

Subject: Zoning By-Law Amendment – 225 Cope Drive and 166 Shelleright Street

File Number: ACS2024-PRE-PSX-0001

**Report to Planning and Housing Committee on 17 January 2024
and Council 24 January 2024**

**Submitted on January 8, 2024 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

Contact Person: Kieran Watson, Planner, Development Review West

613-580-2424 ext.25470, Kieran.Watson@ottawa.ca

Ward: Kanata South (23)

**Objet: Modification du Règlement de zonage – 225, promenade Cope et 166,
rue Shelleright**

Dossier: ACS2024-PRE-PSX-0001

Rapport au Comité de la planification et du logement

le 17 janvier 2024

et au Conseil le 24 janvier 2024

**Soumis le 8 janvier 2024 par Derrick Moodie, Directeur, Services de la
planification, Direction générale de la planification, des biens immobiliers et du
développement économique**

**Personne ressource: Kieran Watson, urbaniste, Examen des demandes
d'aménagement ouest**

613-580-2424 ext.25470, Kieran.Watson@ottawa.ca

Quartier: Kanata-Sud (23)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 225 Cope Drive, as shown in Document 1, to permit a rear yard setback of six metres for detached dwellings, 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 January 24, 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 la planification et du logement recommande au Conseil d'approuver une modification du *Règlement de zonage 2008-250* visant le 225, promenade Cope, un bien-fonds illustré dans le document 1, afin de permettre un retrait de cour arrière de 6 mètres pour les habitations isolées, comme l'expose en détail le document 2.
2. Que le Comité de la planification et du logement donne son approbation afin 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 24 janvier 2024 », à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

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

225 Cope Drive and 166 Shelleright Street

Owner

Claridge Homes Inc.

Applicant

Claridge Homes Inc. c/o Vincent Denomme

Description of site and surroundings

The subject lands are comprised of two parcels of land (225 Cope Drive and 166 Shelleright Street) and are approximately 19,200 square metres. The site is located north of Cope Drive and east of Terry Fox Drive. The proposal includes 163 residential units comprised of 91 single-detached dwellings, 36 townhouse dwellings, and 36 back-to-back townhouse dwellings.

The subject lands are located north of Cope Drive and east of Terry Fox Drive. North of the site is the Monahan Drain, 1039 Terry Fox Drive which is a vacant field, and the Trans Canada Trail. To the east is a closed road allowance, separating the site from a nearby low-rise subdivision. To the south is a vacant site and to the southwest is a Smart Centres Plaza. To the west is a low-rise subdivision.

Summary of requested Zoning By-law amendment

In 2021, a Zoning By-Law Amendment (File No. D02-02-20-0115) was approved to rezone the lands to R3X[2410], Residential Third Density, Subzone X, Urban Exception [2410] (previous report: [ACS2021-PIE-PS-0027](#)) to facilitate the development of a residential subdivision by reducing the minimum rear yard setback of townhouse and back-to-back townhouse dwellings to six metres. The site previously received Draft Plan Approval on April 26, 2021 for 206 residential units.

Changes were made to the proposed plan of subdivision to change the type and number of dwellings units proposed. Detached dwellings are now proposed where previously townhouse dwellings were located. Detached dwellings were not included under Urban Exception [2410] for a reduced minimum rear yard setback and, as a result, the proposed detached dwellings are not zoning compliant under the current zoning provisions. This Zoning By-Law Amendment application proposes a minor zoning amendment to the R3X[2410] zone to permit a reduced minimum rear yard setback for detached dwellings from 7.5 metres to 6 metres, to match what is permitted for townhouse and semi-detached dwellings.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications. No comments were received from the public during the application review process, however six residents wish to be kept informed.

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

Official Plan designation(s)

The subject lands are designated as Neighbourhood except for the lands along Terry Fox Drive which are designated as Minor 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 Minor Corridor permits a mix of uses which support residential uses and the evolution towards 15-minute neighbourhoods.

Planning rationale

This application has been reviewed under the Official Plan (OP) approved by City Council on November 24, 2021.

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 Outer Urban Transect is generally characterized by low- to mid-density development and directs that development shall be low-rise within Neighbourhoods and along Minor Corridors (Policy 5.3.1(2)(a)).

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.

Staff support the proposed reduction in the rear yard setback for detached dwellings from 7.5 metres to 6 metres. The existing exception permits a six-metre rear yard setback for townhouse and semi-detached dwellings. There is no impact as a result of reducing the rear yard setback for detached dwellings.

Studies were draft approved in 2021 to ensure that stormwater and natural systems impacts were mitigated, such as along the Monahan Drain. No impacts are anticipated as a result of the minor zoning amendment proposed, as there are existing rear yard

reductions along this feature. 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)

Councillor Hubley is supportive of this 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 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.

ENVIRONMENTAL IMPLICATIONS

The subject lands are adjacent to the Monahan Drain, for which significant review of impacts occurred as a part of the previous zoning by-law amendment and subdivision application to ensure appropriate use and protection of this feature. No impacts are anticipated as a result of the proposed rezoning.

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: D02-02-23-0072) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

The proposed addition to the Urban Exception [2410] for the R3X zone conforms to the Official Plan, as this enables the development of detached dwellings that can accommodate larger households. No added stormwater and natural systems impacts are anticipated as a result of the minor zoning amendment proposed, as these rear yard reductions were proposed within the draft approved plan of subdivision for other unit types. The proposal is supported by the Official Plan and represents good planning. The Zoning By-Law Amendment is recommended for approval.

DISPOSITION

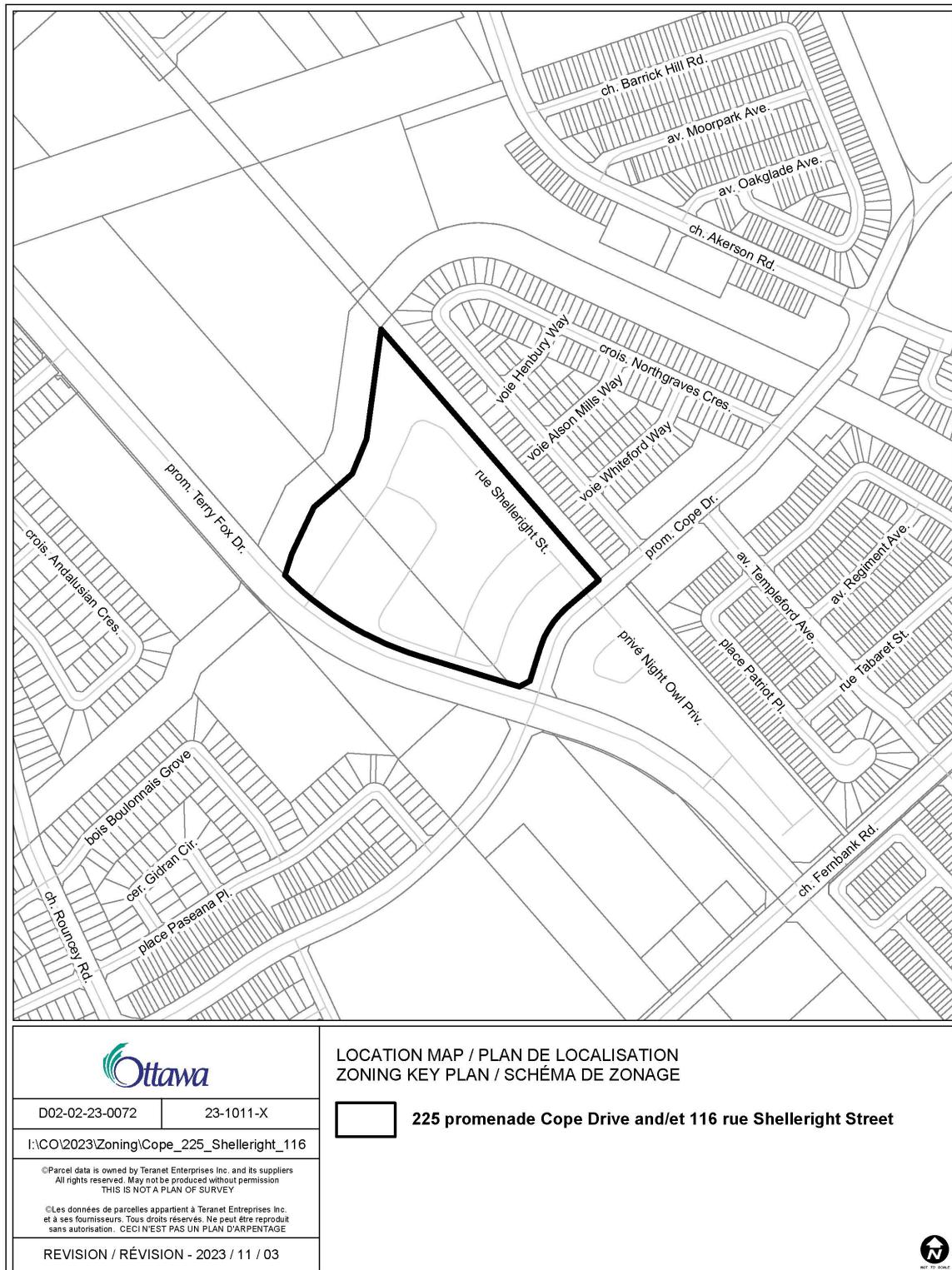
Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

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



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 225 Cope Drive and 166 Shelleright Street:

1. Amend Exception [2410] of Section 239 – Urban Exceptions of By-law 2008-250 with provisions similar in effect to the following:
 - a. In Column V, “Exception Provisions – Provisions”, add the text:
 - i. “For detached dwellings:”
“-A minimum rear yard setback: 6 metres”

Document 3 – 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. No comments were received for this application.