

Subject: Zoning By-law Amendment – 1919 Maple Grove Road

File Number: ACS2024-PDB-PS-0106

Report to Planning and Housing Committee on 4 December 2024

and Council 11 December 2024

**Submitted on November 25, 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* – 1919, chemin Maple Grove

Dossier : ACS2024-PDB-PS-0106

Rapport au Comité de la planification et du logement

le 4 décembre 2024

et au Conseil le 11 décembre 2024

**Soumis le 25 novembre 2024 par Derrick Moodie, Directeur, Services de la
planification, Direction générale des services de la planification, de
l'aménagement et du bâtiment**

**Personne ressource : Kimberley Baldwin, Urbanist III (T), Examen des demandes
d'aménagement ouest**

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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 1919 Maple Grove Road, as shown in Document 1, to permit a subdivision with low-rise residential uses and a public park, 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 December 11, 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 au Règlement de zonage 2008-250 pour le 1919, avenue Maple Grove comme indiqué dans le document 1, afin de permettre la construction d'un lotissement favorisant des utilisations résidentielles de faible hauteur et l'aménagement d'un parc public, comme décrit dans 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 du 11 décembre 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

1919 Maple Grove Road

Owner

Formasian Development

Applicant

Jamie Posen, Fotenn Consultant Inc.

Architect

110 Architects Inc.

Description of site and surroundings

The property is located on the north side of Maple Grove Road between Alon Street and Santolina Street within Kanata West. The site is approximately 6.7 hectares and is currently vacant land except for a detached dwelling on the southwest corner of the property. The property is surrounded by future residential subdivisions to the north and west, and existing low-rise residential subdivisions to the south and east. There are two detached homes on the immediate east and west sides of the property along Maple Grove Road.

Summary of proposed development

A Plan of Subdivision application (File No. D07-16-19-0018) was draft approved in July 2024 to develop 36 semi-detached units, 26 townhouses units, two detached dwellings, a park block, and two blocks reserved for low-rise apartment buildings estimated at 460 units. The subdivision is proposed to be registered in four phases, with the initial phases including the townhouse, semi-detached and detached units, and the final phase including low-rise apartment buildings and the park block.

The initial phases of the subdivision will be accessed from Maple Grove Road. Stittsville Main Street, which currently terminates at the Maple Grove Road right-of-way, will be

extended to run along the northern edge of the subject property. The draft subdivision approval includes a condition requiring the Stittsville Main Street Extension to be completed ahead of the construction of the low-rise apartment blocks.

Summary of requested Zoning By-law amendment

The land is currently zoned Development Reserve Zone (DR). The DR zoning recognizes lands intended for future urban development.

The applicant is proposing to rezone the lands to:

- Residential Third Density Zone, Subzone Z (R3Z). The proposed R3Z zone will permit low-rise residential uses, to accommodate detached, semi-detached and townhouse dwelling units.
- Residential Fourth Density, Subzone Z (R4Z), to accommodate low-rise residential uses, including apartment buildings.
- Parks and Open Space Zone (O1), to permit a public park.

DISCUSSION

Public consultation

A public information session was hosted by the Ward Councillor on May 31, 2021. At the virtual meeting, the applicant team presented the proposal and answered questions from the attendees.

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

Official Plan designation(s)

The subject property is designated Neighbourhood, within the Suburban (West) Transect Area in the Official Plan. Within the Neighbourhood designation, a full range of low-rise housing is permitted with the predominant new building form being missing middle housing. Parks are also permitted to serve as public space for the neighbourhood.

Other applicable policies and guidelines

The application was also reviewed against the Building Better and Smarter Suburbs Guidelines and Urban Design Guidelines for Greenfield Neighbourhoods. The two guidelines provide guidance on creating new suburbs as healthy, vibrant, safe and

complete communities with all the facilities and services that meet people's everyday needs.

Planning rationale

Within the City's Official Plan, the land is designated Neighbourhood within the Suburban (West) Transect. The Neighbourhood designation supports a mix of low-rise housing with the predominant new building form being missing middle housing.

The proposed Residential Third Density (R3Z) and Residential Fourth Density (R4Z) zones align with the Plan's goals to permit a variety of low-rise housing types including detached, semi-detached, townhouse and low-rise apartment buildings. The proposed R4Z zoning will permit low-rise apartment building blocks after the Stittsville Main Street Extension abutting the property has been completed. The proposed urban exception is to accommodate the design of the rear lane townhouse units proposed within this subdivision.

The purpose of the Parks and Open Space Zone is to permit a public park in the northwest corner of this subdivision. The proposed park is coordinated with the location of a planned park in the adjacent subdivision at 1981 Maple Grove Road, to provide a larger public park for both future subdivisions.

Provincial Planning Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2024 Provincial Planning Statement.

RURAL IMPLICATIONS

There are no rural implications.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Glen Gower provided the following comment:

"My main concern for developments in this part of Stittsville is the slow progress of transportation projects including Stittsville Main Street, Robert Grant Avenue, and Huntmar Drive. Through the Draft Subdivision Approval process we were able to include a condition that will delay construction of the low-rise apartment building on this site until the Stittsville Main Street Extension abutting this property has been completed. I continue to have concerns about the slow pace of progress on the Maple Grove

– Stittsville Main connection since this is another necessary piece of transportation infrastructure to support continuing growth in this area.”

LEGAL IMPLICATIONS

With the passage of Bill 185, as amended, a zoning by-law amendment is only subject to appeal by “specified persons”, essentially utility providers and government entities, and the registered owner of a parcel of land subject to the amendment. If Council determines to refuse the amendment, reasons must be provided. It is anticipated that a hearing of three to five days would be required. Depending on the reasons for refusal, it would be necessary for an external planner to be retained and possibly also a transportation engineer.

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

In the event the applications are refused and appealed, it would be necessary to retain an external planner. This expense would be funded from within the existing Planning Services operating budget.

ACCESSIBILITY IMPACTS

The proposed 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: D02-02-18-0100) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to complexity of the associated subdivision application.

SUPPORTING DOCUMENTATION

Document 1 - Zoning Key Map

Document 2 - Details of Recommended Zoning

Document 3 - Consultation Details

Document 4 - Proposed Master Plan

CONCLUSION

The Planning, Development and Building Services Department recommends approval of the Zoning By-law amendment to permit a low-rise subdivision with approximately 500 residential units. The proposed Zoning By-law amendment is consistent with the Provincial Planning Statement, conforms to the City's Official Plan and represents good land use planning.

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, Property Assessment and PILTS, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

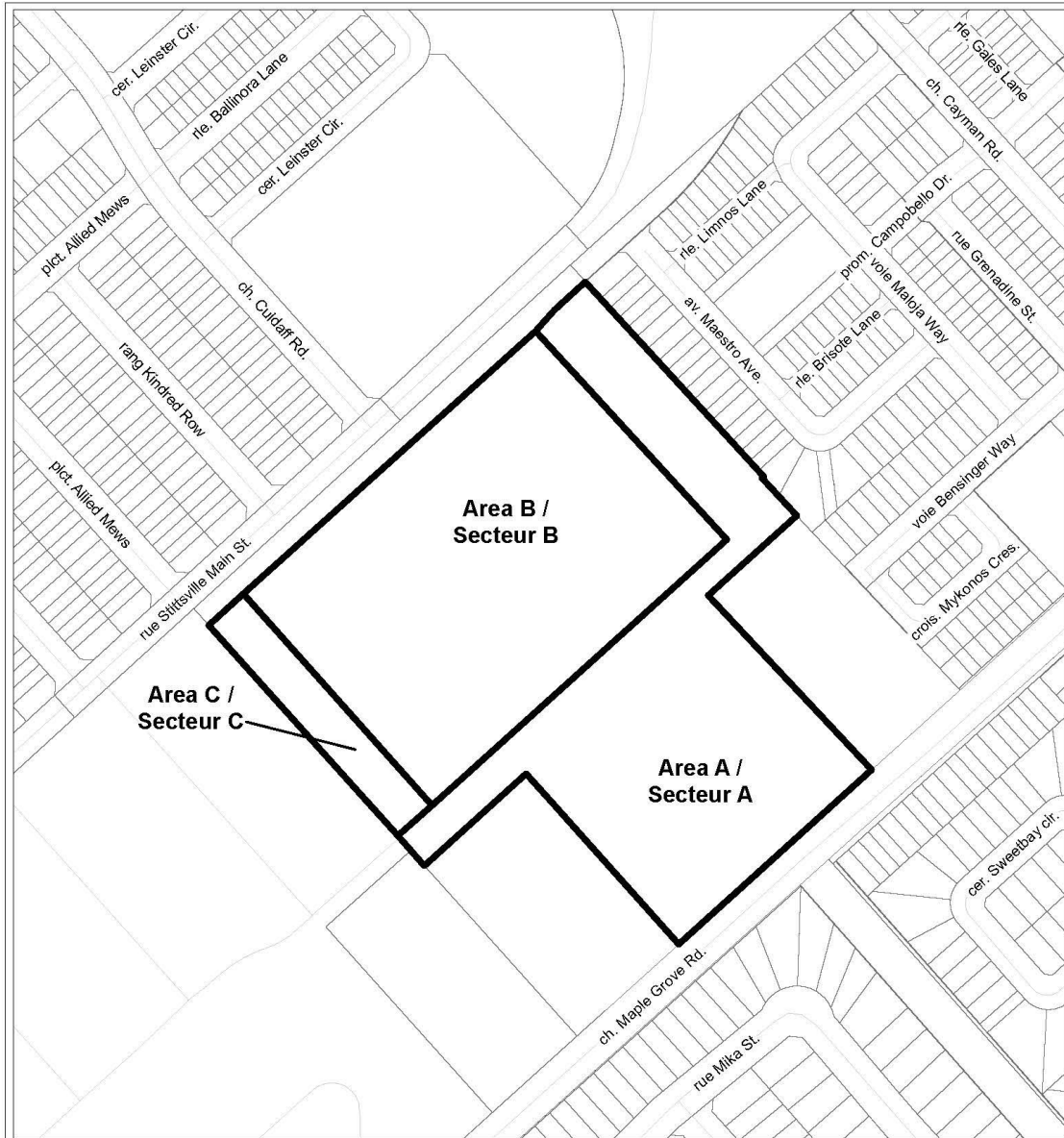
The Planning, Development and Building Services Department will prepare an implementing by-law and forward it to Legal Services.




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	
D02-02-18-0100	24-1238-D	1919 ch. Maple Grove Road	
I:\CO\2024\ZKP\MapleGrove_1919		 Area A to be rezoned from DR to R3Z[XXXX] Le zonage du secteur A sera modifié de DR à R3Z[XXXX] Area B to be rezoned from DR to R4Z Le zonage du secteur B sera modifié de DR à R4Z Area C to be rezoned from DR to O1 Le zonage du secteur C sera modifié de DR à O1	
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REVISION / RÉVISION - 2024 / 11 / 05			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1919 Maple Grove 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, “R3Z[XXXX]”
 - c) In Column V, Provision, add the text:
 - For townhouse dwellings whose rear lot line abuts a public lane:
 - Minimum lot area: 110 square metres
 - Minimum rear yard setback: 0 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.

A public information session was hosted by the Ward Councillor on May 31, 2021. At the virtual meeting, the applicant team presented the proposal and answered questions from the attendees.

Public Comments and Responses

Theme 1: Transportation and Traffic

Comments:

- Concern with the traffic congestion at Maple Grove and Huntmar intersection, raising safety concerns for pedestrians and complicates winter road maintenance and snow plowing. Opposition to new developments until improvements are made to the intersection.
- Lack of traffic calming measures contributes to speeding concerns
- Some residents believe the development will help complete road connections within the neighborhood and distribute traffic more evenly.
- Arterial road extensions, such as Stittsville Main Street, have not been completed. Main Street extension to Maple Grove is recommended as a priority to distribute traffic effectively.
- Lack of pedestrian facilities along Maple Grove, which poses safety risks for residents
- Access point to Maple Grove Road should be closed and an alternative exit routes should be considered

Response:

- As noted within the report, the draft subdivision approval requires the Stittsville Main Street Extension be completed prior to the construction of the apartment buildings.

- Sidewalks and pathway connections to adjacent subdivisions will be provided in the locations specified in the draft subdivision approval to improve access and walkability in the area.
- Traffic calming measures will also be considered during the detailed design review of the subdivision.
- The draft subdivision approval also includes a road widening along Maple Grove Road that secures land for future mobility improvements along this road.

Theme 2: Environmental Considerations

Comment:

- Opposition to removing the forested area for residential development, as it would result in loss of significant green space and displacement of wildlife from their natural habitats

Response:

- The lands are designated Neighbourhood within the Suburban West Transect in the Official Plan, an urban designation which directs these lands to be developed into suburban communities with a mix of land uses, including residential and park land uses.

Theme 3: Access to services and amenities

Comments:

- Concerns about the lack of school capacity, as existing schools may not be able to accommodate an influx of new residents
- Concerns that existing public services, such as transit and garbage collection, are already at capacity and could be overwhelmed by additional development and strain public infrastructure.
- Without a corresponding increase/improvement to the social infrastructures, such as schools, hospitals, libraries, and recreational facilities, the influx of new residents could lead to decline in the quality and availability of public services

Response:

- Strategic planning for school capacity and health care fall under provincial jurisdiction.
- Prior to the issuance of building permits, the proposed housing will be required to pay development charges, a one-time city fee to help fund any new services and infrastructure required to support growth-related activity.

Theme 4: Height, density, built form and transition

Comments:

- The proposed height and density of the development are viewed as incompatible with the existing community character.
- Some residents oppose higher density developments near Maple Grove Road.
- Residents are worried about the shadow impact on their backyards.

Response:

- The proposed heights and density conform to the Official Plan policies applicable to these lands.
- The higher density development (low-rise apartment buildings) will be directed near Stittsville Main Street.
- The proposed low-rise residential development provides adequate setbacks that are not anticipated to result in shadow on adjacent properties.

Document 4 - Proposed Master Plan

