

4. Zoning By-Law Amendment – 225 Cope Drive

Modification au Règlement de zonage- 225 Promenade Cope

Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 225 Cope Drive to amend zoning provisions related to back-to-back townhouses and re-align the Open Space zone, as detailed in Document 2.

Recommandation du Comité

Que le Conseil approuve la modification proposée du Règlement de zonage (no 2008-250) concernant le 225, promenade Cope, afin que les dispositions de zonage relatives aux habitations en rangée dos à dos puissent être modifiées, et la zone d'espace vert, redessinée, comme l'indique le document 2.

Documentation/Documentation

1. Report from the Director, Planning Services, Planning, Infrastructure and Economic Development Department, dated February 10, 2021 (ACS2021-PIE-PS-0027)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 10 février 2021 (ACS2021-PIE-PS-0027)

2. Extract of draft Minutes, Planning Committee, February 25, 2021

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 25 février 2021

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
25 February 2021 / 25 février 2021**

**and Council
et au Conseil
10 March 2021 / 10 mars 2021**

**Submitted on 10 February 2021
Soumis le 10 février 2021**

**Submitted by
Soumis par:**

**Lee Ann Snedden
Director / Directrice**

**Planning Services / Services de la planification
Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

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**Ward: KANATA SOUTH (23) /
KANATA-SUD (23)**

File Number: ACS2021-PIE-PS-0027

SUBJECT: Zoning By-law Amendment – 225 Cope Drive

OBJET: Modification au Règlement de zonage- 225 Promenade Cope

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to
Zoning By-law 2008-250 for 225 Cope Drive to amend zoning provisions**

related to back-to-back townhouses and re-align the Open Space zone, as detailed in Document 2.

2. That Planning 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 10, 2021," 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 l'urbanisme recommande au Conseil d'approuver la modification proposée du Règlement de zonage (n° 2008-250) concernant le 225, promenade Cope, afin que les dispositions de zonage relatives aux habitations en rangée dos à dos puissent être modifiées, et la zone d'espace vert, redessinée, comme l'indique le document 2.
2. Que le Comité de l'urbanisme donne son approbation à ce 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 greffier 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 10 mars 2021 », à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

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

Owner

Claridge Homes (Cope Dr.) Inc.

Applicant

Vincent Denomme

Description of site and surroundings

The subject site is bound by the Monahan Drain to the north, existing residential to the east, Cope Drive to the south and Terry Fox Drive to the west. The property is approximately 0.69 hectares and is currently used as agricultural cropland.

Lands directly to the north of the Monahan Drain to the Trans Canada Trail are intended for future development. However, currently, it is used for cattle grazing. Eastwards consists of townhouse dwellings, as well as a closed road allowance. To the south, there are undeveloped lands identified for future retail/commercial uses. Lands to the west consist of a residential community, to the southwest is an existing Smart Centres shopping centre and is within the Fernbank Community Design Plan area.

Summary of requested Zoning By-law amendment proposal

The subject property is currently split zoned: Residential Third Density, Subzone X, Urban Exception 2410(R3X[2410]), Residential Fourth Density, Subzone Y, Urban Exception 2412, Holding Provision(R4Y[2412]-h) and Open Space, Subzone 1 (O1). The applicant wishes to re-align the area zoned O1 to match the parkland on the revised Draft Plan of subdivision. Although townhouses are a permitted use in this zone, relief is required from several zoning provisions, as follows:

- The required lot area of 150 square metres;
- The provision in Section 107 (3) (b) (ii) relating to driveways covering up to 50 per cent of the front yard area; and
- Permitting a maximum of 70 per cent of the lot area of the front yard of a corner lot townhouse for a driveway.

The application also proposes to lift the holding symbol. These can only be lifted once the following conditions have been demonstrated:

- That the proposed infrastructure for the subject lands being water, sanitary and

stormwater management and sewers can be designed in accordance with the City Guidelines and Standards;

- That the existing infrastructure, including but not limited to the Monahan Drain, has the existing residual capacity to accommodate the subject lands and its proposed land use; and
- A Traffic Impact Study has been completed and approved for the subject land and supports the proposed development of the subject lands.

Brief history of proposal

In June 2017, a Zoning By-law amendment was approved that rezoned the land for residential purposes, as well as for park purposes. Since 2017, Claridge Homes has formally submitted a Draft Plan of Subdivision that has realigned the boundaries of the park.

An active subdivision application (D07-16-18-0027), initially for a total of 184 units, was submitted to the City in October 2018. In the interim, the applicant has revised the Draft Plan of Subdivision to include 204 units. The application has yet to be draft approved by staff.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications. One member of the public submitted comments regarding the application.

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

Official Plan designation

The site is located within the General Urban Area designation as shown on Schedule B of the City's Official Plan.

Other applicable policies and guidelines

Section 2.2.2 – Managing Growth Within the Urban Area

This section directs where growth will occur within Ottawa. Policies within this section support the opportunity for intensification within the General Urban Area and recognises

that such areas will continue to mature and evolve through intensification and infill, but at a scale contingent on proximity to major roads and transit, and the area's planned function. Consideration of the character in the surrounding community is a factor in determining compatibility within a community. Growth will be directed where services already exist, and infill and redevelopment will be compatible with the existing context or planned function of the area.

Section 4.11 – Urban Design and Compatibility

New development is reviewed and evaluated using the policies of Section 4.11, which address urban design and compatibility. These aspects of urban design and compatibility include building profile and height, potential impacts, building transitions, and intensification within established neighbourhoods. The purpose of reviewing these design aspects is to ensure that new development is sensitive and compatible to the existing context while providing appropriate transitions between densities and land uses.

Planning rationale

Official Plan Policies

This application has been reviewed under the consolidated Official Plan (2003) and amendments in effect from Official Plan Amendment 150 (OPA 150).

The site is designated as General Urban Area (Section 3.6.2) which permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstance. Residential intensification through infill will respond to the existing character to enhance desirable patterns and built form, while also achieving a balance of housing types and tenures.

As part of the revised Draft Plan of Subdivision, back-to-back townhouses were introduced into the housing mix. Relief from several site specific performance standards are required, including permitting a maximum of 55 per cent of the area of the front yard for a driveway leading to a back-to-back townhouse, permitting a maximum of 70 per cent of the lot area of the front yard of a corner lot townhouse for a driveway, and requiring a minimum lot area of 75 square meters for back-to-back townhouse dwellings.

The Zoning By-law amendment is consistent with the intent of the Official Plan. Based on the Draft Plan of Subdivision, the highest densities have been located along Cope

Drive to further reinforce its role in the community as a medium-density corridor.

The proposed site-specific performance standards, including a minor increase in the permitted width of driveways for back-to-back and corner-lot townhouses, have been reviewed in detail and do not limit the ability to provide required tree planting and adequate soft landscaping in the front and corner yards. The proposed lot area of 75 square metres for back-to-back townhouses reflects the lack of side and rear yards for this dwelling typology.

Staff is satisfied that the requested Zoning By-law amendment to re-align the O1 zone to match the parkland on the revised Draft Plan is consistent with the Official Plan and represents good planning. Despite the proposed open space zone reduction, the proposal still includes a well-sized park, and landscaping that ensures compatibility and desirable spaces in relation to surrounding residential properties. Bringing the built form closer to the street will contribute to the pedestrian realm of Cope Drive and respect the residential character with consistency in the front yard setback. The proposal represents appropriate residential intensification within the interior of a stable residential area and provides a built form that is consistent with the Official Plan.

The applicant has also applied to remove the holding provision from the subject property. The current exceptions states that several studies must be submitted to the satisfaction of the General Manager of Planning Infrastructure and Economic Development Department. All of the requirements have been satisfied as part of the application; therefore, staff recommend removing the holding provision.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Hubley is supportive of the application.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the recommendations in this report.

ASSET MANAGEMENT IMPLICATIONS

There are no direct Asset Management implications associated with the recommendations in this report

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Economic Growth and Diversification
- Thriving Communities

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number D02-02-20-0115) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Draft Plan of Subdivision

CONCLUSION

The Planning, Infrastructure and Economic Development Department supports the

proposed Zoning By-law amendment. The proposed development is an appropriate example of infill and intensification within the General Urban Area. The re-alignment of the Open Space still demonstrates appropriate intensification within the General Urban Area. Furthermore, the proposal fits well with the surrounding context and conforms with the Official Plan and the Provincial Policy Statement.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

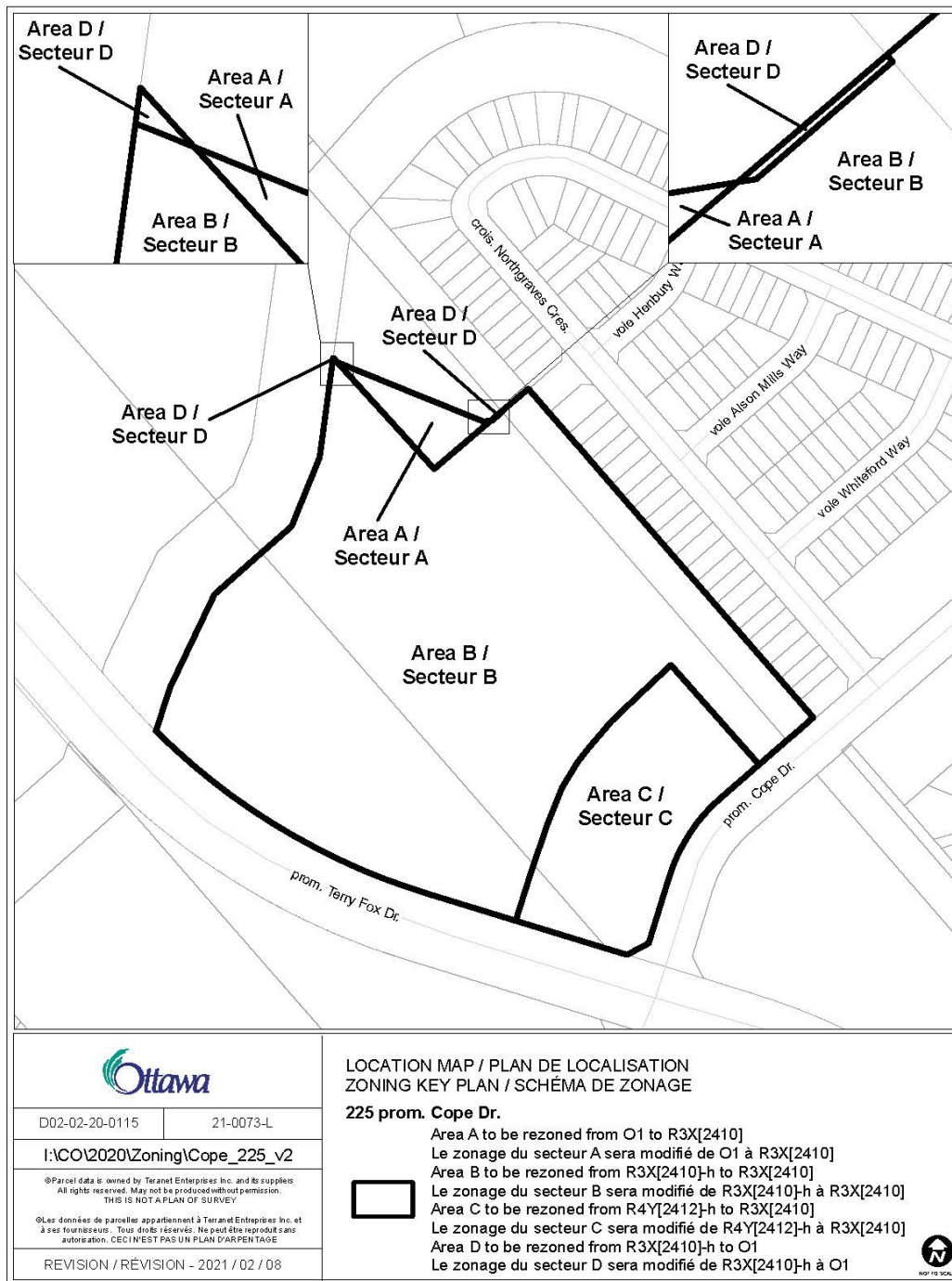
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoottawa.ca)



Document 2 – Details of Recommended Zoning

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

1. Rezone the lands as shown in Document 1.
2. Amend Urban Exception 2410 to include provisions as follows:
 - a. In Column II, delete the text, “-h”;
 - b. In Column IV, delete the following:

“-all uses until such time as the holding symbol is removed”

- c. In Column V, delete the following:

The holding symbol may not be removed until such time as the following have been completed:

It has been demonstrated to the satisfaction of the General Manager of Planning Infrastructure and Economic Development:

- that the proposed infrastructure for the subject lands being water, sanitary and stormwater management and sewers can be designed in accordance with the City Guidelines and Standards; and
- that the existing infrastructure, including but not limited to the Monahan Drain, has the existing residual capacity to accommodate the subject lands and its proposed land use.
- A Traffic Impact Study has been completed and approved for the subject land and supports the proposed development of the subject lands.

- d. In Column V, add provisions similar in effect to the following:

- For semi-detached and townhouse dwellings:
 - A maximum of 65 per cent of the area of the front yard may be used for a driveway.
 - Where a corner lot contains a townhouse dwelling with a front door facing one street and a parking space is

accessed from a driveway that passes through the front yard of the other street, a maximum of 70 % of the area of the front yard, may be used for a driveway.

- For back-to-back townhouse dwellings:
 - A minimum lot area: 75 square metres.
 - A maximum of 55 per cent of the area of the front yard may be used for a driveway.
 - An air conditioning condenser may be located in the front yard.

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. Very few comments were submitted regarding the specifics of the application- comments were received regarding the buildout and construction of the subdivision.

Public Comments and Responses

Comment:

Has anyone checked out the traffic on Cope Drive? It's getting worse! Even more traffic will come with an increase in houses.

Response:

The applicant submitted a Transportation Impact Assessment in support of the Draft Plan of Subdivision and Zoning By-law amendment. Staff have reviewed the study and are satisfied with its findings.

The land is currently zoned for low and medium density housing. The increase in housing units is minimal in nature and is only slightly increasing the total density.

Document 4 – Draft Plan of Subdivision

