

Subject: Zoning By-law Amendment – 300 Goulbourn Forced Road

File Number: ACS2023-PRE-PS-0128

Report to Planning and Housing Committee on 15 November 2023

and Council 22 November 2023

**Submitted on October 30, 2023 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

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Ward: Kanata North (4)

**Objet: Modification du Règlement de zonage – 300, chemin Goulbourn
Forced**

Dossier: ACS2023-PRE-PS-0128

Rapport au Comité de la planification et du logement

le 15 novembre 2023

et au Conseil le 22 novembre 2023

**Soumis le 30 octobre 2023 par Derrick Moodie, Directeur, Services de la
planification, Direction générale de la planification, des biens immobiliers et du
développement économique**

**Personne ressource: Lisa Stern, urbaniste, Examen des demandes
d'aménagement ouest**

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Quartier: Kanata-Nord (4)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 300 Goulbourn Forced Road, as shown in Document 1, to amend performance standards for two-storey dwellings, as detailed in Document 2.
2. That Planning and Housing 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 22 November 2023," 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 d'approuver une modification du *Règlement de zonage* (n° 2008-250) pour la propriété située au 300, chemin Goulbourn Forced, comme le montre le document 1, en vue de modifier les retraits de cour avant et arrière pour les résidences de deux étages, comme l'explique en détail le document 2.
2. Que le Comité de la planification et du logement donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 22 novembre 2023 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil 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

300 Goulbourn Forced Road

Owner

Kanata Lakes Development

Applicant

Urbandale Developments c/o Marcel Denomme

Description of site and surroundings

The subject lands are located east of Goulbourn Forced Road, south of the rail line and north of the Beaver Pond in Kanata North. The lands are currently under construction as a low-rise residential subdivision known as KNL Phase 9 (subdivision application number: D02-02-18-0050), which was draft approved by the Ontario Municipal Board in 2006 and registered in 2022.

Summary of requested Zoning By-law amendment

The lands are zoned R3VV [2540] (Residential Third Density Subzone VV with site-specific Exception 2540). The zone permits the development of single-detached, semi-detached and townhouse dwellings. The subject application proposes amendments to the Residential Third Density subzone VV with site-specific exceptions for Phase 9 (R3VV[2540]). The amendments are required due to updated housing designs proposed for the development.

Amendments requested:

- Reduce the rear yard setback for multi-storey dwellings from 7.5 metres to 6 metres
- Reduce the minimum setback to a garage from 4.5 metres to 3 metres
- Implement a maximum lot coverage of 50 per cent

DISCUSSION**Public consultation**

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications. Comments were received from two residents during the application process.

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

Official Plan designation(s)

The subject lands are designated as Neighbourhood in the Suburban (West) Transect (Schedule A). Within Neighbourhoods, the development is to be characterized as low-to mid-density, low-rise development to create the conditions for 15-minute neighbourhoods.

Planning rationale

This application has been reviewed under the Official Plan (OP) approved by the Province on November 4, 2022.

The Official Plan increases the share of future growth within existing built-up areas to avoid or delay expansions to the urban boundary. This is supported by policies which increase the variety of housing options within existing neighbourhoods and promote the evolution to 15-minute neighbourhoods (Policy 2.2.1.i). Neighbourhoods shall be predominantly low-rise (6.3.1.2).

The proposal conforms to the Official Plan by providing a low-rise built form.

Staff support reductions in the rear yard setback for multi-storey dwellings from 7.5 metres to six metres. The existing exception permits a six-metre rear yard setback for single-storey dwellings and a 7.5 metres setback for multi-storey dwellings. There is no adverse impact as a result of permitting an increased building height within the six-metre rear yard setback.

Staff support the reduction in front yard setbacks to a garage from 4.5 metres to three metres. Staff have confirmed that there is no impact to roadway design or street tree plantings as a result of this reduction. Staff have implemented provisions that require the minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk to be 6.2 metres to ensure that there is no impact to parking within a driveway.

The provision for a maximum 50 per cent lot coverage has been added to ensure compliance with the storm water management requirements of the subdivision.

Significant study was undertaken through the review of the subdivision application to ensure that stormwater and natural systems impacts are mitigated. Staff have reviewed the proposal in accordance with the approved plans and studies for Kanata Lakes Development Phase 9 and no adverse impacts are anticipated as a result of these minor zone modifications. The proposal is supported by the Official Plan and represents good planning.

Provincial Policy Statement

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

RURAL IMPLICATIONS

There are no rural implications

COMMENTS BY THE WARD COUNCILLOR(S)

The Councillor is aware of the application.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The new buildings will be required to meet the accessibility criteria contained within the Ontario Building Code.

ENVIRONMENTAL IMPLICATIONS

The subject lands are located adjacent to the Kizell Pond Natural Reserve and Beaver Pond for which there was significant review through the original subdivision application to ensure the protection of these features. As a part of the application, the applicant submitted an environmental memo which was reviewed by Natural Systems staff who do not anticipate any negative impacts to these features as a result of this rezoning.

TERM OF COUNCIL PRIORITIES

2023-2026 Term of Council Priorities:

This project addresses the following Term of Council Priorities:

- A city that has affordable housing and is more liveable for all
- A city that is green and resilient

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-23-0032) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to engineering complexities.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

The development fits within the existing and planned context and conforms to the Official Plan. The amendments will enable the developer to construct updated housing designs to meet market demands. The Zoning By-law Amendment is recommended for approval.

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 and Corporate 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, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-23-0032	23-0476-X	 300 chemin Goulbourn Forced Road	
I:\CO\2023\Zoning\Goulbourn_Forced_300			
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REVISION / RÉVISION - 2023 / 05 / 25			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 300 Goulbourn Forced Road:

1. Amend Section 239, Urban Exceptions, by amending exception 2540 with provisions similar in effect as follows:
 - a. Delete the text in Column V
 - b. In Column V, include provisions similar in effect to the following:
 - i. Maximum lot coverage for: 50 per cent
 - ii. For a detached dwelling:
 - minimum lot area: 260 square metres
 - minimum total interior side yard setback: 1.8 metres, with one minimum yard no less than 0.6 metres wide
 - minimum rear yard setback abutting Goulbourn Forced Road: 9 metres
 - minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk: 6.2 metres
 - minimum yard setback for any yard abutting a railway right-of-way: 15 metres
 - iii. For townhouse dwellings:
 - minimum lot area: 180 square metres
 - minimum interior side yard setback: 1.2 metres
 - minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk: 6.2 metres
 - minimum rear yard setback abutting Goulbourn Forced Road: 9 metres
 - minimum yard setback for a yard abutting a railway right-of-way: 15 metres

Document 3 – Consultation Details

Notification and Consultation Process

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

Comments were received from two residents during review. One resident was seeking clarification and one resident sought to ensure that driveways would still be long enough for parking spaces.