

Subject: Zoning By-law Amendment – Part of 930 March Road

File Number: ACS2024-PRE-PSX-0015

Report to Planning and Housing Committee on 10 April 2024

and Council 17 April 2024

**Submitted on April 4, 2024 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 – Partie du 930, chemin March

Dossier: ACS2024-PRE-PSX-0015

Rapport au Comité de la planification et du logement

le 10 avril 2024

et au Conseil le 17 avril 2024

**Soumis le 4 avril 2024 par Derrick Moodie, Directeur, Services de la planification,
Direction générale de la planification, des biens immobiliers et du développement
économique**

**Personne ressource: Samantha Gatchene, Urbaniste I, Examen des demandes
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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 part of 930 March Road, to amend Urban Exception 2710 and Schedule 439 to permit a front yard setback of 4.2 metres for detached dwellings on select lots, as detailed in Document 2 and Document 3.
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 April 17, 2024," 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 l'urbanisme et du logement recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 pour une partie du 930 March Road, afin de modifier l'exception urbaine 2710 et l'annexe 439 pour permettre une marge de recul de 4,2 mètres pour les logements non attenants sur certains lots, comme il est indiqué dans les documents 2 et 3.
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 17 avril 2024 , 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

930 March Road

Owner

Minto Communities Inc.

Applicant

Minto Communities Inc. c/o Kiara Gonzales

Description of site and surroundings

The site is located in the southeast quadrant of the Kanata North Urban Expansion Area and Community Design Plan. The land is bounded by March Road to the west, the Beechburgh rail corridor and March Valley Road to the east, and Maxwell Bridge and the existing residential subdivision to the south. To the north, east and west of the site are all existing vacant farmlands and natural areas. Various residential and commercial uses are located along March Road further to the south of the site.

The site is approximately 41 hectares in size. West of the rail corridor, construction of Phase 1 of Minto's Brookline subdivision is underway. The remainder of the property is currently vacant. Phase 1 includes detached dwellings, townhouses, a parkette, and a school block reserved for the Ottawa Catholic School Board.

Summary of requested Zoning By-law amendment

In 2021, a Zoning By-Law Amendment (File No. D02-02-18-0109) was approved to rezone the lands to R3YY[2710] S439, Residential Third Density, Subzone YY, Urban Exception [2710], Schedule 439 (previous report: [ACS2021-PIE-PS-0065](#)) to facilitate the development of a residential subdivision by amending the zoning to permit residential, commercial, institutional and open space zones. Urban Exception 2710 and Schedule 439 amended the performance standards for detached and townhouse dwellings. This included reducing the minimum front yard setback for detached dwellings located in Area B of Schedule 439 to 4.7 metres. The site previously received Draft Plan Approval on January 6, 2021, for 915 residential units and the subdivision was registered on February 16, 2024.

During the sales period, changes were made to the front yard setbacks for nine lots proposed to contain detached dwellings. These front yard setbacks are less than the

minimum 4.7 metres required by Urban Exception 2710 and, as a result, the proposed detached dwellings on those lots are not zoning compliant under the current zoning provisions. This Zoning By-Law Amendment application proposes a minor zoning amendment to the R3YY[2710] S439 zone to permit a reduced minimum front yard setback limited to these nine lots, from 4.7 metres to 4.2 metres, to permit the specific design of detached dwellings sold for the lots. The lots for which the reduced setback applies are proposed to be shown through an amendment to Schedule 439 by adding a new "Area C".

DISCUSSION

Public consultation

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

One comment against the proposed development was received and two residents wished to be kept informed.

For this proposal's consultation details, see Document 4 of this report.

Official Plan designations

The site is designated as Neighbourhood except for the lands along March Road which are designated Mainstreet Corridor with an Evolving Overlay, as per Schedule B5 – Suburban (West) Transect. Within Neighbourhoods, development is to be characterized as low- to mid-density development. The Mainstreet Corridor permits a mix of uses which support residential uses and the evolution towards 15-minute neighbourhoods.

Other applicable policies and guidelines

The site is also subject to the Kanata North Community Design Plan (CDP) which was approved by Council in 2016. The plan envisioned a master-planned community of approximately 3,000 dwelling units with a range of housing options and a vibrant, well-defined mixed-use core along March Road. The subject lands are located within the southeast quadrant of the CDP and are designated for a mix of uses, including street-oriented residential, multi-unit residential, a school, a park and creek corridors.

Planning rationale

The Official Plan directs how the City will grow over time, and this is outlined in policies that support the provision of a wider range of housing options and typologies for larger households (Policy 2.2.1(2)). The Suburban Transect is generally characterized by low- to mid- density development and directs that development shall be low-rise within

Neighbourhoods (Policy 5.4.5(1)). Up to high-rise development may be considered along Mainstreet Corridors where the building height is proportional to the abutting right of way (Policy 5.4.3(3)).

The proposal conforms to the Official Plan by proposing a low-rise built form and providing the opportunity for additional detached dwellings that support larger households. The proposed Zoning By-Law amendment is consistent with the Community Design Plan by enabling the development of detached dwellings within the Street-Oriented Residential development designation, which permits detached dwellings in addition to semi-detached and townhouse dwellings.

Staff support the proposed reduction in the front yard setback for the certain detached dwellings from 4.7 metres to 4.2 metres. The reduced setback is not anticipated to detract from the overall streetscape. Adequate space for street trees will be retained as the reduced setbacks will maintain the necessary tree-to-foundation setback for the impacted properties. There is no impact as a result of reducing the front yard setback for detached dwellings.

The design of the detached dwellings enabled by the Zoning By-law Amendment would have a larger building footprint due to the reduced front yard setback. Grading and ponding plans submitted by the Applicant confirm no changes to the roadway ponding or rear yard ponding levels. As a result, no impacts to the stormwater management design for the development are expected.

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

Councillor Curry provided the following comments:

The community is supportive of more housing. However, the community is very frustrated at the time and effort so many community members put into the CDP process many years ago only to find that the plan is no longer “as was agreed to” by the developers and the community.

In addition, the majority of the responses focused on the inability for March Road to handle the traffic that will be generated by the thousands of new units that have been approved already in the immediate area and the thousands that are to come.

Finally, the community is concerned that the school boards are not fully aware of the changes that have taken place in the interim period between the time when they chose the number of school sites required and the type of density that is now being proposed. The community is confident that the density to come was not planned for in the CDP or when determining the timelines for the widening of March Road and, in addition, the reconstruction of March Road that was supposed to have a Bus Rapid Transit up the centre of it.

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

This development is located in the Kanata North development area and servicing is guided by the Kanata North Master Servicing Study. The need for upgrades to the Briaridge Sanitary Pumping Station was identified to support ultimate buildout of this, and other developments in the Briaridge PS catchment area. Upgrades to the pumping station are underway and expected to be completed in early 2025. In the interim, development will be staged to limit additional flows to available residual capacity at the station. Otherwise, there are no asset management implications associated with this report.

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.

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.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-24-0004) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

The statutory 90-day timeline for making a decision on this application under the *Planning Act* will expire on May 29, 2024.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Zoning Schedule

Document 4 Consultation Details

CONCLUSION

The proposed addition to Urban Exception [2710] for the R3YY zone and revision to Schedule 439 conform to the Official Plan, as it enables the development of detached dwellings that accommodate larger households. No added stormwater impacts are anticipated as a result of the minor zoning amendment proposed due to the absence of change in the ponding levels in the street or rear yards. The proposal is supported by the Official Plan and represents good planning. The Zoning By-Law Amendment is recommended for approval.

DISPOSITION

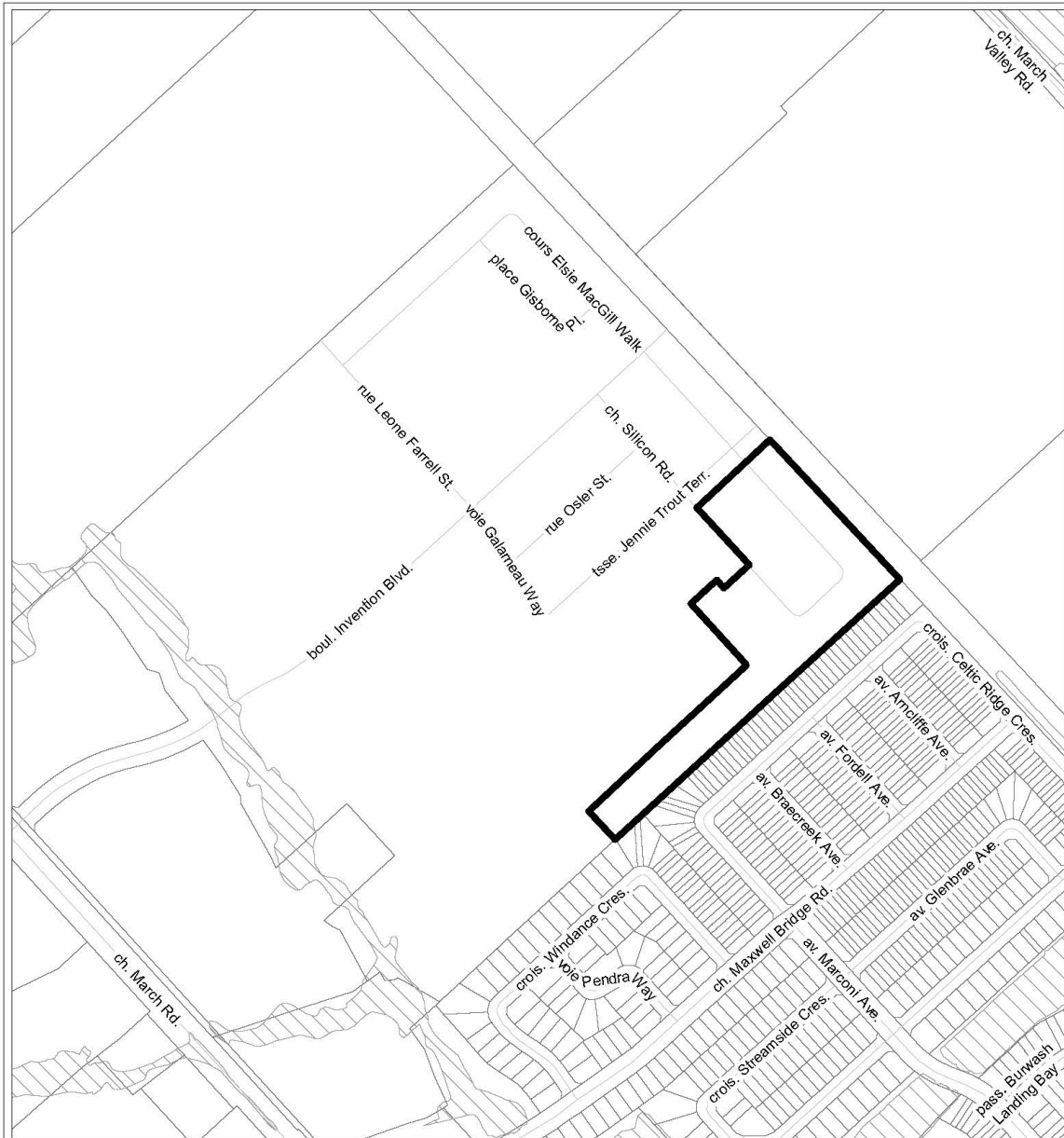
Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.


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	
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REVISION / RÉVISION - 2024 / 04 / 03			

 **Part of / Partie de 930 ch. March Road**

 Existing Flood Plain (Section 58) /
 Plaine inondable (Article 58)

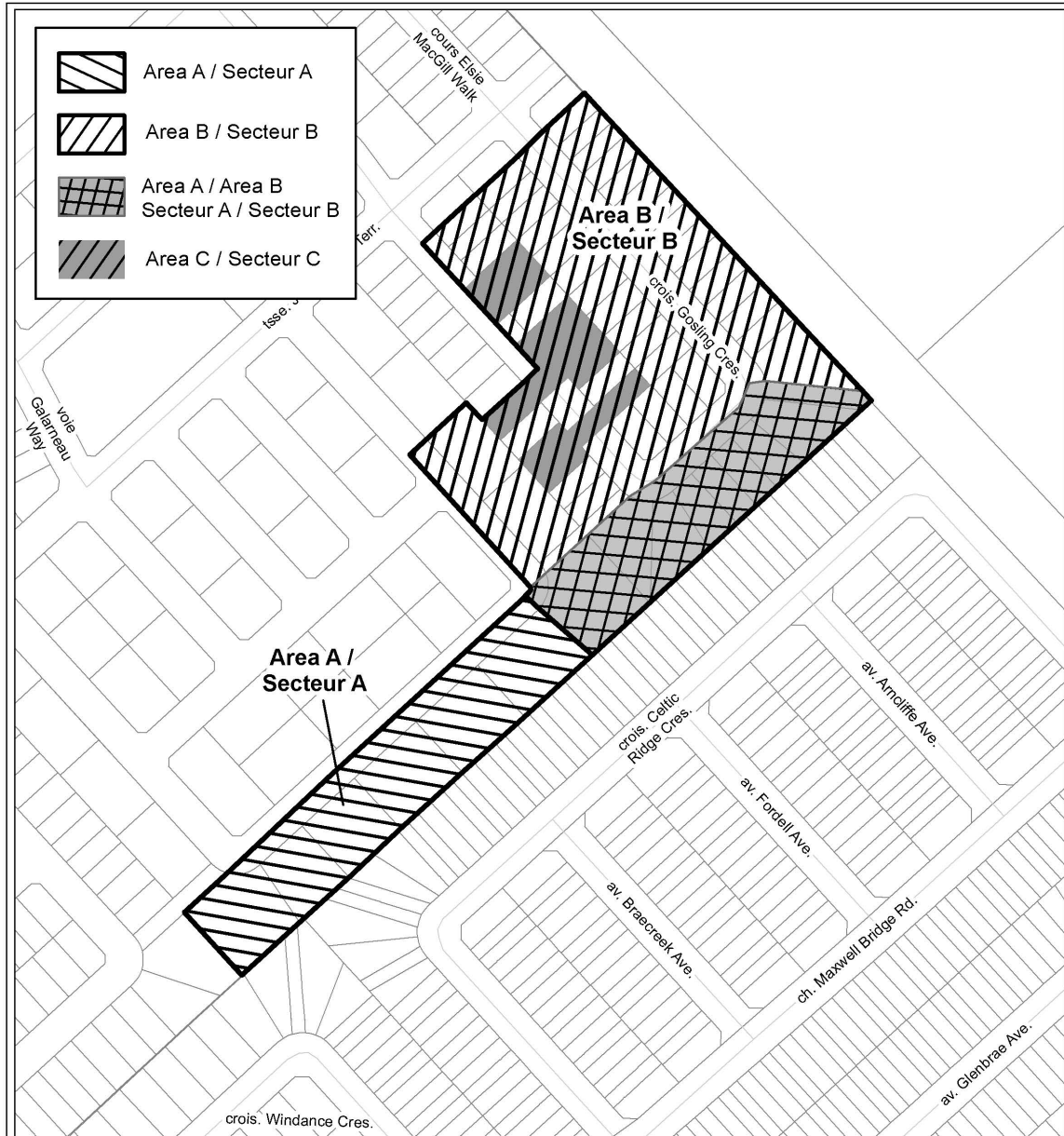



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for part of 930 March Road:

- 1) Amend Part 17, Schedules, by replacing Schedule 439 as shown in Document 3.
- 2) Amend Exception [2710] of Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a) In Column V, Provisions, add the following text as a new provision under the provisions for detached dwellings:
 - (g) Minimum front yard setback for Area C in Schedule 439: 4.2 metres

Document 3 – Zoning Schedule






D02-02-24-0004	24-0273-X
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This is Schedule 439 to Zoning By-law No. 2008-250
Annexe 439 au Règlement de zonage n° 2008-250

This is Attachment ___ to By-law Number ____, passed ____, 2024
 Pièce jointe n° __ du Règlement municipal n° ____, adopté le ____, 2024


NOT TO SCALE

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. One comment was received for this application and two residents wished to be kept informed.

Concern:

The proposed density will increase the stress on local infrastructure including on traffic, shopping and the recreational centre. The proposed density will also negatively impact the comfort of residents living in these units and surrounding areas.

Response:

The requested Zoning By-law Amendment would not result in an increase in density above the approved Plan of Subdivision application. Through the Plan of Subdivision process it was confirmed that the proposed density conformed with the City's policies in place at the time.