

**Report to  
Rapport au:**

**Planning Committee  
Comité de l'urbanisme  
14 January 2021 / 14 janvier 2021**

**and Council  
et au Conseil  
27 January 2021 / 27 janvier 2021**

**Submitted on 11 December 2020  
Soumis le 11 décembre 2020**

**Submitted by  
Soumis par:  
Douglas James,  
Acting Director / Directeur par intérim  
Planning Services / Services de la planification  
Planning, Infrastructure and Economic Development Department / Direction  
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**Contact Person / Personne ressource:  
Stream Shen, Planner II / Urbaniste II, Development Review West / Examen des  
demandes d'aménagement ouest  
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**Ward: STITTSVILLE (6)**

**File Number: ACS2021-PIE-PS-0003**

**SUBJECT: Zoning By-law Amendment – Part of 1620 Maple Grove Road**

**OBJET: Modification au Règlement de zonage – Partie du 1620, chemin Maple  
Grove**

#### **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 1620 Maple Grove Road to permit back-to-back townhouse dwellings, 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 January 27, 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 une modification au Règlement de zonage 2008-250 visant une partie du 1620, chemin Maple Grove, afin de permettre la construction d’habitations en rangée dos à dos, comme l’expose en détail 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, 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 27 janvier 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

Part of 1620 Maple Grove Road.

### Owner

Richcraft Group of Companies

### Applicant

Fotenn Consultants Inc

## **Description of site and surroundings**

The site is located south of Maple Grove Road between Huntmar Drive and Terry Fox Drive. The proposed back-to-back townhouse dwellings are within the approved 1520, 1620 and 1636 Maple Grove Plan of Subdivision and will be surrounded by other low-rise residential homes within the same subdivision.

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

The site is currently zoned Residential Third Density, Subzone YY, Exception 2428 (R3YY [2428]) which permits a range of residential uses including back-to-back townhouse dwellings. The proposal is to modify the existing exception to include performance standards required for back-to-back townhouse dwellings which include:

- A minimum lot area reduction to 84 square metres from the required 150 square metres.
- A minimum front yard setback reduction to 3 metres from the required 6 metres.
- A minimum corner side yard setback reduction to 3 metres from the required 4.5 metres.
- To permit an air conditioner condenser to be located in a front yard or a corner side yard.

## **Brief history of proposal**

On November 8, 2017, City Council approved a Zoning By-law amendment application ([ACS2017-PIE-PS-0125](#)) for the subdivision at 1520, 1620 and 1636 Maple Grove Road. In the original zoning amendment, back-to-back townhouse dwellings were permitted but the accompanying performance standards were missed. Therefore, this application is to correct this technical error. Typically, these technical changes can be accommodated through a city-initiated omnibus report. But in this case, the next report is not anticipated for several months. Therefore, the applicant has decided to submit this zoning amendment to correct this error.

## **DISCUSSION**

### **Public consultation**

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendment applications. No public comment was received.

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

### **Official Plan designation**

The site is designated General Urban Area pursuant to Schedule B of the Official Plan.

### **Other applicable policies and guidelines**

The site is designated Residential Area B pursuant to the Kanata West Concept Plan.

### **Planning rationale**

Under Section 3.6.1 of the Official Plan, the General Urban Area designation permits the development of a full range and choice of housing types. Building height will be predominantly low-rise.

There are four proposed amendments to the performance standards for the back-to-back townhouse dwellings. The reduction in minimum lot area and location of air conditioner is because back-to-back townhouse dwellings do not include a rear yard. Therefore, the lot size is smaller compared to traditional townhomes and the air conditioner need to be placed in the front or corner side yard. The proposed minimum front yard and corner side yard setback reduction aligns with the adjacent traditional townhouse dwellings in the residential third density, subzone z. Furthermore, through the subdivision detail design process, it has been determined that the proposed setback provides sufficient room for street tree planting and an additional vehicle parking space within the driveway.

Overall, staff has reviewed the proposed zoning amendments and have determined that it conforms to the policies within the City's Official Plan.

### **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 anticipated rural implications.

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

Councillor Gower is aware of this report.

### **LEGAL IMPLICATIONS**

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

**RISK MANAGEMENT IMPLICATIONS**

There are no risk implications.

**ASSET MANAGEMENT IMPLICATIONS**

There are no direct asset management implications associated with the recommendations of this report.

**FINANCIAL IMPLICATIONS**

There are no direct financial implications.

**ACCESSIBILITY IMPACTS**

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

**TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

- Thriving Communities

**APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-20-0111) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

**SUPPORTING DOCUMENTATION**

Document 1 Zoning Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

**CONCLUSION**

The Planning, Infrastructure and Economic Development Department recommends approval for the Zoning By-law amendment to permit the back-to-back townhouse dwellings. The proposed Zoning By-law amendment is consistent with the Provincial Policy Statement, conforms to the policy direction within the City's Official Plan and represents good planning.

**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.

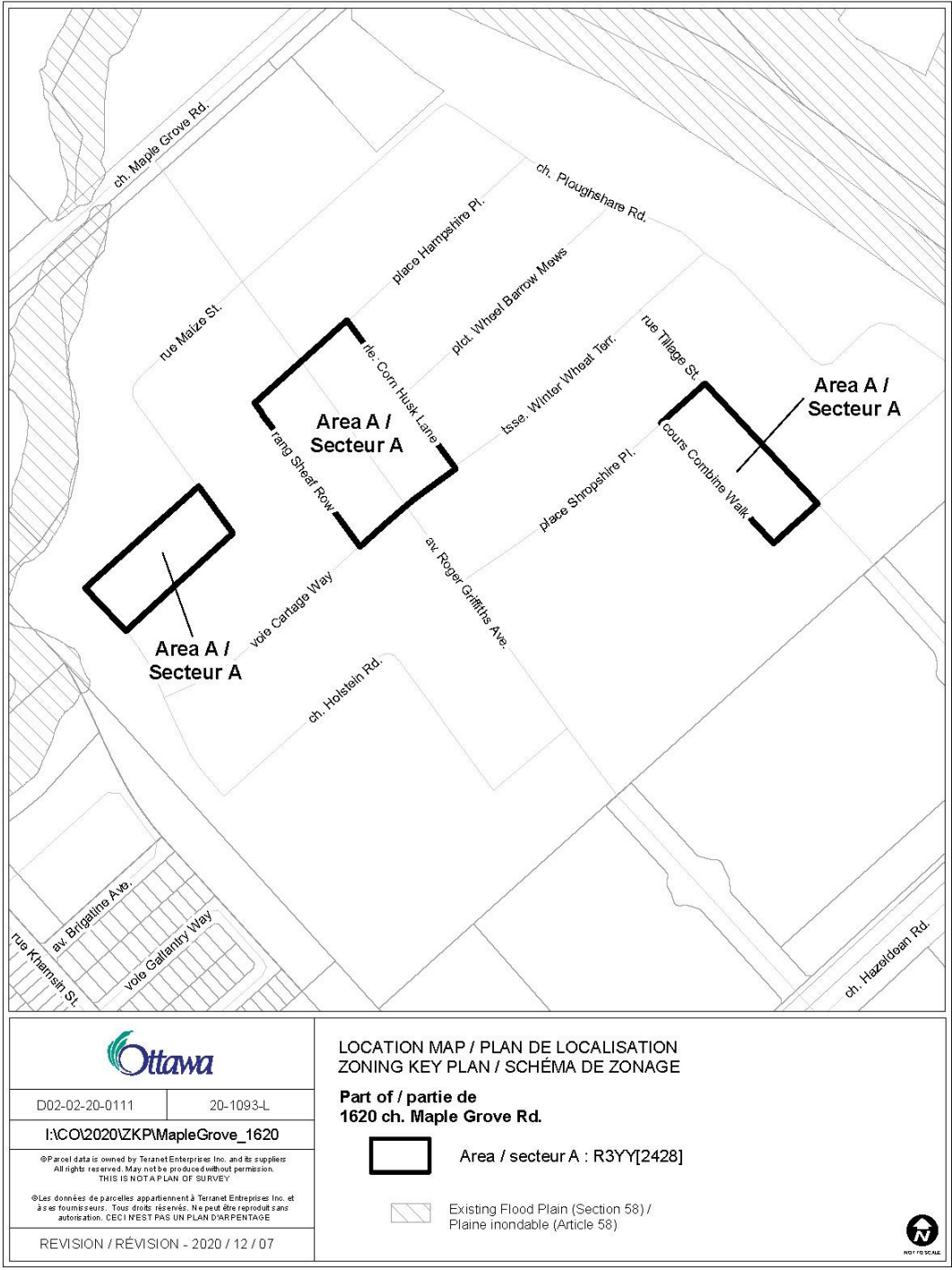
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.





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 – Zoning Map

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



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-20-0111	20-1093-L	<b>Part of / partie de</b> <b>1620 ch. Maple Grove Rd.</b>	
I:\CO\2020\ZKP\MapleGrove_1620		 Area / secteur A : R3YY[2428]	
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small>		 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	 <small>NOT TO SCALE</small>
REVISION / RÉVISION - 2020 / 12 / 07			

**Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for part of 1620 Maple Grove Road:

1. Replace exception 2428 under Section 239, Urban Exceptions, with provisions similar in effect to the following:
  - a. For a back-to-back townhouse dwelling:
    - i. Minimum lot area: 84 square metres.
    - ii. Minimum front yard setback: 3 metres.
    - iii. Minimum corner side yard setback: 3 metres.
    - iv. An air conditioner condenser can be located in the front or corner side 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. No public comment was received.