

Subject: Minor Zoning By-law Amendment – 2128 Trim Road

File Number: ACS2024-PDB-PSX-0035

Report to Planning and Housing Committee on 23 October 2024

and Council 30 October 2024

**Submitted on October 17, 2024 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

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Ward: Orléans South-Navan (19)

Objet : Modification mineure du Règlement de zonage – 2128, chemin Trim

Dossier : ACS2024-PDB-PSX-0035

Rapport au Comité de la planification et du logement

le 23 octobre 2024

et au Conseil le 30 octobre 2024

**Soumis le 17 octobre 2024 par Derrick Moodie, Directeur, Services de la
planification, Direction générale des services de la planification, de
l'aménagement et du bâtiment**

**Personne ressource: Kelly Livingstone, Urbaniste III, Examen des demandes
d'aménagement est**

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Quartier : Orléans-Sud-Navan (19)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2128 Trim Road, as shown in Document 1, to permit the development of single-detached dwellings on a reduced lot width as detailed in Document 2.
2. That the 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 October 30, 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 2128, chemin Trim, un bien-fonds illustré dans le document 1, afin de permettre la construction d’habitations isolées sur un lot de largeur réduite, 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 30 octobre 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

2128 Trim – Provence Subdivision Phase 5A

Applicant and Owner

Provence Orléans Realty Investments Inc. (c/o Regional Group)

Description of site and surroundings

The subject lands are located between Provence Avenue and Trim Road within Phase 5 of the Provence Orléans Draft Plan of Subdivision area. The four lots to be rezoned are proposed to be about 8.3 metres in lot width and have 31.5 metres in lot depth, which will result in lot areas of about 260 square metres. The area was identified by the original draft Plan of Subdivision approved in 2019 as Blocks 120-124 (inclusive), and are identified as Lots 2,3,4 and 6 on the M-Plan prepared for the first detailed design submission by the developer.

The subject lands are currently vacant and the previous Phases 1 to 4 of the Draft Plan of Subdivision have already been registered. Surrounding land uses include Béatrice-Desloges Catholic Secondary School to the north and an older residential subdivision to the northeast, and previous phases of the Provence subdivision to the south and east.

Summary of proposed development

Subdivision phase 5A will contain 20 detached dwellings and 22 townhouse dwellings for a total of 42 units. The four lots to be rezoned by this proposed Zoning By-law Amendment are located centrally within the subdivision and will contain single-detached dwellings only.

Summary of requested Zoning By-law amendment

The applicant is seeking to amend the Zoning By-law to facilitate the construction of a detached dwelling design that is smaller than typically permitted in the R3 zone to increase density within the subdivision and explore a new suburban housing model.

The four lots are currently zoned Residential Third Density, Subzone YY, Urban Exception 2582 – R3YY[2582]. The existing exception [2582] permits for porches to project 1.5 metres into a front or corner side yard. The existing exception is proposed to be replaced with a new exception which permits for the same porch projections into front or side yards, but includes three additional provisions. First to permit a reduced minimum lot width of 8.3 metres, down from 9 metres, secondly to permit a maximum

driveway coverage increase from 50 per cent to 55 per cent and lastly to require a minimum area of 35 per cent of the front yard be provided as soft landscaping.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendment applications. No comments were received from the public.

Official Plan designation(s)

The Official Plan is the guiding document for the growth and development of the City of Ottawa. One objective of the Official Plan is to enable greater flexibility and an adequate supply and diversity of housing options throughout the city (Section 4.2.1).

The property is located within the [Suburban Transect](#), and is designated [Neighbourhood](#) with an Evolving Neighbourhood Overlay per Schedule [A](#) and [B8](#) of the Official Plan. Existing neighbourhoods within the Suburban Transect are characterized by the conventional suburban models that are reliant on an auto-centric design. The Official Plan envisions that the suburban pattern of low-rise built form and site design in this Transect will eventually evolve towards 15-minute neighbourhoods (Section 5.4).

The Neighbourhood designation permits low-rise residential built forms. The Evolving Neighbourhood Overlay (Section 5.6.1) is applied to areas in close proximity to Hubs and Corridors that are expected to evolve gradually over time to achieve an urban form in terms of land use, density, built form and site design.

Other applicable policies and guidelines

Urban Design Guidelines for Greenfield Neighbourhoods

The Urban Design Guidelines for Greenfield Neighbourhoods provide the City's expectations for the design of greenfield neighbourhoods. A "greenfield neighbourhood" in the context of the guidelines refers to a large area of land within the urban area that has not been developed previously, or that has the potential to be extensively redeveloped. The guidelines provide guidance for neighbourhood design during the subdivision review and zoning processes. Section 3 – Residential Building and Site Design is most relevant to this Zoning By-law Amendment.

Planning rationale

The area in which these four lots are located was initially rezoned from Development Reserve (DR) to Residential Third Density Zone Subzone YY Exception 2582 (R3YY[2582]) in September 2019 to facilitate the development of single-detached and townhouse dwellings through the Phases 1 to 5 areas. The proposed Zoning By-law Amendment will rezone the four proposed lots, as shown as Area A in Document 1, to permit additional exceptions to the R3YY zone for four proposed lots, as detailed in Document 2. Three new exception provisions are proposed: a reduction in minimum lot width from 9 metres to 8.3 metres, an increase in maximum driveway coverage from 50 per cent to 55 per cent, and a requirement that 35 per cent of the front yard be soft landscaped.

The requests to reduce the minimum lot width and increase the maximum driveway coverage, and therefore permit for narrower detached dwellings were carefully considered, as the initial concern from staff was that the combined outcome of these exceptions applied over a large area could decrease tree planting opportunities and increase stormwater runoff through the reduction in permeable surfaces.

After review of the application materials, it was found that the proposed Zoning By-law Amendment would not compromise those objectives. Engineering staff found that lot imperviousness will be consistent with the stormwater assumptions for the larger subdivision area, especially when the amendment is limited to only four detached lots. Planning staff found that tree planting requirements for the entire subdivision will be maintained, and an additional requirement that 35 per cent of the front yard be soft landscaped will ensure that soft landscaping and tree planting opportunities are not compromised. Despite the rationale herein, staff have not reviewed whether it would be appropriate to apply these reductions across a larger subdivision area, and requests for similar provisions in future phases or subdivisions should be evaluated on a case-by-case basis.

Therefore, staff find the Zoning By-law Amendment is consistent with objectives of the Official Plan. The Suburban Transect recognizes a suburban pattern of built form and site design while supporting an evolution towards 15-minute neighbourhoods (Section 5.4.1). The Evolving Overlay is applied to areas adjacent to Hubs and Corridors that creates opportunities to achieve an urban form in terms of use, density, built form and site design, which may differ from the existing character of the area (Section 5.6.1.1). The Neighbourhood designation generally allows for a full range of low-rise housing options and innovative building forms (Section 6.3.1). The proposed development conforms to the Official Plan by increasing the density of the subdivision with a smaller single-detached housing model that recognizes the context of the surrounding area and

assists with the transition to a more urban form with transit-supportive densities over time.

Provincial Policy Statement

The proposal is consistent with the 2020 Provincial Policy Statement and 2024 Provincial Planning Statement. Staff note that the 2024 Provincial Planning Statement will come into force on October 20, 2024, and as of that date, will replace the 2020 Provincial Policy Statement.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

The Councillor is aware of the application related to this report.

LEGAL IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ASSET MANAGEMENT IMPLICATIONS

There are no Asset Management Implications resulting from the recommendations of this report.

ACCESSIBILITY IMPACTS

Design considerations with respect to accessibility are generally addressed through the draft Plan of Subdivision review process and are not a key consideration related to a Zoning By-Law Amendment.

ENVIRONMENTAL IMPLICATIONS

The applicant has not committed to any higher environmental standards than are otherwise required by provincial legislation.

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. Specifically, the objective of increasing housing supply and supporting intensification.

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for a decision on this application under the *Planning Act* will expire on November 14, 2024.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

Planning Staff recommend approval of Zoning By-law Amendment (D02-02-24-0034) affecting the four lots within Provence's Phase 5A subdivision as the proposal aligns with the Official Plan (2022) for intensification and evolving housing forms within the Suburban Transect.

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.

The Planning, Development and Building Services Department will prepare an implementing by-law and forward it 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



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
2128 chemin Trim Road		 Area A to be rezoned from R3YY[2582] to R3YY[XXXX] Le zonage du secteur A sera modifié de R3YY[2582] à R3YY[XXXX]	
D02-02-24-0034	24-1021-X		
I:\CO\2024\Zoning\Trim_2128			
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REVISION / RÉVISION - 2024 / 09 / 12			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 2128 Trim Road:

1. Rezone the lands as shown in Document 1.
2. Amend Section 239, Urban Exceptions, by adding a new exception XXXX 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, “R3YY [XXXX]”
 - c. In Column V, “Exception Provisions – Provisions” add the following:
 - i. Despite Section 65; porches, including a porch foundation, are permitted to project 1.5 metres into front or corner side yard.
 - ii. Despite Table 160A, the minimum lot width for a detached dwelling is 8.3 metres.
 - iii. A driveway area shall not exceed 55 per cent of the area of the yard in which it is located.
 - iv. A minimum aggregated soft landscape area of 35 per cent is required for the front yard.

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 public comments were received on the application.