

Report to/Rapport au :

Planning Committee
Comité de l'urbanisme

and Council / et au Conseil

July 20, 2012
20 juillet 2012

Submitted by/Soumis par : Nancy Schepers, Deputy City Manager/
Directrice municipale adjointe, Planning and Infrastructure/Urbanisme et Infrastructure

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Barrhaven (3)

Ref N°: ACS2012-PAI-PGM-0197

SUBJECT: ZONING - 3650 AND 3658 JOCKVALE ROAD

OBJET : ZONAGE – 3650 ET 3658, CHEMIN JOCKVALE

REPORT RECOMMENDATION

That the Planning Committee recommend Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of 3650 and 3658 Jockvale Road from Development Reserve Zone to Residential Third Density Subzone Z Exception [XXXX], as is shown in Document 1 and detailed in Document 2.

RECOMMANDATION DU RAPPORT

Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 afin de faire passer le zonage du 3650 et du 3658, chemin Jockvale de Zone d'aménagement futur à Zone résidentielle de densité 3, sous-zone Z, dotée d'une exception [XXXX], comme le montre le document 1 et l'explique en détail le document 2.

BACKGROUND

The subject site is located south of Blackleaf Drive and west of Jockvale Road in the community of Stonebridge, as shown in Document 1.

The subject site contains two parcels with an approximate total area of 1.07 hectares. The northern parcel contains a one-storey dwelling and detached building used as an automotive and repair shop; the second parcel contains a one-storey single detached dwelling. The existing vegetation on the site consists of hedge rows along various property lines, a number of mature trees and grassed areas. To the north, south and west of the site is an existing residential development consisting of single detached dwellings. To the east is the Stonebridge Golf Course.

Purpose of Zoning Amendment

The purpose of this application is to rezone the subject lands to accommodate a proposed residential planned unit development. The development is to consist of eight townhouse blocks with a total of 52 dwelling units fronting on a private road with access from Jockvale Road.

Existing Zoning

The subject lands are currently zoned DR (Development Reserve Zone). The purpose of the DR is to recognize lands intended for future urban development in areas designated as General Urban Area and Developing Communities in the Official Plan.

Proposed Zoning

The application is proposing to rezone the lands from DR (Development Reserve Zone) to R3Z [XXXX] (Residential Third Density Subzone Z Exception [XXXX]). The R3Z permits a range of residential uses including single detached dwellings, semi-detached dwellings, linked-detached dwellings, multiple attached dwellings and planned unit developments.

The exception zone will make the following modifications to the parent R3Z zone:

Reduce the maximum building height from 11.0 metres to 8.0 metres restricting the proposed buildings to two-storeys. Originally the applicant proposed three-storey buildings; however through consultation with the various interest groups it was determined that a two-storey building would be more compatible with the adjacent development which currently consists of two-storey dwellings.

Change the minimum front yard setback for a planned unit development of 3.0 metre to 1.2 metre along Jockvale Road. The portion of the Jockvale Road allowance adjacent to the site has substantial additional width in this location because of an existing trunk watermain along the west side of the road allowance. The result is that the subject site is setback significantly from the Jockvale Road edge. The reduction in the front yard setback will bring the building edges closer to Jockvale Road providing a better relationship with the street.

Change the interior yard setback provision for a planned unit development which currently requires a setback of 1.2 metre for the first 21.0 metres back from the street lot line and in all other circumstances, a required yard of setback 6.0 metres to 6.0 metres for any dwelling where the functional back of the building is facing the lot line and 4.5 metres for any units where the functional side of the building is facing the lot line.

The current provisions do not take into account the orientation of the buildings within a planned unit development and the same setback is applicable if the front, side or rear of building is facing a side lot line. The proposed change would take into consideration the proposed orientation of the building. The reduced setback of 4.5 metres would apply only to two of the proposed units, Blocks 4 and 5 as shown on Document 3, where the functional side of the building is facing the lot line.

DISCUSSION

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides direction on matters of Provincial interest related to land-use planning and development by promoting efficient land use patterns that support development of viable, liveable communities with an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long-term needs. Contained within the policy statement are explicit policy objectives that focus on growth in settlement areas, providing an appropriate range of housing with densities that efficiently use land resources (infrastructure and public service facilities), promoting public transit and other alternative transportation modes and creating healthy and active communities.

The proposed development is consistent with the objective and policies of the PPS and provides new residential development that makes efficient use of available and infrastructure services.

Official Plan

The subject lands are designated as General Urban Area in the Official Plan. This designation permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances, in combination with conveniently located employment, retail, service, cultural leisure and institutional uses.

The lands bordering the site are subject to The South Nepean Urban Area Secondary Plan (Area 13); however the subject lands were specifically excluded from the Secondary Plan and were simply identified as South Urban Centre Future Development on Schedule A5 of the Plan. The policies of the Secondary Plan are not applicable to the subject site and the policies of the parent Official Plan were used to evaluate the proposed amendment.

Compatibility

Complimentary and compatible development means development that, although not necessarily the same as or similar to the existing buildings, nonetheless enhances an established community and co-exists without causing undue adverse impacts on surrounding properties. The proposed development is consistent with the existing development patterns in the Community of Stonebridge which currently includes mix of single detached dwellings, street townhouses and townhouses within a planned unit development fronting onto private streets.

Section 2.5.1 of the Official Plan sets broad design objectives on how the City will influence the evolution of the built environment. The design objectives and principles speak to a number of considerations directed to achieving compatibility in form and function between new developments and an established area while allowing for flexibility and variety that is complementary.

One of the design objectives in Section 2.5.1 is to respect the character of existing areas, which is achieved by ensuring higher intensity infill developments complement the existing massing patterns, rhythm, character and context. Section 4.11 of the Official Plan states that consideration of height, bulk or mass, scale relationship, and building/lot relationships, such as the distance or setback from the street and distance between buildings should be given consideration to evaluate the compatibility of built form.

In this regard, the proposed dwellings are ground-oriented, and are proposed to be two-storeys in height, which is in keeping with the existing homes in the area. Attention has been paid in the design of the site to ensure the majority of the rear yards for the proposed townhouses back onto the rear yards of the existing single family dwellings. The rear yards of the proposed townhouse units will have the same minimum rear yard setback as the adjacent zone of 6.0 metres. Two of the proposed units will have their side yards abutting the rear yards of the existing single family dwellings. The proposed side yard setback for these units is 4.5 metres which is well above the typical side yard setback of 1.2 metre required for townhouses on a public street. The proposed performance standards of the amendment are in keeping with those found in the immediate neighbourhood and ensure that the building scale and location on the site is compatible with the adjacent uses.

Section 4.11 of the Official Plan also provides direction on the operational characteristics of development applications, such as traffic, access and parking. From a traffic perspective, the proposed development is a small-scale development. Based on the proposed number of units and existing background traffic the proposed development will have minimal impact on the existing traffic volumes and road network. In order to provide safe access to and from Jockvale Road the site access will be limited to right in and right out. All proposed dwelling units will have an attached garage for on-site parking as well as space for parking in the driveway, in addition five visitor parking spaces are being provided on site.

Conclusion

The proposed amendment for a residential development is consistent with the Official Plan policies. The residential zone will allow housing types that are ground-oriented producing a development with a scale and form similar to and compatible with other housing types permitted in the area. Details such as aesthetics, tree preservation, privacy, as well as other impacts will be assessed further through the site plan control process.

Staff recommend approval of an amendment to the Zoning By-law as outlined in Document 2.

Concurrent Applications

Draft Plan of Subdivision D07-16-11-0006

Plan of Condominium (Common Elements Condominium) D07-04-12-0012

Site Plan Control D07-12-11-0090

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

Notice of this application was carried out in accordance with the City's Public Notification and Consultation Policy. The details of the consultation can be seen in Document 4.

COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor is aware of this application and the staff recommendation

LEGAL IMPLICATIONS

Based on the comments received, there is the possibility that an appeal may be brought to the Ontario Municipal Board. If the report is carried, and an appeal is brought, the matter is expected to take approximately two days and can be conducted using internal resources. If the report is not carried, and an appeal is brought, the anticipated timeframe is expected to be the same, but an external planning consultant, as well as an external traffic engineer will need to be retained, at an estimated cost of \$20,000-\$25,000.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

FINANCIAL IMPLICATIONS

If the amendment is carried and an appeal is brought before the Ontario Municipal Board, staff resources would be utilized to defend Council's position. In the event the amendment is not carried and an appeal is launched, an external planning consultant and an external traffic engineer would need to be retained at an estimated cost of \$20,000 to \$25,000. Funds are not available from within existing resources and the expense would impact Planning and Growth Management's 2012 operating status.

ACCESSIBILITY IMPACTS

There are no direct accessibility impacts associated with this report.

ENVIRONMENTAL IMPLICATIONS

The proposed development will result in the removal of existing trees on the site. The related Tree Conservation report indicates that the site has been disturbed by the existing uses on the site and that there are no natural environment features of note on the site and adjacent lands due to the existing development on the site and adjacent urbanization. The report does identify three vegetation communities on the site; a cultural meadow, coniferous hedge row along the southern property line and a mixed hedgerow at the along the centre of the site. Tree retention is not possible in the central portions of the site due to the proposed residential development and servicing requirements. Through the detailed site plan review process the primary goal is to preserve as many trees as possible specifically along shared property lines. No species at risk were identified.

TECHNOLOGY IMPLICATIONS

There are no direct technical implications associated with this report.

TERM OF COUNCIL PRIORITIES

HC3 - Improve social and affordable housing

APPLICATION PROCESS TIMELINE STATUS

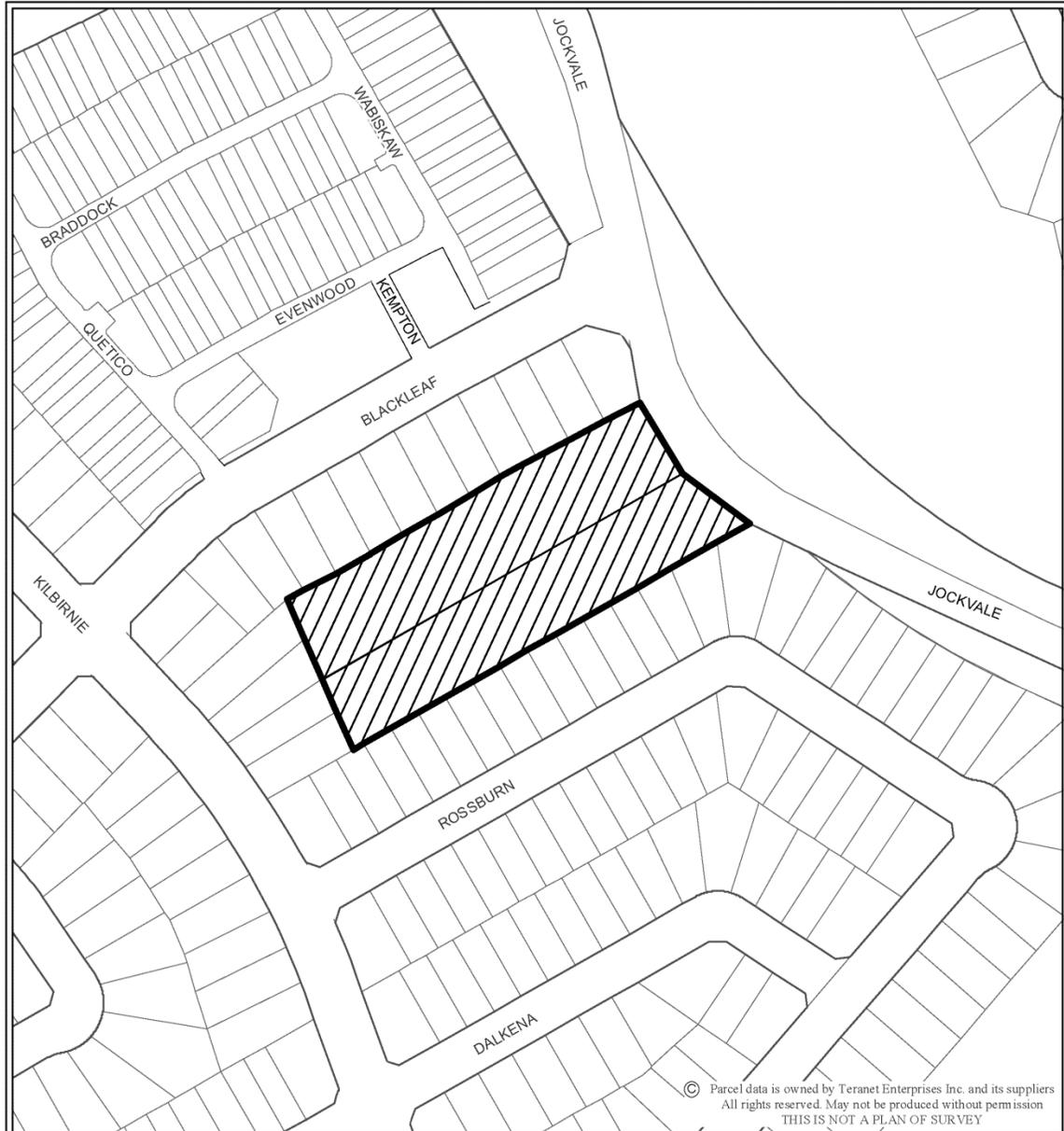
The application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due completing a required detailed review of the site plan to a satisfactory level before proceeding with the zoning amendment to ensure that additional zoning provisions would not need to be modified.

SUPPORTING DOCUMENTATION

Document 1 Location Map
Document 2 Details of Recommended Zoning
Document 3 Proposed Site Plan
Document 4 Consultation Details

DISPOSITION

City Clerk and Solicitor Department, Legislative Services to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.



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Ottawa
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D02-02-11-0035	11-1301-X
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2012 / 07 / 17	
REVISION DATE DE RÉVISION	


Location Map / Plan de révision
Zoning Key Plan / Schéma de zonage
3650 and 3658 Jockvale Road

Échelle
 N.T.S.
 Mètres



Scale
 N.T.S.
 Metres

DETAILS OF RECOMMENDED ZONING

DOCUMENT 2

Proposed Changes to the Comprehensive Zoning By-law

1. Rezone the lands shown in Document 1 from DR to R3Z [XXXX]
2. Add a new exception to Section 239 – Urban Exceptions with provisions similar in effect to the following:
3. a) In Column II the text “R3Z [XXXX]”; and,
b) In Column V the text:
 - the required minimum interior side yard setback for a planned unit development is, despite endnote 9, 6.0 metres for any dwelling where the functional back of the building is facing the lot line and 4.5 metres for any units where the functional side of the building is facing the lot line.
 - Maximum building height 8.0 metres.
 - Minimum front yard setback for planned unit development 1.2 metres

CONSULTATION DETAILS

DOCUMENT 4

NOTIFICATION AND CONSULTATION PROCESS

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. A statutory required public meeting in relation to the Draft Plan of Subdivision application (D07-16-11-0006) was held in the community on May 31, 2012.

SUMMARY OF PUBLIC INPUT

Comments received from the public on the proposed development through the Public Consultation, including the public meeting, can be generalized as follows:

1. Concerns with the density of the development and compatibility with the existing residential uses. The proposal is not on keeping with the (single detached dwelling) character of the community.
2. Concern with increased traffic on Jockvale Road and surrounding road network as well as safety concerns with entering and leaving the site.
3. Concern with removal of trees along property line and larger trees within the site, and loss of privacy.
4. Concern with visitor parking overflowing onto adjacent streets such as Blackleaf Drive.

Response:

All development applications are reviewed to ensure they meet the policies of the Official Plan and other related documents and policies. The detailed review of the proposal also includes such aspects as building location and elevations, density, site servicing (ensure existing capacity), grading and drainage, tree preservation and landscaping, parking, vehicle and pedestrian site access, traffic impacts, compatibility with adjacent uses, etc.

The Official Plan designation for this area is General Urban Area and the policies of this designation promote a full range of residential unit types and densities. The proposed townhouse development is in keeping with the policies of the Official Plan and is consistent with the existing development mix of single detached dwellings and townhouses that can be found throughout the Stonebridge community. The proposed land use is considered appropriate at this location and compatible with the surrounding uses.

Staff has reviewed the proposed development and based on the proposed number of units and existing background traffic the proposed development will have a minimal impact on the existing traffic volumes and road network. The proposed access will be restricted to right-in right-out only to provide safe access to and from the site.

Tree preservation is reviewed as part of application process. Our primary goal is to preserve as many trees as possible specifically along shared property lines. Because of development issues, such as drainage and required grade changes many existing trees need to be removed. Through the site plan control process staff will work with the applicant to preserve as many of the existing trees as possible along the shared property lines.

The Zoning By-law currently requires one parking space per dwelling unit. The proposed site plan is proposing to provide two per dwelling unit, as well five additional visitor parking spaces on the site. The total parking provided on the site will be well above the required minimum.