

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

**File Number: ACS2025-PDB-PSX-0012**

**Report to Planning and Housing Committee on 5 February 2025  
and Council 12 February 2025**

**Submitted on January 15, 2025 by Derrick Moodie, Director, Planning Services,  
Planning, Development and Building Services**

**Contact Person: Solé Soyak, Planner II, Development Review West**

**613-315-1597, Sole.Soyak@ottawa.ca**

**Ward: Kanata South (23)**

**Objet : Modification du Règlement de zonage – 225, promenade Cope et 166,  
rue Shelleright**

**Dossier : ACS2025-PDB-PSX-0012**

**Rapport au Comité de la planification et du logement**

**le 5 février 2025**

**et au Conseil le 12 février 2025**

**Soumis le 15 janvier 2025 par Derrick Moodie, Directeur, Services de la  
planification, Direction générale des services de la planification, de  
l'aménagement et du bâtiment**

**Personne ressource : Solé Soyak, Urbaniste II, Examen des demandes  
d'aménagement ouest**

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**Quartier : Kanata-Sud (23)**

## REPORT RECOMMENDATIONS

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.

## 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 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.
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 12 février 2025 », 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**

225 Cope Drive and 166 Shelleright Street

### **Owner**

Claridge Homes Inc.

### **Applicant**

Claridge Homes Inc. c/o Jim Burghout

### **Description of site and surroundings**

The subject site is at the northeast corner of Terry Fox Drive and Cope Drive. The lot has an area of 7.39 hectares and is currently vacant. The site is bounded by Terry Fox Drive, an arterial road to the west, Cope Drive, a collector road to the south, and the Monahan Drain to the north. Surrounding features include open space along the Trans-Canada Trail and Kristina Kiss Park. Further east are existing townhouse dwellings, while the Blackstone residential community is situated across Terry Fox Drive.

### **Summary of proposed development**

The proposed development is a residential subdivision consisting of 163 units, including 91 detached dwellings, 36 townhouse dwellings, 36 back-to-back townhouse dwellings, and a park. A draft Plan of Subdivision (application number D07-16-18-0027) was submitted in 2018 with a proposed development of 184 units. Subsequent changes to the draft Plan of Subdivision were made and the application received draft approved on April 26, 2021, for the development of 206 residential units and a park.

As the subdivision process has progressed, Zoning By-law amendments in 2017, 2021, and 2023 were approved to address changes to the draft plan of subdivision.

### **Summary of requested Zoning By-law amendment**

The proposed Zoning By-law amendment seeks to make minor changes to the urban exception to permit the required minimum corner side yard setback of 3 metres for

detached dwellings and remove the minimum required length for a parking space from 5.5 metres, for a townhouse.

## **DISCUSSION**

### **Public consultation**

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications. No comments were received from the public during the application review process.

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

### **Official Plan designation(s)**

The subject lands are located within the Suburban Transect Policy Area on Schedule A and are designated Neighbourhood except for the lands fronting onto Terry Fox Drive, which are designated Minor Corridor within the Evolving Overlay as per Schedule B5. Development in the Neighbourhood designation is to be characterized as low-rise built forms. Lands within the Minor Corridor designation allocate a higher density of development than abutting Neighbourhoods but lower density than nearby Hubs, and where the Evolving Neighbourhood Overlay applies, it signals the gradual change over time to support intensification.

### **Planning rationale**

The Official Plan provides direction for residential growth within built-up areas to support the evolution of these areas toward becoming 15-minute neighbourhoods. The Plan envisions direct residential intensification towards Hubs, Corridors, and surrounding Neighbourhoods (2.2.1.(1))

The Suburban Transect is generally characterized by low- to mid-density development, and that development shall be low-rise within Neighbourhoods and along Minor Corridors (5.4.1.(2)(a) and (b)). Furthermore, greenfield development will contribute to the evolution towards 15-minute neighbourhoods by incorporating planned streets, blocks, buildings, parks, and greenspaces that create a sense of place and orientation (5.4.4.1(1)(a)).

Staff support the proposed reduction of the corner side yard setback as it will equal the minimum required corner side yard setback for townhouse and back-to-back townhouse dwellings; additionally, the reduced setback does not impact services. The removal of the required 5.5 metre parking space length is supported as the provided parking will still comply with the minimum required parking space length as per Section 106 of the Zoning By-law. Furthermore, there are no changes to the driveway or required front

yard setback due to the parking space reduction. No impacts are anticipated as a result of the proposed minor zoning amendment. The proposal conforms to the Official Plan by proposing a low-rise built form representing good planning.

### **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)**

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

### **LEGAL IMPLICATIONS**

There are no legal impediments to implementing the report recommendations.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **ACCESSIBILITY IMPACTS**

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

### **ENVIRONMENTAL IMPLICATIONS**

The subject lands are adjacent to the Monahan Drain, for which significant review of impacts occurred as a part of the previous zoning by-law amendment and subdivision application to ensure appropriate use and protection of this feature. No impacts are anticipated because of the proposed rezoning.

### **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**

The statutory 90-day timeline for making a decision on this application under the *Planning Act* will expire on February 17, 2025.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

## **CONCLUSION**

The proposed change to Urban Exception [2410] is consistent with the Official Plan policies, as the rezoning will enable the construction of residential dwellings within the Neighbourhood designation. The reduction of the corner side yard setback is consistent with the required corner side yard setback for semi-detached and townhouse dwellings in the subdivision. The removal of the minimum required parking space length for townhouse dwellings will not impact the ability for development to meet the minimum required parking space length as per Section 106 of the Zoning By-law, which is 5.2 metres. For the reasons stated above, staff recommends approval of the Zoning By-law Amendment.

## **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.

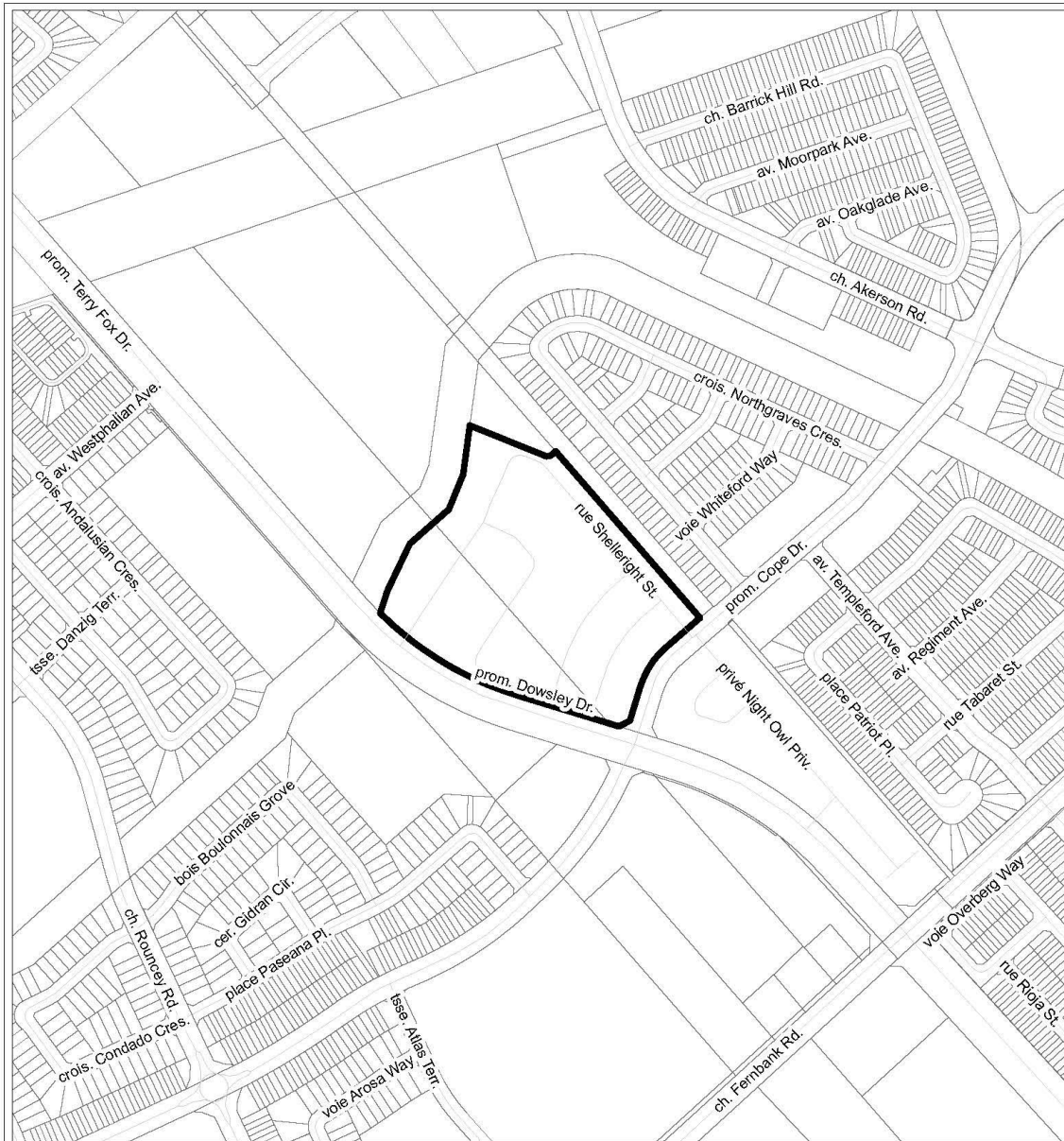
The Planning, Development and Building Services Department will prepare an implementing by-law and forward it to Legal Services.

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 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa)



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-24-0045	25-0007-D		<b>166 rue Shelleright Street</b> <b>225 prom. Cope Drive</b>
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REVISION / RÉVISION - 2025 / 01 / 07			
			

## Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 225 Cope Drive and 166 Shelleright Street:

1. Amend Exception [2410] of Section 239 – Urban Exceptions of By-law 2008-250 with the following:
  - a. In Column V, “Exception Provisions – Provisions”
    - i. “For detached dwellings:” add the text:
      - A minimum corner side yard setback of 3 metres.
  - b. In Column V, “Exception Provisions – Provisions,”
    - i. “The following applies to semi-detached dwellings and townhouse dwellings:” remove the text:
      - 9. minimum length of a parking space: 5.5 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. No comments were received for this application.