

# FOTENN

## 5505 FERNBANK ROAD - BLACKSTONE



May 25, 2017

Planning Rationale

Plan of Subdivision and  
Zoning By-law  
Amendment



Prepared for:



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# 1.0 INTRODUCTION

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Fotenn Consultants Inc., acting as agents for Mattamy Homes, is pleased to submit the enclosed Plan of Subdivision and Zoning By-law Amendment Applications for the lands municipally known as 5505 Fernbank Road in the Fernbank community of the City of Ottawa. The Fernbank community covers approximately 674 hectares of land in Ottawa's west end containing a proposed 9,700 to 11,000 dwelling units and between 2,500 and 2,600 jobs. The following report describes a joint proposal from Mattamy Homes and Cardel Homes, and assesses the policy and regulatory framework guiding this proposal.

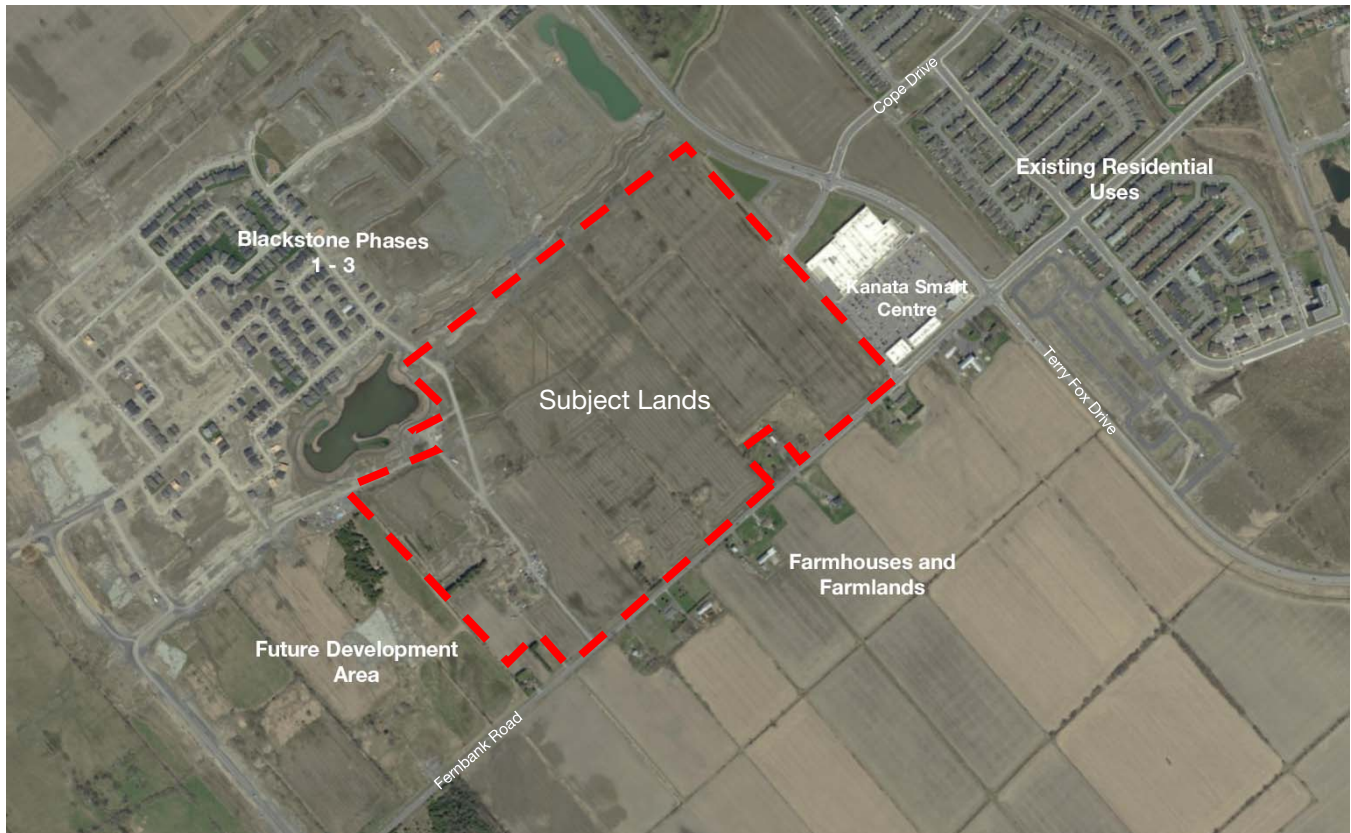


Figure 1: Site and Surrounding Uses

The subject lands, described legally as Golbourn Concession 10, Part Lots 29 and 30 and are located in the southeast corner of the Fernbank Community along Fernbank Road, west of the intersection of Fernbank Road and Terry Fox Drive. The lands are approximately 105 acres (42.5 hectares) in area, irregular in shape and currently vacant, with some limited vegetation and trees. The site is bisected by the extension of Tapadero Avenue from the initial phases of the Blackstone development.

The subject lands (Figure 1) are bound to the north by the Monahan Drain and the initial phases of the Blackstone development, which is currently under construction. Further north is additional vacant land with a variety of subdivision approvals.

Immediately east of the site is the Smart Centres Kanata development, with a Wal Mart and a variety of additional retail, service commercial, restaurant and medical office uses. Further east is additional low rise residential housing largely in the form of single-detached, semi-detached and row housing.

South of the site is a limited number of farmhouses and barns and associated vacant farmlands while west of the subject site is largely vacant lands which form part of the future Fernbank Community.

Mattamy Homes and Cardel Homes intend to develop the overall subject lands with a total of 955 homes composed of a variety of low-rise housing forms, with the area north of Cope Drive to be developed by Cardel Homes and south of Cope Drive to be developed by Mattamy (Figure 2).

The northern portion of the development will consist of 182 single-detached dwellings and 157 townhomes, with the higher density townhomes being focused primarily along Cope Drive.

The southern portion of the development will consist of 92 village townhomes, 127 widelot townhomes, 241 single-detached dwellings, as well as a 2.74 hectare residential condominium block located in the southern end of the site, at the intersection of Rouncey and Fernbank Roads.

Access to the subject lands will be provided from the north via Rouncey Road, which will connect to the earlier phases of Blackstone and provide a direct connection to Fernbank Road. Cope Drive will provide east/west access to the development from Terry Fox Drive and the Kanata Smart Centre on the east to future development lands on the west.

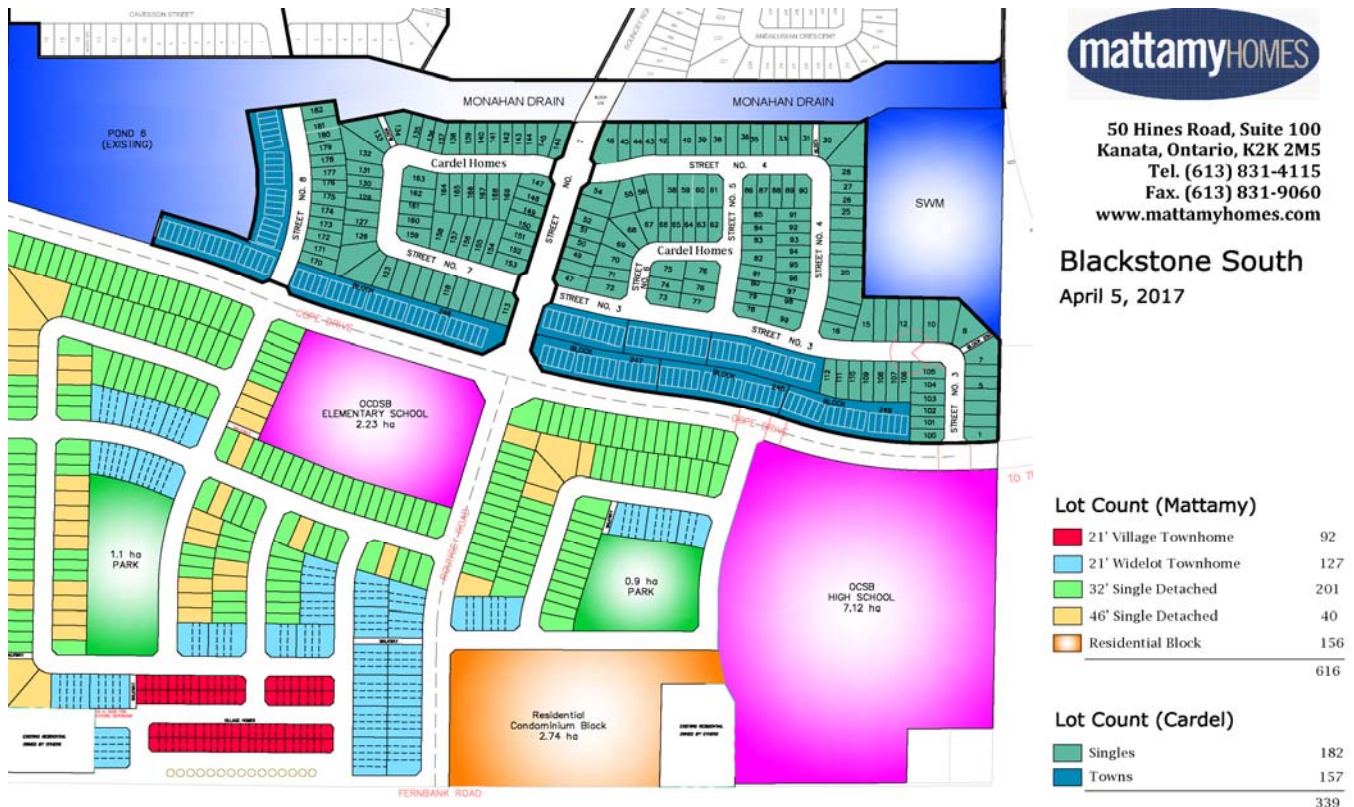


Figure 2: Development Proposal

In line with the Fernbank Community Design Plan (CDP), the development will offer a number of open spaces amenities including a 1.1 hectare park located in the southwest corner of the development and a 0.9 hectare park located in the southeast portion of the development. Residents will also have access to the pathway system along the Monahan Drain located along the northern border of the site. Blackstone South also includes two (2) school sites, a 2.23 hectare Elementary school located at the intersection of Cope Drive and Rouncey Road and a 7.12 hectare High School site located in the southeast corner of the subdivision.

Overall, the proposed layout maintains the general intent and design of the CDP.

## POLICY AND REGULATORY FRAMEWORK

### 4.1 PROVINCIAL POLICY STATEMENT (2014)

The Provincial Policy Statement (PPS), issued under the authority of Section 3 of the *Planning Act* and in effect since April 30<sup>th</sup>, 2014, provides direction on matters of provincial interest related to land use planning and development. The Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under Part IV – *Vision for Ontario’s Land Use Planning System*. The proposed development is consistent with the following policies of the PPS:

#### Efficient development and land use patterns

- / Promotes efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- / Accommodates an appropriate range and mix of residential, recreational and open space uses to meet long-term needs;
- / Avoids development and land use patterns that would prevent the efficient expansion of *settlement areas* in those areas which are adjacent or close to *settlement areas*;
- / Promotes cost-effective development standards to minimize land consumption and servicing costs; and
- / Ensures that necessary *infrastructure* and *public service facilities* are or will be available to meet current and projected needs.

#### Settlement Areas

- / Land use patterns with *Settlement Areas shall be based on*:
  - a) Densities and a mix of land uses which:
    1. Efficiently use land and resources; and
    2. Are appropriate for, and efficiently use, *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.
- / New development taking place in *designated growth areas* should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, *infrastructure* and *public service facilities*.

#### Housing

- / Maintains at all times the ability to accommodate residential growth for a minimum of 10 years;
- / Provides for an appropriate range of housing types and densities;
- / Directs the development of new housing towards locations where appropriate levels of *infrastructure* and *public service facilities* will be available to support current needs; and
- / Develop housing which is affordable.

#### Public Spaces, Recreation, Parks, Trails and Open Space

- / Plans public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction facilitate *active transportation* and community connectivity; and
- / Plans and provides for a full range and equitable distribution 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.

**The proposed development is consistent with the above noted policies of the Provincial Policy Statement (2014). The proposal develops an area located within the City of Ottawa’s Urban Boundary and “fills in” vacant land existing between two (2) established built areas in Kanata South to the east and Stittsville to the west. The proposal provides a range of housing options and densities as well as a permeable, pedestrian friendly subdivision with access provided to municipal parks and recreational pathways.**

## 4.2 CITY OF OTTAWA OFFICIAL PLAN (2003, AS AMENDED)

The subject land is located within the General Urban Area designation on Schedule B - Urban Policy Plan of the City's Official Plan (OP) (Figure 3). The intent of the "General Urban Area" designation is to accommodate the housing and lifestyle needs of all ages, incomes, and life circumstances in order to complete, sustainable communities. The designation permits the development of a wide range of uses, including predominantly residential development of all densities and forms as well as employment, retail, service, cultural, leisure, entertainment and institutional uses.

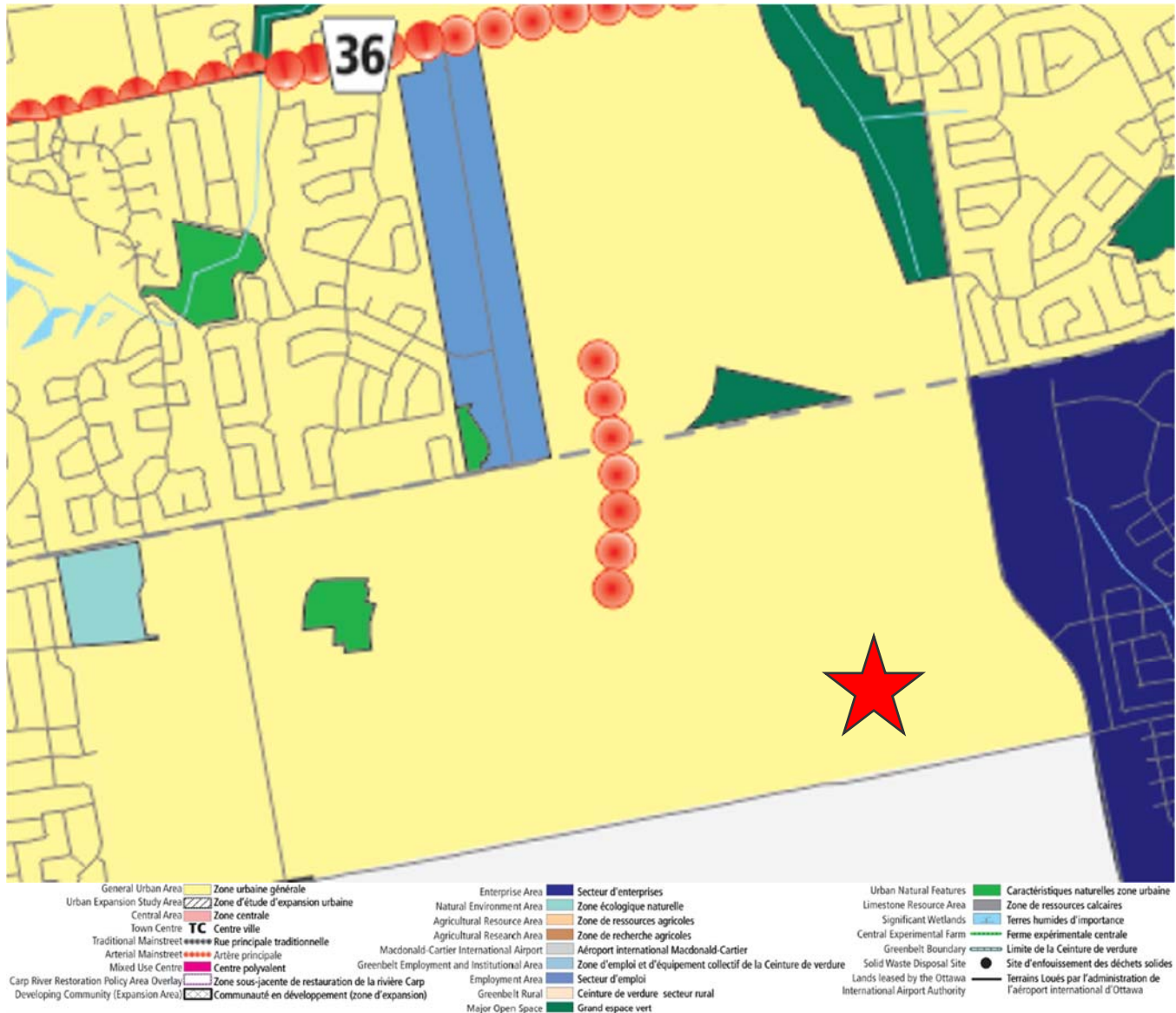


Figure 3: Schedule B – Land Use Designation

Policy 2 of the General Urban Area designation states that the evaluation of development applications, studies, other plans and public works undertaken by the City in the General Urban Area are to be in accordance with the Urban Design and Compatibility sections (Sections 2.5.1 and 4.11) of the Official Plan.

#### 4.2.1 Section 2.5.1 – Compatibility and Community Design

Section 2.5.1 – *Urban Design and Compatibility* sets out to guide meaningful development and to do so establishes several guiding principles and design objectives to help achieve compatibility in both form and function within the proposed setting. The following objectives are considered most applicable to the proposed development:

- / The proposal enhances the sense of community by creating and maintaining places with their own distinct identity. **The proposed development responds to its suburban context and focuses on contributing to the residential community by offering a variety of housing options in proximity to a variety of amenities that make Fernbank a new and unique community within the City of Ottawa. The establishment of school lands and parks, and proximity to recreational pathways and retail uses help top make Blackstone a unique and complete community.**
- / The proposal creates places that are safe, accessible and east to get to, and move through. **The proposed road network and mid-block pedestrian pathways support a well connected neighbourhood that is easy to move through and with buildings oriented toward the street that provide “eyes on the street” for a safer community.**
- / The proposal considers adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice. **The proposal offers a variety of housing types by two (2) different developers form the Ottawa area. The development includes a variety of singles, towns and condominiums on varying lot sizes appealing to residents at various points in the life-cycle. The range of development forms further allows residents to continue to live within the community as they move through their life-cycle.**

#### 4.2.2 Section 4.11 – Urban Design and Compatibility

Section 4.11 of the Official Plan provides direction on urban design and compatibility. Policy 2 of this section identified the following areas in which new development must be compatible with the surrounding community.

The proposed development is evaluated against these criteria below:

<b>Traffic:</b>	A Traffic Impact Study was prepared by Parsons, available under separate cover, and concludes that with the proposed development is anticipated to operate acceptably with some mitigation measures eventually employed as the entire earea develops.
<b>Vehicular Access:</b>	<p>Access to the development is provided at four (4) major points. The major north/south thoroughfare, Rouncey Road, connects with the earlier phases of Blackstone and provides access to the northeastern portion of the Fernbank Community. Rouncey continues to connect with Fernbank Road providing an east/west connection between Kanata and Stittsville.</p> <p>The development further connectws via the major east/west thoroughfare of Cope Drive which connects the development to Terry Fox Drive and the Kanata Smart Centre and provides a link west to future development areas of the Fernbank community.</p> <p>Furthermore, local roads will provide access through the Blackstone development.</p>
<b>Parking Requirements:</b>	Each proposed lot can and will accommodate sufficient parking to meet the zoning requirements.
<b>Outdoor Amenity Areas:</b>	The Blackstone South development includes two (2) local parks 1.1 hectares and 0.9 hectares in size for residents to enjoy. The development also benefits from an existing recreational pathway along the Monahan Drain at the north end of the



	subject site with connections to this pathway provided by both local roads and mid-block pedestrian connections.
<b>Loading Areas, Service Areas, and Outdoor Storage:</b>	Loading areas, service areas, and outdoor storage is not being considered as part of this development.
<b>Lighting:</b>	Lighting through the development will comply with City of Ottawa standards.
<b>Noise and Air Quality:</b>	No noise or air quality issues are anticipated with this development.
<b>Sunlight:</b>	The low rise nature of the development will ensure that there are no negative impacts related to sunlight with this development.
<b>Microclimate:</b>	The proposed development is not expected to negatively impact the microclimate of the area.
<b>Supporting Neighbourhood Services:</b>	The additional residential lots will help support the various retail uses located in close proximity. The development will further support the use of the proposed parks and school lots within this development.

#### 4.2.3 Section 2.5.3 – Schools and Community Facilities

Section 2.5.3 emphasizes and encourages the establishment of complete communities which can accommodate a variety of land uses, including among others, institutional uses. A significant element of complete communities is access to schools. Schools are a focus of community life and in addition to their primary purpose as educational institutions, school facilities can be used for other purposes, such as daycares, indoor and outdoor recreational space, informal meeting places, and greenspaces within communities. New schools are required as new communities are developed to support the various stages of the life cycles of its residents and to reduce crowding and the bussing of students to other schools located outside the neighbourhood. New schools must be established in accordance with Policy 2.5.3.1 of the OP which states: “The City will recognize that schools form part of the building block of any community, not only in providing education to children, but also amenity space and resources to the neighbourhood”.

#### 4.2.4 Section 2.5.4 – A Strategy for Parks and Leisure Areas

Section 2.5.4 addresses the Section 2.5.4 – *A Strategy for Parks and Leisure Areas* states that parks and leisure areas are important and necessary element of complete communities providing the playgrounds, parks and sport fields that provide people with their most frequent and immediate contact with greenspace. Good park and leisure areas are well-distributed within communities, easily accessible from homes and linked to the Greenspace Network. Parks and leisure areas will be linked to the Network through such means as developing these areas in conjunction with other facilities such as schools and other institutions, stormwater management facilities, federal open spaces and other public lands that permit public access (Policy 2.5.4.1.a) Further, new park and leisure areas provided in urban areas will contribute to the equitable distribution of these areas within the community. They will be easily accessible by foot or by bicycle from homes and linked to other greenspaces. They will be visible from many vantage points within the community and have significant street frontage, in proportion to their size, often fronting on two or more streets depending on their shape and function (Policy 2.5.4.4).

**The proposed development conforms to the policies of the City of Ottawa’s Official Plan including the policies of the General Urban Area, the design and compatibility criteria put forth in Sections 2.5.1 and 4.11 of the OP. Furthermore, the 2.23 hectare Elementary School and 7.12 hectare High School lands are provided in conformity with the policies of Section 2.5.3 of the OP and the provided 1.1 hectare and 0.9**

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hectare local parks are provided in conformity with section 2.5.4 of the OP and help to provide the future residents of the Blackstone South development with a complete community.

### 4.3 CITY OF OTTAWA OFFICIAL PLAN AMENDMENT 150

In 2013, the City of Ottawa reviewed its Official Plan resulting in numerous changes to policy references and to land use designations. Ottawa City Council adopted Official Plan Amendment (OPA) 150, receiving Ministry of Municipal Affairs and Housing approval April 24<sup>th</sup>, 2014. As OPA 150 is currently under appeal the current policies of the City of Ottawa Official Plan 2003 (As Amended), remain in full force and effect.

None of the policy changes proposed through OPA150 will affect the proposed development. The policies of the General Urban Area have been revised primarily with regards to building heights which do not affect the low-rise development proposed with these applications.

**The proposed development conforms to the revised policies proposed through Official Plan Amendment 150.**

### 4.4 FERNBANK COMMUNITY DESIGN PLAN

The Fernbank Community encompasses approximately 674 gross hectares (1,665 acres) of land between the established communities of Stittsville, Kanata West and Kanata South. The purpose of the Community Design Plan, adopted by Ottawa City Council in 2006, is to establish a community-wide land use framework that reflects the principles, objectives and policies for community development as directed by the OP.

The subject lands are located within the south-east portion of the Fernbank Community Design Plan (CDP).

The key principles of the CDP are set out in Section 3.1 as follows:

1. Maintain and respect the integrity and unique character of existing communities;
2. Create distinctive liveable neighbourhoods;
3. Provide effective, efficient, timely transportation that is integrated with land uses;
4. Ensure efficient and timely phasing of future infrastructure; and
5. Create an environmentally sustainable community.

The Plan designates the majority of the site “low density residential” with some portions, particularly along Cope Drive and Rouncey Road, designated “medium-density residential”. The lands also include two (2) designated neighbourhood park areas, two (2) school sites including an elementary school site and a secondary school site, and a stormwater management pond.

#### The Land Use Plan

As noted and demonstrated in Figure 9 of the CDP (Figure 4), the Fernbank Land Use Plan identifies four (4) land use categories on the Mattamy lands, including:

1. Low Density Residential ;
2. Medium Density Residential;
3. Schools; and
4. Open Space and Parks.

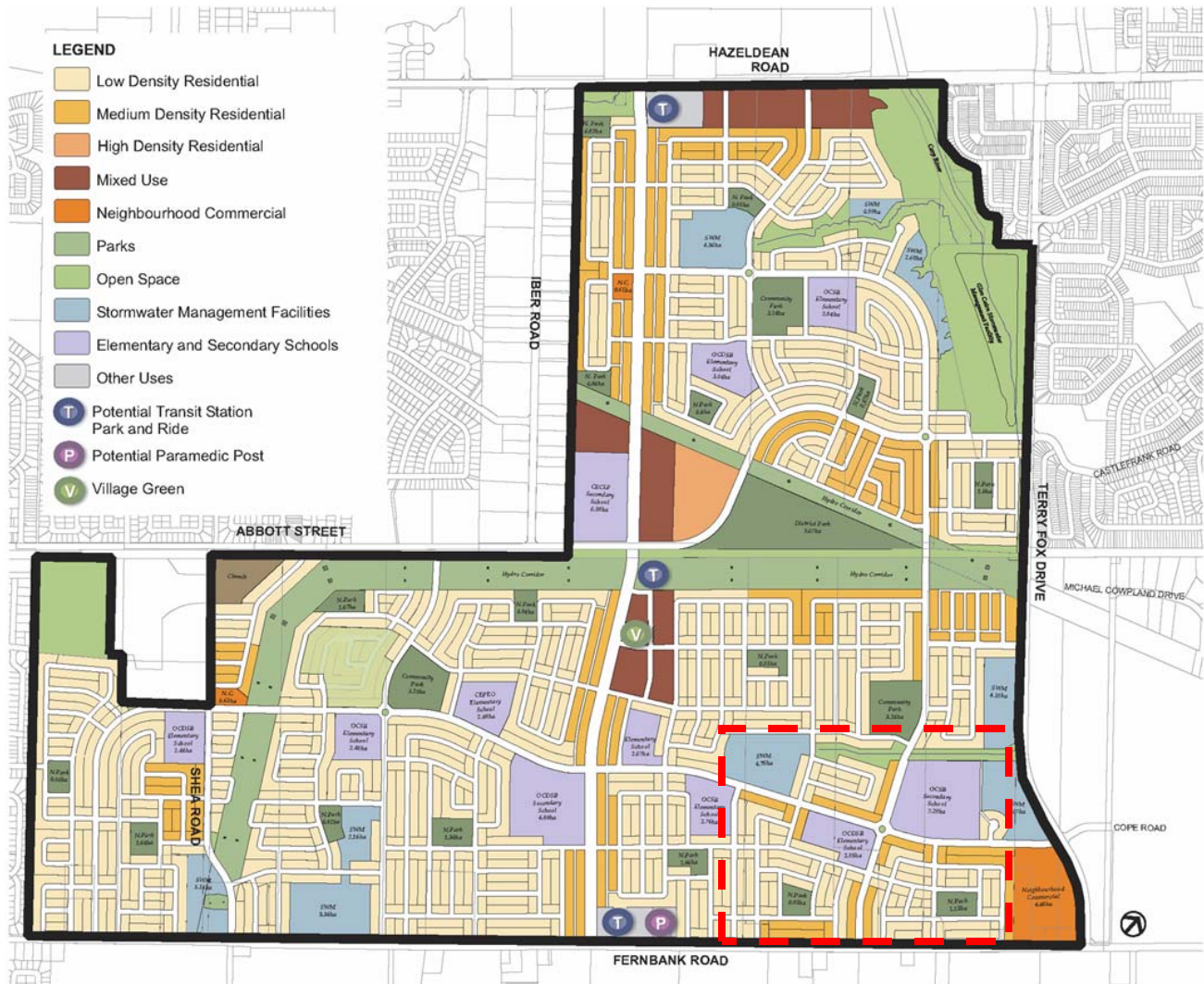


Figure 4: Demonstration Plan

### Low Density Residential

Low-density residential land uses will comprise the majority of the housing within the Fernbank Community. Low Density Residential land uses shall include residential dwellings of similar mass and scale as follows:

- / Detached Dwellings;
- / Semi-detached Dwellings; and
- / 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 CDP also states that in accordance with the OP, not more than 60% of the total units shall be single-detached and semi-detached housing.

### **Medium Density Residential**

Medium density residential land uses will be dispersed throughout the Fernbank Community to provide a variety of housing types and create diverse and attractive neighbourhoods. These land uses, similar to those indicated in the previous section, shall generally be located:

- / Along arterial roads;
- / Along major or minor collector roads;
- / In proximity to Community or District Parks;
- / 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).

Medium Density Land uses shall include:

- / Multiple-attached Dwellings
- / Triplexes
- / Stacked Dwellings
- / Live-work Units
- / Low-rise Apartments
- / Rooming Houses
- / Shelter Accommodations

### **Schools**

The Fernbank Community will accommodate up to three (3) secondary schools and eight (8) elementary schools, as requested by area school boards. The location and size of schools within the Fernbank community is illustrated in the Land Use Plan, however their specific location will be determined through Plans of Subdivision. The Plan calls for a school site to be zoned in order to permit both Institutional uses as well as Residential uses (low and medium density residential uses), in the event that a school board does not establish a school.

### **Open Space and Parks**

Open space areas provide spaces of environmental value, open space, and safe active/passive recreational amenities and contribute to building a healthy community. These open spaces can be augmented by and integrated with additional open space in the form of parks and stormwater management facilities.

Regarding Parks, the CDP refers to the Official Plan where “good parks are well distributed with communities, easily accessible from homes and linked to the greenspace network”.

The Fernbank CDP establishes a hierarchy of Parks, providing a design criteria noted below:

- / A District Park which has a minimum site area of 8.0 hectares and should be located within proximity to the Trans Canada Trail, arterial roads, and centrally located within the Fernbank Community.

- / Community Parks which will have a minimum site area of 3.2 hectares and be located and with frontage on major collector roads in order to serve both the local area and larger geographic area.
- / Neighbourhood Parks which will have a minimum site area of 0.8 hectares and be distributed through the community so that the majority of residences will be within a 5-minute walk of a park.

### The Demonstration Plan

- / The Demonstration Plan, Figure 5, illustrates one way in which the Land Use Plan could be implemented through development approvals. The purpose of the demonstration plan is to:
  - o Provide an illustration as to how the Fernbank community could develop over time;
  - o Indicate how the community design guidelines could be achieved;
  - o Illustrate how the specific Fernbank CDP objectives could be achieved; and
  - o Provide an estimate of the total housing supply, population, and employment that could be accommodated within the community. The Plan further states that the Demonstration Plan does not require landowners to develop their lands precisely as shown, as the purpose of the Plan is to:
    - Provide guidance as to how the lands could be developed over time;
    - Demonstrate options for addressing specific development forms and character;
    - Illustrate ways of achieving the Fernbank Community Design Guidelines; and
    - Provide a means for establishing and monitoring development targets.

**The proposed Draft Plan is based primarily on the CDP's Demonstration Plan however, in keeping with the Plan's policies which provide room for interpretation, minor adjustments have been made. The proposed Draft Plan maintains the general intent of the Plan and achieves the vision set out within CDP. The Draft Plan proposes a mix of low and medium density residential options with the medium density uses being focused along arterial and collector roads as well as around neighbourhood parks. Furthermore, the proposed school sites, though not in keeping with the demonstration plan, are located in conjunction with the Ottawa Catholic School Board and are designed to meet their needs. The site is well served with open space in both active and passive forms with neighbourhood parks located within the community and the Monahan Drain located to the north of the development.**

### Community Design Guidelines

#### 6.2 Design Vision

The vision for the proposed Fernbank Community is for a contemporary community which embraces the existing natural heritage features and takes advantage of existing amenities such as the Trans Canada Trail. The design of the community is predicated on a transit supportive street network, an integrated open space linkage system and a well defined community core and distinctive neighbourhood which will all have a park, school or other amenities within walking distance. The following guiding principles, which will form the foundation of the design guidelines governing the Fernbank Community development, are applicable to this application:

- / Maintains and respects the integrity and unique character of existing communities;
- / Creates integrated, safe, passive and active green spaces;
- / Ensures efficient and timely phasing of future infrastructure;
- / Creates liveable neighbourhoods; and
- / Creates an environmentally sustainable community.

#### 6.3 Community Structure

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Section 6.3 discusses the various structural elements of the Fernbank Community including but not limited to the structure of the Streets and Blocks where Section 6.3.2 states:

The street network is developed based on a modified grid pattern which provides maximum permeability. The length of street blocks are encouraged to be designed approximately 150-250 m to enhance the appearance of the streetscape and to facilitate both vehicular and pedestrian movements.

**The proposed development is consistent with the guidelines set out in the CDP. The proposal contains a variety of low and mid density residential dwellings integrated with both active and passive greenspaces including two (2) neighbourhood parks and the recreational pathway along the Monahan Drain. The proposal largely follows the street pattern established in the Demonstration Plan with only minor changes. The largest differences are with the location of the school sites, particularly the location of the Secondary School. The same principles of short blocks which offer permeability and ease of movement through the community guided the design of the road network in these areas. Ultimately, the proposed Plan is in keeping with the design principles established in the CDP.**

### **Consistency with the Fernbank Plan**

The Fernbank Community Design Plan (CDP) Land Use Plan (Figure 9 of the approved CDP document) and the Demonstration Plan (Figure 10) illustrate, in addition to the text of the CDP, the conceptual distribution of land uses, the location of roadways, and community facilities including school site, parks and drainage facilities.

It is intended that development will proceed in a manner generally consistent with the Fernbank CDP. In this regard, minor changes to the Land Use Plan may be accommodated through the development approvals process at the discretion of the General Manager of Planning and Growth Management Branch. Changes to the configuration of the road network, the park and school locations and low and medium-density blocks can be approved by way of development applications, and would not require amendments to the CDP.

While the end product may differ in detail from the various plans contained within the CDP Plan document, it is intended that development will have a framework consistent with the policies and guidelines of the CDP.

The proposed layout differs from that proposed in the Community Design Plan with a road pattern consistent with the design principles of the Plan which emphasizes connectivity and navigability.

As per Section 7.1: Interpretation, Minor changes to the Land Use Plan of the Community Design Plan changes proposed prior to subdivision or site plan approval – such as adjustments to the location of low and medium density residential areas, minor changes to the location and configuration of neighbourhood parks, minor changes to the configuration of the community core to high density residential areas, minor changes to the residential mix, minor adjustments to stormwater management pond block size and location, and minor adjustments to tributary corridor locations and widths – may be made at the discretion of the Director of Planning and Infrastructure Approvals. Subdivision and/or site plan approval by the City reflecting these changes constitute approval of the changes to the Community Design Plan.

It is our position that the proposed development, including the proposed road network, park locations, school locations and distribution of low and medium density housing, are all in keeping with the intent and approach of the Fernbank CDP, any changes approved as per the technical circulation are deemed minor in nature and can be approved by the City as part of the subdivision approval and zoning process.

The proposed unit types are consistent with the Low and Medium Density Land Use designations of the CDP.

The Neighbourhood Parks exceed the minimum site area of 0.8 hectares and the school lot locations are established based on consultation with the OCSB.

**The proposed development is generally consistent with the Fernbank Community Design Plan Land Use Plan. The proposed density and uses are in keeping with the designations of the Land Use Plan. Some density has been shifted around and the lot fabric altered slightly to allow for a more efficient development overall, however, all changes are within the degree of flexibility anticipated and permitted by the CDP and can be approved in principle by the City through the subdivision review process.**

#### 4.5 URBAN DESIGN GUIDELINES FOR GREENFIELD NEIGHBOURHOODS

Ottawa City Council approved the “Urban Design Guidelines for Greenfield Neighbourhoods” on September 26<sup>th</sup>, 2007. Similar to other design guidelines prepared by the City, they are not intended to act as a checklist for development and not every guideline is applicable but that overall, the proposal meets their intent. In our opinion, the Mattamy Draft Plan of Subdivisions, and in particular the stormwater pond block and the proposed location of the Neighbourhood Park comply with the following applicable guidelines.

- / Locate stormwater management areas to be an integral part of the overall greenspace and pedestrian network within the neighbourhood.
- / Concentrate higher density residential units and neighbourhood focal points that include transit stops, commercial areas, schools, community facilities, parks and multi-use pathways.
- / Create a walkable neighbourhood with pathways, trails and sidewalks that are accessible year round and that connect destinations such as transit stops, commercial areas, schools, community facilities and parks.
- / Layout local street patterns so that development blocks are easily walkable – between 150 and 250 metres in length.
- / Locate elementary school sites on sites of approximately 2.5 hectares that have at least two road frontages, one of which faces a collector street, and are near a neighbourhood park or greenspace.
- / Locate secondary school sites on sites of approximately 5.0 to 8.0 hectares that have at least two road frontages, one of which faces a collector street, and are near parks or greenspaces.
- / Locate parks so that they front onto at least two streets, or have the longest edge front onto the street. Locate parks at T- intersections to terminate streetscape views.
- / Incorporate mid-block walkways to make walking more direct and convenient where long blocks cannot be avoided.

**The proposal meets the majority of the applicable design guidelines. It provides a significant amount of park frontage making a visible contribution to the neighbourhood and reinforces the residential character of the Fernbank Community. The development seeks to establish a well connected neighbourhood that where community amenities (parks, pathways, schools, etc.) can be easily accessed by foot, bicycle and car. Again, the intent is not to apply the guidelines as a checklist but to overall satisfy the applicable design guidelines.**

#### 4.6 CITY OF OTTAWA ZONING BY-LAW (2008-250)

The subject lands are zoned **Development Reserve – DR** in the City of Ottawa Zoning By-law (2008-250) (Figure 5). The purpose of the DR zone is:

- / To recognize lands intended for future urban development in areas designated as General Urban Area and Developing Communities in the Official Plan, and future village development in areas designated as Village in the Official Plan;
- / To limit the range of permitted uses to those which will not preclude future development options; and
- / To impose regulations which ensure a low scale and intensity of development to reflect the characteristics of existing land uses.

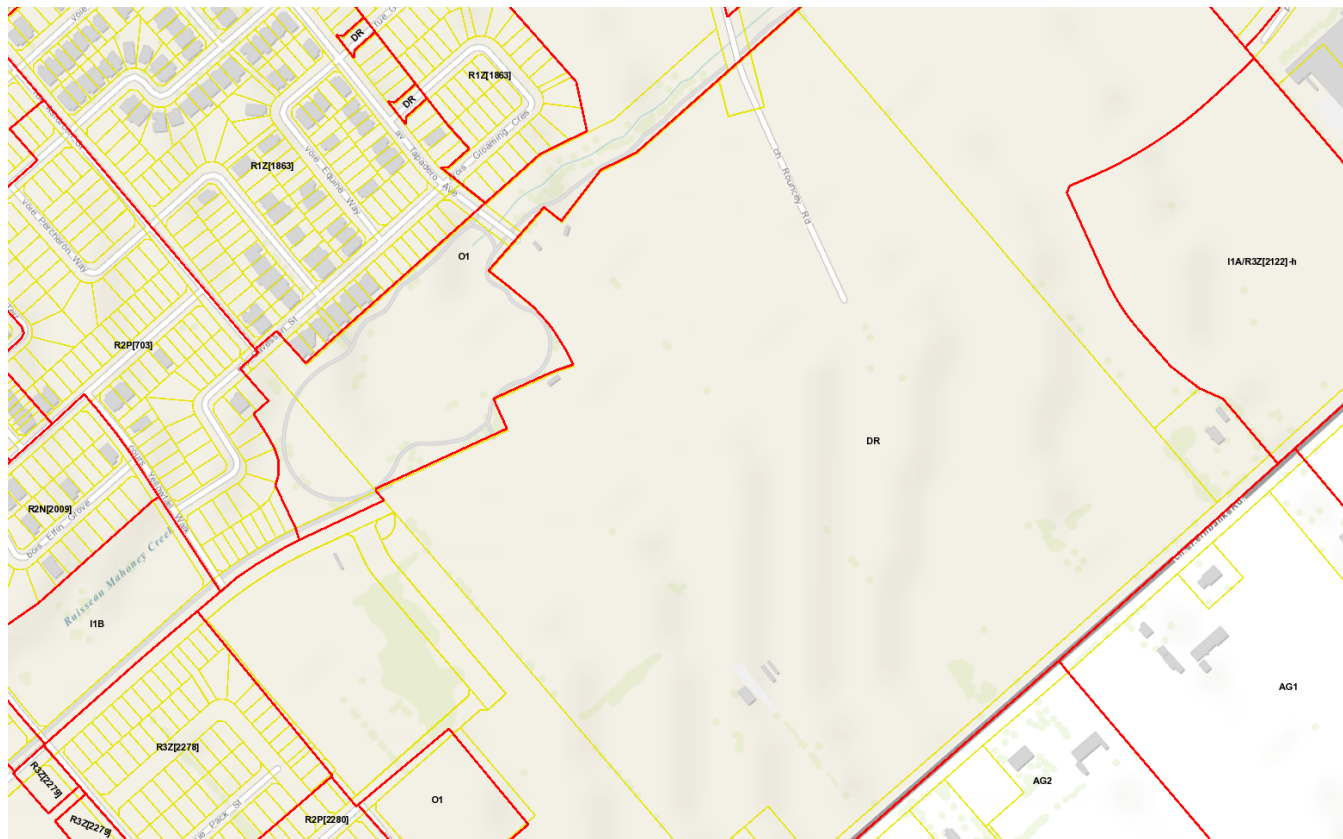


Figure 5: Zoning Map

As a rezoning is being proposed for the site to accommodate a change of use, the provisions in place for development in a DR Zone are immaterial to this application. Furthermore, the DR zoning is not consistent with the direction of the Fernbank CDP, which designates the lands as largely low-medium density residential. Though minor adjustments may arise throughout the application process, the Amendment seeks to establish two (2) zones over the site with the majority being rezoned Residential Third Density, Subzone YY, Exception [2317] (R3YY [2317]), consistent with the zoning for Mattamy’s “Abbottsville Crossing” development. A small portion of the site, located in the southeast corner of the development, will be rezoned to Residential Fourth Density (R4).

The purpose of the R3 zone is:

- / To allow a mix of residential building forms ranging from detached to townhouse dwellings in areas designated as General Urban Area in the Official Plan;
- / To allow a number of other residential uses to provide additional housing choices within the third density residential areas;
- / To allow ancillary uses to the principal residential use to allow residents to work at home;
- / To 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
- / To 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 proposed uses are permitted within the R3YY zoning with the provisions generally set out in the following table:



Unit Type	Mini. Lot Width	Min. Lot Area	Min. Building Height	Min. Front Yard Setback	Min. Corner Side Yard Setback	Min. Rear Yard Setback	Min. Int. Side Yard Setback
<b>Detached</b>	9 m	220 m <sup>2</sup>	12 m	3 m	2.5 m	6 m	1.8 m, with one yard min of 0.6 m, 0.6 m for corner lot
<b>Semi-Detached</b>	5.5 m	137 m <sup>2</sup>	12 m	3 m	2.5 m	6 m	0.9 m
<b>Townhouse</b>	4 m	81 m <sup>2</sup>	14 m	3 m	2.5 m	When attached back to back, 0 m	1.5 m

The full details of Exception [2317] are listed in Appendix A.

The purpose of the R4 zone is similar to that of the R3 zone save and except for permitting the additional use of low rise apartment dwellings, which in some cases are limited to four units, and in no case more than four storeys.

The proposed Planned Unit Development is a permitted use within the R4Z zone and the applicable provisions are listed below, with any site specific provision noted with an asterisk (“\*“):

Unit Type	Min. Lot Width	Min. Lot Area	Min. Building Height	Min. Front Yard Setback	Min. Corner Side Yard Setback	Min. Rear Yard Setback	Min. Int. Side Yard Setback	Min. Width of Private Driveway	Min. Setback From Private Way	Min. Separation Between Buildings
<b>Planned Unit Development (Containing Stacked Towns)</b>	18 m	1,400 m <sup>2</sup>	15 m	3 m	3 m	4 m*	4 m*	6 m	1.8 m	Where the height of abutting buildings is ≤14.5: 1.2 m If >14.5 m: 3m

Both the proposed R3YY [2317] and R4Z [XXXX] zones are currently applied to areas within the Fernbank Community and will allow the proposed development to fit well within the existing and future context of the subject site. The proposed provisions of the R4Z zone are based on a similar product model that Mattamy Homes has employed in other regions of Ontario and fit, to the best possible way, within the R4Z zoning.

In considering the proposed applications and applicable policy framework, it is our professional opinion that the proposed development represents good planning and is in the public interest for the following reasons:

Based on the information presented throughout this Report, it is our professional opinion that the proposed Plan of Subdivision and Zoning Amendment is appropriate and desirable when evaluated against the applicable policies, regulations and within the context of the subject site.

- / The proposal is consistent with the Provincial Policy Statement (2014). Specifically, the proposal meets the Province's goal of developing in areas located within the City of Ottawa's urban boundary and 'fills in' vacant land existing between two established built areas. The proposal provides a variety of housing options while providing for several community amenities that are easily accessible by alternate modes of transportation.
- / The proposal meets the goals and policies set out in the City's Official Plan (2003, as amended). In particular, this proposal meets the policies of the General Urban Area where a range of housing types and densities are encouraged to meet the needs of people of all ages, incomes and lifestyles.
- / The proposal maintains the General Urban Area designation within OPA150 and continues to meet the policies of the OPA.
- / The proposed Plan of Subdivision is consistent with the goals and objectives of the Fernbank Community Design Plan (CDP). In the Plan, the subject site is designated Low Density Residential, Medium Density Residential, Schools and Open Space and Parks. The proposed plan is consistent with these designations. The plan differs slightly from the CDP demonstration plan, however these minor adjustments are permitted within the CDP as set out in the implementation policies of Section 7.1.
- / The proposed Zoning Amendment is required as the current zoning, DR, is only an interim Zoning put in place until such time that the area is ready to be developed. The proposed amendment is consistent with surrounding development and offers the appropriate performance standards to permit the proposed development.

Overall, the proposal advances several key policy objectives at the Provincial and Municipal levels. Based on this analysis, the proposed development represents good planning and is therefore in the public interest.

Please do not hesitate to contact me at 613-730-5709 x 231 or at [szilagyi@fotenn.com](mailto:szilagyi@fotenn.com) should you have any additional questions or concerns regarding the application.



Mike Szilagyi RPP MCIP  
Planner  
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### Exception 2317

- / Despite Section 136, the maximum number of attached dwelling units permitted within a townhouse dwelling is 16, but no more than eight are permitted within a single row.
- / Where an attached garage accesses a public street by means of a driveway that crosses a sidewalk, the attached garage must be setback at least 6 metres from the nearest edge of the sidewalk.
- / A chimney, chimney box, fireplace box, eaves, eaves-troughs, gutters and ornamental elements such as sills, belts, cornices, parapets, and pilasters may project 1 metre into a required front, corner side or interior side yard but no closer than 0.2 metres to the lot line.
- / Balconies and porches may project to within 0 metres to the lot line.
- / Despite Table 65 Row 6(b), the steps of a porch may project 2.5 metres into a required yard, but no closer than 0.5 metres to a lot line.
- / Despite Table 65, Row 6(a), a deck with a walking surface higher than 0.3 metres but no higher than 0.6 metres above adjacent grade may project to within 0.6 metres of a lot line, and any portion of a deck with a walking surface less than 0.3 metres may project to within 0.3 metres of a lot line.
- / An air conditioning condenser unit may project 1 metre into a corner and interior side yard, and 2 metres into a rear yard, but no closer than 0.2 metres to a lot line, and may not be located in a front yard except in the case of a back-to-back townhouse dwelling.
- / Despite Section 57, the size of the required corner sight triangle will be as per the approved Plan of Subdivision.
- / In the case of a home based business operating within a townhouse or semi-detached dwelling, a parking space is only required if a non-resident employee works on-site.
- / Zone requirements for detached dwellings:
  - i. Minimum lot area: 220 square metres
  - ii. Minimum front yard setback: 3 metres
  - iii. Minimum front yard setback for an attached garage: 3.5 metres
  - iv. Minimum total interior side yard setback is 1.8 metres with a minimum of 0.6 metres on at least one side.
  - v. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback is 0.6 metres
  - vi. Minimum corner side yard: 2.5 metres
  - vii. Maximum lot coverage: 55 per cent
- / Zone requirements for semi-detached dwellings:
  - i. Minimum lot area: 137 square metres
  - ii. Minimum lot width: 5.5 metres
  - iii. Minimum front yard setback: 3 metres
  - iv. Minimum interior side yard setback: 1.5 metres
  - v. Minimum corner side yard setback: 2.5 metres
  - vi. Maximum building height: 14 metres
  - vii. Maximum lot coverage: 65 per cent
- / Zone requirements for townhouse dwellings:
  - i. Minimum lot area: 81 square metres
  - ii. Minimum lot width: 5.5 metres
  - iii. Minimum front yard setback: 3 metres
  - iv. Minimum rear yard setback where dwellings are attached back-to-back: 0 metres
  - v. Minimum interior side yard setback: 1.5 metres
  - vi. Minimum corner side yard setback: 2.5 metres
  - vii. Maximum building height: 14 metres