

Planning Rationale Addendum

930 March Road, Ottawa

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December 7, 2023

Ms. Lisa Stern

Development Review (West Services)
Planning, Infrastructure and Economic Development Department
City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1

Via Email: lisa.stern@ottawa.ca

**RE: 930 March Road, Ottawa
Planning Rationale Addendum – Zoning By-law Amendment Application**

Dear Ms. Stern,

Please find enclosed an update to the Planning Rationale submitted by Fotenn Planning + Design ('Fotenn') to the City of Ottawa on December 11, 2018, in support of Zoning By-law Amendment and Draft Plan of Subdivision applications for the lands known municipally as 930 March Road (otherwise referred to as 936 March Road). This Planning Rationale Addendum is intended to address and facilitate the request by Minto Communities for a Zoning By-law Amendment application for a minor rezoning requirement. The approach for the minor rezoning was discussed with City Staff as the preferred planning application to address the requested change.

This Addendum provides an overview of the changes, an updated zoning compliance table and response to key comments from the Pre-Consultation (Phase-1) Meeting that took place on November 21, 2023, with the City Staff and should be read in conjunction with the original December 2018 Planning Rationale.

1.1 Application History and Summary

Fotenn, on behalf of Minto Communities, previously submitted a Zoning By-law Amendment (D02-02-18-0109) and a Plan of Subdivision (D07-16-18-0032) for 930 March Road ("subject site") in the Kanata North community of the City of Ottawa. In support of the above applications, Fotenn prepared a Planning Rationale, dated December 11, 2018. The purpose of the original Planning Rationale was to evaluate the proposed development with respect to the applicable policy and regulatory framework and determine if the development is appropriate for the site and compatible with the existing and planned function of the broader area. The Applications were deemed complete as of July 5, 2021 and draft subdivision approval was secured July 21, 2021, following the rezoning which was granted the month before. The registration of Phase 1 of the development is currently in progress, with the first homes anticipated to be completed by the end of this year.

Since going to sale, Minto Communities realized that some of their detached home designs do not comply to zoning for a few lots along Gosling Crescent and is therefore seeking to modify the front yard setback from 4.70 m to 4.20 m for nine lots within the Phase 1 development. These lots are numbered 103, 104, 106, 119, 120, 122, 123, 124 and 126 (as indicated in Figure 1) and are currently zoned as R3YY [2710] S439 within Area B on Schedule 439.

The main purpose of this addendum is to provide an updated zoning table that outlines the Zoning By-law provisions that require relief due to non-compliance with the currently applicable zoning.

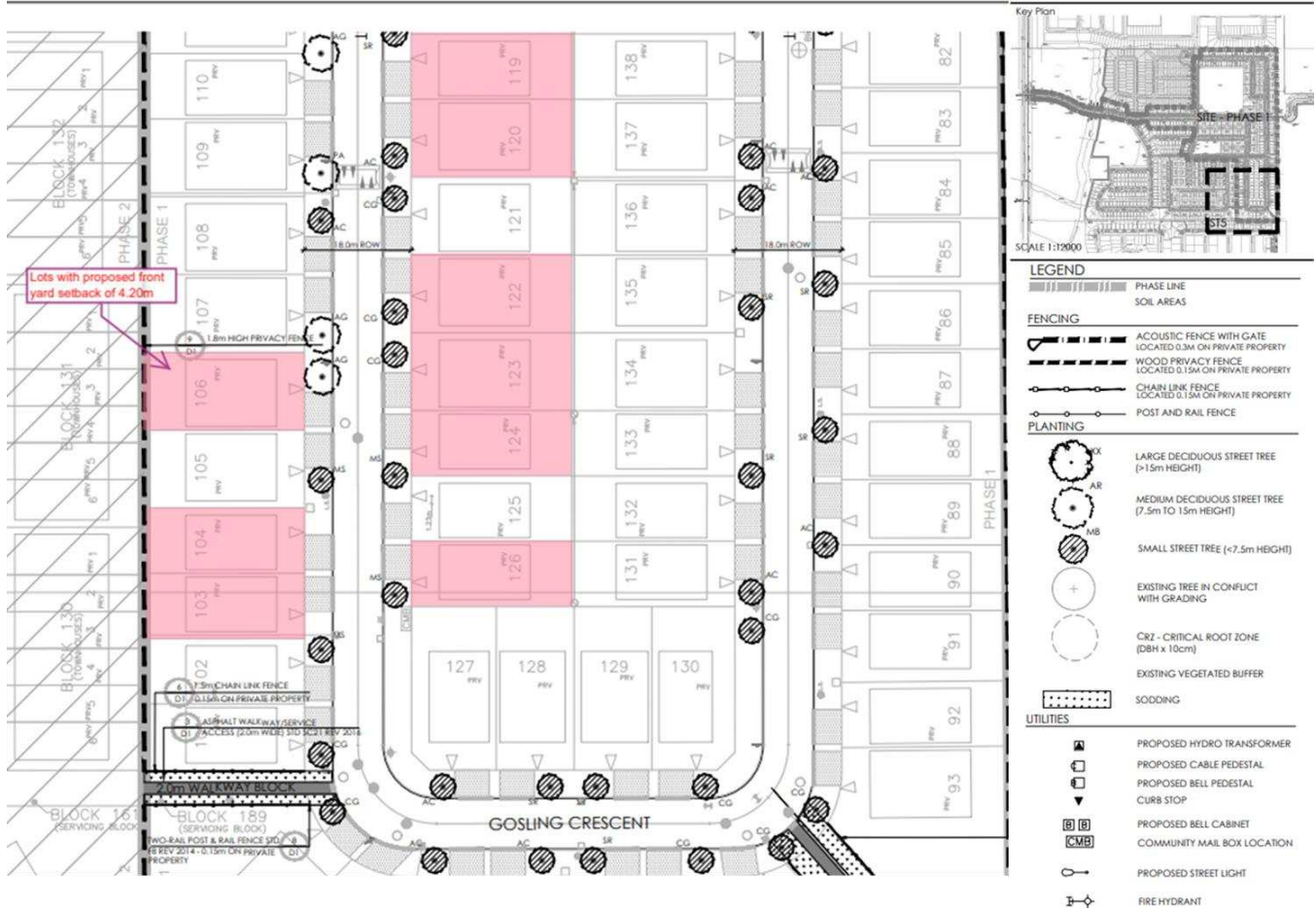


Figure 1: Lots with proposed front yard setback of 4.20m indicated on the Streetscape Plan for Phase 1

1.2 City of Ottawa Official Plan (2022)

It should be noted that since the original approval, the City of Ottawa has adopted a new Official Plan. So, while the planning policy framework remains relatively the same, new designations now apply and have been summarized below.

The new Official Plan for the City of Ottawa was approved November 4, 2022. The Plan provides a framework for growth and development in the City until 2046, when it is expected that the City's population will surpass 1.4 million people. The Official Plan directs how the City will accommodate this growth over time and establishes the policies to guide development and growth.

1.2.1 Transect

The subject site falls within the Transect Policy Area of Suburban (West) in Schedule B5 of the City of Ottawa Official Plan (Figure 2). This transect comprises neighbourhoods within the urban boundary located outside the Greenbelt. These neighbourhoods generally reflect the conventional suburban model and are characterized by the separation of land uses, stand-alone buildings, generous setbacks and low-rise building forms. Section 5.4 describes the following objectives as applicable to this transect:

- 1) Recognize a suburban pattern of built form and site design while supporting an evolution towards 15-minute neighbourhoods.
- 2) Enhance mobility options and street connectivity in the Suburban Transect.
- 3) Provide direction to the Hubs and Corridors located within the Suburban Transect.
- 4) Provide direction for new development in the Suburban Transect.
- 5) Provide direction to Neighbourhoods located within the Suburban Transect.

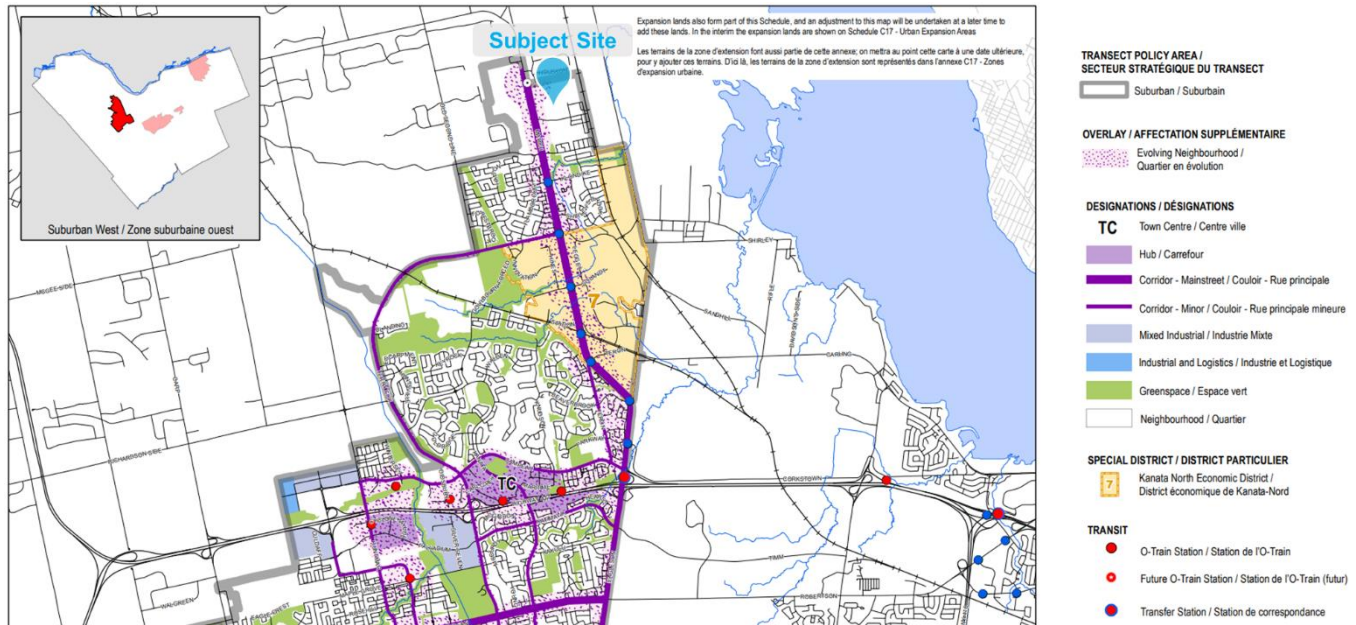


Figure 2: Subject site indicated in Schedule B5 – Suburban (West) Transect, City of Ottawa Official Plan (2022).

1.2.2 Designation

The subject site is designated as Neighbourhood within the Suburban (West) Transect Policy Area in Schedule B5 of the City of Ottawa Official Plan (Figure 2). The following Neighbourhood designation policies within Section 5.4 are applicable to the subject site:

- / Policy 2 of Section 5.4.1: The Suburban Transect is generally characterized by Low- to Mid-density development. Development shall be:
 - a) Low-rise within Neighbourhoods;
- / Policy 3 of Section 5.4.1: 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;
- / Policy 1 of Section 5.4.5: Neighbourhoods located in the Suburban Transect and within a 15-minute neighbourhood shall accommodate residential growth to meet the Growth Management Strategy. The Zoning By-law shall implement the density thresholds in a manner which adheres to the built form requirements as applicable 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 amendment complies with the overall intent of the Neighbourhood Designation as well as the objectives for the Suburban Transect in the new Official Plan.

1.3 Proposed Development Context

Minto Communities has received approval to develop the lands at 930 March Road to accommodate 324 detached dwelling units and 591 townhouse units, phased over 5 years in the Kanata North Expansion Area. Phase 1 of this new neighbourhood is under construction now; it is within this phase that this requested zoning amendment will apply.

1.4 Revisions to the Proposed Development

As demonstrated in the Proposed Rezoning Site Plan (Figure 3), the proposed request is to reduce the minimum front yard setback of nine single family detached dwelling lots to 4.20 metres from the required 4.70 metres. This will affect lot numbers 103, 104, 106, 119, 120, 122, 123, 124, and 126 within Phase 1 of the development.

NOTE: All the neighbouring lots (in grey) are being construction and the foundations have been poured.

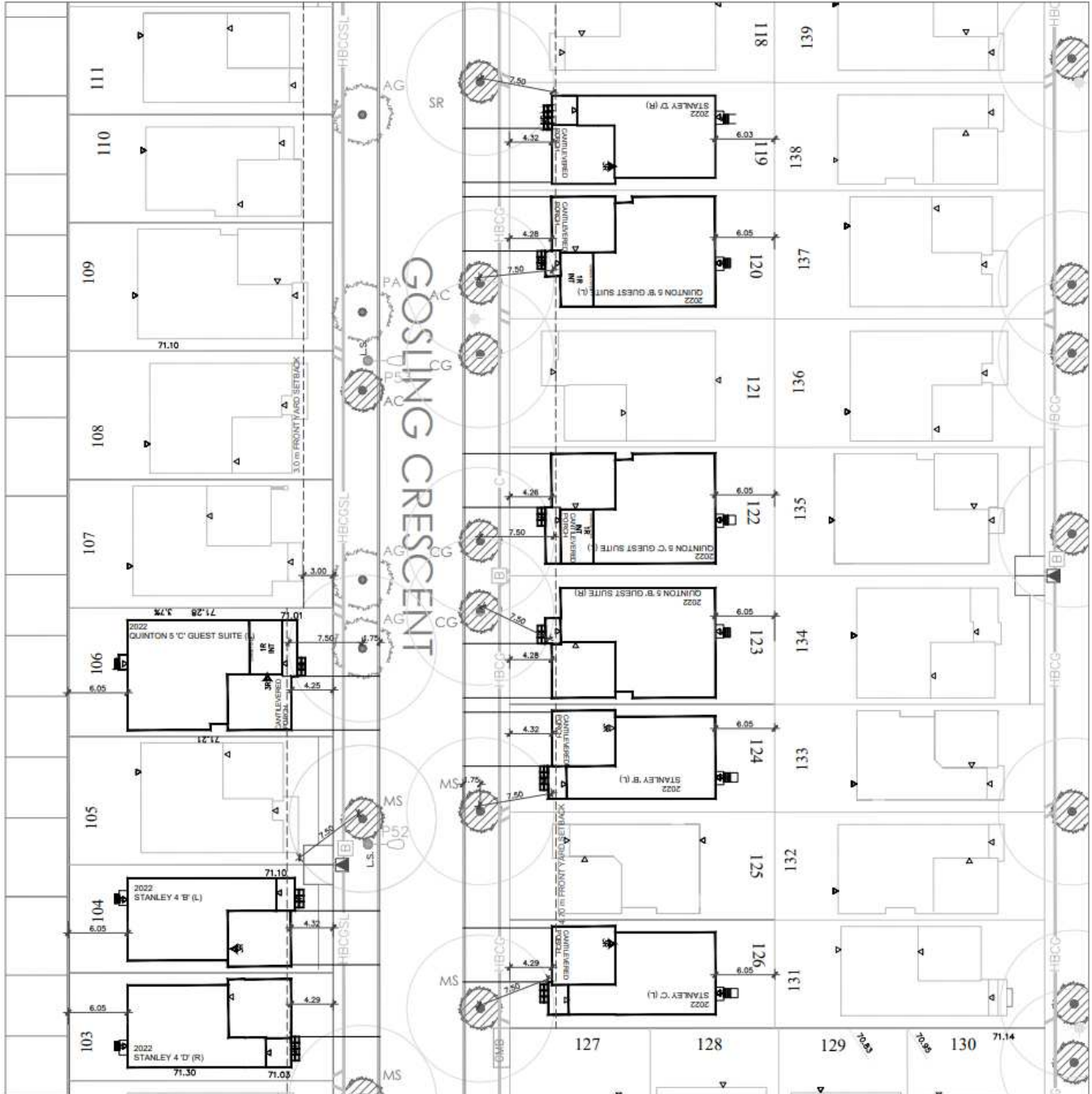


Figure 3: Brookline Phase 1 – Proposed Rezoning Site Plan indicating the lots that are subject to minimum front yard setback changes.

1.5 Zoning Compliance

The intent of the Zoning By-law Amendment request is to amend the specific zoning provisions of the Residential Third Density, Subzone YY, Special Exception 2710, Schedule 439 (R3YY[2710] S439) zone as outlined in Table 1, below.

Table 1 - Zoning Compliance Table

Zoning Provisions R3YY Zone [2710] S 439	By-law Requirement or Applicable Section, Exception or Schedule Reference Detached Dwelling	Proposal	Compliant (Y/N)
Principal Land Use(s)	Detached dwellings; Duplex dwellings; Group home; Home-based business; Linked-detached dwellings; Planned unit development; Retirement home, converted; Additional dwelling unit; Townhouse dwellings; Urban agriculture	Detached Dwellings	Y
Minimum Lot Width	9 m	9 m	Y
Minimum Lot Area Exception 2710 (a)	220 m ²	220 m ²	Y
Minimum Front Yard Setback Exception 2710 (b) & (c)	Minimum front yard setback for the area shown on Schedule 439 as Area B: 4.7 m <i>Minimum front yard setback in all other areas: 3 m</i>	4.20 m for area shown as Area C on Figure 4. <i>Minimum front yard setback in all other areas: unchanged</i>	N
Minimum Corner Side Yard Setback Exception 2710 (d)	2.5 m	2.5 m	Y
Minimum Interior Side Yard Setback	1.8 total, 0.6 for one side yard	1.8 m 0.6 m	Y Y
Minimum Rear Yard Setback Exception 2710 (e)	6 m	6 m	Y
Building Height	12 m	12 m	Y
Accessory Buildings Section 55	Maximum Number of Accessory Buildings Permitted on a lot: 2 Minimum setback provisions same as required for principal building	2	Y
Projections into Height Limit Section 64	Maximum height limits do not apply	Not applicable	Y
Projections into Required Yards	Covered or uncovered balcony, porch, deck, platform and verandah, with a	Less than 2 m	Y

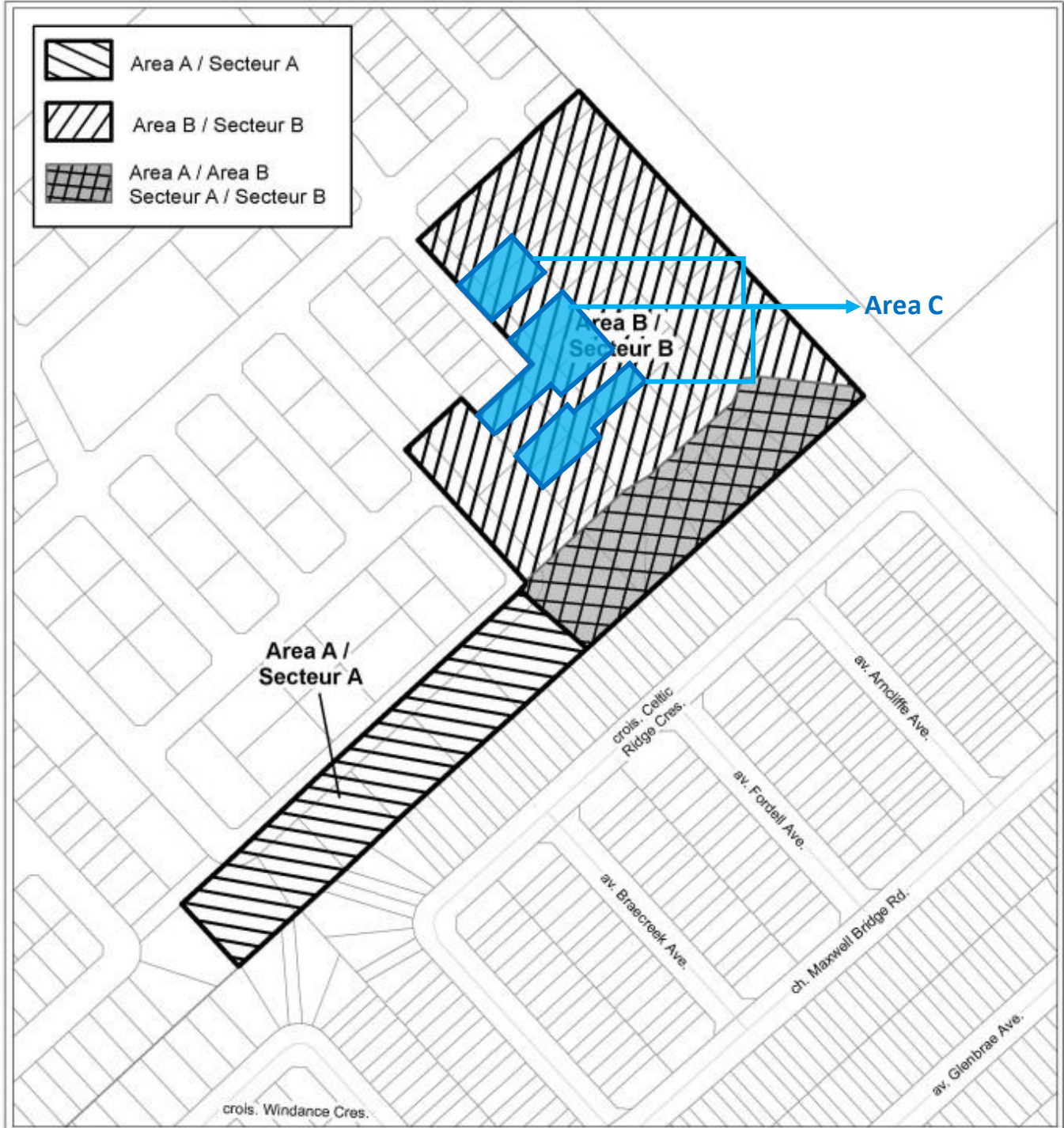
Zoning Provisions R3YY Zone [2710] S 439	By-law Requirement or Applicable Section, Exception or Schedule Reference Detached Dwelling	Proposal	Compliant (Y/N)
(Maximum Size and Extent of Projection) Section 65	maximum of two enclosed sides, excluding those covered by canopies and awnings: a) uncovered, unenclosed features such as decks or platforms where the walking surface is not higher than 0.6 m above adjacent grade: i. in the interior side yard and rear yard: no limit ii. in the front yard and corner side yard – the greater of 2m or 50% of the required front yard or corner side yard, but no closer than 1m to a property line; (c) In all other cases: 2 metres, but no closer than 1 metre from any lot line.		
Minimum Required Parking Spaces Section 101 and 103	1 per dwelling unit	1 per dwelling unit	Y
Minimum Visitor Parking spaces Section 102	Townhouse dwelling: 0.2 per dwelling unit	Not applicable	
Size of Space Section 105 and 106	Any motor vehicle parking space must be: (a) At least 2.6m wide (b) Not more than 3.1m wide (c) At least 5.2m long	(a) At least 2.6m wide (b) Not more than 3.1m wide (c) At least 5.2m long	Y
Driveway Width Section 107	A driveway providing access to parking spaces other than in a parking garage or parking lot must have a minimum width of 2.6 metres.	Greater than minimum width of 2.6 metres	Y
Location of Parking Section 109	Where the use on the lot is a Detached Dwelling, Semi-detached Dwelling, Linked-detached Dwelling, Duplex Dwelling, Townhouse Dwelling or Stacked Dwelling, a person may park a motor vehicle in a driveway permitted under Section 107.	Provision within parking garage and driveway	Y
Bicycle Parking Rates Section 111	Not applicable	Not applicable	
Amenity Space Section 137	Not applicable	Not applicable	

1.5.1 Proposed Zoning Bylaw Amendment

As summarized in Table 1, to facilitate the proposed development, a Zoning By-law Amendment is being submitted to update the existing Schedule 439 (Figure 4) with an addition of **Area C** that would accommodate the proposed Minimum Front Yard Setback for the affected lots as indicated in Figure 1.

Thereby, under “Residential Third Density, Subzone YY, Special Exception 2710, Schedule 439 (R3YY[2710] S439)”, the proposed update to the site-specific zoning schedule 439 would establish setbacks and would provide relief from specific minimum front yard setback provisions as part of Area C, shown in Figure 4. As such, the requested amendment below would be applicable to nine affected lots at 930 March Road within the existing R3YY zone. The following provision is required to permit the proposed development:

Minimum Front Yard Setback: The zoning provisions require that a minimum 4.7 metre setback is provided for the affected lot, however, the proposed development requires relief to decrease the setback to 4.20 metres. The requested relief from the required minimum front yard setback is minor and, efforts have been taken to reduce impacts on adjacent properties and streetscape. Considering the conclusions of the revised SWM memo and confirmation from a Landscape Architect that the setbacks remain sufficient for tree planting, the requested reduction is appropriate, resulting in no other changes to the development as approved originally.



D02-02-18-0109 21-0264-X

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**This is Schedule 439 to Zoning By-law No. 2008-250
Annexe 439 au Règlement de zonage n° 2008-250**

This is Attachment 2 to By-law Number 2021-192, passed June 9, 2021
Pièce jointe n° 2 du Règlement municipal n° 2021-192, adopté le 9 juin 2021

Figure 4: Existing Area A and Area B in Schedule 439, with proposed update to the Schedule highlighted as Area C to accommodate the affected lots.

1.6 Response to Pre-Consultation (Phase-1) Meeting Comments

1. **A Minor Rezoning is required to permit the proposed front yard setback reduction from 4.70 metres to 4.20 metres for the specified lots.**

This Planning Rationale Addendum will accompany a Minor Rezoning application. The rationale for relief required to permit the proposed front yard setback reduction to 4.20 m has been addressed herein.

2. **A standalone Planning Rationale is required which addresses the impacts on the streetscape as well as the application history for the subdivision.**

Provided.

3. **A Draft Zoning By-law Amendment is requested. The recommended approach is to amend Schedule 439 to identify the lots with a reduced front yard setback.**

Figure 4 of this Planning Rationale Addendum indicates the recommended approach to amend Schedule 439 in order to identify the lots with a reduced front yard setback under a new Area C within the Schedule. Further a draft Zoning By-law Amendment has been included in the appendix of this Planning Rationale Addendum.

4. **Since the CUP is already approved, it is recommended to engage with the utilities prior to submission.**

Noted.

1.7 Conclusion

In considering the proposed Zoning By-law amendment application, it is Fotenn's professional opinion that the request represents good land use planning, remains appropriate for the site, and is in the public interest for the following reasons:

- / The proposed change to the development generally complies with the R3YY subzone and relief requested is minor and aligns with the intent of the zone.

Should you have additional questions or require clarification on any of the information provided herein, please do not hesitate to contact the undersigned.

Sincerely,



Fathimah Tayyiba Rasheed, M.Pl.
Planner



Lisa Dalla Rosa, RPP MCIP
Associate

Appendix

Proposed Draft Zoning Amendment

Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 930, 934 and 936 March Road:

1. Amend Schedule 439 to include Area C as shown in Document 1 (See Figure 4 in this document)
2. Amend Urban Exceptions Special Exception 2710, with provisions similar in effect to the following:
 - a) In Column V, add the text:
 - Zone requirements for detached dwellings:
 1. Minimum front yard setback for the area shown on Schedule 439 as Area C: 4.2 metres