

**Subject: Zoning By-law Amendment – 785 Cope Drive and 130, 132, 134, 136,
138, 140, 142 Dagenham Street**

File Number: ACS2025-PDB-PSX-0024

**Report to Planning and Housing Committee on 19 March 2025
and Council 26 March 2025**

**Submitted on March 13, 2025 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

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Ward: Stittsville (6)

**Objet : Modification du Règlement de zonage – 785, promenade Cope et 130,
132, 134, 136, 138, 140 et 142, rue Dagenham**

Dossier : ACS2025-PDB-PSX-0024

Rapport au Comité de la planification et du logement

le 19 mars 2025

et au Conseil le 26 mars 2025

**Soumis le 13 mars 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, Planner I, 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 785 Cope Drive and 130, 132, 134, 136, 138, 140, 142 Dagenham Street, as shown in Document 1, to permit the reconfiguration of a park block in a residential subdivision to accommodate a neighbourhood park and townhouse dwellings, 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 March 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 au Règlement de zonage visant le 785, promenade Cope ainsi que les 130, 132, 134, 136, 138, 140 et 142, rue Dagenham, des biens-fonds illustrés dans le document 1, afin de permettre la reconfiguration d’un îlot de parc pour le transformer en lotissement résidentiel qu’occuperaient un parc de quartier et des habitations en rangée, comme l’expose en détail le document 2.
2. Que le Comité de la planification et du logement approuve l’intégration de la section du présent rapport consacrée aux détails de la consultation dans la « brève explication » du 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 mars 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

785 Cope Drive and 130, 132, 134, 136, 138, 140, 142 Dagenham Street

Owner

CRT Developments (c/o Marc St. Pierre)

Applicant

Novatech Engineers, Planners, and Landscape Architects (Attention: Simran Soor)

Description of site and surroundings

The site is located on the northeast corner of Goldhawk Drive and Cope Drive, and the northwest corner of Cope Drive and Dagenham Street, south of Bobolink Ridge. The park is generally referred to as “Cope Park”, though the park’s official name is to be determined through a future Commemorative Naming Process. The lands are located within Phase 1 of the “CRT Westwood”, or alternatively “Westwood”, subdivision. Surrounding land uses include low-rise residential to the north, vacant institutional lands (future school site) and low-rise residential to the east, and low-rise residential to the south. West of the site are undeveloped lands proposed as the final phase (Phase 4) of the CRT Westwood subdivision, as well as the forested area known as Shea Woods.

Summary of proposed development

The proposed rezoning is to accommodate the reconfiguration of a park block and adjacent residential lots within a residential subdivision. The current park block is approximately 3.2 hectares in size, with residential lots abutting the park to the east and north. The seven residential lots along the east boundary of the site, being 130, 132, 134, 136, 138, 140, 142 Dagenham Street, are proposed to be added to the park boundary, while new residential lots will be created along the west boundary of the park to accommodate 22 residential townhouse units. To accommodate this redesign, the lots fronting Dagenham Street are to be rezoned to permit the park uses, while the portion of the existing park slated for townhouse dwellings will be rezoned to permit the proposed residential uses.

Summary of requested Zoning By-law amendment

The subject lands are currently zoned O1 (Open Space and Parks Zone), which is applicable to 785 Cope Drive, and R1Z (Residential First Density, Subzone Z), which is applicable to 130, 132, 134, 136, 138, 140, 142 Dagenham Street. The O1 zone permits open space uses, including parks, and the R1Z zone permits low-rise residential uses, specifically detached dwellings.

The Zoning By-law Amendment, as detailed in Document 2, seeks to rezone the subject lands to O1 (Parks and Open Space Zone) and R3Z (Residential Third Density, Subzone Z). Specifically, part of the lands along the west boundary of the site is proposed to be rezoned from O1 to R3Z to accommodate low-rise residential uses (townhouse dwelling units), while the east portion of the site, consisting of the lots 130, 132, 134, 136, 138, 140, 142 Dagenham Street, is proposed be rezoned from R1Z (Residential First Density, Subzone Z) to O1 to permit park uses and align with the proposed park concept. The proposed rezoning is to allow a reconfiguration of the park, wherein residential uses currently proposed on the east boundary will be relocated to the west boundary of the site, and this east portion of the site will become part of the overall park.

DISCUSSION

Public consultation

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. Eight comments were received through the notification process. Comments received included concerns relating to traffic impacts, reduction in park size and delayed park construction, density, and strain on local facilities.

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

Official Plan designation(s)

The subject lands are located within the Suburban (West) Transect pursuant to Schedule A, and designated Neighbourhood pursuant to Schedule B5 of the Official Plan.

Section 5.4 of the Official Plan establishes the policy intent and direction for the Suburban Transect. As per Section 5.4.1, the Suburban Transect generally supports

low-rise development in Neighbourhoods, with predominantly ground-oriented forms where located away from rapid transit and corridors.

Section 6.3 provides further direction for the Neighbourhood Designation. The Neighbourhood Designation permits and supports a range of housing options. Permitted residential uses within the Neighbourhood designation includes low-rise residential, in predominantly ground-oriented forms where located further from rapid-transit stations and Corridors. As per Section 6.3.1, the Neighbourhood Designation also permits greenspace, including parks, as part of the range of services to support or strengthen 15-minute neighbourhoods.

Other applicable policies and guidelines

The subject lands are located within the Fernbank Community Design Plan (CDP) area. The Fernbank Community Design Plan is intended to provide guidance for development within the area subject to the plan. The plan envisions a complete residential community, with the final build out to be an attractive, livable, and healthy community with distinct identity. The guiding principles for the CDP include, among others to: create distinctive liveable neighbourhoods, create a “heart” for the community, and create integrated, safe, passive and active greenspaces. Within the Land Use Plan outlined in the Community Design Plan, the lands are designated Community Park and Low-Density Residential.

Planning rationale

Staff are of the opinion that the proposed rezoning to accommodate the park reconfiguration conforms with the Official Plan direction.

The proposal conforms with the intent and direction for Neighbourhoods in the Suburban Transect, as identified in Sections 5.4 and 6.3 of the Official Plan. Neighbourhoods in the Suburban Transect are intended to allow and support a wide variety of low-rise housing types, with predominantly ground-oriented built form. The proposed development of 22 townhouse dwelling units is consistent with the built form direction. The proposal provides for minor intensification that has regard for the local character of existing development, as per Policy 2 of Section 6.3.2, and provides additional housing options consistent with the direction for low-rise, ground-oriented development in Neighbourhoods. The proposal facilitates a greater density and number of residential dwelling units compared to the prior configuration, while maintaining the built form intended for Neighbourhoods in the Suburban Transect.

Policy 1 of Section 4.2.1 of the Official Plan directs that the zoning by-law shall enable a range of context-sensitive housing options, by primarily regulating the density, built form, height, and massing of residential development, and promoting diversity in unit sizes and densities within neighbourhoods. The proposal supports additional housing options that are context-sensitive and consistent with the existing built form. The introduction of townhouse dwelling units provides for additional low-rise housing within the existing community.

Pursuant to Policy 4 of Section 6.3.1, Greenspaces, including parks, are permitted within the Neighbourhood designation in support of 15-minute neighbourhoods. The proposed park reconfiguration will support the introduction of additional housing units, while maintain a park of sufficient size to support the surrounding community and accommodate a range of amenities and facilities. At approximately 3.04 hectares in size, the park continues to be sufficiently sized to accommodate a range of parks facilities. The developer continues to work with the City's Parks and Facilities Planning staff on the detailed design and development of the park.

Further, the proposal maintains the general intent of the Fernbank CDP. The reconfiguration of the residential lots to the west boundary of the park provides continuity with the open space lands to the immediate east, a future school site, and supports a community "heart" as envisioned within the CDP. Further, the park would retain access and exposure to a Collector - Future and Major Collector - Future, with enhanced frontage on a local street as per the CDP guidelines. The park location is consistent with the general intent and direction of the CDP, with a slight shift in lotting to accommodate the proposed residential uses on the west boundary. The proposed townhouse dwellings are consistent with the intent for the low-density residential area.

The proposed reconfiguration and associated uses conform with the uses permissible in the Neighbourhood designation, pursuant to the Official Plan. The proposal provides an opportunity for intensification and additional housing units to support a range of housing options, while supporting a park design that maintains adequate land area for programming. The proposal represents good planning.

Provincial Policy 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 Gower 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

Asset management implications are being dealt with through the associated plan of subdivision application. The City will assume the park through the subdivision registration.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The park design will follow the Accessibility for Ontarians with Disabilities Act (AODA) legislation, and the City of Ottawa Accessibility Design Standards.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications.

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.
- A city that is green and resilient

APPLICATION PROCESS TIMELINE STATUS

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

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 supports the proposed zoning by-law amendment for 785 Cope Drive and 130, 132, 134, 136, 138, 140, 142 Dagenham Street to permit a neighbourhood park and residential townhomes. The proposal conforms with the Official Plan direction for Neighbourhoods in the Suburban Transect, and provides additional housing options while maintain a sufficient-sized park for recreational programming.

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.

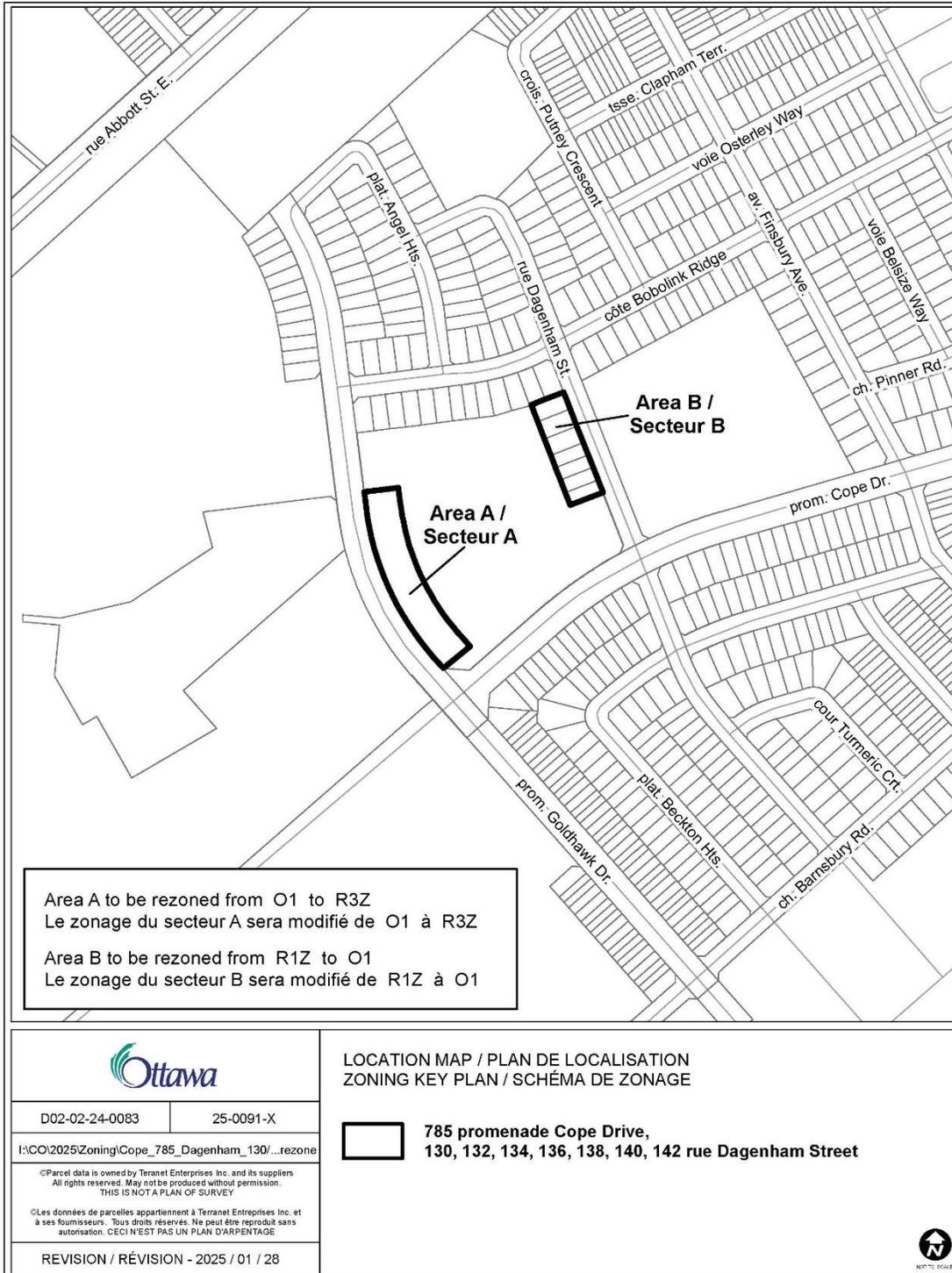
The Planning, Development and Building Services Department will prepare an implementing by-law and forward it to Legal Services.

Legal Services, City Manager's Office to forward the implementing bylaw 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 785 Cope Drive, 130, 132, 134, 136, 138, 140, 142 Dagenham Street:

1. Rezone the lands as shown in Document 1.

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. Eight submissions were received through the notification process.

Public Comments and Responses

Supportive Comments

- Supportive of the proposal as it will be better for the park design and provide more low-cost housing.

Staff Response:

- The supportive comments are noted.

Recreation and Parkland

- Concerns with the proposed reduction in parkland and area intended for the park, and the loss of greenspace.
- The nearby recreation area is at maximum capacity. The proposal will add to the capacity issues in nearby facilities.
- Additional houses results in a smaller park, and favours the home builder rather than residents.
- The line of 22 homes reduces access to the park more than the existing 7.
- The area needs a park more than houses.
- Concerns with the delay in construction of the park.

Staff Response:

- The proposed area of the park has been deemed satisfactory by Recreation, Cultural, and Facility Services (RCFS) for development of a park. A conceptual plan has been prepared illustrating that the park can accommodate various amenities, subject to further detail design.
- The construction of the park will add to local recreation facilities for the surrounding community, and to the greenspace network.

- The total parkland planned for the development, to be conveyed at registration of Phase 3, meets the parkland dedication requirements for the development.

Traffic

- Concerns regarding increased traffic and congestion. The additional residential lots will increase the population density and lead to a rise in traffic.
- There is only one access to the neighbourhood, and the additional houses will add to traffic problems.

Staff Response:

- The proposal did not require a Transportation Impact Assessment above the traffic studies relating to the subdivision, due to the small scale of the development. The proposed addition of townhouse dwelling units is not anticipated to create adverse traffic impacts compared to the current proposal of detached dwellings.
- The buildout of the Westwood Subdivision will increase road connectivity and access to the neighbourhood.

Density and Local Context

- There have been apartment buildings constructed nearby, which will contribute to the population increase and traffic. Adding more residential lots will exacerbate these issues.
- The proposal will override the capacity of local facilities.
- Moving homes to the west side will contribute to an infinite suburbia aesthetic as houses are built on the west side of Goldhawk.
- The proposal is poor urban planning.

Staff Response:

- The proposed residential uses conform with the intent of the Official Plan for Neighbourhoods in the Suburban Transect. The proposed residential dwelling type is consistent with the Official Plan direction, and represents minor intensification.
- The proposed dwellings will be subject to development charges to support growth-related impacts.