

Subject: Zoning By-law Amendment - 1927 Maple Grove Road

File Number: ACS2024-PDB-PS-0059

Report to Planning and Housing Committee on 22 May 2024

and Council 29 May 2024

**Submitted on May 10, 2024 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

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Ward: Stittsville (6)

Objet: Modification du Règlement de zonage – 1927, chemin Maple Grove

Dossier: ACS2024-PDB-PS-0059

Rapport au Comité de la planification et du logement

le 22 mai 2024

et au Conseil le 29 mai 2024

**Soumis le 10 mai 2024 par Derrick Moodie, Directeur, Services de la planification,
Direction générale des services de la planification, de l'aménagement et du
bâtiment**

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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 1927 Maple Grove Road, as shown in Document 1, to permit townhome units, 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 May 22, 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* (n° 2008-250) visant le 1927, chemin Maple Grove, comme le montre le document 1, afin d’autoriser l’aménagement d’habitations en rangée, comme le précise le document 2.
2. Que le Comité de la planification et du logement approuve 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 greffe 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 mai 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

1927 Maple Grove Road

Owner

Maple Grove Towns Inc.

Applicant

Fotenn Consultants

Architect

PMA Architectes

Description of site and surroundings

The subject property is located on the north side of Maple Grove Road. It currently contains a detached dwelling on a large lot with an area of 0.89 hectares, with much of the property consisting of natural vegetation. Surrounding the site in all directions is low rise residential development.

Summary of proposed development

A Plan of Subdivision application (File No. [D07-16-21-0034](#)) was draft approved in 2023 to subdivide the property into six townhouse blocks containing between six and seven units per block, for a total of 38 units. All proposed units will front onto a future public street, which will connect Maple Grove Road to a future subdivision north of the property.

Summary of requested Zoning By-law amendment

The site is currently zoned Development Reserve, which is a zone intended to recognize lands intended for future urban development and restrict permitted uses so that they do not preclude future development, as per Section 237 of the Zoning By-law. The proposed use is not permitted under the current zoning.

The proposed zoning is Residential Third Density, Subzone YY, Urban Exception [XXXX] (R3YY [XXXX]). The purpose of the R3 zone is to allow a mix of residential building forms, including townhomes, in urban areas. The application has requested relief as follows for the proposed development:

- A reduced corner side yard setback of 2.5 metres (from 4.5 metres)

- A reduced lot width of 5.75 metres (from 6 metres)
- A reduced front yard setback of 5.2 metres (from 6 metres).

The proposed Zoning By-law amendments are described in Document 2.

DISCUSSION

Public consultation

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

Five comments were received from residents. One comment requested that the turning circle at the north end of the proposed street be moved to the north to harmonize with other proposals and to minimize construction impacts, and that retaining walls be built along the property lines. One comment requested additional traffic calming measures and cycle tracks along nearby existing roads. One comment expressed concerns with a lack of green space, increased traffic, and reduction of property values. Two comments asked to be added to the contact list.

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

Official Plan designation(s)

The subject property is designated Neighbourhood in the Suburban transect (Schedule A). The suburban transect recognizes a suburban pattern of built form while supporting an evolution toward 15-minute neighbourhoods. Within the Neighbourhood designation, development should be low-rise while allowing and supporting a wide variety of housing types.

Other applicable policies and guidelines

This plan was reviewed under the Urban Design Guidelines for Low-Rise Infill Housing, which guide review of development applications for infill development.

Planning rationale

The Official Plan directs how the City will grow over time, and this is supported by policies to provide opportunities for a wider range of housing options and typologies for larger households (Policy 2.2.1.2). The Official Plan also designates that Neighbourhoods shall be predominantly low-rise (6.3.1.2) and shall include the missing middle housing typology.

The proposal conforms to the Official Plan by maintaining a low-rise built form while increasing density in a low-rise area.

The proposed reductions in lot width, corner side yard setback, and front yard setback are minimal in nature. Enough space is retained within the proposed development to allow the establishment of adequate urban tree canopy, in accordance with section 4.8.2 of the Official Plan.

Section 4.6 of the Official Plan sets out urban design guidance with the intent of achieving design excellence and innovation, while also being sensitive to the integration of new developments within existing neighbourhoods. The Urban Design Guidelines for Low-Rise infill housing provides strategic direction and specific objectives to meet the objectives of the Official Plan. For the evaluation of this development proposal, the guidelines were used to ensure the proposal is a good fit for an existing neighbourhood while promoting the intensification objectives of the Official Plan.

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 for this report.

COMMENTS BY THE WARD COUNCILLOR(S)

The Councillor is aware of the report and recommendations and provided these additional comments: This is one of several infill developments along the western portion of Maple Grove Road that was on “hold” pending the completion of upgrades to the Huntmar-Maple Grove intersection to provide more capacity for vehicle traffic in the area. I continue to have concerns about the slow pace of completion of the Maple Grove – Stittsville Main connection since this is another necessary piece of transportation infrastructure to support growth in this area.

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 standards of the Ontario Building Code.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications.

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: D02-02-21-0119) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the processing of the associated Draft Plan of Subdivision application.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

The proposed exceptions to the R3YY zone conform to the Official Plan and the development of townhouse dwellings will contribute to a greater range of available housing types. 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, Planning Services to prepare the implementing by-law and forward to Legal Services.

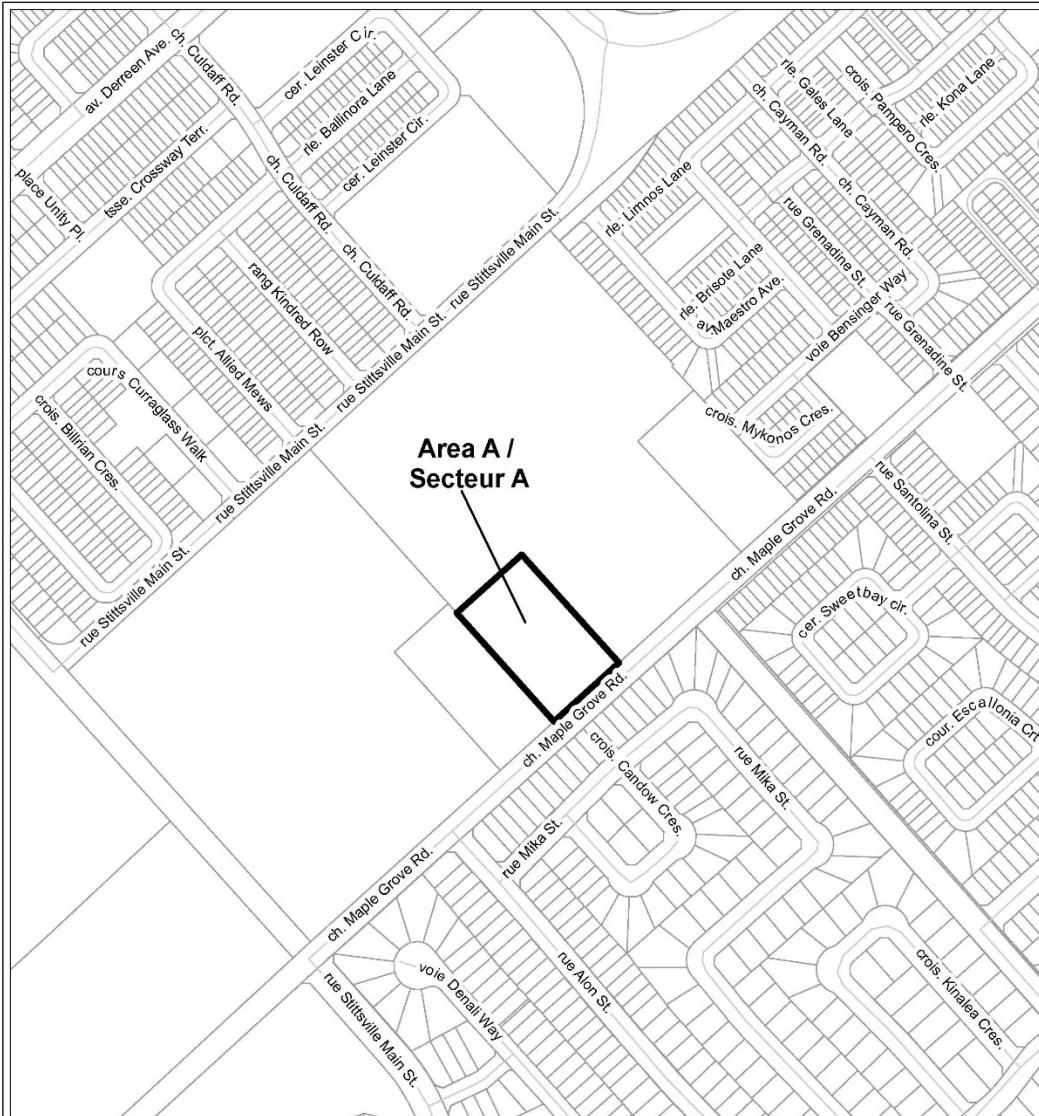
Legal Services, City Manager's Office to forward the implementing by-law to City Council.




Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Zoning Key Map

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoottawa.com)

The site is located on the north side of Maple Grove Road



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-21-0119	24-0410-X	1927 chemin Maple Grove Road	
I:\CO\2024\Zoning\Maple_Grove_1927		 Area A to be rezoned from DR to R3YY[XXXX] Le zonage du secteur A sera modifié de DR à R3YY[XXXX]	
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REVISION / RÉVISION - 2024 / 04 / 17			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1927 Maple Grove Road:

1. Rezone the site as shown in Document 1
2. Amend Section 239, Urban Exceptions, by adding a new exception [XXXX] with provisions similar to the following:
 - a) In Column II, “Applicable Zones” add the text, “R3YY[XXXX]”
 - b) In Column V – Provisions,” add the following:
 - For townhouse dwellings:
 - i. Minimum lot width: 5.8 metres
 - ii. Minimum corner lot setback: 2.5 metres
 - iii. Minimum front yard setback: 5.2 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. One public meeting was held in the community on January 20, 2022.

Public Comments and Responses

Comment:

There are no parks or green space included in the proposal.

Staff Response:

The development will include street trees and landscaped areas to increase the permeability of the site and reduce the impact of the urban heat island effect. The developer will also be required to pay cash-in-lieu of parkland.

Comment:

The built form of the development does not fit with the surrounding neighbourhood.

Staff Response:

The proposed development's height and built form complies with all Official Plan policies for the Suburban transect and Neighbourhood designation.

Comment:

Blasting for foundations will have a negative impact on existing structures.

Staff Response:

All construction work will be required to comply with City of Ottawa construction by-laws. If issues occur during construction concerned citizens may call 311 to report non-compliance with the by-laws.

As part of the Plan of Subdivision process, the applicant will need to conduct geotechnical studies to the satisfaction of City staff.

Comment:

The proposed development will increase traffic and on-street parking in the neighbourhood.

Staff Response:

The proposed development complies with parking requirements as outlined in the Zoning By-Law, Section 101. Transportation staff have reviewed the proposed development and has no concerns about traffic.

Comment:

Development will have a negative impact on property values.

Staff Response:

There is no evidence to suggest that the proposed development will de-value neighbouring properties, and this is not an aspect of consideration in the planning process.