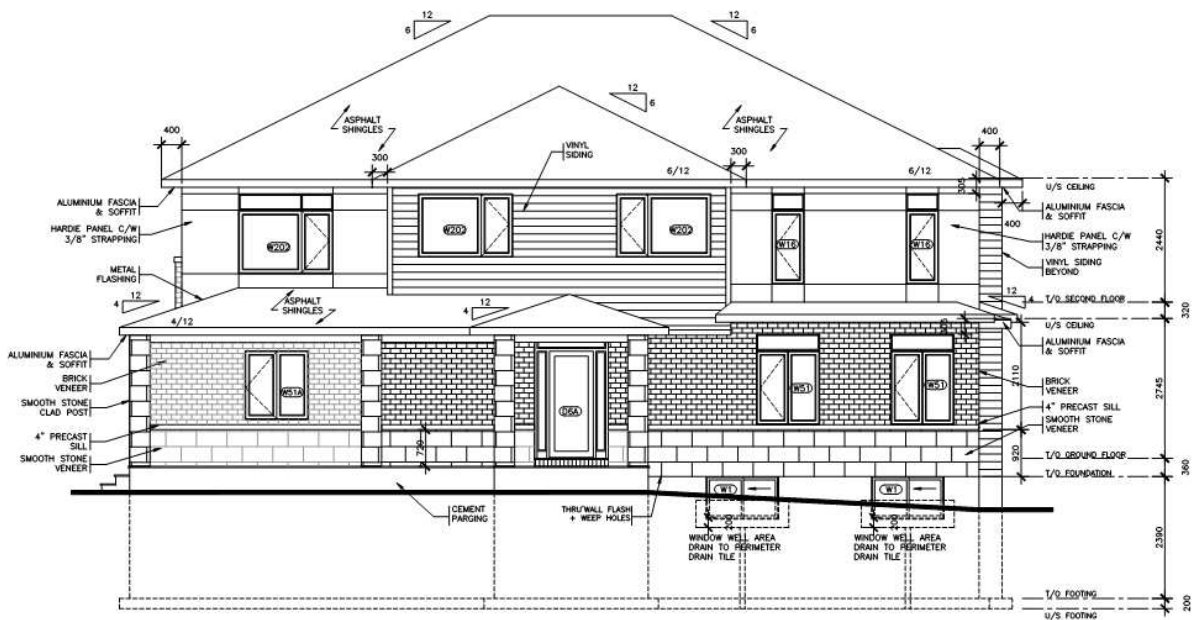


Figure 11: Conceptual Plan (not final) and Typical Townhouse Elevations





SIDE ELEVATION
STREET END
CONTEMPORARY

2.2 Details of Proposed Zoning By-law Amendment

The proposed Zoning By-law Amendment is to rezone the western frontage along Goldhawk Drive from Parks and Open Space (O1) to Residential Third Density, Subzone Z (R3Z). The eastern portion of the Subject Site along Dagenham Street will be rezoned from Residential First Density, Subzone Z (R1Z) to Parks and Open Space (O1). Figure 12 shows the proposed zoning for the Subject Site.

Figure 12: Proposed Zoning for the Subject Site



2.3 Previous Consultations, Applications and Approvals

The Subject Site is part of Phase 1 of the CRT Westwoods Subdivision which has been approved and registered. A pre-consultation meeting regarding the proposed Zoning By-law Amendment was undertaken with the City in 2023.

3.0 PLANNING POLICY JUSTIFICATION

3.1 Provincial Planning Statement

The Provincial Planning Statement, 2024 (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 the policies of the PPS.

Section 2.2 of the PPS provides policy direction for Housing. Policy 1 states (*emphasis added*):

“Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*
- b) permitting and facilitating:*
 - 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*
 - 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and*
- d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.”*

The proposed rezoning will result in a greater diversity of dwelling types in the subdivision by providing for more townhouse dwellings. The proposal will promote an increased residential density while still providing for over 3 hectares of park space.

Section 2.3 of the PPS provides policy direction for Settlement Areas. Policy 2 of Section 2.3.1 states (*emphasis added*):

“Land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) efficiently use land and resources;*
- b) optimize existing and planned infrastructure and public service facilities;*
- c) support active transportation*
- d) are transit-supportive, as appropriate; and*
- e) are freight-supportive”*

The proposed rezoning will more efficiently use the Subject Site by providing for 22 townhouse dwellings and a 3 hectare park, where seven detached dwellings and a 3.2 hectare park was previously proposed. This will provide for more residential dwellings on the Subject Site while still maintaining a large park for resident use.

Section 3.9 of the PPS provides policy direction for public spaces and parks. Policy 1 of Section 3.9 states (*emphasis added*):

“Healthy, active, and inclusive communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;*
- b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*
- c) providing opportunities for public access to shorelines; and*
- d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.”*

The proposed rezoning application will not have a negative impact on parkland in the neighbourhood. The proposal will exchange lands that were previously planned for parkland with lands that were planned for residential development and will still result in a park that is over 3 hectares in size. This will provide for publicly accessible recreational space for residents of the subdivision.

The Major Zoning By-law Amendment application is consistent with the policies of the Provincial Planning Statement.

3.2 City of Ottawa Official Plan

The Subject Site is designated Neighbourhood within the Suburban West Transect in the City of Ottawa Official Plan (2022).

3.2.1 Strategic Directions & Cross Cutting Issues

Section 2 of the Official Plan (2022) provides Strategic Directions for the City. This includes five Big Policy Moves and six Cross-Cutting Issues.

The five Big Policy Moves provide broad policy directions and are the foundation of the Official Plan. The Big Policy Moves are:

- 1. Achieve, by the end of the planning period, more growth but intensification than by greenfield development.*
- 2. By 2046, the majority of trips in the city will be made by sustainable transportation.*
- 3. Improve our sophistication in urban and community design and put this knowledge to the service of good urbanism at all scales, from the largest to the very small.*
- 4. Embed environmental, climate and health resiliency and energy into the framework of our planning policies.*
- 5. Embed economic development into the framework of our planning policies.*

These Big Policy Moves inform the six themes, or Cross-Cutting Issues, that are embedded throughout the policies and sections of the Official Plan. The Cross-Cutting Issues are:

- Intensification and Diversifying Housing Options
- Economic Development
- Energy and Climate Change
- Healthy and Inclusive Communities
- Gender and Racial Equity
- Culture

The proposed Zoning By-law Amendment addresses the objectives of the following Cross-Cutting Issues:

3.2.1.1 Intensification and Diversifying Housing Options

The proposed rezoning application will allow 22 townhouse dwellings to be developed on the Subject Site. This will support residential growth within the urban area and will provide for a diversity of housing options. The proposed rezoning will also provide a ground-oriented housing option for larger households.

3.2.1.2 Economic Development

The proposed rezoning application will provide for new dwelling units on the Subject Site, which supports the City's Growth Management Framework. The proposed rezoning will contribute to the 46% of household growth that is allocated to the greenfield portion of the urban area, as per Policy 3.1(4)(a)(ii).

3.2.1.3 Energy and Climate Change

The proposed rezoning will more efficiently use the Subject Site and will contribute to the creation of a compact and complete community. The proposed rezoning will not impact greenspace and soft landscaping in the neighbourhood, and the park proposed for the Subject Site will continue to be an appropriate size to accommodate the needs of residents.

3.2.1.4 Healthy and Inclusive Communities

The proposed Zoning By-law Amendment will rezone residentially zoned land to the Parks and Open Space zone in order to incorporate these lands into the proposed park on the Subject Site. This will ensure that the proposed park is more than 3 hectares in size and is an appropriate size to provide recreational amenities to residents within a 15 minute walking distance. This will support the development of healthy, walkable 15-minute neighbourhoods.

3.2.2 Growth Management Framework

Section 3 of the Official Plan (2022) provides a Growth Management Framework for the City of Ottawa. Section 3 states:

“Most growth will occur within the urban area of the City, with a majority of residential growth to be within the built-up area through intensification, increasing over time during the planning horizon.”

Section 3 also states:

“All of the greenfield dwellings will be located in the Suburban Transect. Many of the new dwellings there will be in the form of ground-oriented units, but at least 10 per cent will be apartments.”

The Subject Site is located within the urban area of the City and is within the Suburban Transect. The proposed rezoning application will facilitate the development of 22 ground-oriented dwelling units on the Subject Site.

Policy 3 of Section 3.1 states:

“The urban area and villages shall be the focus of growth and development.”

Policy 4 of Section 3.1 states:

“The City will allocate household growth targets as follows:

- a) 93 per cent within the urban area where:*
 - i) 47 per cent is within the urban area that is built-up or developed as of July 1, 2018; and*
 - ii) 46 per cent is within the greenfield portion of the urban area;*
- b) 7 per cent within the rural area where:*
 - i) 5 per cent is within the villages; and*
 - ii) 2 per cent is outside of villages.”*

The proposed rezoning will facilitate the development of 22 dwelling units within the urban area. This will contribute to meeting the City’s target of 46% of household growth being located within the greenfield portion of the urban area.

Policy 1 of Section 3.3 states:

“Residential growth within the greenfield portions of the urban area will be planned as complete 15- minute neighbourhoods through the creation of a framework for a compact design, mix of uses and densities, a fully-connected street grid and viable options for sustainable transportation modes. Growth will also proceed in a logical, orderly, and coordinated progression through phasing and in accordance with secondary plans.”

The proposed rezoning will facilitate the development of 22 dwelling units within the greenfield portion of the urban area. The proposed townhouse dwellings will contribute to the residential unit mix in the area. The proposed rezoning will not impact the park on the Subject Site and will allow residents to have access to recreational amenities within walking distance.

3.2.3 City-wide Policies

Section 4 of the Official Plan (2022) provides City-Wide policy direction.

3.2.3.1 Section 4.2: Housing

Policy 1 of Section 4.2.1 states (*emphasis added*):

“A diverse range of flexible and context-sensitive housing options in all areas of the city shall be provided through the Zoning By-law, by:

- a) Primarily regulating the density, built form, height, massing and design of residential development, rather than regulating through restrictions on building typology;*
- b) Promoting diversity in unit sizes, densities and tenure options within neighbourhoods including diversity in bedroom count availability;*
- c) Permitting a range of housing options across all neighbourhoods to provide the widest possible range of price, occupancy arrangements and tenure;*
- d) Establishing development standards for residential uses, appropriately balancing the value to the public interest of new policies or development application requirements against the impacts to housing affordability; and*
- e) The City shall maintain, at all times, land with servicing capacity sufficient to provide at least a three year supply of residential units available through lands suitably zoned to facilitate intensification and land in draft approved and registered plans.”*

The proposed rezoning will facilitate the development of 22 townhouse dwellings, which will contribute to the range of housing options in the neighbourhood.

3.2.3.2 Section 4.4: Parks and Recreation Facilities

Policy 1 of Section 4.4.4 states (*emphasis added*):

“For areas with a Future Neighbourhood Overlay and in the Outer Urban and Suburban transects, the City has the following preferences:

- a) Larger park properties that offer the widest range of activity spaces, such as sports fields are preferred.*
- b) In Hubs and Corridors in the Outer Urban and Suburban transects, urban parkette and plazas will provide central gathering space and recreational components. These are intended to complement larger parks;*
- c) For greater land efficiency, the co-location of parks with housing components, schools and other institutions or stormwater management facilities, may be considered in the planning of such parks; and*
- d) For lands with facilities such as recreation centres and libraries, the opportunity for co-location of housing, especially affordable housing, above the facility should be considered, or at least where an immediate co-development is unfeasible, the facility development should be designed to consider the loading of the addition of residential storeys above through future development.”*

The proposed rezoning will minimally impact the large park that is proposed on the Subject Site. The park on the Subject Site will be more than 3 hectares in size and meets Section 4.4.4(1)(a).

3.2.4 Suburban Transect Policies

Section 5.4 provides policy direction for the Suburban Transect.

Policy 5.4.1(2) of the Official Plan states:

“The Suburban Transect is generally characterized by Low- to Mid-density development. Development shall be:
a) *Low-rise within Neighbourhoods;”*

The portion of the Subject Site that is rezoned to R3Z will be developed with a low-rise built form. This conforms with Policy 5.4.1(2).

Policy 5.4.1(3) of the Official Plan states (*emphasis added*):

“In the Suburban Transect, this Plan shall support:
a) *A range of dwelling unit sizes in:*
i) *Multi-unit dwellings in Hubs and on Corridors; and*
ii) *Predominantly ground-oriented housing forms in Neighbourhoods located away from rapid transit stations and Corridors, with Low-rise multi-unit dwellings permitted near street transit routes; and*
b) *In Hubs and on Corridors, a range of housing types to accommodate individuals not forming part of a household.”*

The portion of the Subject Site that is proposed to be rezoned will be developed with townhouse dwellings. This conforms to Policy 5.4.1(3)(a)(ii) which directs ground-oriented housing forms to be located primarily in Neighbourhoods.

Policy 5.4.4(1) states (*emphasis added*):

“Greenfield development in the Suburban Transect will contribute to the evolution towards 15-minute neighbourhoods to the extent possible by incorporating:
a) *A planned arrangement of streets, blocks, buildings, parks, public art, greenspaces, active transportation corridors and linear parks that create a sense of place and orientation, by creating view corridors, focal points and generally framing a high-quality public realm;*
b) *A fine-grained, fully-connected grid street network with short blocks that encourage connectivity and walkability and define greenspaces. All streets shall be access streets. Rear lanes shall be encouraged where appropriate to improve urban design and minimize curb cuts across sidewalks in order to support safer and more comfortable pedestrian environments. The Tewin community will be structured on a fine-grained, fully-connected street network that reflects Algonquin placekeeping and design principles;*
c) *Traffic flow and capacity may be permitted provided it minimizes negative impacts on the public realm, and maintains the priority of sustainable modes of transportation, and the safety of vulnerable road users;*
d) *Active transportation linkages that safely and efficiently connect residential areas to schools, places of employment, retail and entertainment, parks, recreational facilities, cultural assets and transit, natural amenities and*

- connections to the existing or planned surrounding urban fabric, including to existing pedestrian and cycling routes;*
- e) Hubs and corridors that act as the focal point of the neighbourhood, consisting of higher-density residential, office employment, commercial services catering to neighbourhood, as well as neighbourhood or regional needs, and community infrastructure such as recreational facilities or institutional uses;*
 - f) Hubs and corridors that closely integrate and safely connect pedestrians and cyclists to surrounding neighbourhoods, are oriented to reinforce the neighbourhood-focus function of streets, and that can be conveniently accessed by public transit, including rapid transit where relevant;*
 - g) Treed corridors, including arterial roads and collector streets that are lined with building typologies containing small-scale, street-oriented convenience and neighbourhood commercial services and other neighbourhood-oriented uses, including medium-density residential uses;*
 - h) Avoiding rear lotting on higher traffic streets by providing rear lane access for properties along arterials and major collector roads, or parallel local streets (window streets) and rear lanes for properties along arterials;*
 - i) Screened parking lots, where surface parking is proposed, with visual impacts on the public realm mitigated by setbacks, landscaping, location on site or a combination of these measures; and*
 - j) Planned design which optimizes the available supply, means of supplying, efficient use and conservation of energy.”*

The proposed development will provide for more residential units while maintaining the planned arrangement of streets, residential dwellings, and park spaces that are appropriate for the area. The proposed rezoning will allow for a 3 hectare park to remain in the area while providing for more residential units.

Policy 5.4.5(1) states:

“Neighbourhoods located in the Suburban Transect and within a 15-minute neighbourhood shall accommodate residential growth to meet the Growth Management Strategy as outlined in Subsection 3.2, Table 3. The Zoning By-law shall implement the density thresholds in a manner which adheres to the built form requirements as described in Subsection 5.6.1 – Built Form Overlays, as applicable and that:

- a) Allows and supports a wide variety of housing types with a focus on missing-middle housing, which may include new housing types that are currently not contemplated in this Plan;*
- b) Generally provides for up to 3 storey height permission, and where appropriate 4 storey height permissions to allow for higher-density Low-rise residential development; and*
- c) Provides an emphasis on regulating the maximum built form envelope, based on the context, that frames the public right of way.”*

The proposed development will provide additional housing units in the Suburban Transect, which will help meet the goals of the Growth Management Strategy outlined in Subsection 3.2 and Table 3. The proposed rezoning will allow for low-rise ground-oriented dwellings to be provided on part of the Subject Site.

3.2.5 Neighbourhood Policies

Section 6.3 of the Official Plan provides policy direction for the Neighbourhood designation.

Policy 6.3.1(2) states:

“Permitted building heights in Neighbourhoods shall be Low-rise, except:

- a) Where existing zoning or secondary plans allow for greater building heights; or*
- b) In areas already characterized by taller buildings.”*

Low-rise development is proposed on the Subject Site. This conforms with Policy 6.3.1(2).

Policy 6.3.1(4) states (*emphasis added*):

“The Zoning By-law and approvals under the Planning Act shall allow a range of residential and non-residential built forms within the Neighbourhood designation, including:

- a) Generally, a full range of Low-rise housing options sufficient to meet or exceed the goals of Table 2 and Table 3b;*
- b) Housing options with the predominant new building form being missing middle housing, which meet the intent of Subsection 6.3.2, Policy 1);*
- c) In appropriate locations including near rapid-transit stations, zoning may prohibit lower-density housing forms.*
- d) To provide for a range of local services and promote the emergence or strengthening of 15-minute neighbourhoods, the Zoning By-law may permit compatible and complementary small-scale nonresidential uses and services (including retail, service, cultural, leisure and entertainment uses) that primarily serve residents within walking distance and that:
 - i) Are compatible with, and do not reasonably pose a risk of nuisance to, nearby residential uses;*
 - ii) Are contained within building forms and site design compatible with low-rise, predominantly residential neighbours;*
 - iii) Are appropriately integrated with the neighbourhood street network, pedestrian network and public realm;*
 - iv) May establish building and site design standards specific to such uses, in order to ensure functional requirements and context sensitive building form are met;*
 - v) May restrict or prohibit motor vehicle parking in association with such uses; and*
 - vi) Limits such uses to prevent undue diversion of housing stock to non-residential use.**
- e) Limited large-scale non-residential uses including office-based employment, large-scale institutions and facilities and other smaller institutional functions; and*
- f) Greenspace, including parks, open spaces and natural linkage areas meant to serve as public space.”*

The proposed rezoning will allow 22 townhouse dwellings to be developed on the Subject Site, which will contribute to providing a full range of low-rise housing options that will help meet the goals of Table 2 and Table 3b. Greenspace will be maintained on the Subject Site as the lots to the east will be rezoned to O1 and incorporated into the proposed park.

Policy 6.3.1(5) states:

- “The Zoning By-law will distribute permitted densities in the Neighbourhood by:*
- a) Allowing higher densities and permitted heights, including predominantly apartment and shared accommodation forms, in areas closer to, but not limited to, rapid-transit stations, Corridors and major neighbourhood amenities;*
 - b) Allowing lower densities and predominantly ground-oriented dwelling forms further away from rapid-transit stations, Corridors and major neighbourhood amenities; and*
 - c) Provide for a gradation and transition in permitted densities and mix of housing types between the areas described in a) and b).”*

The proposed development proposed ground-oriented dwellings forms, in line with Policy 6.3.1(5)(b). The Subject Site is an appropriate location for townhouse dwellings as there are several townhouse blocks to the south of the site. The proposed rezoning will allow for a more functional layout for the townhouse blocks and the park.

The proposed Major Zoning By-law Amendment conforms to the policies of the City of Ottawa Official Plan.

3.3 Fernbank Community Design Plan

The Subject Site is located within the Fernbank Community Design Plan (CDP) study area. The Fernbank CDP provides guidelines for the future growth and development of the Fernbank community with respect to land use planning, water resources, wastewater, storm drainage, stormwater management, and road infrastructure.

The Subject Site is designated as a Community Park and Low Density Residential on the Fernbank CDP – Land Use Plan.

Section 4.2.1 of the CDP speaks to the Low Density Residential designation and states that:

“Low Density Residential land uses shall include residential dwellings of similar mass and scale as follows:

- Detached dwellings*
- Semi-detached dwellings*
- Linked detached dwellings*

Multiple attached dwellings may also be permitted in locations:

- 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 (such as, a progression between industrial or mixed use areas)”*

The proposed development will include 22 townhouse dwellings along Goldhawk Drive. Goldhawk Drive is a future collector road and is therefore an appropriate location for multiple attached dwellings.

Section 4.2.7 of the CDP speaks to the Greenspace Network. Section 4.2.7 states that Community Parks “*will have a minimum site area of 3.2 hectares and be located on major collector roads*”. The proposed rezoning will result in a Community Park that is slightly less than 3.2 hectares. Despite this, the proposed park will still be over 3 hectares in area and generally meets the intent of the CDP regarding Community Parks.

Section 5.0 of the CDP addresses the *Fernbank CDP Demonstration Plan* which “*illustrates one way in which the Land Use Plan could be implemented through development approvals*”. The Demonstration Plan does not require lands to be developed in a particular way but instead provides guidance on how the lands could potentially be developed. The proposed rezoning is generally in line with the Demonstration Plan. Residential uses and a community park are proposed on the Subject Site which is generally in line with the Demonstration Plan.

Section 6.0 of the CDP provides Community Design Guidelines for the CDP area. Section 6.5.1 provides guidelines for the development of parks within the Fernbank Community and emphasizes that Community Parks should be “*no less than 3.25ha (8.0 Acres)*”. Despite the slightly reduced size of the park on the Subject Site, there is still enough space to provide the appropriate amenities for a Community Park as outlined in the guidelines.

Section 6.6.2 provides guidelines for the development of residential neighbourhoods within the Fernbank Community and states that a “*variety of housing types and designs within each neighbourhood should be provided to enhance the streetscape*”. The proposed rezoning will provide for a greater diversity of housing types in the area by developing 22 townhouse dwellings on the Subject Site.

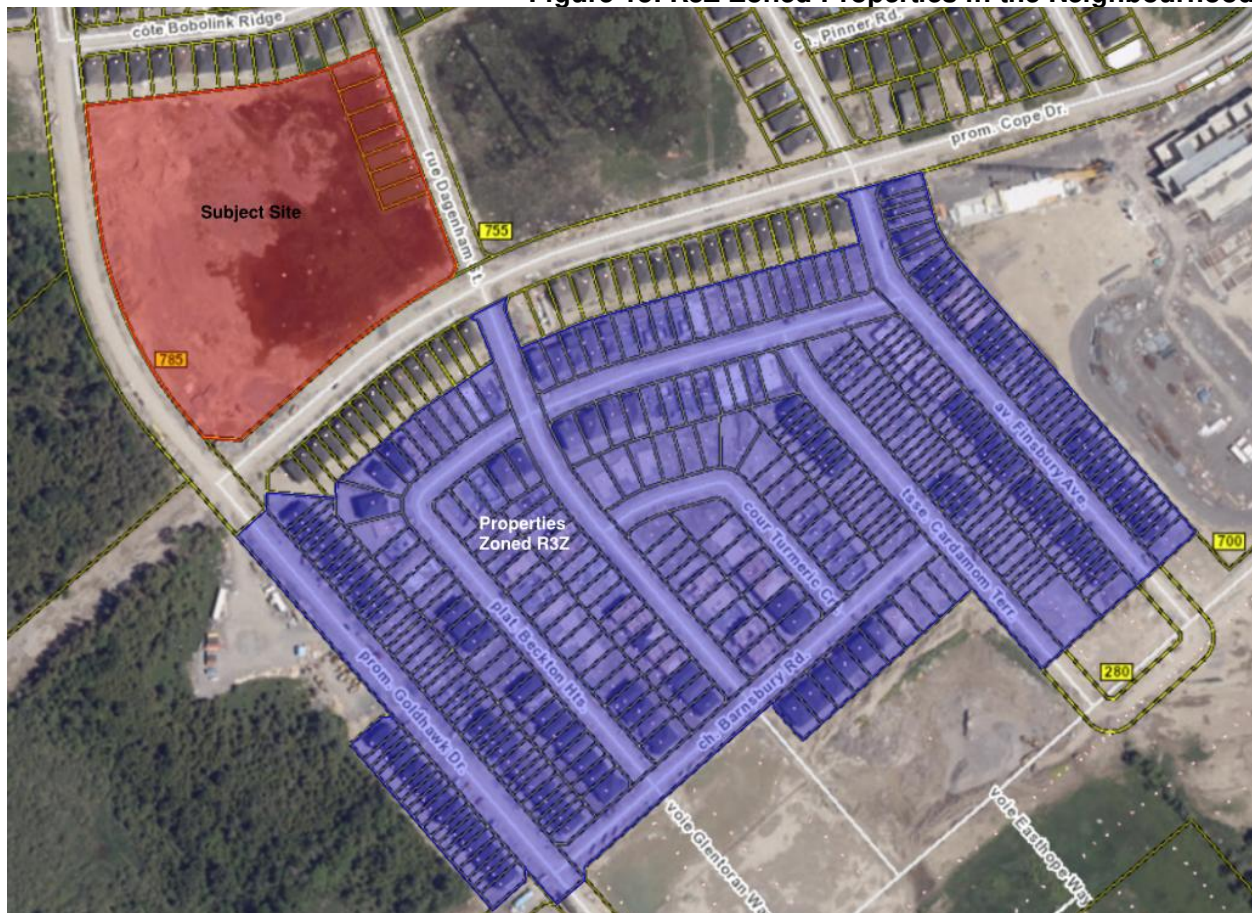
The proposed Zoning By-law Amendment is generally in line with the guidelines of the Fernbank Community Design Plan.

3.4 City of Ottawa Zoning By-law 2008-250

The Subject Site is zoned Parks and Open Space (O1) in the City of Ottawa Zoning By-law. The eastern part of the Subject Site is zoned Residential First Density, Subzone Z (R1Z). The O1 zone does not permit the development of townhouse dwellings. A Zoning By-law Amendment is proposed to rezone a portion of the Subject Site to Residential Third Density, Subzone Z (R3Z) in order to permit the development of 22 townhouse dwellings. The lots to the east of the Subject Site will be rezoned to O1 and will be incorporated as part of the proposed park.

The proposed R3Z zone is appropriate for the Subject Site. There are several examples of properties in the neighbouring area that are zoned R3Z, including a number of townhouse blocks directly to the south of the Subject Site (see Figure 13).

Figure 13: R3Z Zoned Properties in the Neighbourhood



The purpose of the R3 zone is to:

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; (By-law 2012-334)
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;
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; and
5. permit different development standards, identified in the Z subzone, primarily for areas designated as **Developing Communities**, which promote efficient land use and compact form while showcasing newer design approaches.

The portion of the Subject Site to be rezoned to the R3Z zone will be developed with townhouse dwellings. This is consistent with the purpose of the R3 zone.

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*

The portion of the Subject Site to be rezoned to the O1 zone will be incorporated into the park that is proposed for the remainder of the Subject Site. This is consistent with the purpose of the O1 zone.

Table 1 below summarizes the zoning standards for townhouse dwellings in the proposed R3Z zone.

Table 1: Zoning Standards for Townhouse Dwellings in the R3Z zone

Zoning Provision – R3Z	Required (townhouse dwelling)
Minimum Lot Width (m)	6 m
Minimum Lot Area (m ²)	150 m ²
Maximum Building Height (m)	11 m
Minimum Front Yard Setback (m)	3 m
Minimum Corner Side Yard Setback (m)	3 m
Minimum Rear Yard Setback (m)	6 m
Minimum Interior Side Yard Setback (m)	1.2 m

Table 2 below summarizes the zoning standards for the proposed O1 zone.

Table 2: Zoning Standards for the O1 zone

Zoning Provision – O1	Required
Minimum Lot Width (m)	No minimum
Minimum Lot Area (m ²)	No minimum
Maximum Height (m)	11 m
Minimum Front Yard Setback (m)	7.5 m
Minimum Corner Side Yard Setback (m)	7.5 m
Minimum Rear Yard Setback (m)	7.5 m
Minimum Interior Side Yard Setback (m)	7.5 m

The proposed zoning for the Subject Site is shown on Figure 12. The proposal for the Subject Site will conform with the provisions of the Zoning By-law, including the minimum required lot width and minimum required lot area. No site-specific relief will be required for the proposal.

The proposed rezoning of the Subject Site will allow for more housing to be provided on the Subject Site while also providing a large park that is more than 3 hectares. The rezoning application will essentially facilitate the exchange of parkland and residentially-zoned land to create residential lots along Goldhawk Drive rather than Dagenham Street. The proposed zones are appropriate for the Subject Site and fit into the neighbourhood context. The proposal meets all of the zoning standards for the proposed zones and no site-specific relief will be required.

The proposed Major Zoning By-law Amendment is consistent with the purpose of the Residential Third Density and Parks and Open Space zones. The Major Zoning By-law is appropriate for the Subject Site.

4.0 PUBLIC CONSULTATION STRATEGY

Prior to Submission

A formal pre-application consultation meeting was held with City staff in 2023.

Upon Submission

The public will be consulted regarding the proposed Major Zoning By-law Amendment through the legislated public consultation requirements. This includes a sign posted on the site and the posting of the application on the City's 'DevApps' website. At this time, neighbours will have the opportunity to comment on the proposal.

Immediately following the filing of the application, an information meeting will be coordinated with the Councillor's office. If necessary, a second public meeting will take place to discuss this development application with the community.

Virtual Open House (optional)

Who:	Residents of the community
Where:	The Open House may be held in-person or electronically via Zoom, subject to coordination with the Community Association and Councillor's office.
When:	Soon after the City's circulation. This is to ensure that members of the public are aware of the project well in advance of any public meeting of Planning and Housing Committee.
City rep:	The File Lead may wish to attend, depending on the level of interest from the public. This meeting will be coordinated with the Ward Councillor.
Follow up:	Attendees wishing to receive follow-up information may email Novatech's file lead or the City's file lead. The Project Team will do their best to keep interested citizens informed of significant changes and/or the final submission that will be considered by Planning and Housing Committee.

Community Heads Up

A "Community Heads Up" notice will be circulated to the local Community Association, where applicable. The notice would be completed by the City of Ottawa during the application review process.

Statutory Public Meeting (Planning and Housing Committee)

Who:	Members of Planning and Housing Committee, registered delegations
Where:	The Planning and Housing Committee meeting will be held in hybrid format (in-person and electronically via Zoom), subject to coordination with Committee staff.
When:	After staff review and comment on first submission, issue resolution and resubmission (if required) and final submission.
City rep:	The File Lead(s) will be in attendance. This meeting will be coordinated with Committee staff.
Follow up:	Attendees wishing to receive follow-up information may email Novatech's file lead or the City's file lead.

5.0 CONCLUSION

This Planning Rationale has been prepared in support of a Major Zoning By-law Amendment application to rezone a portion of the Subject Site from Parks and Open Space (O1) to Residential Third Density, Subzone Z (R3Z) and to rezone the portion of the Subject Site zoned Residential First Density, Subzone Z (R1Z) to Parks and Open Space (O1).

The Subject Site is designated Neighbourhood in the Suburban Transect in the City of Ottawa Official Plan (2022). The Subject Site is zoned Parks and Open Space (O1) and Residential First Density, Subzone Z (R1Z) in the City of Ottawa Zoning By-law.

The approved subdivision and proposed Zoning By-law Amendment is consistent with the Provincial Planning Statement and conforms to the City of Ottawa Official Plan. The proposed rezoning is consistent with the purpose of the Residential Third Density zone and the Parks and Open Space zone and meets all of the zoning standards.

The Major Zoning By-law Amendment is appropriate for the development of the Subject Site and represents good land use planning.

Yours truly,

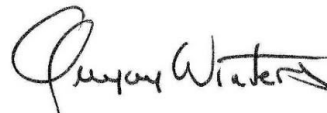
NOVATECH

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