

**Subject: Zoning By-law Amendment – 1835 Stittsville Main Street**

**File Number: ACS2023-PRE-PS-0020**

**Report to Planning and Housing Committee on 27 February 2023**

**and Council 8 March 2023**

**Submitted on February 17, 2023 by Derrick Moodie, Director, Planning Services,  
Planning, Real Estate and Economic Development**

**Contact Person: Colette Gorni, Planner II, Development Review Central**

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**Ward: Stittsville (6)**

**Objet : Modification du Règlement de zonage 1835, rue Stittsville Main**

**Dossier : ACS2023-PRE-PS-0020**

**Rapport au Comité de la planification et du logement**

**le 27 février 2023**

**et au Conseil le 8 mars 2023**

**Soumis le 17 février 2023 par Derrick Moodie, Directeur, Services de la  
planification, Direction générale de la planification, des biens immobiliers et du  
développement économique**

**Personne ressource : Colette Gorni, Urbaniste II, Examen des demandes  
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**Quartier : Stittsville (6)**

## REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1835 Stittsville Main Street, as shown in Document 1, to rezone the lands from RU (Rural Countryside) to R3Z[XXX1]-h (Residential Third Density, Subzone Z, Urban Exception XXX1, with a holding symbol), to permit low rise development as detailed in Document 2.
2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* ‘Explanation Requirements’ at the City Council Meeting of March 8, 2022, subject to submissions received between the publication of this report and the time of Council’s decision.

## RECOMMANDATIONS DU RAPPORT

1. Que le Comité de la planification et du logement recommande au Conseil municipal d’apporter une modification au *Règlement de zonage* n° 2008-250 pour le 1835, rue Stittsville Main, comme l’indique la pièce 1, afin de permettre d’aménager des logements supplémentaires [aménagement du territoire], selon les modalités précisées dans la pièce 2;
2. Que le Comité de la planification et du logement approuve l’intégration de la section Détails de la consultation du rapport dans le cadre de la « brève explication » du Résumé des mémoires déposés par écrit et de vive voix, à rédiger par le Bureau du greffier municipal et à soumettre au Conseil municipal dans le rapport intitulé « Résumé des mémoires déposés par écrit et de vive voix par le public sur les questions assujetties aux "explications obligatoires" de la *Loi sur l’aménagement du territoire* à la réunion que tiendra le Conseil municipal le 8 mars 2022 », sous réserve des mémoires qui seront déposés entre la publication de ce rapport et la date à laquelle le Conseil municipal rendra sa décision.

## BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

**Site location**

1835 Stittsville Main Street

**Owner**

Jennifer McGahan

**Applicant**

Jennifer McGahan

**Description of site and surroundings**

The subject site is an irregularly-shaped parcel with an area of 5,295 square metres, and approximately 118 metres of frontage along Stittsville Main Street. It is located along the east side of Stittsville Main Street, north of Parade Drive and south of Etta Street. The site is currently occupied by a single-detached dwelling, which is accessed from Stittsville Main Street by a shared access driveway located within the City of Ottawa right-of-way. The site is surrounded by low-density residential neighbourhoods, with housing types including single-detached, semi-detached, and townhouse dwellings.

**Summary of requested Zoning By-law amendment proposal**

The subject site is currently zoned RU (Rural Countryside Zone). The requested zoning is R3Z[XXX1]-h (Residential Third Density, Subzone Z, Urban Exception XXX1, with a holding symbol) and R3Z[XXX2]-h (Residential Third Density, Subzone Z, Urban Exception XXX2, with a holding symbol). The amendment is requested to permit the development of additional units on the northern portion of the subject site and update the site's zoning to reflect its location within the urban boundary.

The proposed zoning amendment seeks to:

1. Rezone Area A to R3Z[XXX1]-h.
2. Urban Exception XXX1 includes provisions addressing the following:
  - Permit vehicle parking within the required front yard setback.
  - Apply a Holding Symbol to restrict development on the until such a time that the Owner enters into a development agreement with the City of Ottawa.
3. Rezone Area B to R3Z[XXX2]-h
4. Urban Exception XXX2 includes provisions addressing the following:

- Apply a Holding Symbol to restrict development on the subject site until such a time that the Owner enters into a development agreement with the City of Ottawa.

### **Brief history of proposal**

On February 14, 2022, the applicant applied for a Major Zoning By-law Amendment application to permit the development of two single detached dwellings on the northern portion of the subject site. The subject site is located within the urban boundary; however, it has retained a rural zone.

## **DISCUSSION**

### **Public consultation**

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications.

Changes made to the proposal since the original submission include the change in the zoning request from an R1 zone (Residential First Density Zone) to an R3 zone (Residential Third Density Zone) to allow greater flexibility for future development.

Six comments were received during the application review process. The comments were mainly concerned with loss of privacy for abutting homes and loss of trees and greenspace.

For this proposal's consultation details, see Document 3 of this report.

### **Official Plan designation(s)**

The subject site is designated as Neighbourhood on Schedule B5 – Suburban (West) Transect of the Official Plan.

### **Other applicable policies and guidelines**

#### **Urban Design Guidelines for Low-rise Infill Housing**

The Urban Design Guidelines for Low-rise Infill Housing are a tool to help achieve the Official Plan's goals in the areas of design and intensification and they help implement Official Plan policies with respect to the review of development applications for infill development. The guidelines apply to low-rise residential infill development within the Suburban Transects. Low-rise infill may include single detached and townhouse dwellings.

## **Planning rationale**

The subject site is designated as Neighbourhood on Schedule B5 – Suburban (West) Transect of the Official Plan. Within the Suburban Transect, the Neighbourhood designation permits a range of low-rise residential development, including single-detached and townhouse dwellings. Development is intended to occur in a manner that accommodates residential growth that meets density targets identified in the City's Growth Management Strategy (Section 3.2, Table 3b). Staff are satisfied that the proposed R3 zone is appropriate for the site as it allows for additional low-rise units to be developed.

Two holding symbols are proposed for the site, both of which will require the Owner to enter into a development agreement with the City of Ottawa prior to any development taking place. The subject site does not currently have any available connections to municipal servicing along Stittsville Main Street; the property is currently serviced by a well and septic system. The purpose of the development agreement is to ensure that any development on the subject lands is connected to municipal water and sanitary servicing. Conditions will be included in the development agreement requiring the provision of municipal water and sanitary connections for development, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department.

The applicant has also requested relief from the restrictions of front yard parking for the northern portion of the site (identified as Area A on Document 1). Staff have no concerns as the irregular shape of the lot creates challenges for the provision of parking on this portion of the site, and the site context reduces the impact of front yard parking in this location. The site is separated from Stittsville Main Street by a hydro corridor and driveway located within the public right-of-way. As a result, there is approximately 30 metres between the front property line of the subject site and the nearest curb of the abutting portion of Stittsville Main Street.

## **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

## **RURAL IMPLICATIONS**

The subject site was previously located within the rural area but is now within the City of Ottawa's urban boundary. However, it is still zoned RU (Rural Countryside Zone). The proposed Zoning By-law Amendment will change the zoning to an urban zone that is more appropriate for the site.

**COMMENTS BY THE WARD COUNCILLOR(S)**

The Councillor is aware of the application related to this report.

**LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the recommendations contained within this report.

**RISK MANAGEMENT IMPLICATIONS**

There are no risk implications associated with the report.

**ASSET MANAGEMENT IMPLICATIONS**

The subject site does not currently have any available municipal water or sanitary connections along Stittsville Main; the existing building is serviced by well and septic. Development on the subject site requires the extension of municipal water and sanitary infrastructure along Stittsville Main Street. Servicing infrastructure to be extended at the sole expense of the Owner. The City of Ottawa will assume ownership and take responsibility for maintenance of infrastructure located within the public right-of-way following construction.

It has been confirmed that there is sufficient capacity in the existing water, wastewater and stormwater infrastructure systems to accommodate the proposed development. Assets acquired through development of these lands will add to City's inventory for operations and maintenance, as well as lifecycle renewal and replacement in the long term.

**FINANCIAL IMPLICATIONS**

There are no direct financial implications.

**ACCESSIBILITY IMPACTS**

The proposed development will be required to meet the accessibility requirements contained within Ontario Building Code.

**APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-22-0016) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity of issues associated with the provision of servicing for the site.

**SUPPORTING DOCUMENTATION**

Document 1 Location Map and Zoning Key Plan (Immediately follows the report)

Document 2 Details of Recommended Zoning (Immediately follows the report)

Document 3 Concept Plans (Immediately follows the report)

Document 4 Consultation Details (Immediately follows the report)

**CONCLUSION**

The Planning, Real Estate and Economic Development Department supports the development concepts and proposed Zoning By-law Amendment. The proposed rezoning allows for the creation of additional residential units on an underutilized property within the urban area and includes provisions to ensure that development is implemented in a manner consistent with the policies of the Official Plan. Further, holding symbols have been applied to the site to ensure the provision of municipal water and sanitary servicing to any future development on the site.

**DISPOSITION**

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

# Document 1 – Location Map and Zoning Key Plan

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa)



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-22-0016      23-0045-D		<b>1835 rue. Stittsville Main Street</b>	
I:\COV2023\ZKP\StittsvilleMain_1835		 Area A to be rezoned from RU to R3Z[XXX1]-h Le zonage du secteur A sera modifié de RU à R3Z[XXX1]-h Area B to be rezoned from RU to R3Z[XXX2]-h Le zonage du secteur B sera modifié de RU à R3Z[XXX2]-h	
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REVISION / RÉVISION - 2023 / 01 / 18			



## Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1835 Stittsville Main Street:

1. Rezone lands shown as Area A in Document 1 to R3Z[XXX1]-h.
2. Rezone lands shown as Area B in Document 1 to R3Z[XXX2]-h.
3. Add new exception XXX1 to Section 239 – Urban Exceptions with provisions similar in effect to the following:
  - a. In Column II, Applicable Zones, add the text “R3Z[XXX1]-h”.
  - b. In Column V, Provisions, add the text:
    - Despite Section 109(3)(a), a parking space may be established, and a motor vehicle may be parked within a required and provided front yard.
    - The holding symbol can be removed only at such a time as that the Owner enters into a Development Agreement, or similar agreement, with the City of Ottawa detailing the provision of municipal water and sanitary servicing connections to the proposed development.
4. Add new exception XXX2 to Section 239 – Urban Exceptions with provisions similar in effect to the following:
  - a. In Column II, Applicable Zones, add the text “R3Z[XXX2]-h”.
  - b. In Column V, Provisions, add the text:
    - The holding symbol can be removed only at such a time as that the Owner enters into a Development Agreement, or similar agreement, with the City of Ottawa detailing the provision of municipal water and sanitary servicing connections to the proposed development.

### Document 3 – Concept Plans

#### Concept 1 (Single Detached Dwellings)





## **Document 4 – Consultation Details**

### 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.

### Public Comments and Responses

#### Comment:

Concerns about setbacks and buffers between the site and existing homes abutting the site. Concerns about loss of privacy to homes backing on to the subject property.

#### Response:

No relief has been requested from the standard setbacks of the R3Z zone. As all abutting properties are also zoned R3Z, staff are satisfied that appropriate setbacks have been established to provide adequate transition.

#### Comment:

Concerns about the loss of trees and greenspace.

#### Response:

It is anticipated that the majority of trees will be retained as the proposed development is limited to the northern portion of the site at this time. Further, the subject site is a private property, and has never been considered as community greenspace.

#### Comment:

Concerns that existing grades on the subject site will result in the future homes towering over existing homes/backyards abutting the site.

#### Response:

Staff are satisfied that appropriate setbacks have been established to provide adequate transition to abutting properties.