

Subject: Zoning By-Law Amendment – 1020 and 1070 March Road, 1345 March Valley Road, and part of an unaddressed parcel abutting 1345 March Valley Road with PIN 045271025

File Number: ACS2025-PDB-PS-0009

Report to Planning and Housing Committee on 19 February 2025

and Council 26 February 2025

Submitted on February 7, 2025 by Derrick Moodie, Director, Planning Services, Planning, Development and Building Services

Contact Person: Amanda Davidson, Planner I, Development Review West

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Ward: Kanata North (4)

Objet : Modification du Règlement de zonage – 1020 et 1070, chemin March, 1345, chemin March Valley et une partie d'une parcelle non adressée jouxtant le 1345 March Valley Road avec le NIP 04527102

Dossier : ACS2025-PDB-PS-0009

Rapport au Comité de la planification et du logement

le 19 février 2025

et au Conseil le 26 février 2025

Soumis le 7 février 2025 par Derrick Moodie, Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment

Personne ressource : Amanda Davidson, Urbaniste I, 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, as amended, for 1020 and 1070 March Road, 1345 March Valley Road, and part of an unaddressed parcel abutting 1345 March Valley Road with PIN 045271025 as shown in Document 1, to permit a residential subdivision consisting of low-rise residential uses, mixed-use blocks, a public park, and a school, 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 26, 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*, modifié, visant les 1020 et 1070, chemin March, le 1345, chemin March Valley et une partie d'une parcelle sans adresse voisine du 1345, chemin March Valley (NIP 045271025), des biens-fonds illustrés dans le document 1, afin de permettre la création d'un lotissement résidentiel constitué d'habitations de faible hauteur, d'îlots polyvalents, d'un parc public et d'une école, comme l'expose en détail le document 2.
2. Que le Comité de la planification et du logement approuve l'inclusion de la section du présent rapport consacrée aux détails de la consultation 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 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

1020 and 1070 March Road, 1345 March Valley Road, and part of an unaddressed parcel abutting 1345 March Valley Road with PIN 045271025

Owner

Mattamy Development Corporation

Applicant

Mattamy Homes

Description of site and surroundings

The subject site is located within the City's Kanata North community and is approximately 40 hectares in size. The site is located on the east side of March Road and is bounded by the Beachburg Rail corridor to the east, a low-rise residential (rural subdivision) to the north, residential and mixed-use lands to the south including a residential subdivision (Minto Brookline) under development, and a residential subdivision (Copperwood Estates) under development to the west across March Road. A portion of the lands is located on the west side of March Valley Road and is bounded by the Beachburg Rail corridor to the west. The subdivision is primarily accessed from a future east-west collector road connecting to March Road, with an internal street connection to the residential subdivision to the south. The initial phase of the subdivision will be accessed from March Road, with the later phases also connecting the residential subdivision to the south.

Summary of proposed development

The proposed development is a residential subdivision with a range of uses. The proposed residential development includes 827 total residential units, comprised of 354 detached dwellings and 473 townhouse dwellings on varying-sized lots. The development also includes a 2.83-hectare block intended to accommodate an elementary school. A 1.78-hectare block for a park is also provided, and paths are to be included. The school block is centrally located, with the park located to the immediate southeast. Two commercial mixed-use blocks totalling 2.94 hectares are also proposed

and are anticipated to include dwelling units. The residential unit counts of these mixed-use blocks will be confirmed through future site plan control applications.

A Plan of Subdivision application (Application No. D07-16-19-0020) was received in 2019 and granted draft approval on May 5, 2023. Ownership of the lands has since changed, and the design was revised to the current proposal.

Summary of requested Zoning By-law amendment

A portion of the subject lands on the north side is currently zoned RU[114r] (Rural Countryside Zone, Rural Exception 114), with the remainder of the lands zoned RU (Rural Countryside). The proposed zoning amendment is to accommodate the land uses associated with the plan of subdivision.

The applicant is proposing the following zones:

- R3YY [XXX1] (Residential Third Density, Subzone YY, Urban Exception XXX1) to permit the construction of low-density residential uses including detached dwellings and townhouses, with site-specific exceptions;
- R3YY [XXX2] (Residential Third Density, Subzone YY, Urban Exception XXX2) to permit the construction of low-density residential uses, including single-detached dwellings, with site-specific exceptions;
- R3YY [XXX3] (Residential Third Density, Subzone YY, Urban Exception XXX3) to permit the construction of low-density residential uses, including detached dwellings and townhouses, with site-specific exceptions;
- O1 (Parks and Open Space Zone) to permit a neighbourhood park, and for a stormwater management facility east of the rail corridor.
- I1A (Minor Institutional Zone, Subzone A)/R3YY[XXX1] to permit a school;
- GM15 [XXX4] (General Mixed Use, Subzone 15, Urban Exception XXX4) to permit two mixed-use blocks slated for commercial and residential development, with site-specific provisions;
- EP (Environmental Protection Zone) to reflect the realignment of Shirley's Brook, and for a woodlot east of the rail corridor.

The proposed R3YY[XXX1] exception includes site-specific zoning provisions, including but not limited to, specific provisions for townhouse and detached dwellings and site-specific permitted projections. The provisions are in part intended to accommodate "back-to-back" style townhouses. The proposed R3YY[XXX2] exception is applicable to the lots located along the north boundary of the site, with site-specific exceptions to support transition to existing residential uses to the north. The proposed R3YY[XXX3]

exception provides for greater front and corner yard setbacks in relation to tree planting requirements pursuant to the City of Ottawa Tree Planting in Sensitive Marine Clay Soils – 2017 Guidelines. The GM15 [XXX4] exception is to provide site-specific provisions to address transition from the mixed-use blocks to surrounding low-rise residential uses. Further detail can be found in Document 2 – Details of Recommended Zoning.

DISCUSSION

Public consultation

This application was subject to the Public Notification and Consultation policy. A public consultation was held on October 3, 2019, with approximately 31 attendees. Comments received included concerns relating to traffic along March Road, transition to adjacent residential areas and impacts on wells. Additional detail is found in Document 3 – Consultation Details.

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

Official Plan designation(s)

The site is located primarily in the Suburban (West) Transect pursuant to Schedule A of the Official Plan, with the woodlot and stormwater pond located in the Rural Transect. The lands are primarily designated Neighbourhood pursuant to Schedule B5 - Suburban (West) Transect, with a portion along the west portion of the site subject to the Evolving Neighbourhood Overlay. The west portion of the site fronting March Road is designated Mainstreet Corridor, and is identified as a Scenic Route in accordance with Schedule C13. The east portion of the lands, consisting of the woodlot and stormwater pond, are designated as Rural Countryside pursuant to Schedule B9.

As per Section 5.4 of the Official Plan, the direction for the Suburban Transect is to recognize a suburban pattern of built form and site design, while supporting the evolution toward 15-minute neighbourhoods. Development within the Suburban Transect is intended to be primarily low- to mid-density, with permitted heights including low-rise development in Neighbourhoods, and generally mid- to high-rise along Mainstreet Corridors. The Official Plan supports a range of dwelling unit sizes in the Suburban Transect, permitting multi-unit dwellings on Corridors, and predominantly ground-oriented housing forms in Neighbourhoods where located away from rapid transit stations and Corridors. Section 5.4.4 provides direction for greenfield development within the Suburban Transect, including that it shall contribute to the evolution of 15-minute neighbourhoods.

Section 6.3 provides further direction for Neighbourhoods. Within Neighbourhoods, it is intended that the zoning allow a range of low-rise housing options and provide for a range of local services and promote the emergence or strengthening of 15-minute neighbourhoods. This includes permitting compatible non-residential uses within walking distance to residential uses, and greenspaces, including parks, open space, and natural areas. Form based regulation is intended to provide for a mix of urban and suburban characteristics in the Suburban Transect. Where the Evolving Neighbourhood Overlay is present, near transit and Corridors, the intention is for a shift to more urban built form, with more substantial increases in density and shift in building form and massing from the existing context.

Other applicable policies and guidelines

The site is subject to the Kanata North Community Design Plan (CDP) as per Annex 5 of the Official Plan and Area Specific Policy 6. The Kanata North CDP provides direction for development in the Kanata North area, and envisions the community as a contemporary master planned community, including a range of housing options, a vibrant, well-defined mixed-use core, and an integrated open space system structured around creek corridors. The Kanata North CDP has incorporated the Building Better Smarter Suburbs principles, which establishes a general vision for suburban development within the City, with the intention being to establish healthy, vibrant, safe, and complete communities.

The guiding community principles for the Kanata North Community including, among others, are to: respect existing adjacent communities and neighbourhoods; create a sustainable, resilient, healthy and livable community; respect existing significant natural heritage features; provide an opportunity for a mix of residential housing types and densities; and provide a development pattern and efficient transportation system that accommodates and encourages walking, cycling, and transit over automobile use. Within the Kanata North CDP, the site includes the following land uses: neighbourhood mixed use, residential multi-unit (townhouses, stacked townhouses, back-to-back townhouses), residential street-oriented (singles, semis, townhouses), school, neighbourhood park, and creek corridor. The CDP's Land Use Plan also envisions appropriate transition to adjacent residential uses along the north boundary of the site.

Planning rationale

The proposal is deemed to conform with the intent and direction of the Official Plan for Neighbourhoods within the Suburban Transect. The proposal recognizes the existing suburban built form while supporting an evolution toward 15-minute neighbourhoods, as directed by the Official Plan.

The subdivision proposes a range of low-rise, ground-oriented housing forms, as intended for Neighbourhoods in the Suburban Transect. Higher-density residential development is slated for the blocks located along March Road, where greater density and heights are contemplated by the Official Plan in accordance with the vision for Mainstreet Corridors. The proposed R3YY subzone aligns with the Official Plan direction for the Suburban Transect to recognize suburban development patterns while providing for more compact built form to support a range of dwelling types and densities, including both detached dwellings and townhomes. The proposed exceptions accommodate the designs proposed by the developer for the subdivision, including back-to-back townhomes. These provisions support higher-density development and more compact built form, while maintaining the low-rise, ground-oriented built form permitted within Neighbourhoods. To support transition to adjacent residential uses (country lot subdivision) to the north, the largest lot designs within the subdivision, intended to accommodate detached dwellings, have been allocated to the north boundary of the site. A greater rear yard setback of 10 metres has been provided to ensure adequate transition, and to accommodate a 5-metre landscape buffer between the new development and the abutting residential lots to the north. The proposed building typologies and overall density is considered appropriate within the surrounding site context and the Official Plan direction for the area. The proposal accommodates a range of housing types in accordance with the direction of the Official Plan.

The proposed subdivision and associated rezoning also supports the emergence of 15-minute neighbourhoods, by including additional zones intended to permit a range of community amenities. Along March Road, two blocks are proposed to be rezoned to GM15 [XXX4] (General Mainstreet, Subzone 15, Urban Exception XXX4) to accommodate future mixed-use development. The proposed GM15 [XXX4] zone accommodates a range of potential uses for future commercial uses within the neighbourhood, and higher-density residential uses to further support the diversity of the housing options provided within the development. Specific development details and unit counts will be confirmed via future development applications, including site plan control, but are contemplated to include commercial and higher-density residential uses including stacked townhomes and mixed-use buildings. The diversity of commercial uses contemplated in the GM15 [XXX4] subzone provides for flexibility in the future uses of the land in accordance with the needs of the community, to support the development of 15-minute neighbourhoods.

The subdivision also proposes to rezone a block to I1A/R3YY[XXX1] (Minor Institutional, Subzone A, and Residential Third Density, Subzone YY, Urban Exception XXX1) for the future development of a school. While the configuration of the block was amended with the current proposal, the proposed block continues to meet the requirements of the

institutional zone to accommodate a future school use. In accordance with the direction of the Official Plan for schools, the school block is centrally located and integrated within the neighbourhood, with functional street frontage on two planned neighbourhood streets. Further, a block is proposed to be rezoned to O1 (Open Space) to support a neighbourhood park serving the surrounding subdivision.

The proposal aligns with the general vision and intention of the Kanata North Community Design Plan for a master-planned community with a range of housing options and a vibrant, well-defined mixed-use core. The proposed subdivision provides a range of housing options, with commercial mixed-uses located along the March Road core. As envisioned within the Kanata North CDP, the school and park blocks are co-located and central to the subdivision, providing a distinct neighbourhood design with an identifiable focal point. The proposal includes a range of dwelling options and densities with transition to existing residential uses, includes appropriate phasing, is connected with future transit infrastructure, and accounts for and respects existing natural features including the realigned Shirley's Brook Corridor. The proposed land uses within the subdivision conform with the vision and direction of the Kanata North CDP Land Use Plan.

Further, the proposal addresses environmental features and natural hazards. As part of the associated plan of subdivision, works are being undertaken for the realignment of Shirley's Brook. The proposed EP (Environmental Protection) zoning is to reflect the realigned portion of Shirley's Brook and identify this sensitive environmental feature. A provided buffer along the watercourse will accommodate a pedestrian pathway. The EP zoning will also be applied to a woodlot located east of the rail corridor, to ensure that these lands are protected. Through the associated plan of subdivision application, this woodlot will be transferred to the City as greenspace.

Works are also ongoing to address the current flood plain overlay on the site. Future development within the Mississippi Valley Conservation Authority (MVCA) regulation limits will be subject to approvals by the MVCA, until a flood plain mapping update has been undertaken to revise the flood plain overlay in accordance with Policy 4 of Section 10.1.1.

The proposed development, including the mix of uses and dwelling typologies, conforms with the policies of the Official Plan, provides a range of housing types, and supports the development of a 15-minute neighbourhood and complete community.

Provincial Planning Statement

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

RURAL IMPLICATIONS

Lands located within the Rural Transect, specifically, blocks to accommodate a stormwater pond and woodlot, are proposed to be rezoned as part of the application. The stormwater pond is proposed to be rezoned to O1 (Open Space and Parks Zone), and the woodlot to EP (Environmental Protection Zone).

COMMENTS BY THE WARD COUNCILLOR(S)

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

The subject site is located adjacent to Ward 5 (West Carleton-March). Councillor Kelly is aware of the application related to this report.

LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendations of this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications resulting from adopting the recommendations of the report. Asset management implications are being addressed through the associated plan of subdivision process.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ENVIRONMENTAL IMPLICATIONS

The portion of Shirley's Brook tributary which traverses the site, and the woodlot located to the east of the rail corridor, will be protected through the application of an Environmental Protection (EP) zone. Future work within the Mississippi Valley Conservation Authority (MVCA) Regulation Limits, including dwelling construction, will be subject to review and permit approvals from the MVCA. An update to the flood plain mapping for the Shirley's Brook Tributary will be required prior to lifting the existing flood plain overlay on site.

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: D02-02-19-0090) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity of the issues associated with the related draft plan of subdivision application.

SUPPORTING DOCUMENTATION

Document 1 Location Map / Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

The Planning, Development, and Building Services Department recommends approval of the Zoning By-law amendment to permit a subdivision with approximately 827 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, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

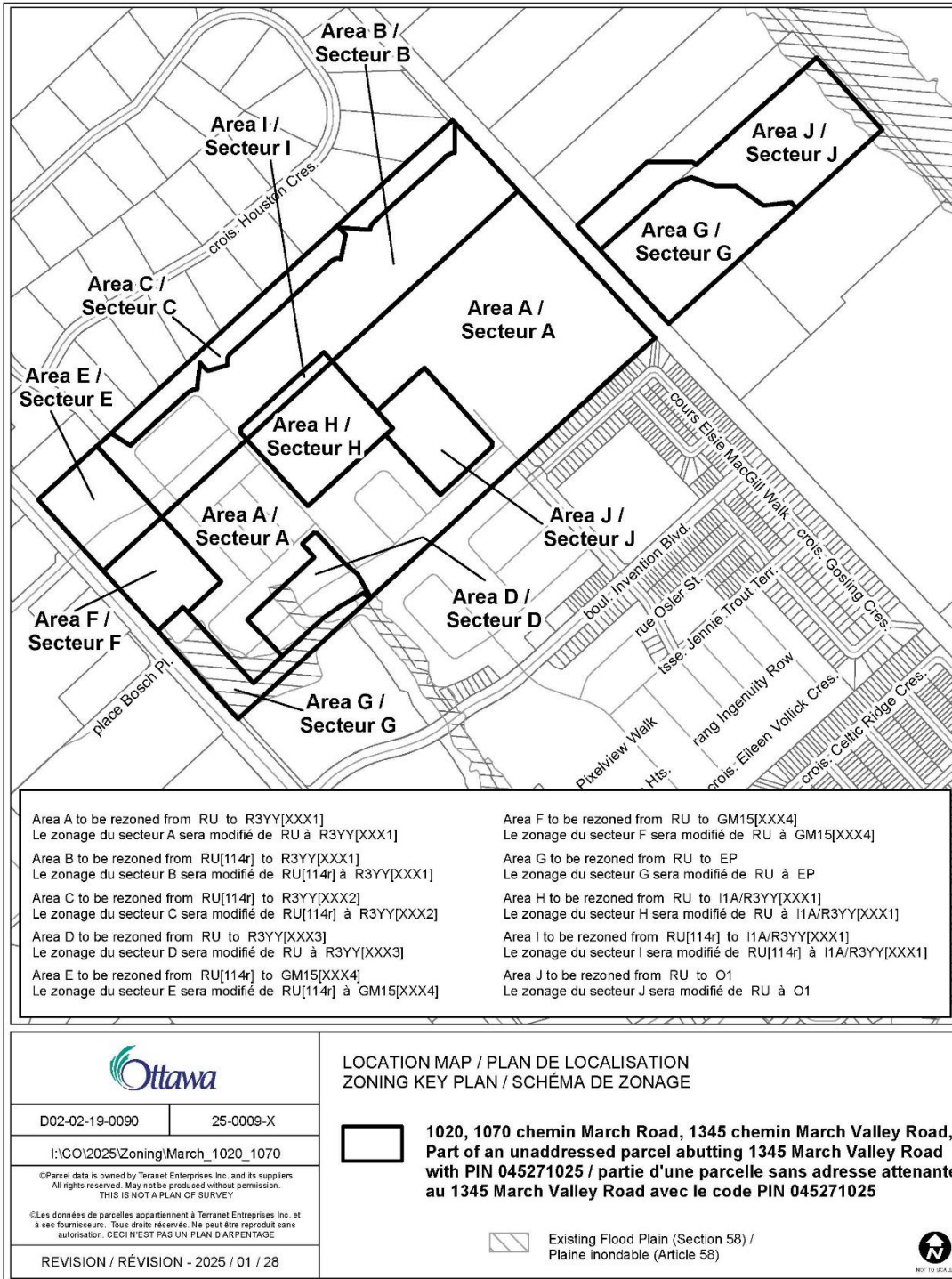
The Planning, Development and Building Services Department will prepare an implementing by-law and forward it to Legal Services.

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 / Zoning Key Map

For an interactive Zoning map of Ottawa visit geoOttawa



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1020 and 1070 March Road, 1345 March Valley Road, and part of an unaddressed parcel abutting 1345 March Valley Road with PIN 045271025.

1. Rezone the lands shown in Document 1.
2. Add a new exception XXX1 to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a. In Column I, exception number, add the text “XXX1”
 - b. In Column II, Applicable Zones, add the text “R3YY[XXX1]”
 - c. In Column V, provisions, add the text:
 - i. Section 100 (3) (a) is applicable.
 - ii. A chimney, chimney box, fireplace box, eaves, eave-troughs, gutters and ornamental elements such as sills, belts, cornices, parapets and pilasters may project 1 m into a required front, corner side or interior side yard but no closer than 0.2 m to the lot line;
 - iii. Balconies and porches may project to within 0 m of a corner lot line.
 - iv. Despite Table 65 Row 6(b), the steps of a porch may project 2.5 m into a required yard, but no closer than 0.5 m to a lot line.
 - v. Despite Table 65, Row 6(a), a deck with a walking surface higher than 0.3 m but no higher than 0.6 m above adjacent grade may project to within 0.6 m of a lot line, and any portion of a deck with a walking surface less than 0.3 m may project to within 0.3 m of a lot line;
 - vi. An air conditioning condenser unit may project 2 m into a corner and interior side yard, and 2 m into a rear yard, but no closer than 0.2 m to a lot line and may not be located in a front yard except in the case of a back-to-back townhouse dwelling;

- vii. No more than 60% of a front yard may be used as a driveway or parking space;
- viii. In the case of a home-based business operating within a townhouse, Table 101 does not apply unless the business involves an outside employee;
- ix. Section 57 does not apply;
- x. The requirements for detached dwellings:
 - 1. Minimum lot area: 220 square metres
 - 2. Minimum lot width: 8.8 m
 - 3. Minimum front yard setback: 3 m
 - 4. Minimum combined interior side yard setback: 1.8 m with a minimum of 0.6 m on one side
 - 5. Minimum corner side yard setback: 2.5 m
 - 6. Minimum rear yard setback: 6 m
 - 7. Maximum building height: 12 m
- xi. The requirements for townhouse dwellings:
 - 1. Minimum lot area: 81 square metres
 - 2. Minimum lot width: 5.5 m
 - 3. Minimum front yard setback: 3 m
 - 4. Minimum interior side yard setback: 1.5 m
 - 5. Minimum corner side yard setback: 2.5 m
 - 6. Minimum rear yard setback: 6 m
 - 7. Minimum rear yard setback where dwellings are attached back-to-back: 0m
 - 8. Maximum building height: 14 m

3. Add a new exception XXX2 to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a. In Column I, exception number, add the text “XXX2”
 - b. In Column II, Applicable Zones, add the text “R3YY[XXX2]”
 - c. In Column IV, Prohibited Uses, add the text “all uses are prohibited except for those uses permitted in the Residential First Density Zone (R1) pursuant to Section 155 of this by-law”
 - d. In Column V, provisions, add the text:
 - i. Section 100 (3) (a) is applicable.
 - ii. A chimney, chimney box, fireplace box, eaves, eave-troughs, gutters and ornamental elements such as sills, belts, cornices, parapets and pilasters may project 1 m into a required front, corner side or interior side yard but no closer than 0.2 m to the lot line;
 - iii. Balconies and porches may project to within 0 m of a corner lot line.
 - iv. Despite Table 65 Row 6(b), the steps of a porch may project 2.5 m into a required yard, but no closer than 0.5 m to a lot line.
 - v. Despite Table 65, Row 6(a), a deck with a walking surface higher than 0.3 m but no higher than 0.6 m above adjacent grade may project to within 0.6 m of a lot line, and any portion of a deck with a walking surface less than 0.3 m may project to within 0.3 m of a lot line;
 - vi. An air conditioning condenser unit may project 2 m into a corner and interior side yard, and 2 m into a rear yard, but no closer than 0.2 m to a lot line and may not be located in a front yard except in the case of a back-to-back townhouse dwelling;
 - vii. No more than 60% of a front yard may be used as a driveway or parking space;

- viii. In the case of a home-based business operating within a townhouse, Table 101 does not apply unless the business involves an outside employee;
 - ix. Section 57 does not apply;
 - x. The requirements for detached dwellings:
 - 1. Minimum lot area: 200 square metres
 - 2. Minimum lot width: 8.8 m
 - 3. Minimum front yard setback: 3 m
 - 4. Minimum combined interior side yard setback: 1.8 m with a minimum of 0.6 m on one side
 - 5. Minimum corner side yard setback: 2.5 m
 - 6. Minimum rear yard setback: 10 m
 - 7. No buildings or structures, including all accessory uses, buildings, and structures, are permitted within 5 m of the rear lot line.
 - 8. Maximum building height: 12 m
4. Add a new Exception XXX3 to Section 239 – Urban Exceptions, with provisions similar in effect to the following:
- a. In Column I, exception number, add the text “XXX3”
 - b. In Column II, applicable zones, add the text “R3YY[XXX3]”
 - c. In Column V, provisions, add the text:
 - i. Section 100 (3) (a) is applicable.
 - ii. A chimney, chimney box, fireplace box, eaves, eave-troughs, gutters and ornamental elements such as sills, belts, cornices, parapets and pilasters may project 1 m into a required front, corner side or interior side yard but no closer than 0.2 m to the lot line;

- iii. Balconies and porches may project to within 0 m of a corner lot line.
- iv. Despite Table 65 Row 6(b), the steps of a porch may project 2.5 m into a required yard, but no closer than 0.5 m to a lot line.
- v. Despite Table 65, Row 6(a), a deck with a walking surface higher than 0.3 m but no higher than 0.6 m above adjacent grade may project to within 0.6 m of a lot line, and any portion of a deck with a walking surface less than 0.3 m may project to within 0.3 m of a lot line;
- vi. An air conditioning condenser unit may project 2 m into a corner and interior side yard, and 2 m into a rear yard, but no closer than 0.2 m to a lot line and may not be located in a front yard except in the case of a back-to-back townhouse dwelling;
- vii. No more than 60% of a front yard may be used as a driveway or parking space;
- viii. In the case of a home-based business operating within a townhouse, Table 101 does not apply unless the business involves an outside employee;
- ix. Section 57 does not apply;
- x. The requirements for detached dwellings:
 - 1. Minimum lot area: 200 square metres
 - 2. Minimum lot width: 8.8 m
 - 3. Minimum front yard setback: 6 m
 - 4. Minimum combined interior side yard setback: 1.8 m with a minimum of 0.6 m on one side
 - 5. Minimum corner side yard setback: 6 m
 - 6. Minimum rear yard setback: 6 m
 - 7. Maximum building height: 12 m
- xi. The requirements for townhouse dwellings:

1. Minimum lot area: 81 square metres
 2. Minimum lot width: 5.5 m
 3. Minimum front yard setback: 6 m
 4. Minimum interior side yard setback: 1.5 m
 5. Minimum corner side yard setback: 6 m
 6. Minimum rear yard setback: 6 m
 7. Minimum rear yard setback where dwellings are attached back-to-back: 0m
 8. Maximum building height: 14 m
5. Add a new exception XXX4 to Section 239 – Urban Exceptions, with provisions similar in effect to the following:
- a. In Column I, exception number, add the text “XXX4”
 - b. In Column II, applicable zones, add the text “GM15[XXX4]”
 - c. In Column V, provisions, add the text:
 - i. Section 100 (3) (a) is applicable.
 - ii. Minimum cumulative non-residential gross floor area: 700 square metres
 - iii. Minimum setback for any building four storeys or greater, or any drive-through facility, from any portion of a lot line abutting a residential zone: 10 m
6. Amend Section 240 – Rural Exceptions, by deleting exception 114r.

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 meeting was held in the community, on October 3, 2019, with approximately 30 attendees. Comments were received through the public consultation process, and staff considered these comments.

Public Comments and Responses

Comment:

Concerns regarding the capacity of March Road, and traffic impacts.

Response:

A Transportation Impact Assessment was prepared by Stantec for the associated plan of subdivision. The assessment provided an overview of required road improvements to support the development, including traffic signals and northbound right turn and southbound left turn lanes, for the road segment consisting of March Road and Street 1. A signalized intersection at this road segment, including auxiliary turning lanes, is proposed to service the proposed development. This intersection is intended to be front-ended by an adjacent developer to the west and the developer of the Northwoods site, subject to a front-ending agreement.

The urbanization and widening of March Road will be a future City project. The March Road widening is currently not within the City's 2031 Affordable Network, meaning construction will not proceed prior to 2031. The road network project list will be subject to review as part of the Transportation Master Plan update later this year.

Comment:

Concerns with transition to adjacent homes located north of the site.

Response:

The largest lot fabric, intended to be developed with exclusively detached dwellings, is proposed to be located along the north boundary. Further, greater rear yard setbacks, specifically a 10-metre rear yard setback, are provided to enhance transition, with space accommodated for a landscaped buffer between new development and existing homes to the north. Further to the 10-metre rear yard setback, a 5-metre setback in which no

buildings or structures are permitted, will accommodate a future landscape buffer. Additional planting will be required in this 5-metre landscaped buffer, and is to be demonstrated on the approved landscaping plan.

Comment:

Concerns with impact to wells on neighbouring privately-serviced lots.

Response:

The associated subdivision approval has included conditions to implement a well monitoring program to monitor and document any impacts to wells through the construction process. Should issues be reported by residents within 500m of the site, it is the developer's responsibility to sample wells and to provide remediation, such as a new well or connection to city services, if adverse impacts are identified.