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# Zoning By-law Amendment Application 6208 Renaud Road, Ottawa ON Planning Rationale



Prepared for: TTM (262615) Holding Inc, Marissa Brisebois and  
Mathieu Brisebois



**6208 RENAUD ROAD  
OTTAWA, ONTARIO**

**PLANNING RATIONALE  
IN SUPPORT OF APPLICATION FOR  
ZONING BY-LAW AMENDMENT**

Prepared for:  
TTM (262615) Holding Inc,  
Marissa Brisebois and Mathieu Brisebois

Prepared By:



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June 13, 2023  
Revised February 15, 2024

Novatech File: 122075  
Ref: R-2023-099

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February 15, 2024

City of Ottawa  
Planning, Real Estate, and Economic Development  
110 Laurier Avenue West, 4<sup>th</sup> Floor  
Ottawa, Ontario  
K1P 1J1

**Attention: Gerladine Wildman – Manager, Development Review East**

**Reference: Planning Rationale in Support of an Application for Zoning By-law  
6208 Renaud Road  
Our File No.: 122075**

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Novatech has been retained by TTM (262615) Holding Inc, Marissa Brisebois and Mathieu Brisebois (“*the owner*”) to prepare this Planning Rationale in support of a Zoning By-law amendment for their property municipally known as 6208 Renaud Road in Ward 19 – Orleans South - Navan, Ottawa, Ontario (herein referred to as ‘*the Subject Property*’).

The purpose of the Zoning By-law amendment is to rezone the Subject Property from *Development Reserve (DR)* to *Residential Fourth Density Subzone ZZ (R4ZZ)* to support future low rise residential development opportunities on the subject site and to provide appropriate zoning to recognize the existing detached dwelling on the property.

This Planning Rationale demonstrates how the zoning amendment proposal is consistent with the *Provincial Policy Statement (PPS)*, conforms to the *City of Ottawa Official Plan (2022)*, respects applicable policies of the *East Urban Community Phase 1 Community Design Plan* and represents good land use planning.

Sincerely,

**NOVATECH**



Jordan Jackson, MCIP, RPP  
Project Manager

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## 1.0 INTRODUCTION AND PROPOSAL DETAILS

Novatech has been retained by TTM (262615) Holding Inc, Marissa Brisebois and Mathieu Brisebois (“*the owner*”) to prepare this Planning Rationale in support of a Zoning By-law amendment for its property municipally known as 6208 Renaud Road in Ward 19 – Orleans South - Navan, Ottawa, Ontario (herein referred to as ‘*the Subject Property*’).

The purpose of the Zoning By-law amendment is to rezone the Subject Property from *Development Reserve (DR)* to *Residential Fourth Density Subzone ZZ (R4ZZ)* to provide appropriate zoning to recognize the existing use and to support future low-rise residential development opportunities on the property.

While there are no specific development plans for the property at this time, the proposed zoning amendment is intended to establish the principle residential use on the subject property through an appropriate zone category that is consistent with the intent of the City’s Official Plan. The proposed zoning amendment application is supported by Conceptual Plans which provide an illustration of potential residential infill development opportunities for the subject site that maintain the development standards of the proposed R4ZZ zone. A Concept Plan demonstrates that a new semi-detached dwelling can be appropriately accommodated on the western portion of the property while retaining the existing detached dwelling on the site. A second Concept Plan has also been prepared to demonstrate that a low-rise multi-unit residential development (either a stacked dwelling or apartment dwelling) can be appropriately accommodated on the site under the proposed R4ZZ zone.

This report provides an analysis of relevant provincial and municipal planning documents with a view of demonstrating how the proposed zoning amendment:

- is consistent with the *Provincial Policy Statement (PPS)*,
- conforms to the *City of Ottawa Official Plan (2022)*,
- respects applicable policies of the *East Urban Community Phase 1 Community Design Plan*; and
- represents good land use planning.

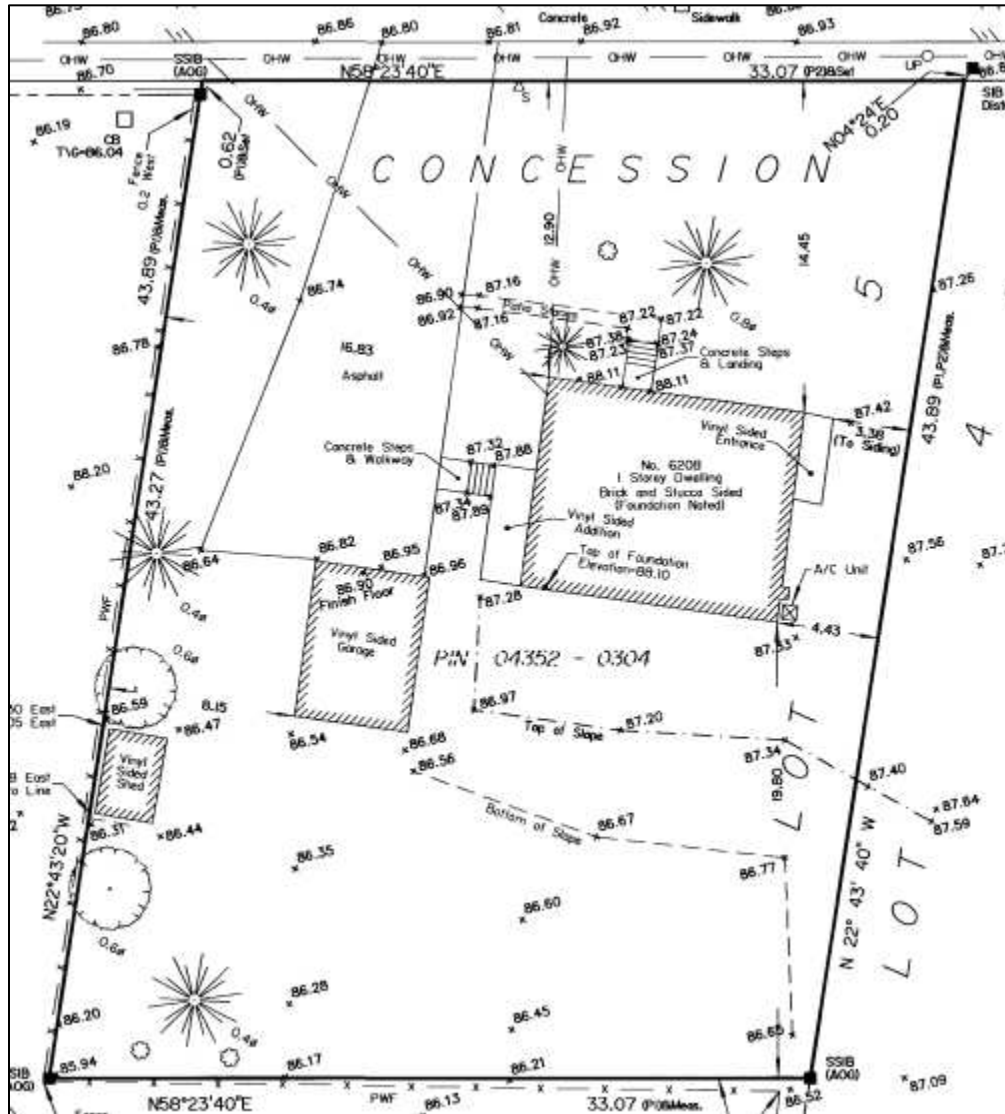
### 1.1 Site Description and Surrounding Uses

The Subject Property is situated on the south side of Renaud Road between Mullin Private to the west and Glenlivet Avenue to the east in the City of Ottawa, within the Chapel Hill South community. The Subject Property has approximately 33.07 m of frontage on Renaud Road and a total lot area of approximately 1,430 m<sup>2</sup>.

The Subject Property is located within the Chapel Hill South community which is developed with a mix of residential uses of varying densities and complementary neighbourhood amenities including local parks and schools (**Figure 4**). The Subject Property is presently developed with a one-storey single detached dwelling with a secondary dwelling unit, detached garage and accessory structure which are developed on municipal services (**Figure 1**).

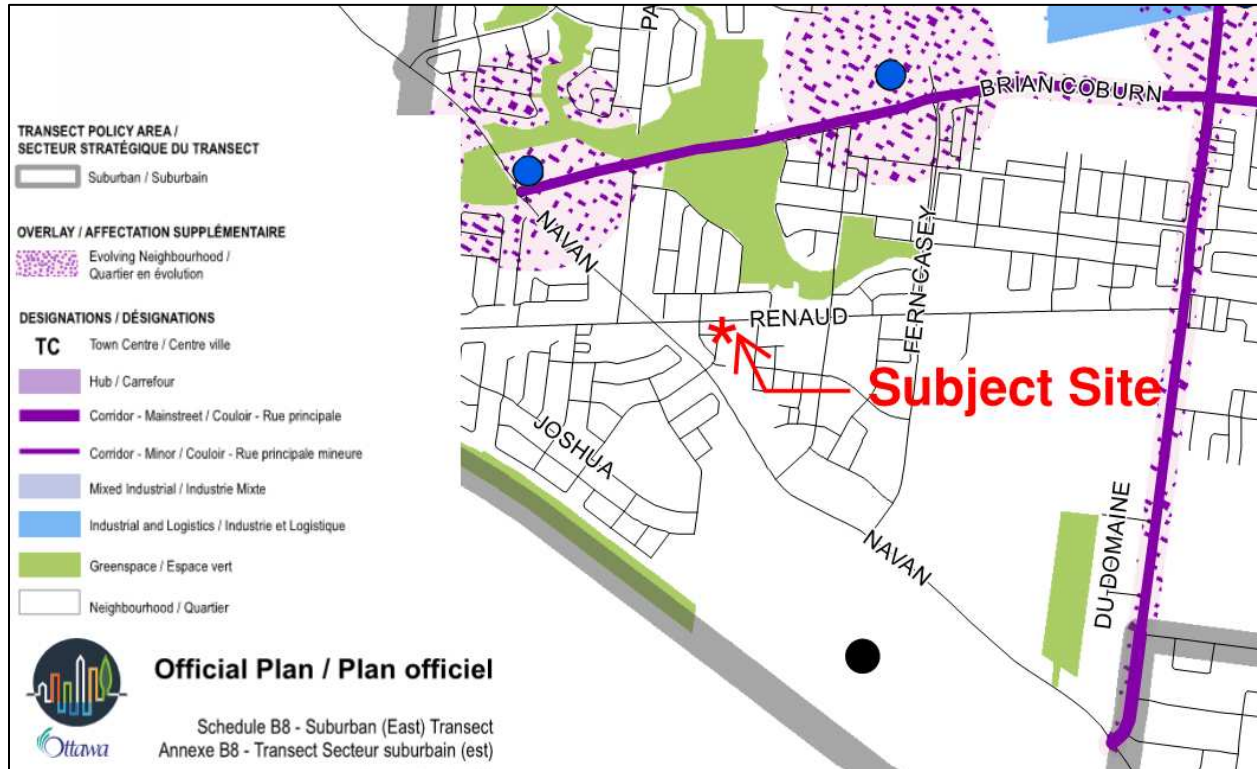
The Subject Property is legally described as follows:

*PT LT 5 CON 4 OF GLOUCESTER AS IN GL85931; GLOUCESTER*



**Figure 1:** Excerpt of Topographical Plan of Survey for Subject Property prepared by Annis O'Sullivan Vollebakk Ltd.

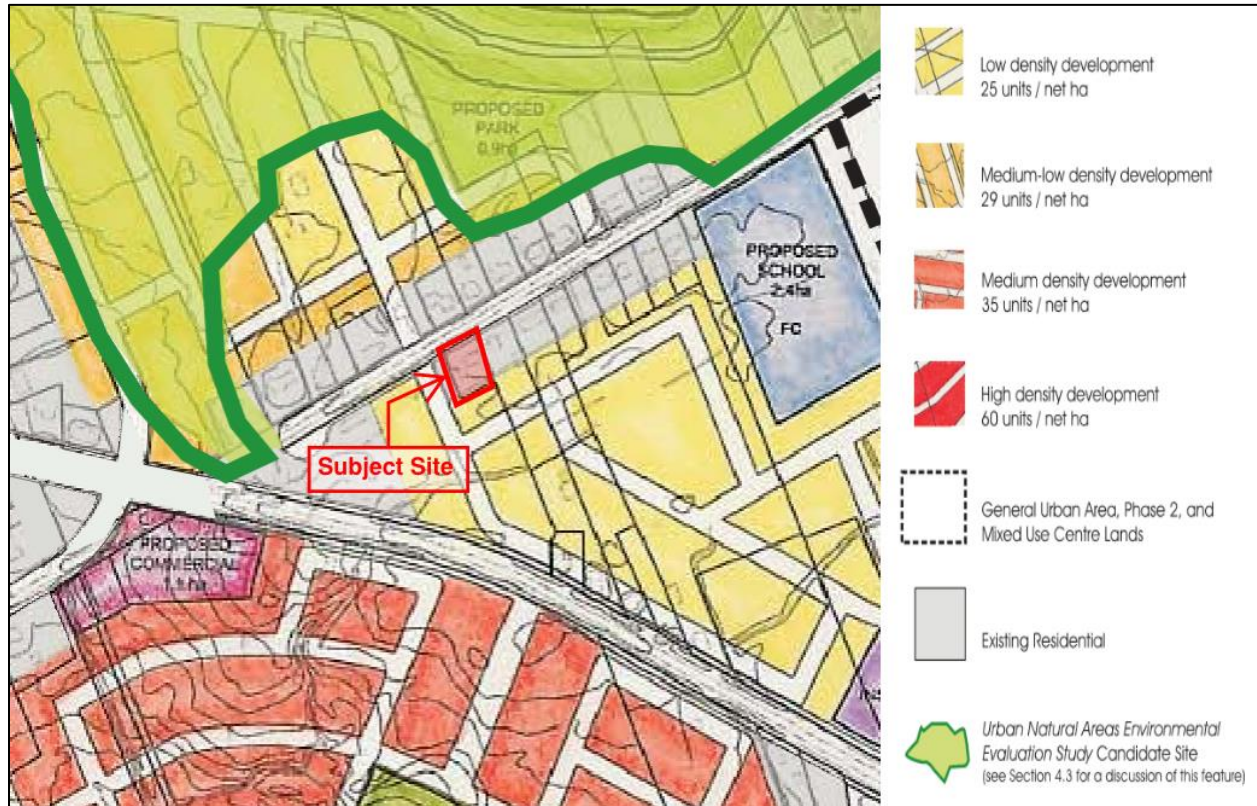
The surrounding area is generally characterized by a mix of low-rise residential uses on varying lot sizes. The Subject Property is identified within the City of Ottawa Official Plan (2022) as *Suburban Transect* and is designated as *Neighbourhood* on Schedule B8 of the City's Official Plan (**Figure 2**).



**Figure 2: Excerpt of Ottawa Official Plan Schedule B8**

The Subject Property and lands east of the site, fronting onto Renaud Road, are identified as *Existing Residential* within the *East Urban Community Phase 1 Community Design Plan (Figure 3)* and are zoned *Development Reserve (DR)* by the City of Ottawa Zoning By-law No. 2008-250. As described further in this report, the *Development Reserve (DR)* zone generally recognizes lands intended for future urban development. The proposed zoning amendment would bring the zoning on the subject site into conformity with the City's Official Plan.





**Figure 3:** Excerpt of East Urban Community Phase 1 Community Design Plan (Figure 14 Demonstration Plan) with markup by Novatech showing Subject Site.

The following describes the land uses adjacent to the Subject Property, as shown on **Figure 4**. For the purposes of describing the adjacent land uses below, Renaud Road is oriented in an east-west direction.

**North:** North of the Subject Property along Renaud Road, between Pendency Terrace and Mélodie Street, are single detached dwellings of either one or two storeys in height developed with either an attached or detached garage. Further north of the property on Mélodie Street are two storey townhouse dwellings with attached garages.

**East:** East of the Subject Property is the Notre-Dame-Des-Champs catholic elementary school which is separated from the property by existing single detached dwellings fronting along the south side of Renaud Road.

**South:** Directly south of the Subject Property are low-rise residential apartment buildings which form part of a planned unit development.

**West:** Directly west of the Subject Property are low-rise residential apartment buildings of either two or three storeys in height forming part of a planned unit development. Further west of the Subject Site are single detached dwellings and a dental office fronting onto Renaud Road.





**Figure 4:** Subject Property and Surrounding Uses

## 2.0 APPLICATION PROPOSAL

The purpose of the Zoning By-law amendment application is to establish the principle residential use for the Subject Property through an appropriate zone category to accommodate future residential development opportunities. The Subject Property is presently zoned *Development Reserve (DR)*. The purpose of this zone, as described in Zoning By-law No. 2008-250, is to:

1. *Recognize lands intended for future urban development in areas designated as General Urban Area and Developing Communities in the Official Plan, and future village development in areas designated as Village in the Official Plan;*
2. *Limit the range of permitted uses to those which will not preclude future development options; and*
3. *Impose regulations which ensure a low scale and intensity of development to reflect the characteristics of existing land uses.*

The *Development Reserve (DR)* zone does not include residential uses as permitted uses which significantly limits residential intensification and redevelopment opportunities for this site until the lands are appropriately zoned.

It is noted that while there are no specific development plans for the subject property at this time in terms of new buildings for future construction, it is the Owners intent to create a new vacant lot west of the existing dwelling to facilitate a residential infill project. A Zoning By-law amendment application is necessary to establish permitted uses and development standards for the site which will permit residential intensification opportunities consistent with the direction of the City's Official Plan. The proposed amendment is also necessary to permit a detached dwelling as it is the Owners intention to retain the existing dwelling on the property at this time.

Through this Zoning By-law amendment application, the property is proposed to be rezoned from *Development Reserve (DR)* to *Residential Fourth Density Subzone ZZ (R4ZZ)*. The R4ZZ is considered an appropriate zone category as it includes a detached dwelling as a permitted use and would establish appropriate development standards for the property. The R4ZZ zone also permits a variety of low-rise residential uses that could accommodate appropriate residential intensification opportunities within this area of the City such as semi-detached, apartment and stacked dwellings. Further details of the proposed zoning are described in **Section 2.1** of this report.

Two Concept Plans have been prepared to demonstrate potential redevelopment opportunities for the site that meet the intent of the proposed R4ZZ zone. With respect to the Owners intent to maintain the existing dwelling and sever a lot west of the existing dwelling, the Subject Property is appropriately sized to create a new and retained lot for the existing detached dwelling that can provide a lot frontage and area that is generally consistent with existing ground oriented residential uses along Renaud Road. A Concept Plan (**Figure 5/Appendix A**) has been prepared to demonstrate a potential redevelopment opportunity that meets the intent of the proposed R4ZZ zone. It is the Owners intent to sever a new lot for residential purposes west of the existing dwelling. As the R4ZZ zone would establish appropriate zone standards for detached dwellings for the creation of an additional lot, the Concept Plan illustrates that a semi-detached dwelling could also be suitably sited on the western portion of the property, as permitted by the proposed R4ZZ zone, while also retaining the existing dwelling. The lot frontages and depths for the conceptual semi-detached and existing dwellings are considered appropriate for the proposed uses.

In order to accommodate the conceptual proposal to sever lands west of the existing dwelling and construct a new semi-detached dwelling, the existing detached garage and accessory structure would need to be removed from the property. Further, the vinyl addition along the western portion of the existing dwelling would need to be removed to ensure that an appropriately sized lot width can be achieved for the future residential use and to provide an appropriate interior lot line setback for the existing dwelling. The Concept Plan also demonstrates that the existing driveway could be relocated to the east side of the existing dwelling to provide a parking space that meets zoning requirements within the eastern interior yard.

A conceptual footprint of a semi-detached dwelling with a side-by-side driveway is illustrated on the Concept Plan. The conceptual siting of the semi-detached dwelling further setback from Renaud Road is consistent with existing dwellings on Renaud Road. Further, the siting also allows for additional parking to be accommodated on the driveways and allows for the opportunity to plant a tree within the front yard for each dwelling. Also as noted on the Plan, there are existing trees along the western lot line. These trees are noted as potentially being impacted by the required development setbacks of the proposed R4ZZ zone. As there are no specific development plans at this time, the exact trees for removal will be determined once building plans have been established for the site and an updated Tree Information Report would be prepared at that time.

As described, it is anticipated that once the residential zoning is established on the property, the Owners will apply to the Committee of Adjustment to sever lands west of the existing dwelling to facilitate redevelopment of the site. The exact dimensions and size of the severed lands to the west will be determined at the time of filing an application with the Committee.



Figure 5: Conceptual Development Plan, prepared by Novatech

As the proposed R4ZZ zone also allows for a variety of low-rise residential uses at a higher density, a second Concept Plan (Figure 6) has been prepared which demonstrates that a low-rise multi-unit dwelling with surface parking could also be sited on the property. If a multi-unit development were to be pursued for the entire property the building orientation, parking requirements, landscaping elements and tree retention would be determined at the time of detailed design when the exact unit count, and building form are determined. The concept plan demonstrates the existing property is suitably sized to accommodate low-rise multi-unit development opportunities which can provide a variety of new housing options for this area of the City. The R4ZZ low-rise residential permitted uses would be consistent with adjacent developments within the surrounding area of the subject property.

Two Concept Plans have been prepared to illustrate that the property is of a suitable size in terms of existing lot area and frontage to accommodate a variety of residential intensification developments that aligned with the City’s goals and objectives of the Official Plan. Details of any future development opportunities for the site would be determined once building or severance plans are finalized.

The proposed R4ZZ zoning is considered appropriate to achieve intensification in a manner which is consistent and compatible with the character of the surrounding community and will provide for additional housing options and opportunities to meet the needs of the Chapel Hill South community.



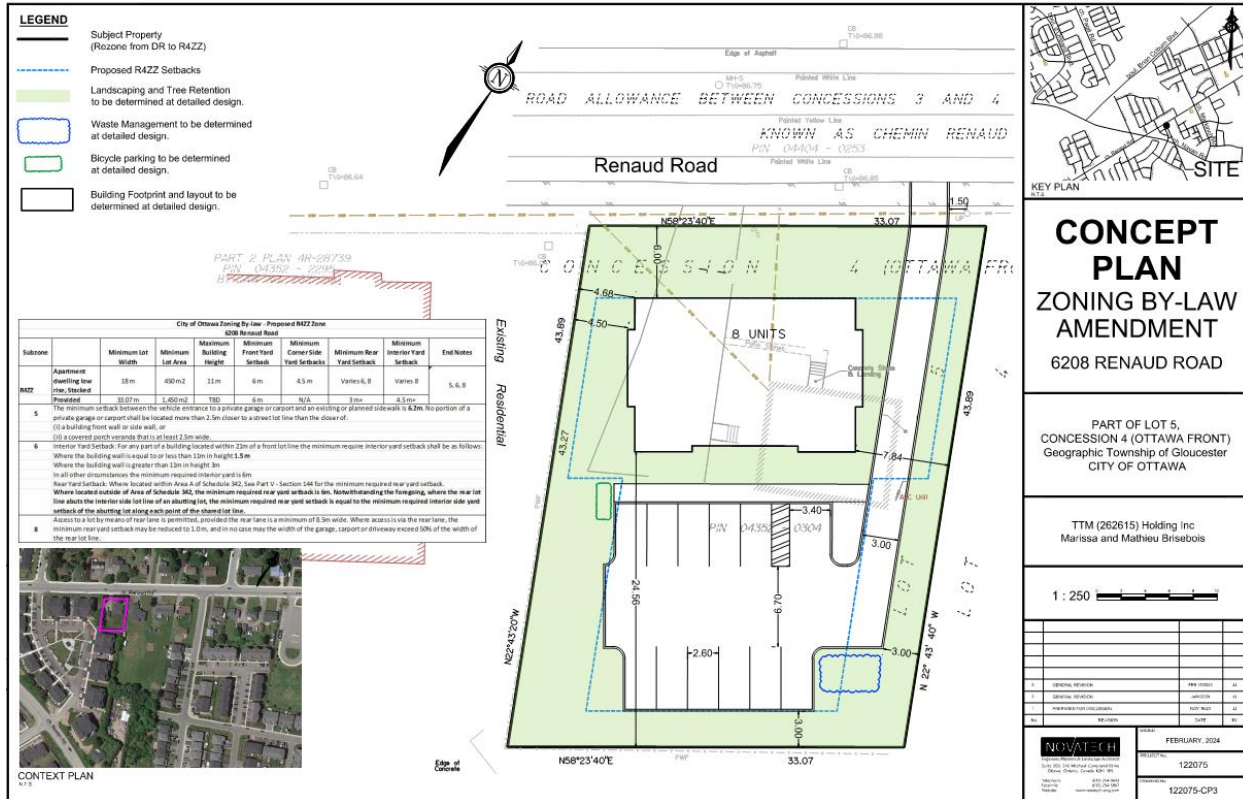


Figure 6: Conceptual Development Plan, prepared by Novatech

## 2.1 Proposed Zoning By-law Amendment Details

The purpose of the Zoning By-law Amendment is to change the current zoning of the Subject Property in order to enable development as envisioned by the City's Official Plan. The amendment will address permitted uses and development standards that will achieve residential intensification which is considered compatible with the surrounding community within this area of the community.

The Subject Property is currently zoned *Development Reserve – DR* (Figure 7) which is not reflective of the existing development on the property and does not provide appropriate zoning to accommodate residential intensification opportunities within this evolving area of the City.



Figure 7: Excerpt of the Subject Property's existing zoning from GeoOttawa.

It is suggested to rezone the Subject Property to a *Residential Fourth Density Subzone ZZ (R4ZZ)* zone to establish appropriate residential uses and zone standards to accommodate residential intensification on the property. The R4ZZ zone includes a single detached, semi-detached, townhouse, stacked and apartment dwellings as permitted uses. No site specific zone standards are proposed with this application as the associated end notes and general provisions of the City's Zoning By-law establish appropriate standards for future development. The Subject Property is appropriately sized to meet the minimum lot area and lot frontage requirements of the R4ZZ zone.

### 3.0 ADDITIONAL REPORTS

This report should be read in conjunction with the following reports and plans:

- Assessment of Adequacy of Public Services Report prepared by Novatech, dated June 13, 2023, revised February 13, 2024;
- Concept Plans prepared by Novatech, dated January and February 2024;
- Tree Information Report, prepared by Novatech, dated June 13, 2023, revised January 18, 2024;
- Geotechnical Investigation prepared by Paterson Group, dated June 1, 2023, revised January 8, 2024;
- Phase I Environmental Site Assessment prepared by Paterson Group dated October 5, 2023;
- Traffic Impact Assessment Screening Form, dated January 15, 2024; and
- Topographic Survey prepared by Annis O'Sullivan Vollebekk Ltd., dated March 11, 2022.



## 4.0 PLANNING POLICY AND REGULATORY FRAMEWORK

### 4.1 Provincial Policy Statement (PPS) (2020)

The *Provincial Policy Statement (PPS) (2020)* provides policy direction on land use planning and development matters of provincial interest by setting the policy foundation for regulating the development and use of land as set out in *Section 2* of the *Planning Act*. The decisions that affect all matters “shall be consistent with” relevant policy statements under the authority of *Section 3* of the *Planning Act*. The following is an overall review of the applicable *PPS* policies:

#### **Building Strong Healthy Communities**

*Section 1.1* of the *PPS* speaks to managing and directing land use to achieve efficient and resilient development and land use patterns.

*Policy 1.1.1* states that “*healthy, liveable, and safe communities are sustained by*”:

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
  - b) *accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
  - c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
  - d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
  - e) *promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*
  - f) *improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;*
  - g) *ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*
  - h) *promoting development and land use patterns that conserve biodiversity; and*
  - i) *preparing for the regional and local impacts of a changing climate.*
- **The proposed zoning will facilitate future development opportunities to achieve an efficient land use pattern by allowing the Subject Property to utilize existing land resources, surrounding amenities and services.**

- **The proposed zoning will introduce dwelling types (single detached, semi-detached, townhouse and multi-unit residential) which will contribute to providing a range of housing options within the community.**
- **Future development on the subject lands will be serviced by municipal infrastructure including water and sanitary services. An Assessment of Adequacy of Public Services Report was prepared by Novatech to demonstrate that there is sufficient infrastructure to accommodate development opportunities based on the proposed zoning.**

*Section 1.1.3 speaks to settlement areas which are urban areas and rural settlement areas, and include cities, towns, villages, and hamlets. The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities.*

*Policy 1.1.3.1 requires that settlement areas shall be the focus of growth and development.*

*Policy 1.1.3.2 states that land use patterns within settlement areas shall be based on densities and a mix of land uses which:*

- a) Efficiently use land and resources;*
- b) Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*

*Policy 1.1.3.6 states that new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.*

- **The proposed zoning will achieve a residential density which represents efficient use of land and resources within a developing community. Redevelopment opportunities on the subject property will be serviced by municipal infrastructure.**
- **The Subject Property is located adjacent to existing built up development within an evolving area of the City and redevelopment of the property will contribute to providing compact development form, efficient use of services and a mix of residential densities.**

*Section 1.4.3 addresses housing. Policy 1.4.3 states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market based and affordable housing needs of current and future residential of the regional market area by:*

- b) Permitting and facilitating:
  - 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
  - 2. all types of residential intensification, including additional residential units, and redevelopment.**
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs.*

- **The proposed zoning will facilitate residential intensification opportunities and will provide for additional housing options where municipal services are available.**

*Section 1.6.6* addresses sewage, water, and stormwater services.

*Policy 1.6.6.2* states that *municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection for the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.*

- **The Subject Property is serviced by municipal infrastructure water and sanitary services within the Renaud Road right-of-way. Any future development on the Subject Property will be required to develop on municipal services.**
- **Assessment of Adequacy of Public Services Report was prepared by Novatech to support the proposed zoning amendment.**

### **Wise Use and Management of Resources**

*Section 2.0* of the *PPS* speaks to conserving biodiversity and protecting the health of Great Lakes, natural heritage, water, agriculture mineral aggregate, petroleum, cultural heritage and archaeological resources for the long-term prosperity, environmental health, and social well-being of Ontario.

- **The proposed zoning amendment does not conflict with provincial interests of Section 2 of the PPS.**

### **Protecting Public Health and Safety**

*Section 3.0* describes the province's *long-term prosperity, environmental health and social wellbeing which are dependent on reducing the potential for public cost or risk to Ontario's residents from natural or human-made hazards. Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.*

- **A Phase I Environmental Site Assessment (ESA) was prepared by Paterson Group dated October 2023. As no environmental concerns were identified during the Phase I ESA, a Phase II ESA is not required for the Subject Property.**
- **A Geotechnical Investigation was prepared by Paterson Group dated June 1, 2023, revised January 8, 2024. The report provides geotechnical recommendations pertaining to the design and construction of the subject property.**
- **Detailed information and findings can be found in the Phase I ESA and Geotechnical reports which accompany this submission.**

Based on the foregoing, the proposed zoning amendment is found to be consistent with the Provincial Policy Statement.

## 4.2 City of Ottawa Planning Policy

The City of Ottawa's *Official Plan* received approval from the Province of Ontario's Ministry of Municipal Affairs and Housing on November 4, 2022. The *Official Plan* provides future policy direction to the year 2046.

### 4.2.1 *Official Plan (2022)*

The *Official Plan* sets out a policy framework intended to prioritize residential growth within the built-up urban area to support an evolution towards 15-minute neighbourhoods. Under the *Official Plan*, the Subject Property is designated *Neighbourhood* as shown on *Schedule B8 – Suburban (East) Transect* as shown on **Figure 2**.

To support intensification objectives, *Section 3.2* of the *Official Plan* notes that 47 per cent of city-wide dwelling growth is allocated to occur within the built-up portion of the urban area and establishes a target for 51 per cent of dwelling growth to occur through intensification. The Plan permits intensification within in all designations where development is permitted taking into account whether the site has municipal water and sewer services (*Section 3.2.4*). *Section 3.2.4* also states that the Plan supports intensification, and that the approval of intensification applications shall be in conformity with transect and overlay policies. The proposed rezoning of the Subject Property will contribute to providing opportunities for residential intensification to meet the City's intensification targets for the suburban area.

The applicable policies under the relevant sections of the *Official Plan* are listed below. A description of how the proposal responds to the policies then follows.

The *Suburban Transect* comprises of neighbourhoods within the urban boundary located outside the Greenbelt. The objectives of the *Suburban Transect* as per *Section 5.4* of the *Official Plan* include an evolution towards 15-minute neighbourhoods, enhancing mobility options and street connectivity, provide direction for Corridors, and provide direction for new development.

*Policy 5.4.1(2)(a)* states that “the *Suburban Transect* is generally characterized by Low- to Mid-density development” and “development shall be Low-rise within Neighbourhoods”. Further, *Policy 5.4.1(3)* states that “in the *Suburban Transect*, this Plan shall support”:

- a) A range of dwelling unit sizes in:
  - ii) Predominantly ground-oriented housing forms in Neighbourhoods located away from rapid transit stations and Corridors, with low-rise multi-unit dwellings permitted near street transit routes;

- **The proposed zoning for the Subject Property will allow for the development of low-rise, ground-oriented housing on an existing collector road.**

*Policy 5.4.5(1)* provides direction to Neighbourhoods in the *Suburban Transect*, such that the Zoning By-law shall implement the density thresholds outlined in the *Official Plan's Growth Management Strategy (Section 3.2)*, and that:

- a) *Allows and supports a wide variety of housing types with a focus on missing-middle housing, which may include new housing types that are currently not contemplated in this Plan;*
  - b) *Generally provides for up to 3 storey height permission, and where appropriate 4 storey height permissions to allow for higher-density Low-rise residential development; and*
  - c) *Provides an emphasis on regulating the maximum built form envelope, based on the context, that frames the public right of way.*
- **The proposed zoning for the Subject Property supports a range of housing options including detached, semi-detached and low-rise residential dwelling types up to 3-storeys in height. The various types of dwellings permitted by the R4ZZ zone can support housing opportunities to meet the missing middle housing types strived for within the City’s Official Plan. As shown in the Concept Plans in Figure 5 and 6, the proposed zoning will provide a built form envelope compatible with the existing and planned context for the neighbourhood.**

Section 6.3 guides development within the Neighbourhood designation, which are intended to “*permit a mix of building forms and densities*” and to evolve through “*ongoing gradual, integrated, sustainable and context-sensitive development*”.

Policy 6.3.1(4) states:

- 4) *The Zoning By-law and approvals under the Planning Act shall allow a range of residential and non-residential built forms within the Neighbourhood designation, including:*
    - a) *Generally, a full range of low-rise housing options sufficient to meet or exceed the goals of Table 2 and Table 3b;*
    - b) *Housing options with the predominant new building form being missing middle housing, which meet the intent of Subsection 6.3.2, Policy 1.*
- **Table 2 states that residential intensification targets for ground-oriented / large-household dwellings are 49,000. The proposed zoning will facilitate opportunities for the development of new ground-oriented and large household dwellings.**
  - **Table 3b states that the Target Residential Density Range for Intensification in the Suburban Transect is 40 to 60 dwellings per net hectare. As stated in Footnote 1, “the expressed density ranges are targets with respect to existing and new development in combination and individual site may be lower or higher than the indicated targets”. The proposed zoning for the Subject Property supports the achievement of the City’s residential intensification targets by facilitating context-sensitive and appropriate development within the built-up area. The proposed concept plan for a multi-unit development is aligned with the City’s intensification range.**
  - **Policy 6.3.2.1 provides that “the Zoning By-law and approvals under the Planning Act will allow innovative building forms, including in the missing middle housing category, in order to strengthen, guide towards or seed conditions for 15-minute neighbourhoods”. The proposed zoning will facilitate the retention of an existing building and the context-sensitive development of future ground-oriented residential units. Additional infill or intensification redevelopment of the site will support the**



**gradual evolution of the Chapel Hill South community towards the model of a 15-minute neighbourhood. The proposed R4ZZ zone allows for a variety of housing options to meet the missing middle housing category of three units or more.**

Policy 6.3.1(5) states:

5) *The Zoning By-law will distribute permitted densities in the Neighbourhood by:*  
b) *Allowing lower densities and predominantly ground-oriented dwelling forms further away from rapid-transit stations, Corridors and major neighbourhood amenities;...*

- **The proposed zoning for the Subject Property permits the development of ground-oriented residential units at an appropriate density for the existing and planned context.**

*Section 4 of the Official Plan provides City-Wide Policies for development.*

*Section 4.1 lists general policies related to mobility and transportation planning.*

- **The Subject Property fronts onto Renaud Road which is an existing collector roadway identified on Schedule C4 – Urban Road Network.**
- **The Subject Property is located within 1000 metres of the Chapel Hill Park and Ride on the proposed bus rapid transit network along Brian Cobourn Road as identified on Schedule C2 – Transit Network (Ultimate).**
- **The proposed rezoning will promote healthy 15-minute neighbourhoods by providing opportunities for additional housing within 15 minutes of planned safe and convenient pedestrian and bus rapid transit routes, parks, schools and other community facilities.**

*Section 4.2 - Housing provides general policies for residential development regarding diversity of housing types, tenures and affordability.*

- **The rezoning of the Subject Property will facilitate the redevelopment opportunities at a higher density for either ground-oriented dwellings and low rise residential uses. The R4 zone allows for a variety of housing opportunities which can provide accommodate different housing tenure such as rental units or home ownership. The residential development will be in close proximity to planned pedestrian and transit facilities and to existing and future schools, parks and community facilities.**

*Section 4.3 speaks to the development of large-scale institutions and facilities.*

- **No large-scale institutions or facilities are proposed for the Subject Property.**

*Section 4.4 lists policies related to parks and recreation facilities.*

- **Parkland dedication is not required at the time of zoning amendment application. Parkland dedication will be fulfilled at the time development plans have evolved for the site.**
- **Future residents will have access to existing public greenspaces at 280 Joshua Street**

(Goldfinch Park), 105 Felicity Crescent (Fountainhead Park), 221 Radhika Court (Bradley Ridge Park), and 520 Tulip Tree Way (Tulip Tree Park), among others.

*Section 4.5* relates to *Cultural Heritage and Archaeology*.

- **No cultural heritage resources are identified on or adjacent to the Subject Property.**
- **Should any potential archaeological resources be encountered, provincial protocol will be followed.**

*Section 4.6* provides general direction to development regarding *urban design*.

- **The Subject Property is not located in a *Design Priority Area* or *Protected Viewshed*, nor along a *Scenic Route* on *Schedules C6 and C7*, respectively.**

As per *Policy 4.6.6.6*, “*low-rise buildings shall be designed to respond to context, and transect area policies, and shall include areas for soft landscaping, main entrances at-grade, front porches or balconies where appropriate. Building shall integrate architecturally to complement the surrounding context*”.

- **The proposed zoning will support the development of low-rise buildings that are compatible and appropriate with the existing and planned context for the South Chapel Hill community. The design of the buildings will be reviewed through the building permit, consent, or site plan process, as applicable, at the detailed design stage.**

*Section 4.7* lists general policies related to *Drinking Water, Wastewater and Stormwater Infrastructure*.

- **The proposed development will be served by municipal infrastructure including water and sanitary services, an Assessment of Adequacy of Public Services Report was prepared by Novatech.**

*Section 4.8* provides general direction to development regarding the conservation of *Natural Heritage, Greenspace and the Urban Forest*.

- **The Subject Property is not adjacent to any Natural Heritage or Greenspace features, as shown on Schedules C11, C12 and C15.**
- **The proposed zoning provides sufficient area for soft landscaping to be provided outside of the built form envelopes, as shown in the Concept Plans. A Tree Information Report has been prepared by Novatech to assess the existing trees on the property and identify potential trees to be removed as a result of the proposed R4ZZ zone standards. The TIR will be updated once development plans are finalized for the site.**

*Section 4.9* lists general policies related to the protection of *water resources*.

- **The Subject Property does not contain and is not located adjacent to any water resources.**

Section 4.10 lists general policies related to the development of *School Facilities*.

- **There are two (2) existing school facilities within 1 km of the Subject Property. An expansion is proposed to the existing Collège catholique Mer Bleue at 6401 Renaud Road. Additional school facilities are planned further east of the Subject Site as part of Phase 4, 5, and 6 of the Summerside West community (City File No. D07-16-17-0028).**

Section 10.1.7 provides policy on development near Waste Disposal Sites. The subject property is located approximately 690m north of lands zoned for a waste disposal site (IH[2]H(11)) (waste fill limit) which includes an approximately 280m buffer between the landfill and the subject site. Future consent applications will be required to put a notice on title to acknowledge the property's proximity to the existing waste disposal site.

Based on the foregoing, the proposed zoning amendment is in keeping with the policy direction of the *Official Plan* by enabling infill development of a compatible scale, density and form within an existing built-up area in the Suburban Transect, intended to evolve as a 15-minute Neighbourhood.

#### **4.3 East Urban Community Phase 1 Community Design Plan (2005)**

The Subject Property is situated within the East Urban Community Phase 1 Area (Phase 1 Area) as shown on the *East Urban Community Phase 1 Community Design Plan – Land Use Structure Plan*. The *East Urban Community Phase 1 CDP* was adopted in July 2005 through *Official Plan Amendment 118* and establishes a community-wide land use framework for the Phase 1 Area that reflects the principles, objectives and policies for community development as directed by the *Official Plan (2003)*.

The Subject Property is identified as *Existing Residential* on the Land Use Structure Plan, and as *Residential* on the Demonstration Plan.

Section 4.1 describes Land Use Mix, Density Targets and Development Yields for Residential Lands in the CDP area:

*The land use structure and demonstration Plans also illustrate a development pattern that could occur through land assembly of smaller parcels and through the redevelopment of existing lots. The Demonstration Plan similarly illustrates the possibilities for severing larger existing residential lots to encourage intensification through infilling; this would also take advantage of urban services that will be installed as development proceeds.*

Section 4.1 further states that “no major changes are anticipated to the existing residential dwellings along Renaud, Navan and Pagé roads, although over time, existing individual uses may amalgamate and redevelop”. Growth and redevelopment opportunities on existing residential land parcels are anticipated to occur to be consistent with the goals of the City’s 2022 Official Plan.

The Demonstration Plan identifies the lots immediately south and the lots immediately across Renaud Road to the north of the Subject Site as *Low-Density* (25 units / net hectare) and *Low-Medium Density Development* (29 units / net hectare), respectively.

- The proposed zoning enables context-sensitive intensification that supports residential development at the stated targets for Low-Density and Low-Medium Density Development as described in the Demonstration Plan.
- The proposed R4ZZ zone will allow for residential densities which exceed the low-medium density targets of the Demonstration Plan. Table 3b of the City's Official Plan (2022), however, establishes a density target of 40-60 units per net hectare in the Suburban Transect. The range of uses and densities permitted by the R4ZZ zone would allow for low-rise development that is consistent with the density targets of the 2022 Official Plan.
- The Subject Property is also identified in an area (Figure 12 of CDP) as having geotechnical limitations for high density residential uses. A Geotechnical Investigation has been prepared by Paterson Group which provides geotechnical recommendations pertaining to the future design and construction of the subject property.

Based on the foregoing, the proposed zoning amendment facilitates a compatible and complementary use to the vision for the Phase 1 area as outlined in the *East Urban Community Phase 1 CDP*.

#### 4.4 Existing Zoning

The Subject Site is currently zoned *Development Reserve – DR* under the *City of Ottawa's Zoning By-law 2008-250* as shown on **Figure 7**. The *DR* zone generally recognizes lands intended for future urban development.

To recognize the existing development on the Subject Property and to facilitate future residential development opportunities, a *Zoning By-law Amendment* is required to change the zoning so as to permit a variety of low-rise ground oriented residential uses. The intent of the amendment is to include a variety of low rise residential uses such as single detached, semi-detached, apartment and stacked dwellings as permitted uses on the subject lands.

##### 4.4.1 Suggested Zoning

It is suggested to rezone the entire Subject Property from *Development Reserve Zone - DR* to *Residential Fourth Density Subzone ZZ (R4ZZ)* as shown on **Figure 7**. The suggested *Residential Fourth Density Subzone ZZ (R4ZZ)* will permit a range of low density residential uses and development standards that are compatible with the surrounding community. No site-specific exceptions are proposed with this application as future development will be required to meet the provisions of the proposed R4ZZ zone.

## 5.0 PUBLIC CONSULTATION STRATEGY

The public consultation strategy will involve a variety of methods as follows:

- Signage posting on the Subject Property providing members of the public with details of the proposed development and means of contacting the file lead to provide comments and/or questions.

- Digital copies of all required supporting studies and plans will be made available for public viewing through the City of Ottawa's Development Applications webpage (<https://devapps.ottawa.ca/en/>).
- Community organization(s) and the local ward councillor will be notified of the details of the proposed development through the application process.
- Mailed notice will be sent by City staff to residents within 120 m of the subject site and any registered community groups to inform the community of the statutory meeting to be held at the scheduled Planning Committee meeting prior to consideration by City Council.

## 6.0 CONCLUSION

This planning rationale has been prepared in relation to a Major Zoning By-law Amendment to permit low density residential uses for lands municipality known as 6208 Renaud Road.

It is our assessment that the proposed amendment is consistent with the Provincial Policy Statement (2020) by promoting efficient use of land and will facilitate additional housing options for the surrounding area.

The proposed amendment conforms with the policy direction of the City of Ottawa Official Plan (2022) by providing for residential intensification opportunities that are compatible with the surrounding community and meets City principles in establishing 15-minute neighbourhoods within the suburban transect. Further, the proposed zoning amendment facilitates compatible residential uses which is consistent with the vision and permitted uses of the East Urban Community Phase 1 Community Design Plan (2005).

This Planning Rationale along with the associated technical studies supports the proposed zoning amendment by illustrating the subject property is suitable to accommodate residential intensification opportunities as permitted by the proposed R4ZZ zone.

In conclusion, the proposed amendment is appropriate and desirable to support additional housing opportunities within the Chapel Hill South community and represents good land use planning.

Sincerely,

**NOVATECH**

Prepared by:



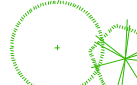
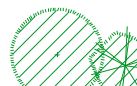

Jordan Jackson, MCIP, RPP  
Project Manager



**APPENDIX A**

CONCEPT PLANS  
PREPARED BY NOVATECH

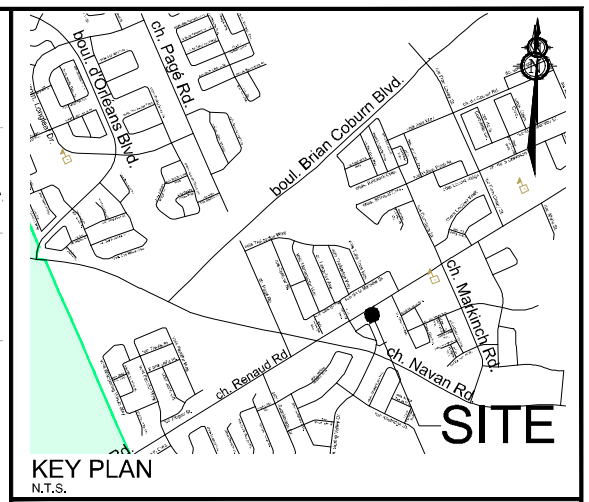
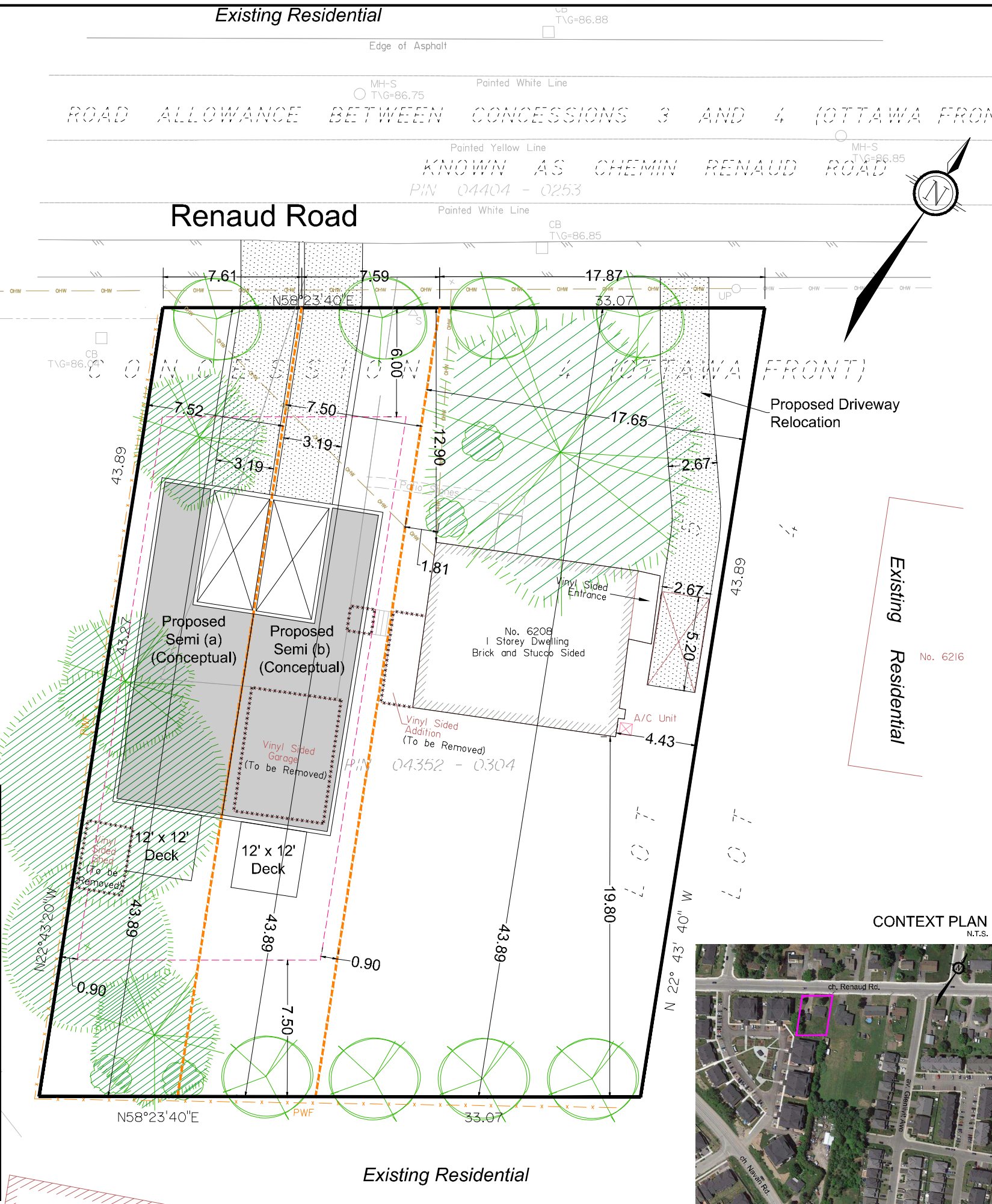
**LEGEND**

-  Subject Property (Rezone from DR to R4ZZ)
-  Potential Consent Line
-  Proposed R4ZZ Zone Setbacks
-  Building To be Removed
-  Existing Tree to remain
-  Existing tree to potentially be removed (TBD at Building Stage)
-  Potential Tree Compensation Planting location (TBD at Building Stage)

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City of Ottawa Zoning By-law - Proposed R4ZZ zone				
6208 Renaud Road				
Zone Provision	Single Dwelling - Existing		Semi-Detached Dwelling - Potential	
	Required	Provided	Required	Provided (a) Provided (b)
Min. Lot Width	9m	17.65m	7m	7.52m 7.5m
Min. Lot Area	240 m <sup>2</sup>	774.7m <sup>2</sup>	190 m <sup>2</sup>	330m <sup>2</sup> 329.2m <sup>2</sup>
Max. Building Height	10m	Existing	10m	TBD TBD
Min. Front Yard	6m	12.9m	6m	6m 6m
Min. Corner Yard	4.5m	n/a	4.5m	n/a n/a
Min. Rear Yard	Varies (7.5 m)	19.8m	Varies (7.5 m)	7.5m 7.5m
Min. Interior Yard	0.6 m on one side and 1.2 m on the other side	1.8m	0.9 m	0.9m 0.9m
End Notes	4, 5, 8, 10		4, 5, 8, 10	

- 4 For lots located within S. 342 and whose rear lot line abuts an R1, R2, R3 or R4 zone, see Part V, Section 144 – Alternative Yard Setbacks for Lowrise Dwellings in the Greenbelt. In all other cases the minimum rear yard setback is 25% of the lot depth which must comprise at least 25% of the area of the lot, and need not exceed 7.5m, except on lots with depths of 15 metres or less, in which case the minimum rear yard setback is 4 m.
- 5 The minimum setback between the vehicle entrance to a private garage or carport and an existing or planned sidewalk is 6.2m. No portion of a private garage or carport shall be located more than 2.5m closer to a street lot line than the closer of:  
(i) a building front wall or side wall, or  
(ii) a covered porch veranda that is at least 2.5m wide.
- 8 Access to a lot by means of rear lane is permitted, provided the rear lane is a minimum of 8.5m wide. Where access is via the rear lane, the minimum rear yard setback may be reduced to 1.0m, and in no case may the width of the garage, carport or driveway exceed 50% of the width of the rear lot line.
- 10 Where the building has a peaked roof having a slope of 1 in 3 (4/12 pitch) or steeper, the maximum building height is 11 m. Where the property is located outside of Area A on Schedule 342, the maximum building height is 11 m.



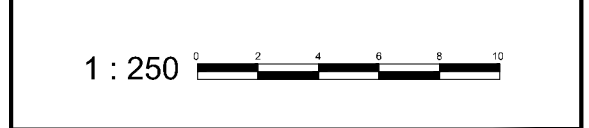
# CONCEPT PLAN

## ZONING BY-LAW AMENDMENT


### 6208 RENAUD ROAD

PART OF LOT 5,  
CONCESSION 4 (OTTAWA FRONT)  
Geographic Township of Gloucester  
CITY OF OTTAWA

TTM (262615) Holding Inc  
Marissa and Mathieu Brisebois



No.	REVISION	DATE	BY
4.	GENERAL REVISION	JAN 02/24	JJ
3.	REVISED PER CITY COMMENTS	NOV 09/23	JJ
2.	ISSUED FOR ZBA	JUNE 09/23	JJ
1.	ISSUED FOR PRE CONSULT	MAY 16/22	JJ



**NOVATECH**  
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Telephone: (613) 254-9643  
Facsimile: (613) 254-5857  
Website: www.novatech-eng.com







ISSUED  
JANUARY, 2024

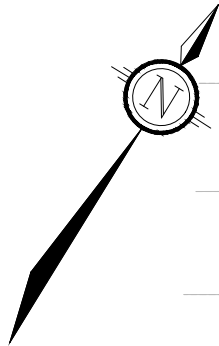
PROJECT No.  
122075

DRAWING No.  
122075-CP1

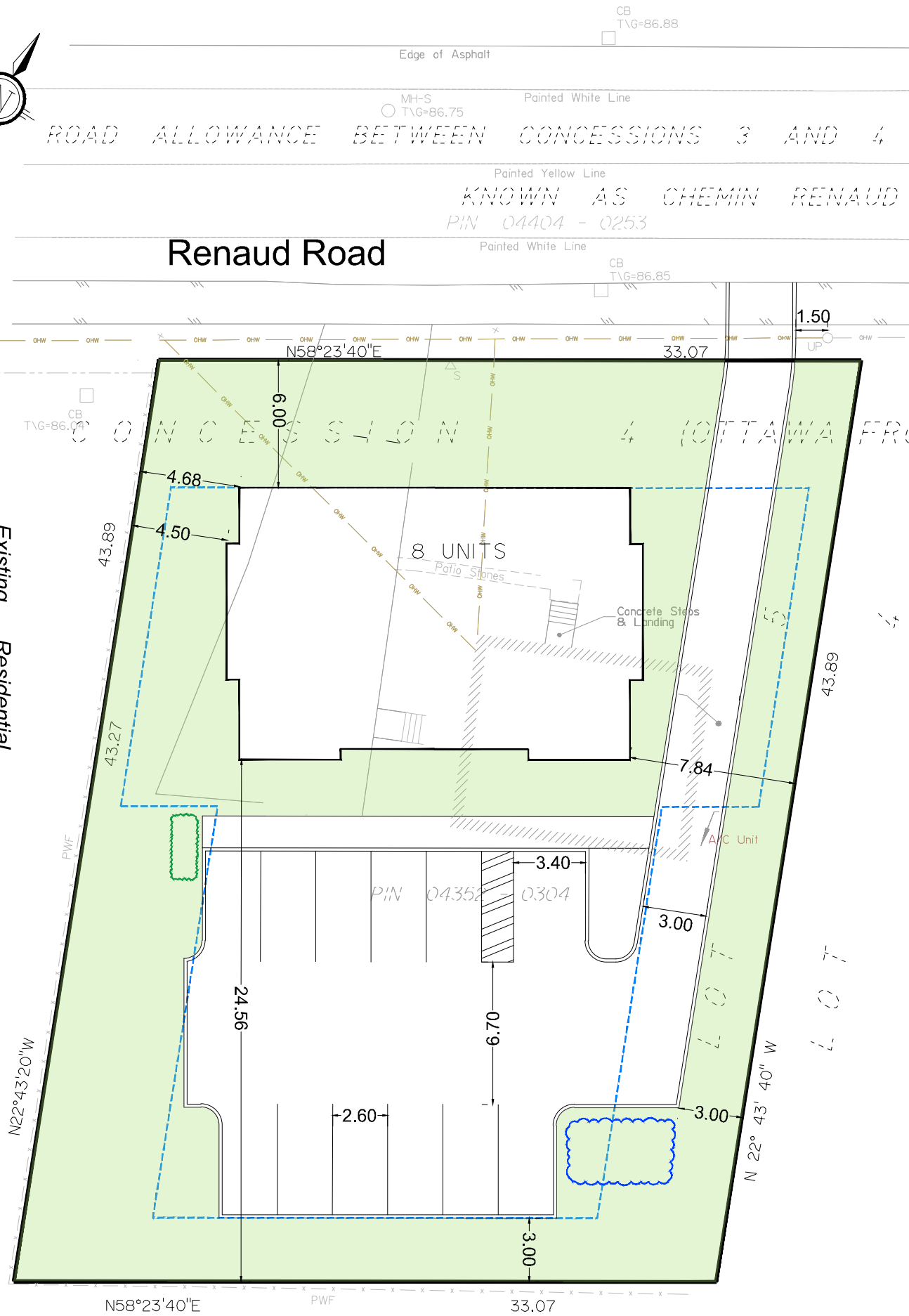


**LEGEND**

-  Subject Property  
(Rezone from DR to R4ZZ)
-  Proposed R4ZZ Setbacks
-  Landscaping and Tree Retention  
to be determined at detailed design.
-  Waste Management to be determined  
at detailed design.
-  Bicycle parking to be determined  
at detailed design.
-  Building Footprint and layout to be  
determined at detailed design.



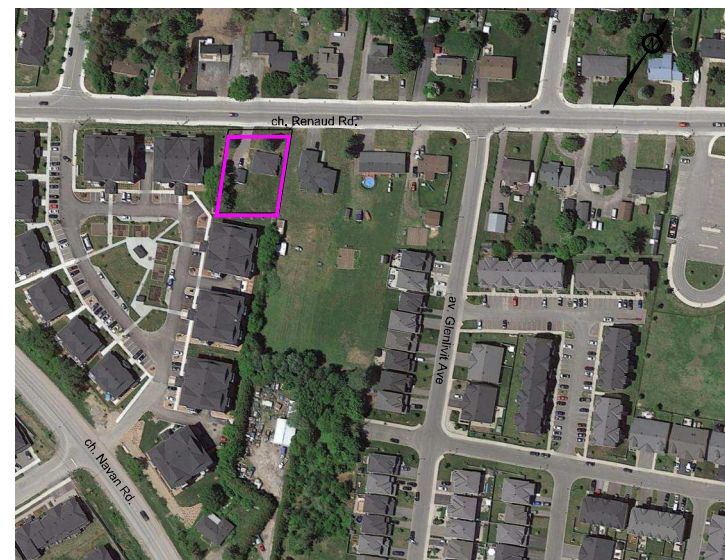
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PART 2 PLAN 4R-28739  
PIN 04352 - 2295  
BY [redacted]

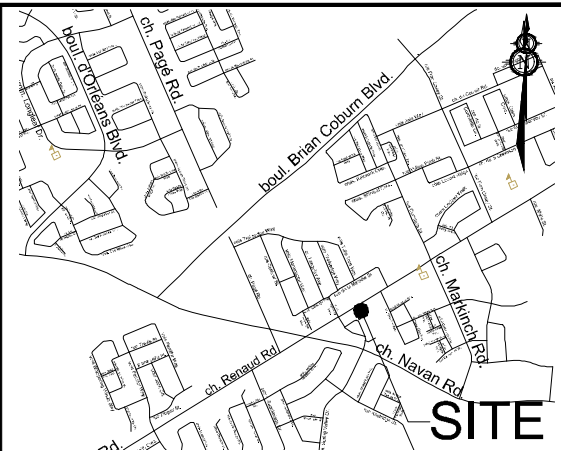
City of Ottawa Zoning By-law - Proposed R4ZZ Zone 6208 Renaud Road									
Subzone		Minimum Lot Width	Minimum Lot Area	Maximum Building Height	Minimum Front Yard Setback	Minimum Corner Side Yard Setbacks	Minimum Rear Yard Setback	Minimum Interior Yard Setback	End Notes
R4ZZ	Apartment dwelling low rise, Stacked	18 m	450 m <sup>2</sup>	11 m	6 m	4.5 m	Varies 6, 8	Varies 8	5, 6, 8
	Provided	33.07 m	1,450 m <sup>2</sup>	TBD	6 m	N/A	3 m+	4.5 m+	
5	The minimum setback between the vehicle entrance to a private garage or carport and an existing or planned sidewalk is 6.2m. No portion of a private garage or carport shall be located more than 2.5m closer to a street lot line than the closer of: (i) a building front wall or side wall, or (ii) a covered porch veranda that is at least 2.5m wide.								
6	Interior Yard Setback: For any part of a building located within 21m of a front lot line the minimum required interior yard setback shall be as follows: Where the building wall is equal to or less than 11m in height 1.5 m Where the building wall is greater than 11m in height 3m In all other circumstances the minimum required interior yard is 6m Rear Yard Setback: Where located within Area A of Schedule 342, See Part V - Section 144 for the minimum required rear yard setback. Where located outside of Area of Schedule 342, the minimum required rear yard setback is 6m. Notwithstanding the foregoing, where the rear lot line abuts the interior side lot line of an abutting lot, the minimum required rear yard setback is equal to the minimum required interior side yard setback of the abutting lot along each point of the shared lot line.								
8	Access to a lot by means of rear lane is permitted, provided the rear lane is a minimum of 8.5m wide. Where access is via the rear lane, the minimum rear yard setback may be reduced to 1.0m, and in no case may the width of the garage, carport or driveway exceed 50% of the width of the rear lot line.								

Existing Residential



CONTEXT PLAN  
N.T.S.

Edge of Concrete



KEY PLAN  
N.T.S.

# CONCEPT PLAN

## ZONING BY-LAW AMENDMENT

### 6208 RENAUD ROAD

PART OF LOT 5,  
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Geographic Township of Gloucester  
CITY OF OTTAWA

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1 : 250



No.	REVISION	DATE	BY
3.	GENERAL REVISION	FEB 15/2024	JJ
2.	GENERAL REVISION	JAN 02/24	JJ
1.	PREPARED FOR DISCUSSION	NOV 16/23	JJ

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FEBRUARY, 2024  
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122075  
DRAWING No.  
122075-CP3