

<p><b>5. ZONING BY-LAW AMENDMENT – 1314 KLONDIKE ROAD</b></p> <p><b>MODIFICATION AU RÈGLEMENT DE ZONAGE – 1314, CHEMIN KLONDIKE</b></p>
---

**COMMITTEE RECOMMENDATION**

**That Council approve an amendment to Zoning By-law 2008-250 for 1314 Klondike Road to permit detached dwellings, as detailed in Document 3.**

**RECOMMANDATION DU COMITÉ**

**Que le Conseil approuve une modification au Règlement de zonage 2008-250 pour le 1314, chemin Klondike, afin de permettre la construction de maisons unifamiliales, comme il est détaillé dans le Document 3.**

**DOCUMENTATION / DOCUMENTATION**

1. Acting Deputy City Manager's Report, Planning and Infrastructure, dated 26 May 2015 (ACS2015-PAI-PGM-0113).

Rapport du Directeur municipal adjoint par intérim, Urbanisme et infrastructure, daté le 26 mai 2015 (ACS2015-PAI-PGM-0113).

2. Extract of Draft Minute, Planning Committee, 23 June 2015.

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 23 juin 2015.

**Report to  
Rapport au:**

**Planning Committee / Comité de l'urbanisme  
June 23, 2015 / 23 juin 2015**

**and Council / et au Conseil  
July 8, 2015 / 8 juillet 2015**

**Submitted on May 26, 2015  
Soumis le 26 mai 2015**

**Submitted by  
Soumis par:  
John L. Moser,**

**Acting Deputy City Manager / Directrice municipale adjointe par intérim,  
Planning and Infrastructure / Urbanisme et Infrastructure**

**Contact Person / Personne ressource:  
Lee Ann Snedden, Acting Chief / Chef par intérim,  
Development Review Services / Services d'Examen des projets d'aménagement,  
Planning and Growth Management / Urbanisme et Gestion de la croissance  
(613) 580-2424, 25779, LeeAnn.Snedden@ottawa.ca**

**Report Author / Auteur du rapport:  
Birgit Isernhagen, Planner / Urbaniste, Development Review Suburban Services  
Unit / Unité examen des demandes d'aménagement services suburbains  
(613) 580-2424, 27912, Birgit.Isernhagen@ottawa.ca**

**Ward: KANATA NORTH (4) / KANATA  
NORD (4)**

**File Number: ACS2015-PAI-PGM-0113**

**SUBJECT: Zoning By-law Amendment – 1314 Klondike Road**

**OBJET: Modification au Règlement de zonage – 1314, chemin Klondike**

## REPORT RECOMMENDATION

That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1314 Klondike Road to permit detached dwellings, as detailed in Document 3.

## RECOMMANDATION DU RAPPORT

Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 pour le 1314, chemin Klondike, afin de permettre la construction de maisons unifamiliales, comme il est détaillé dans le Document 3.

## 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

1314 Klondike Road

### Owner

John and Kirsten Woodward

### Applicant

Nancy Meloshe

### Description of site and surroundings

The property is 1314 Klondike Road and is a square parcel 0.37 hectares in size with 60 metres of frontage (see Document 1). It is located east of the South March Highlands between Second Line Road and Roy Errington Way, and abuts Abbeydale Circle at the rear. The site is in the Morgan's Grant Community in Kanata. The surrounding properties are residential and occupied by detached dwellings and townhouses. The former Township of March closed landfill is located within 500 metres of the site. A two-storey detached dwelling occupies a portion of the property.

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

The site is zoned Development Reserve, Subzone 1 (DR1). The intent of the DR zone is to recognize lands intended for future urban development that ensures a low scale and reflects the characteristics of existing land uses.

The applicant is seeking to create four new lots for detached dwellings on the south-west half of the property. The existing detached dwelling would remain in its current location. The applicant is proposing to rezone the property from DR1 to Residential First Density Subzone V, Exception 738 (R1V [738]) to match the surrounding uses and permit detached dwellings. The exception which currently applies to the surrounding lots, allows for specific setbacks (buildings, accessory building, yard projections for porches). Details of the recommended zoning are provided in Document 3.

## **History**

The site is currently zoned DR1. The Committee of Adjustment approved an application to create four new lots on September 3, 2014 provided that the severed and retained lands are rezoned to R1V [738].

## **DISCUSSION**

### **Public consultation**

Notice of the application was carried out in accordance with the City's Public Notification and Consultation Policy for Development Applications. One comment was received.

For this proposal's consultation details, see Document 4 of this report.

### **Official Plan designation**

This application is being processed under the Official Plan as amended by Official Plan Amendment 150; however, this application does not rely specifically upon any of the amendments introduced in the amendment.

The property is designated as General Urban Area in the Official Plan, which permits the development of a full range of housing types, uses and densities. The proposed Zoning By-law amendment responds to the policies for the General Urban Area by

allowing for infill, including detached dwellings, in an established neighbourhood with appropriate infrastructure and servicing.

The Official Plan sets out policies the City uses to review development applications.

Compatibility, Intensification and Infrastructure:

Section 2.2.2 and 2.5.1 provides direction on intensification and urban design and compatibility, respectively. The proposed development will maintain the low-rise residential character of the community and offer detached dwellings on similar sized lots that are entirely compatible with the surrounding area. It will also make the best use of existing services (water, sanitary, storm sewer). The site is on a collector road that has sidewalks and is within walking distance of a transit route.

Section 4.11 sets out urban design and compatibility considerations. Relevant policies include supporting neighbourhood services, traffic and vehicular access. The site is well served by existing local amenities and services. It is located in proximity to the South March Highlands Conservation Forest, W.C. Bowes Park and schools. The increase in density will support the existing neighbourhood services and bring new residents into the area. Vehicle access to Klondike Road and Abbeydale Circle are considered safe. On-street parking is permitted. The development has the appropriate level of parking.

### **Planning rationale**

The proposed Zoning By-law amendment provides an appropriate housing type and density; balances intensification with compatibility to the surrounding area (form, use, character); and optimizes the existing infrastructure as set out in the Official Plan and Zoning By-law.

The proposed R1V [738] zoning is in keeping with the zoning of the surrounding neighbourhood allowing the proposed detached dwellings with the same exception as the neighbouring properties. Exception 738 includes five provisions:

1. Minimum lot width of 11 metres.
2. Minimum front yard setback of 4 metres.
3. Despite the yard encroachments permitted under Section 65, the maximum front yard and corner side yard projection for a porch is 1.5 metres.

4. Minimum rear yard setback:
  - i. Main building 6 metre; and
  - ii. Other accessory building 1 metre, unless constructed as an integral part of a fence erected on the lot line.
  
5. Minimum interior yard setback:
  - i. Main building 0.6 metre; and
  - ii. Other accessory building 1 metres, unless constructed as an integral part of a fence erected on the lot line despite the yard encroachments permitted under Section 65, the minimum interior side yard width must be free of encroachment and unobstructed from ground to sky, save and except for a 0.3-metre maximum permitted eaves projection and a 0.1-metre pilaster projection.

#### **RURAL IMPLICATIONS**

There are no rural implications associated to this report.

#### **COMMENTS BY THE WARD COUNCILLOR**

Councillor Wilkinson concurs with the report recommendation.

#### **LEGAL IMPLICATIONS**

There are no legal impediments to adopting the recommendation outlined in this report.

#### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications.

#### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

#### **ACCESSIBILITY IMPACTS**

There are no accessibility issues associated to this Zoning By-law application.

## **ENVIRONMENTAL IMPLICATIONS**

The site is located within 500 metres of the closed former Township of March Landfill. The Environmental Impact Clearance Letter that was provided as per the Official Plan Section 3.8 demonstrated that there was no potential environmental concern on the development.

The site consists of a few trees and would be subject to the appropriate permits and approvals.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

GP3 – Make sustainable choices.

## **APPLICATION PROCESS TIMELINE STATUS**

This application was processed by the On Time Decision Date established for the processing of Zoning By-law amendment applications.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map and Zoning Key Plan

Document 2 Concept Plan

Document 3 Details of Recommended Zoning

Document 4 Consultation Details

Document 5 Overview Data Sheet

## **CONCLUSION**

The proposed Zoning By-law amendment conforms to the general intent of the Official Plan and complies with the relevant Official Plan policies. The proposal makes use of existing services. Staff recommend approval of the proposed zoning.

**DISPOSITION**

City Clerk and Solicitor Department, Legislative Services, to notify the owner, applicant, and OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, Scott Templeton, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of Council's decision.

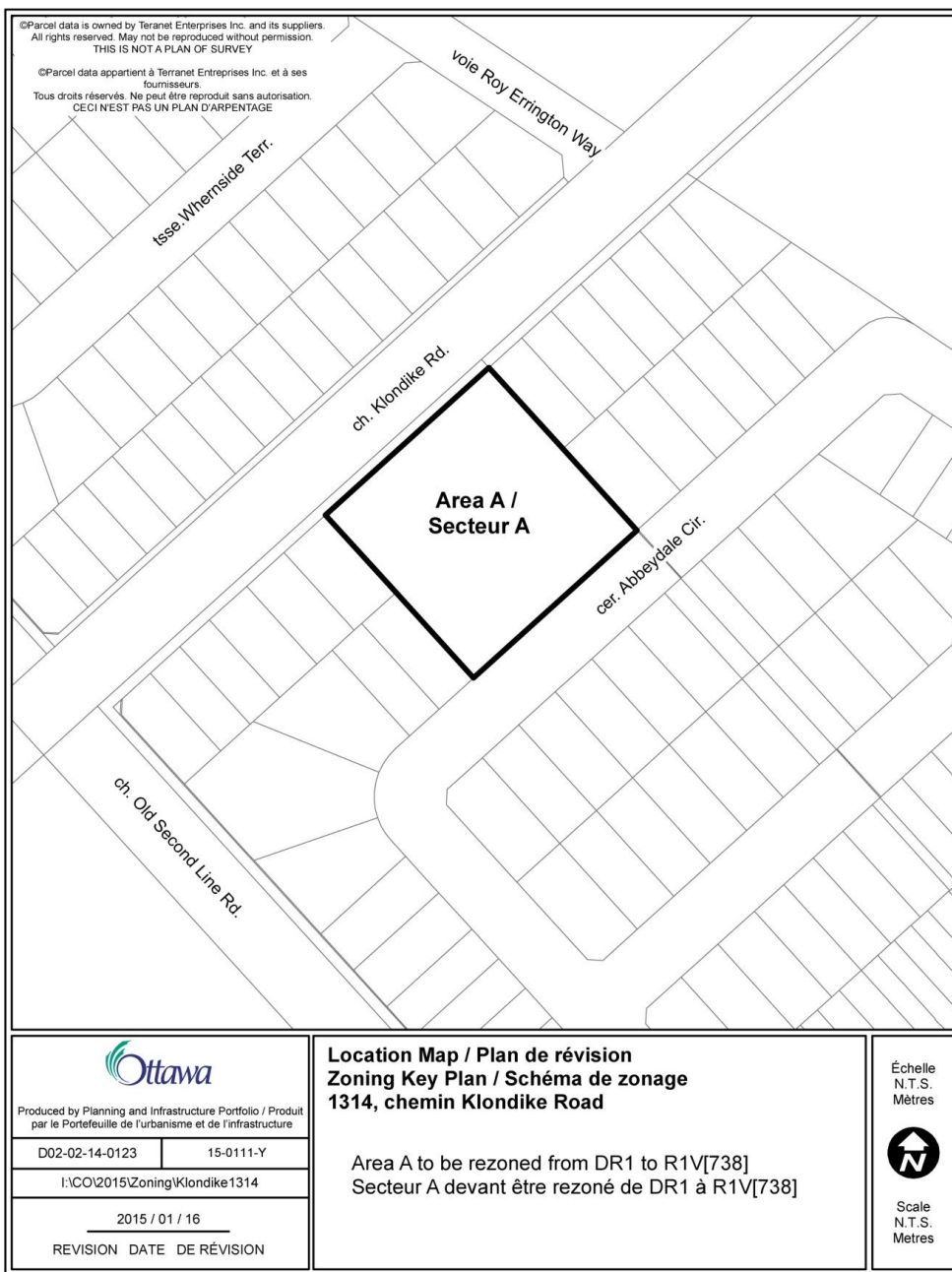
Planning and Growth Management to prepare the implementing by-law, forward to Legal Services and undertake the statutory notification.

Legal Services to forward the implementing by-law to Council.

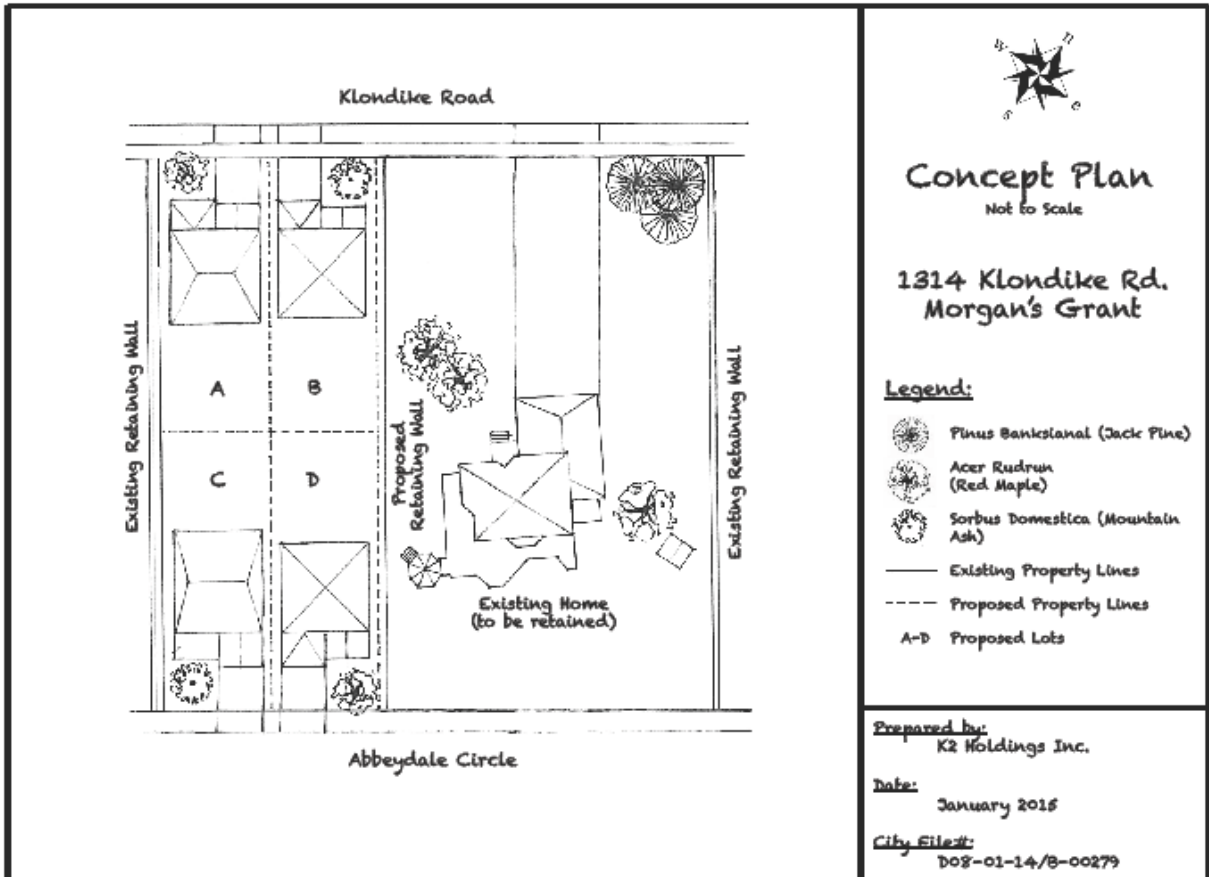


**Document 1 – Location Map and Zoning Key Plan**

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



Document 2 – Concept Plan



**Document 3 – Details of Recommended Zoning**

The proposed change to the Zoning By-law 2008-250 for 1314 Klondike Road is to revise the zoning map by rezoning the property, as shown in Document 1, from DR1 to R1V[738].

#### **Document 4 – 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.

##### Public Comments and Responses:

###### Comment:

There was a concern that property values would be negatively impacted by the development.

###### Response:

The response of property values is difficult to predict. Premiums are considered a private matter and are not within the City's discretion to consider during the evaluation of the proposal as it falls outside the scope of the *Planning Act*.

##### Community Organization Comments and Responses:

No comments were received.