

Subject: Zoning By-law Amendment – 910 March Road

File Number: ACS2024-PDB-PS-0070

Report to Planning and Housing Committee on 19 June 2024

and Council 26 June 2024

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

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Ward: Kanata North (4)

Objet: Modification du Règlement de zonage – 910, chemin March

Dossier: ACS2024-PDB-PS-0070

Rapport au Comité de la planification et du logement

le 19 juin 2024

et au Conseil le 26 juin 2024

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

**Personne ressource: Report Stream Shen, Urbaniste III 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 910 March Road, as shown in Document 1, to permit a nine-storey mixed-use building, 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 June 26, 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 910, chemin March, un bien-fonds illustré dans le document 1, en vue de permettre la construction d’un immeuble polyvalent de neuf étages, 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 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 26 juin 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

910 March Road

Owner

910 March Road Inc. (Lepine)

Applicant

Novatech (c/o Miranda Virginillo and Greg Winters)

Architect

NEUF Architects

Description of site and surroundings

The site is located east of March Road, one lot north of Maxwell Bridge Road. The property has an approximate area of 2.7 hectares and is currently vacant. The site is bounded by the Shirley's Brook tributary watercourse on all three sides. Beyond the watercourse, the land is vacant and zoned for mixed-use development to the north, existing and future low-rise residential to the east and a commercial development to the south.

Summary of proposed development

The applicant is proposing a nine-storey mixed-use building with 390 residential dwelling units. The proposal includes approximately 500 square metres of commercial uses on the ground floor fronting March Road. The site entrance is located along March Road and the project includes 568 vehicle and 198 bicycle parking spaces, with majority of the vehicle parking to be located underground. The movement along March Road will be a full movement access subject to a monitoring plan. In the future when the Bus Rapid Transit is introduced along March Road, the access will be modified to a right-in right-out only.

Summary of requested Zoning By-law amendment

The applicant is proposing to rezone the land from Development Reserve and Rural Countryside Zone to:

- General Mixed-Use Zone, Exception XXXX, Maximum Height of 32 metres (GM [XXXX] H(32)) to accommodate the nine-storey, mixed-use building; and

- Environmental Protection Zone (EP) to protect the Shirley's Brook Tributaries and its required setbacks.

There are no proposed changes to the existing floodplain overlay, which is outside of the development area.

DISCUSSION

Public consultation

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 received were related to March Road access design and roadway capacity, compatibility with adjacent homes, and protection of the Shirley's Brook tributaries.

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

Official Plan designation(s)

The site is designated Mainstreet Corridor within the City's Suburban Transect. In the Mainstreet Corridor designation, the Official Plan permits a mix of uses including residential and such non-residential use that integrate with a dense, urban environment. Mid-rise, up to high-rise, may be permitted along Mainstreet Corridors subject to appropriate height transitions and stepback towards the existing low-rise neighbourhoods.

The site is also subject to the City's area specific policy for Kanata North, which requires an overall minimum residential density of 36 units per net hectare.

Planning rationale

The proposed General Mixed-Use Zone permits a range of residential and non-residential uses that align with the Mainstreet Corridor designation within the City's Official Plan. The zoning also imposes development standards that will ensure the uses are compatible and complement surrounding land uses.

The applicant is proposing a nine-storey mixed-use building with a maximum height of 32 metres. The building is designed to have the highest portion located towards March Road and provides several step downs as it moves towards existing residential homes to the east. The property is buffered by an existing watercourse on all three sides of the development, and the nearest residential lot is approximately 55 metres to the nearest

point of the building. With a combination of the large setback and the building design, the proposal has provided an appropriate transition and ensured compatibility with the adjacent low-rise uses.

The proposal includes 390 residential dwelling units and 500 square metres of commercial space. The density for the development is 143 units per hectare, which exceeds the minimum density requirement outlined in the Kanata North area-specific policy. The proposed commercial uses are well situated on the ground floor of the building fronting March Road, providing convenient access to local commercial use for residents and supporting the Official Plan vision of creating 15-minute communities.

An Environmental Protection Zone is proposed for the Shirley's Brook tributaries surrounding the property. The Owner has agreed to transfer the lands, including a remanent piece adjacent to 930 March Road, to the City as part of the associated Site Plan Application process to support the watercourse's continuous protection.

Overall, the proposal conforms to the policies within the City's 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.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Cathy Curry provided the following comments:

The Kanata North office held a public meeting for this application in August 2023.

Residents' primary concerns were about the change in height given the nearby backyards where new residents' balconies would be facing existing backyards and creating privacy concerns. They ask that these concerns will be considered during site plan. Residents also wanted staff to consider reducing the height in the north east corner of the lot as an option and making the March Road-facing portion higher instead. In addition, the community felt that the entrance and exit from this building onto March Road, so close to the intersection, will be potentially dangerous. The community wants to know whether a signal light will be introduced at the intersection, or some other change made to consider the entire area's density and traffic congestion given that

March Road is still not widened. Other comments made were that March Road needs to be widened as soon as possible given the rapid increase in density 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 resulting from recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

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

ENVIRONMENTAL IMPLICATIONS

An Environmental Protection Zone is proposed to protect the Shirley's Brook tributaries and its associated setbacks.

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: D02-02-20-0050) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the change in concept from commercial to residential, and complications associated with watercourse setback and protection.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Proposed Building Elevation

Document 5 Proposed Site Plan

CONCLUSION

The Planning, Development and Building Services Department recommends approval of the Zoning By-law Amendment to permit a nine-storey mixed-use building at 910 March Road. The proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement, conforms to the City's Official Plan and represents good planning.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

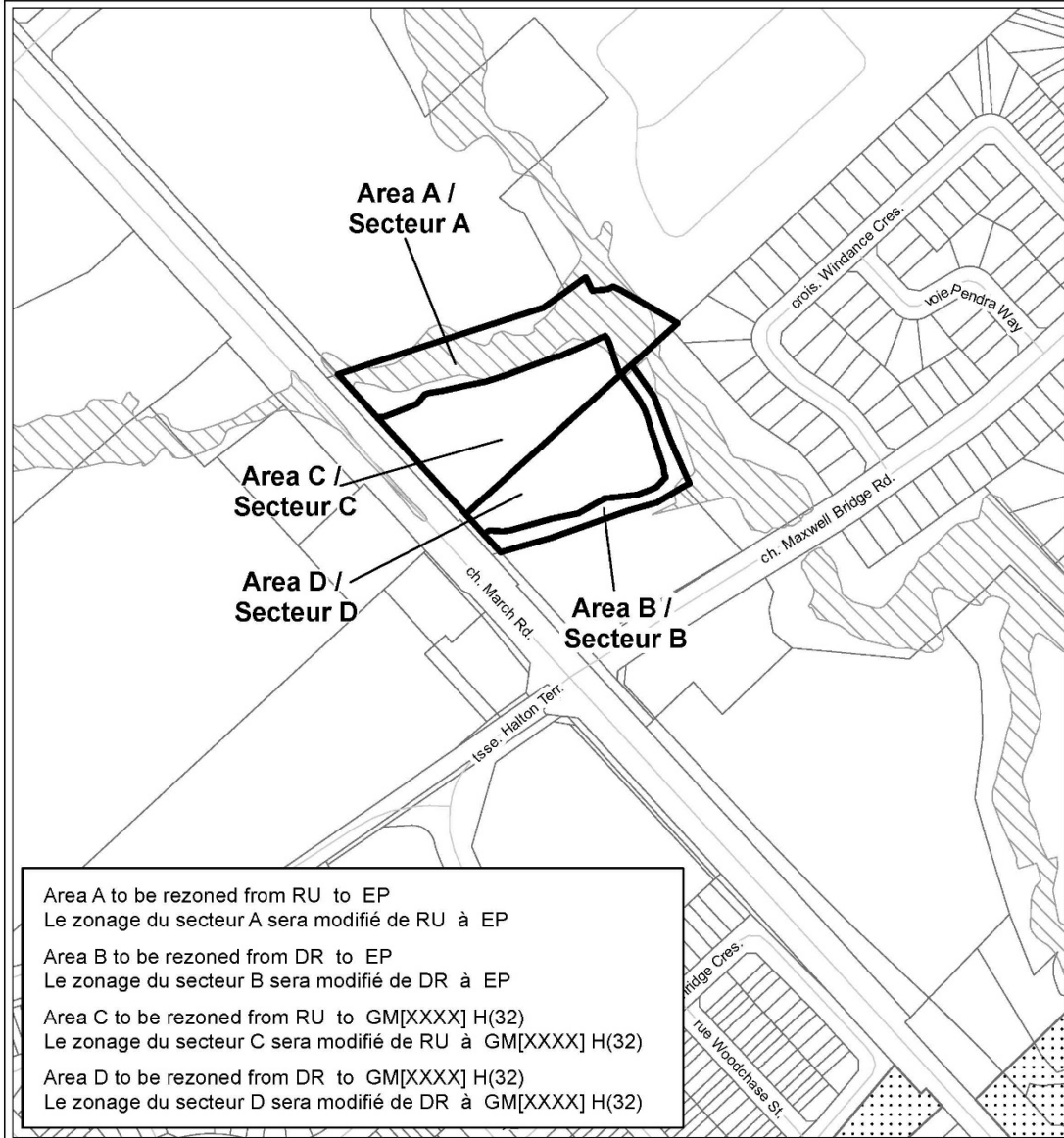
Zoning and Interpretations Unit, Policy Planning Branch, Planning Services to prepare the implementing by-law and forward to Legal Services.

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)








Area A to be rezoned from RU to EP
 Le zonage du secteur A sera modifié de RU à EP

Area B to be rezoned from DR to EP
 Le zonage du secteur B sera modifié de DR à EP

Area C to be rezoned from RU to GM[XXXX] H(32)
 Le zonage du secteur C sera modifié de RU à GM[XXXX] H(32)

Area D to be rezoned from DR to GM[XXXX] H(32)
 Le zonage du secteur D sera modifié de DR à GM[XXXX] H(32)

		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHEMA DE ZONAGE	
D02-02-20-0050	24-0449-X	 910 chemin March Road	
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<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small>		 Heritage (Section 60) / Patrimoine (Article 60)	 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)
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REVISION / RÉVISION - 2024 / 04 / 24			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 910 March Road:

- 1) Rezone the lands as shown in Document 1;
- 2) Add a new exception XXXX to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a) In Column I, Exception Number, add the text “XXXX”
 - b) In Column II, Applicable Zones add the text “GM[XXXX] H(32)”
 - c) In Column IV, Land Uses Prohibited, add the text:
 - All uses, save and except those permitted in Column V.
 - d) In Column V, Provisions, add the text:
 - Only the following uses are permitted:
 - i. Apartment dwelling, low rise;
 - ii. Apartment dwelling, mid-rise;
 - iii. Artist studio;
 - iv. Catering establishment;
 - v. Click and collect facility;
 - vi. Community health and resource centre;
 - vii. Convenience store;
 - viii. Dwelling unit;
 - ix. Home-based business;
 - x. Instruction facility;
 - xi. Medical facility;
 - xii. Office;
 - xiii. Personal service business;
 - xiv. Residential care facility;

- xv. Restaurant;
- xvi. Retail food store;
- xvii. Retail store;
- xviii. Retirement home; and
- xix. Retirement home, converted.

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.

Public Comments and Responses

Comment: Concerned about the proposed site access as it related the residents ability to safety turn left onto March Road and the inconvenience of the right-in right-out configuration once BRT is introduced along March Road.

Response: The proposed site entrance configuration was included as part of the Transportation Impact Assessment and requires a Road Modification Approval in concurrence with the Site Plan Control application. Transportation Planning has reviewed the configuration and is satisfied that the design can support safe full movement access during the interim period. To ensure that the proposed design operates well post construction, a five-year monitoring requirement will be included as part of the Site Plan application post build out. The entrance will be reconfigured into a right-in right-out once BRT is introduced along March Road. Transportation Planning also assessed this ultimate configuration as part of the Site Plan process and is satisfied that the design is sufficient to support the proposed development. A signal was initially studied at this location, but it was not supported due to the close proximity to existing signal at March Road and Maxwell Bridge Road.

Comment: Concerned about additional traffic along March Road.

Response: A Transportation Impact Assessment was completed by CGH Transportation and concluded that the study area intersections generally operate at a satisfactory level of service during the peak hour analyses. In the Kanata North Community Design Plan, the proposed ultimate configuration for March Road includes four vehicle lane cross section with bus rapid facility in the middle, and pedestrian and cycling facility on either side. The City is undertaking an update to the Transportation Master Plan, which will determine the timing of the upgrades.

Comment: Concern about build height abutting the existing residential homes causing overlook and shadow impact.

Response: The nine-storey building height aligns with the Mainstreet Corridor policy within the City's Official Plan. The proposal includes a gradual reduction in building height from nine to between seven and four-storey as it moves towards the existing residential homes to the east. Furthermore, the building itself is setback approximately 55 metres from the adjacent low-rise property and is buffered by the Shirley's Brook tributary on all three sides of the property. The proposal is also well within the 45-degree angular plane setback and achieves appropriate transition and is compatible with the adjacent uses. There is minimum shadow impact on the adjacent developments, with any new shadow quickly moving through acrosslands during the evening hours.

Comment: Concern about environmental impact to the Shirley's Brook tributaries and whether appropriate setback has been provided.

Response: An Environmental Impact Statement was prepared by Gemtec as part of the submission and proposed a list of mitigation measures which will be included as condition of Site Plan approval. The proposal was reviewed by both the City's environment planner and the Mississippi Conservation Authority. The area hosting the Shirley's Brook Tributaries and its associated setback are proposed to be zoned Environmental Protection Zone to further solidify its environmental status and future protection.

Comment: Commercial use would be more suitable for this location.

Response: The proposal includes 500 square metres of commercial uses fronting March Road. The proposed mixed-use development aligns with the policy direction within the Mainstreet Corridor designation within the City's Official Plan and contribute towards creating 15-minute communities.

Comment: Concerned about negative impact to property value.

Response: Property value is not a part of the assessment criteria under the *Planning Act*.

Document 4 – Proposed Building Elevation



Document 5 – Proposed Site Plan

