

2. Zoning By-law Amendment – 225 Cope Drive and 166 Shelleright Street
Modification du Règlement de zonage – 225, promenade Cope et 166, rue Shelleright

Committee recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 225 Cope Drive and 166 Shelleright Street, as shown in Document 1, to revise the site-specific zoning exception to reduce the corner side yard setback for detached dwellings from 4.5 metres to 3 metres and to remove the site-specific exception requiring the minimum parking space length for a townhouse to be 5.5 metres, as detailed in Document 2.

Recommandation(s) du comité

Que le Conseil approuve une modification du *Règlement de zonage 2008-250* visant le 225, promenade Cope et le 166, rue Shelleright, des terrains illustrés dans le document 1. Cette modification consisterait à réviser l'exception de zonage propre à l'emplacement afin de réduire de 4,5 mètres à 3 mètres le retrait de la cour latérale d'angle des habitations isolées et de supprimer l'exception propre à l'emplacement qui exige que la longueur minimale de la place de stationnement des habitations en rangée soit de 5,5 mètres, comme l'expose en détail le document 2.

Documentation/Documentation

1. Extract of draft Minutes, Planning and Housing Committee, February 5, 2025

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 5 février 2025

2. Director's Report, Planning Services, Planning, Development and Building Services, dated January 15, 2025 (ACS2025-PDB-PSX-0012)

Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 15 janvier 2025 (ACS2025-PDB-PSX-0012)

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Zoning By-law Amendment – 166 Shelleright Street and 225 Cope Drive

File No. ACS2025-PDB-PSX-0012 – Kanata South (23)

The Applicant/Owner as represented by James Ireland, Novatech was present in support, and available to answer questions. The Applicant advised that they did not need to address the Committee if the item carried.

The Committee Carried the report recommendations as presented.

Report Recommendation(s)

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 225 Cope Drive and 166 Shelleright Street, as shown in Document 1, to revise the site-specific zoning exception to reduce the corner side yard setback for detached dwellings from 4.5 metres to 3 metres and to remove the site-specific exception requiring the minimum parking space length for a townhouse to be 5.5 metres, 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 *February 12, 2025*," subject to submissions received between the publication of this report and the time of Council's decision.

Carried