

Report to/Rapport au :

**Planning Committee
Comité de l'urbanisme**

and Council / et au Conseil

**July 27, 2012
27 juillet 2012**

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

Contact Person / Personne ressource: *Felice Petti Manager/Gestionnaire,
Development Review-Suburban Services/Examen des projets d'aménagement-Services
suburbains, Planning and Growth Management/Urbanisme et Gestion de la croissance
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Cumberland (19)

Ref N°: ACS2012-PAI-PGM-0173

SUBJECT: ZONING – 2129 NANTES STREET

OBJET : ZONAGE - 2129, RUE NANTES

REPORT RECOMMENDATION

That the Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 2129 Nantes Street from Development Reserve (DR) to Residential First Density, Subzone J, Exception XXXX (R1J[xxxx]), Residential Second Density, Subzone Z, Exception YYYY (R2Z[yyyy]), and Residential Second Density, Subzone I (R2I), as shown in Document 1 and Document 2, and as detailed in Document 6.

RECOMMANDATION DU RAPPORT

Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 afin de changer la désignation de zonage du 2129, rue Nantes de zone d'aménagement futur (DR) à zone résidentielle de densité un, sous-zone J, exception XXXX (R1J[xxxx]), zone résidentielle de densité deux, sous-zone X, exception YYYY (R2Z [yyyy]) et zone résidentielle de densité deux, sous-zone I (R2I), comme il est indiqué dans les documents 1 et 2, et expliqué en détail dans le document 6.

BACKGROUND

This application affects 2129 Nantes Street. The 2158-square-metre corner property is located west of Trim Road and south of Innes Road. More specifically and as seen in Document 1 attached to this report, the property is located on the northeast corner of Nantes Street and Portobello Boulevard. The vacant land is within a registered plan of subdivision, known as Notting Hill (Block 173, Plan 4M-1062), and has approximately 78.12 metres of frontage on Nantes Street. This subdivision consists primarily of low density, two-storey single family homes located directly south of the subject land, south of Nantes Street, west of Portobello Boulevard and north of Martello Drive. The lands immediately to the north, east and west are currently undeveloped. Further east of the site, directly across the undeveloped Brianna Way (Block 174, Plan 4M-1062), there is an ecopark, Lalonde Conservation Park, and an elementary school, École Élémentaire des Sentiers.

Existing Zoning

The site is zoned Development Reserve Zone - DR in the Zoning By-law, which allows for uses that does not preclude future development options.

Purpose of Zoning Amendment

The Zoning Amendment application proposes to rezone the subject land for nine residential units. The development is to occur in two phases after the lifting of the concurrent part lot control and 30 cm reserve. The first phase of development is to consist of a bungalow and three two-storey semi-detached buildings that will be fronting onto Nantes Street. The second phase is the construction of one semi-detached three-storey building when Brianna Way is extended further north. The proposal will require a rezoning to three residential subzones, two of which will require further exceptions to the subzones in order to accommodate the irregular setbacks that are a result of the shape of the site. The three zones are Residential First Density, Subzone J, Exception XXXX (R1J[xxxx]); Residential Second Density, Subzone Z, Exception YYYY (R2Z[yyyy]); and, Residential Second Density, Subzone I (R2I), as shown in Document 6.

DISCUSSION

Official Plan

According to the Official Plan, the subject land is designated “General Urban Area”. This designation promotes 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, service, cultural, leisure, entertainment, and institutional uses. It further promotes mixed-use communities that are diverse and adaptable to changing needs. The primary land use in this designation is intended to be residential; however other ancillary commercial and institutional uses may also be permitted subject to criteria.

The policies of the Official Plan support the proposal, as it is an urban infill occurring within the Urban Area on existing municipal services. It will also diversify the stock within the housing market and offer different choices for the changing needs of the community.

The Neighbourhood Development Plan for the Residential Neighbourhoods in the Urban Expansion Area of Cumberland Township, approved by the former Township of Cumberland in 1994 directs the form of land development within the area. The subject property is located in Neighbourhood 3 of the Neighbourhood Development Plan. Essentially, the lands bounded by Portobello Boulevard, Nantes Street, the proposed future Transitway and the Brianna Way extension are designated "High Density Residential". The subject property falls within this designation. This property was expected to accommodate a more intense form of development, with a higher concentration of residential units, as the subject property is located southeast of the proposed rapid bus transitway station on Portobello Boulevard.

The proposed development of nine residential units will be smaller in scale than what was originally anticipated for the subject site. The proposed residential units will be a one-storey detached dwelling and two to three-storey high semi-detached dwellings (eight units within four buildings). The proposed development is a less intense form of development than what was anticipated under the Neighbourhood Development Plan (what was anticipated was a form of mid to high-rise apartment dwellings). The Official Plan of the former City of Cumberland Urban Area (2000) stated that low and medium density areas would develop at a density of approximately 25 units per net hectare (uph). The proposed development on the subject site will have a density of 41 units per net hectare. The high density development to the north is intended to develop at 124 units per net hectare. The proposed development of a single family dwelling and semi-detached dwellings will provide a transition of densities from what the Cumberland Official Plan anticipated at 25 uph to the south and 124 uph to the north. The height and massing of the proposed dwellings will better serve as a transition between the intended future development of high density residential to the north and the low density residential to the south. In terms of massing and scale, the proposed development is a better fit with the existing single-family detached dwelling development south of Nantes Street.

Zoning By-law

For the current proposal to work, three residential subzones, two of which will require further exceptions to the subzones, are being proposed. The exceptions to the subzones are being requested in order to accommodate the irregular setbacks that are a result of the irregular shape of the site. The three zones are Residential First Density, Subzone J, Exception XXXX (R1J[xxxx]); Residential Second Density, Subzone Z, Exception YYYY (R2Z[yyyy]); and, Residential Second Density, Subzone I (R2I).

The one-storey single-detached dwelling (unit 1), as shown in Document 2, is proposed on the westerly side of the subject land under a R1J[xxxx] zone as shown as area A in Document 1. Three exceptions are being sought to the R1J zone: a) Nantes Street will be considered the front lot line; b) The minimum front yard setback will be 4.3 metres, even though the current minimum front yard setback required is 4.5 metres; and, c) The minimum rear yard setback will be 3.5 metres, even though the current rear yard setback is set at 25 per cent of the lot depth, which must comprise at least 25% of the area of the lot, and not be less than 6.0 metres or exceed 7.5 metres.

The three semi-detached dwellings that will be fronting onto Nantes Street (units 2-7), east of the proposed single-detached dwelling, as shown in Document 2, are proposed under a R2Z[yyyy] zone as shown as area B in Document 1. Two exceptions are being sought to the R2Z zone: a) The minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk will be 5.2 metres instead of 6.2 metres, as is currently required; and, b) the minimum rear yard setback will be 3.5 metres instead of the required 6.0 metres.

The final semi-detached building (units 8 and 9), which is proposed to front onto Brianna Way, will be developed when Brianna Way is constructed and extended further north. The zoning proposed for the final semi-detached building is R2I as shown as area C in Document 1. There are no exceptions being sought to this zone.

The height and massing of the proposed dwellings will serve as a transition between the existing low density residential to the south and intended development of high density residential to the north. In terms of massing and scale, the proposed development is compatible with the existing single-family detached dwelling development south of Nantes Street. The exceptions being sought to the proposed subzones will not have an impact on the existing residents of the neighbourhood and will not limit the enjoyment of the lands once the nine freehold residential units are developed. The proposed Zoning By-law amendment is considered appropriate in this case.

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.

Detailed responses to the notification/circulation are provided in Document 7.

COMMENTS BY THE WARD COUNCILLOR

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

LEGAL IMPLICATIONS

Should the recommendation be adopted and the matter be appealed to the Board, it is anticipated that a hearing of one to two days' duration would result which could be conducted within staff resources. In the event that the recommendation is not adopted, reasons must be provided. Should an appeal be received, an outside planner would have to be retained at an estimated cost of \$15,000 to \$20,000.

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 planner would need to be retained at an estimated cost of \$15,000 to \$20,000. Funds are not available from within existing resources and the expense would impact Planning and Growth Management's 2012 operating status.

ACCESSIBILITY IMPACTS

By rezoning the westerly-most part of the subject land to Residential First Density, Subzone J, Exception XXXX, the rezoning will permit a barrier-free bungalow for a person of need.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report. The site is however part of the UNA 95 Nantes Woods, as identified in the Natural Areas Environmental Evaluation Study (UNAEES). The site is adjacent to the part of UNA 95 which is designated and zoned for conservation purposes. Under City procedures, this triggers an EIS to be provided in support of the development on this parcel. The applicants submitted an EIS as part of the development proposal. The EIS generally supports the development however several mitigation measures, which are normally implemented through a permit under the Urban Tree Conservation By-law, were presented. These mitigations include a tree clearing window of activity to avoid breeding birds and protective fencing for remaining or adjacent trees.

TECHNOLOGY IMPLICATIONS

There are no direct technical implications associated with this report.

TERM OF COUNCIL PRIORITIES

By approving the recommendation in this report, Council will be supporting the economic growth of the local economy, and the development of healthy and caring communities, both of which can be found under the 2010-2014 Term of Council priorities.

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 to the complexity of the issues associated with community opposition.

SUPPORTING DOCUMENTATION

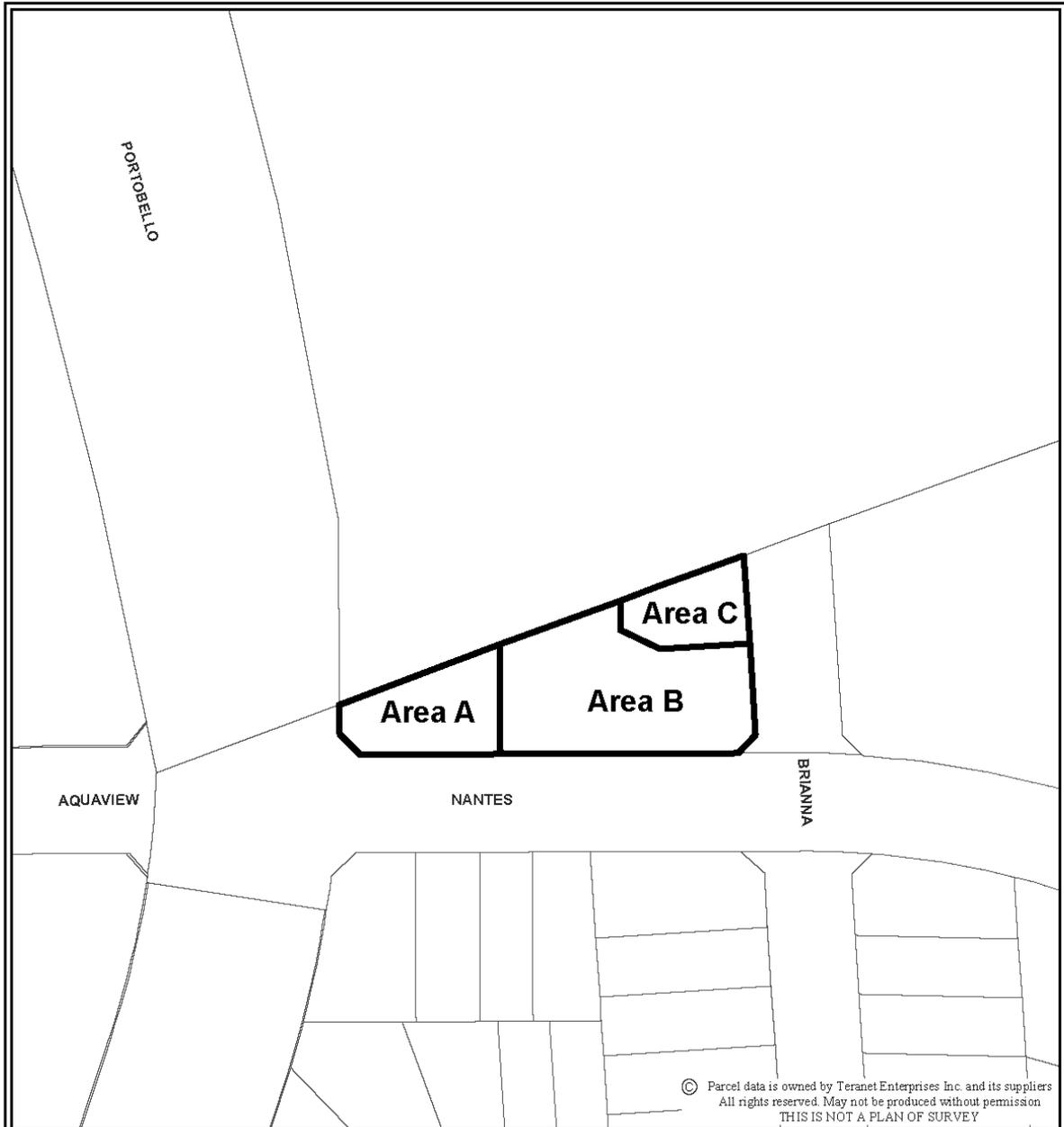
- Document 1 Location Map
- Document 2 Concept Plan for Zoning Amendment
- Document 3 Conceptual Elevations for Single Family Home (Bungalow)
- Document 4 Conceptual Elevations for Semi-Detached Buildings (Units 2-7)
- Document 5 Conceptual Elevations for Semi-Detached Buildings (Units 8-9)
- Document 6 Details of Recommended Zoning
- Document 7 Consultation Details

DISPOSITION

City Clerk's Branch, Council and Committee Services to notify the owner, Regional Group, c/o N. Freeman, 1737 Woodward Drive, Ottawa, ON K2C 0P9, applicant, Novatech Engineering Consultants Ltd., c/o A. Mann, 240 Michael Cowpland Drive, Unit 200, Ottawa ON K2M 1P6, OttawaScene.com, 174 Colonnade Road, Unit #33, Ottawa, ON K2E 7J5, Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

Planning and Growth Management Department to prepare the implementing By-law, forward to Corporate Development and Environmental Law Branch and undertake the statutory notification.

Corporate Development and Environmental Law Branch to forward the implementing by-law to City Council.



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 THIS IS NOT A PLAN OF SURVEY

Ottawa
 Produced by Infrastructure Services
 and Community Sustainability
 Produit par Services d'infrastructure
 et Viabilité des collectivités

D02-02-11-0042	11-1182-X
I:\CO\2011\ZONING\NANTES_2129_rezone	
2012 / 07 / 24	
REVISION DATE	DE RÉVISION

 **Location Map / Plan de révision
 Zoning Key Plan / Schéma de zonage
 2129 Nantes**

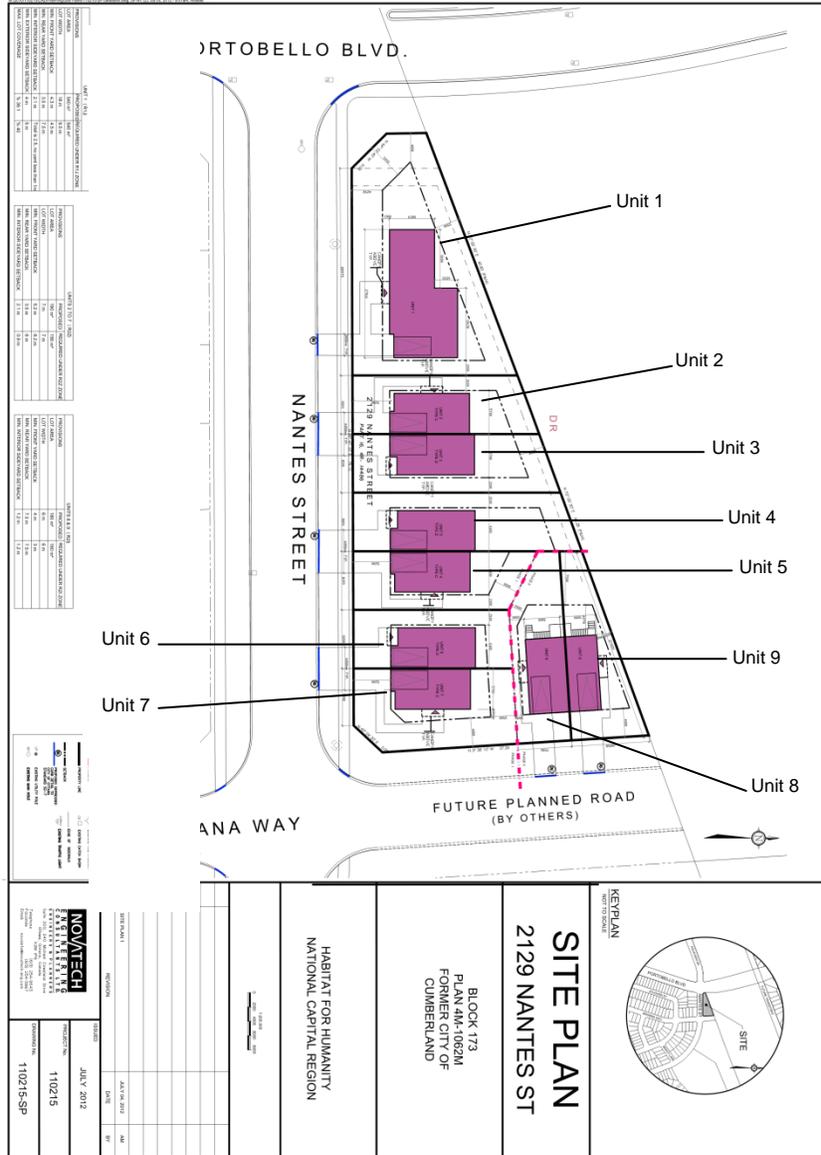
Area A to be rezoned from DR to R1J[xxxx]
 Area B to be rezoned from DR to R2Z[yyyy]
 Area C to be rezoned from DR to R2I

145250625 Denotes Teranel-Polaris Parcel Identification Number

Échelle
 N.T.S.
 Mètres



Scale
 N.T.S.
 Metres



UNIT NO.	UNIT TYPE	UNIT AREA (SQ FT)	UNIT PERCENTAGE
1	1-BED	1,100	12.22%
2	1-BED	1,100	12.22%
3	1-BED	1,100	12.22%
4	1-BED	1,100	12.22%
5	1-BED	1,100	12.22%
6	1-BED	1,100	12.22%
7	1-BED	1,100	12.22%
8	1-BED	1,100	12.22%
9	1-BED	1,100	12.22%
TOTAL		9,900	110.00%

NOVATECH
 110215-SP
 110215-SP

KEYPLAN
 2129 NANTES ST
SITE PLAN

BLOCK 173
 PLAN 4M-1062M
 FORMER CITY OF
 CUMBERLAND

HABITAT FOR HUMANITY
 NATIONAL CAPITAL REGION

**CONCEPTUAL ELEVATIONS
FOR SINGLE FAMILY HOME (BUNGALOW)**

DOCUMENT 3



**BARRY J.
HOBIN**
& ASSOCIATES
ARCHITECTS
INCORPORATED

2129 **NANTES STREET**
Unit 1

CONCEPT ELEVATIONS

SCALE: 1/75
MARCH 21, 2012

**CONCEPTUAL ELEVATION
FOR SEMI-DETACHED BUILDINGS (Units 2-7)**

DOCUMENT 4



**PARRY J
HORN**
ASSOCIATES
ARCHITECTS
P.C.

2129 NANTES STREET
PROPOSED ELEVATIONS

SCALE: 1/2" = 1'-0"
OCTOBER 20TH, 2011



**CONCEPTUAL ELEVATION
FOR SEMI-DETACHED BUILDINGS (Units 8-9)**

DOCUMENT 5



**BARRY J.
HOBIN**
& ASSOCIATES
ARCHITECTS
INCORPORATED

2129 NANTES STREET
Unit 8-9

CONCEPT ELEVATIONS

SCALE: 1/75
MARCH 21, 2012

DETAILS OF RECOMMENDED ZONING

DOCUMENT 6

Proposed Changes to the Comprehensive Zoning By-law

1. Rezone the lands shown on Document 1 as follows:

Area A from DR to R1J[xxxx]

Area B from DR to R2Z[yyyy]

Area C from DR to R2I

2. Add a new exception, R1J[xxxx], to Section 239 – Urban Exceptions with provisions similar in effect to the following in Column V:

“The lot line abutting Nantes Street is deemed the front lot line”

“- minimum front yard setback: 4.3 metres

-minimum rear yard setback: 3.5 metres”

3. Add a new exception , R2Z[yyyy], to Section 239 – Urban Exceptions with provisions similar in effect to the following in Column V:

“- Minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk: 5.2 metres

- minimum rear yard setback: 3.5 metres”

CONSULTATION DETAILS

DOCUMENT 7

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. One public meeting (Community Information and Comment Session) was also held in the community on October 5, 2011 by Planning and Growth Management Department. Several other public meetings were held by Councillor Stephen Blais, prior to and post October 5, 2011, in order to allow the residents of the community several opportunities to discuss concerns and arrive at a resolution with the applicants.

PUBLIC COMMENTS

Originally, the proposal submitted for this Zoning Amendment file was for a two-phased proposal – nine townhouse dwelling units proposed to be developed within the first phase, and two units within a semi-detached building proposed to be developed when Brianna Way was extended further north. The original proposal with nine townhouse units and a semi-detached building resulted in several concerns identified by the community, the most important of which was that the proposal was not architecturally compatible with the existing community due to the materials being proposed (stone veneer, corrugated metal and vinyl combinations), the height or massing being proposed (three-story buildings) and the density being proposed. Based on the comments generated at the public meetings and the concerns identified via written comments, the applicants did redesign the proposed dwelling units to be more architecturally compatible in terms of height, materials and density. The revised proposal now consists of a total of nine dwelling units, seven of which would front onto Nantes Street and two of which would be developed when Brianna Way is extended to the north. The proposal now being considered is for one bungalow and three two-storey semi-detached buildings and one three-storey semi-detached building, all clad in brick and wood shingle, vinyl combinations, rather than stone veneer. The bulk of the concerns generated from the public meetings and written comments are summarized as follows:

1. The 2,158 square metre site is too small to accommodate 11 units in any housing form. The land for the existing single family homes that sit directly across (south) from the subject site has five units in total on large lots. Several preferred single family homes ideally but a good compromise would be to design the proposed homes to look like a single family home from the exterior (from the street) when in actuality, it may have up to two units on the inside.

Staff Response: The final proposal of nine residential units will be smaller in scale than what was originally anticipated for the subject site. The proposed residential units will be a one-storey detached dwelling and two to three-storey high semi-detached dwellings (eight units within four buildings), as shown in Documents 3, 4 and 5.

The proposed development is a less intense form of development than what was anticipated under the *The Neighbourhood Development Plan for the Residential Neighbourhoods in the Urban Expansion Area of Cumberland Township*.

2. Urban Natural Feature (UNF) designated lands are within 30 metres of this site. How is this ecological system integrated into the overall design of the subject land?

Staff Response: The site is part of the UNA 95 Nantes Woods, as identified in the UNAEES. The site is adjacent to the part of UNA 95 which is designated and zoned for conservation purposes. Under City procedures, this triggers an EIS to be provided in support of the development on this parcel. The applicants submitted an EIS as part of the development proposal to the City of Ottawa. The EIS generally supports the development however several mitigation measures were presented in the report. The EIS included several mitigation measures which are normally implemented through a permit under the Urban Tree Conservation By-law. These mitigations include a tree clearing window of activity to avoid breeding birds and protective fencing for remaining or adjacent trees.

3. Does the City require parkland dedication to be set aside from this development proposal?

Staff Response: For sites of this general size, the City does not ask for parkland dedication. Rather, based on the City of Ottawa's Parkland Dedication By-law 2009-95, Planning and Growth Management does request a cash equivalent that is then used by the City to buy, develop or re-develop parkland spaces.

4. Density – The proposed new lots meet the requirements of the proposed zones under the Zoning By-law save and except for the minimum rear yard setback and area provision, under the multiple-attached and semi-detached dwelling zones. There is a concern over the amount of units being proposed on a site that cannot accommodate that many units without having to further amend existing zones.

Staff Response: The subject land is irregularly shaped, akin to a triangle. Siting buildings on such sites can be tricky and generally require certain exceptions for any building form being proposed (when proposing more than one unit). As the site is currently zoned Development Reserve (a zone that is a form of "hold" on development), the land needs to be rezoned in order to fulfill the City's vision. This zoning amendment is a perfect time to review the nature of the exceptions being requested and see if the exceptions being sought are reasonable. Staff has reviewed the final request of exceptions to the three requested zones and finds that the approval of the Zoning Amendment will not negatively affect the existing residents or the enjoyment of the freehold lands that will be generated as a result of this rezoning.

5. Curb Appeal – The three-storey proposed architectural design is not consistent with the existing homes surrounding the proposed site and will set them apart from all the existing homes, including the townhouses of the area, thus compromising the seamless integration of the deserving families in the neighbourhood. The height of these three story multiple attached dwelling units will also compromise the privacy and enjoyment of personal property of the homes on Brianna Way.

Staff Response: The applicants have revised the proposal and reduced the number of total residential units from the original submission of 11 to nine units, which are now a combination of a one-storey single family detached dwelling and four two to three-storey semi-detached buildings that employ brick facades (similar to the facades of the homes across the street). Furthermore, each semi-detached building fronting onto Nantes Street has been redesigned to visually appear like a two-storey single family home from the street, as shown in Document 4, in order to make it appear more compatible with the single family homes across the street. The driveways and garages for all semi-detached buildings have been twinned so that it appears as a double wide driveway and garage for a large detached dwelling. For each semi-detached building, only one primary entrance is visible from the street whilst the other semi-detached unit's front door is located in a side yard. The single-detached design theme is thus maintained on the subject site. The development proposal blends in with the single-detached residential character presented along this segment of Nantes Street.

6. Fit – The style and design of the proposed homes are not in keeping with the existing architectural style (brick facades, massing, etc.) and density of the community and the homes directly across the street from the subject site.

Staff Response: Please see answer in #5.

7. The homeowners facing the development have expressed concern over the value of their homes. Three homes have been listed for sale around the time this file became active. The listed price has been reduced as a result of the current proposal.

Staff Response: Demonstrating loss of property value as a result of any development, including low income working families-occupied housing stock, has not been substantiated. Furthermore, it is understood that Municipal Property Assessment Corporation (MPAC) assesses properties not only based on adjacent land uses and its upkeep. There are several indices that interplay with one another for the final property assessment.

8. Parking overflow – Traffic on Nantes Street is already high and the corner of Portobello Boulevard and Nantes Street has to accommodate school children and school buses for three primary schools in close proximity. Adding nine new driveways within approximately 200 to 300 feet from a busy intersection is unacceptable.

Staff Response: Accommodation for parking has been made on-site, two spaces per dwelling unit, even though the Zoning By-law requires one per dwelling unit in this case – one in the garage and one additional space tandem on the driveway.

The introduction of nine residential units will not alter the existing traffic of Nantes Street or Brianna Way or create further confusion with the neighbouring institutional use (school). The introduction of this residential development will not exacerbate the inclination to speed. There is a probability that the perception to speed on Nantes Street, over the posted speed limit, will change as the probability of encountering more traffic will increase. Currently, this segment of Nantes Street is flanked on the north side by a forest and open field and vacant lands which gives a perception to drivers that the road is unobstructed and free of danger due to open sight lines. However, as soon as new development is constructed and the buildings are placed close to the street, the inclination to speed may decrease.

9. How could the City allow this form of development – low income housing – to be allowed in this part of the community? What guarantee do the residents have after approval is granted that the property will not be sold to another owner or even become slum dwellings?

Staff Response: The City does not control who can or cannot buy private property throughout Ottawa. The market strictly dictates this aspect of property ownership/occupancy. The *Planning Act* does not allow a municipality to zone based on tenure.

10. As this is a Habitat for Humanity project and the dwellers will be from a specific socio-economic background, will the dwellers of the proposed development introduce a higher level of crime to the neighbourhood and/or disrepair to their lands?

Staff Response: Demonstrating a higher crime rate as a result of lower income working new residents cannot be substantiated. Potential Habitat for Humanity families are low income working families who are willing to put in 500 hours of "Sweat equity". The average household income for Habitat owners ranges from \$40,000-\$61,000 per annum. The Habitat model has homeowners making monthly payments on interest-free mortgages, which are approximately 25-30 per cent of the family income and includes taxes and insurance.

11. Bringing in this form of residents to the Notting Hill community will lead to a stigmatization of these future residents.

Staff Response: The City promotes 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, service, cultural, leisure, entertainment, and institutional uses. The City further promotes mixed-use communities that are diverse and adaptable to changing needs. Every community within Ottawa is either a mixed community or transitioning towards a mixed community - a mixture of housing forms and types as well as a mixture of socio-economic groups. This diversity is what promotes a healthy viable community. Notting Hill is no exception.

12. The City of Ottawa is cutting down on OC Transpo routes and yet continues to propose bringing in new residents to the community.

Staff Response: The introduction of nine residential units will not tax the existing public transit system. As the existing community continues to grow and densities increase over time, the public transit systems and routes will increase in its frequency and circulation routes.

13. Habitat for Humanity was originally intended to be built in the Avalon community. Thanks to Minto and the community's residents, the project has been reconsidered and moved out of Avalon. Now this is being brought forth in Notting Hill South. Why?

Staff Response: There is no evidence that a Habitat for Humanity proposal was present first in Avalon then rejected.

14. This is not an appropriate site to bring in a form of social housing – right across from houses that are currently marketed at \$500K.

Staff Response: Every community within Ottawa is a mixed community, a mixture of housing forms and types as well as a mixture of socio-economic groups, typical of any community. Notting Hill is no exception. There is also no evidence that simple affordable owner-occupied homes will decrease the property values of lands adjacent lands.

15. Councillor Hume, Chair of Planning Committee at the City of Ottawa has gone on record stating, "the city will not be entertaining re-zoning applications for sites where the zoning has already been decided through a community design plan".

Staff Response: The Neighbourhood Development Plan for the Residential Neighbourhoods in the Urban Expansion Area of Cumberland Township, approved by the former City of Cumberland Council in the mid 1990s did not actually rezone the said lands. When a property is “re-zoned”, it means the land’s zoning changes under the Zoning By-law. Instead lands, including 2129 Nantes Street were re-designated under the Cumberland Official Plan to High Density Residential. The Neighbourhood Development Plan for the Residential Neighbourhoods in the Urban Expansion Area of Cumberland Township created the foundations and the framework, including an analysis as to why high density residential is appropriate on and adjacent to the subject lands. As the subject land was not previously rezoned to a high density zone, as was envisioned within the “The Neighbourhood Development Plan”, a rezoning is now appropriate.

16. Habitat for Humanity has a right to maximize the use of their property to help as many families as they can so I do not support a further reduction in density. It will take a long time before they develop Phase 2 on these lands (units facing Brianna Way) since the timeline for the extension of Brianna Way to the north is unknown.

Staff Response: Please see answer in #1.

COMMUNITY ORGANIZATION COMMENTS

Portobello South Community Development Association wrote in expressing support for the proposal, whether it be nine or 11 residential units, and express gratitude that the applicants had taken the time to revise the proposal to make it more compatible with the existing fit and massing of a single-detached residential character of the existing neighborhood.