

Date: July 23 2025

File: 050625 - 227 McClellan

To: City of Ottawa

PLANNING RATIONALE FOR ZONING AMENDMENT CONDITION REQUIREMENT FOR 227 MCCLELLAN ROAD

Q9 has been retained by Arlington Woods Free Methodist Church in order to undertake a condition required Minor Zoning Amendment application in order to rezone the residential dwelling lot known as 227 McClellan Road.

The residence was constructed in the 1970's for the purpose of housing the church pastor. This residence is now surplus and no longer needed. As such, a consent application was applied for and approved.

The current site is zoned L1 - Community Leisure Facility Zone and does not permit a residential unit, a condition of the severance application is to rezone the severed portion containing the existing residence to an appropriate residential zone.

The pre-severed subject site is a triangular shaped lot located in the area of Arlington Woods, north of Hunt Club, south of Trend-Arlington Community Centre. There are green spaces and residential uses surrounding the subject site.

The existing residence abuts and is in line with the existing residential context along McClellan Road.

Proposed Zoning Amendment:

To rezone the lands identified as 227 McClellan from L1 - Community Leisure Facility Zone to R1TT - Residential First Density, Subzone TT

Approved New Lot

There is no development or proposed redevelopment to the subject site. The proposal is solely to rezone the residential lot at the south-east corner of the current site.

The residential lot is identified as Part 3 on the Reference Plan and contains the existing dwelling with the municipal mailing address of 227 McClellan Road.

The lot has a lot width of 16.57 m with a depth of 30.67 m, and a total lot area of 554.00 m².

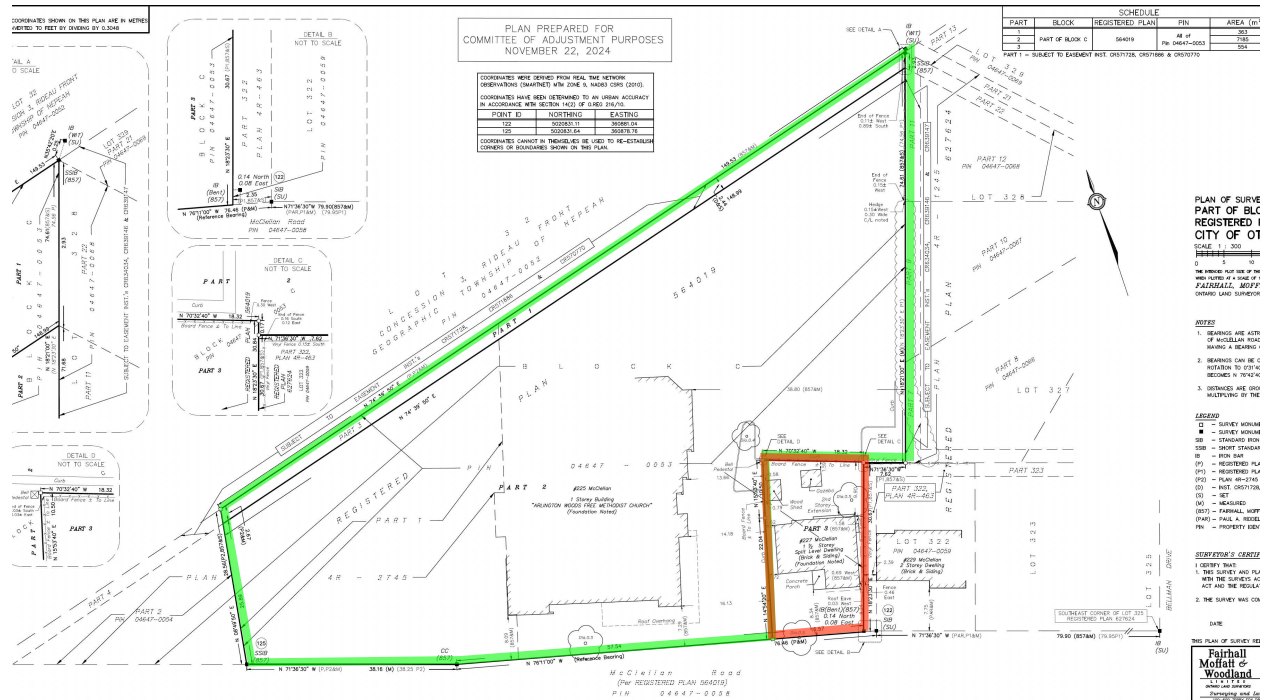


Figure 1: Extract of Draft Reference Plan, marked up.

Residential Lot (227 McClellan)	
Part No.	3
Address	227 McClellan
Lot Width	16.57 m
Lot Depth	30.67 m
Area	554 m ²
Use	Residential

The site is located on the north side of McClellan Road in the Arlington Woods neighbourhood, north of Hunt Club and west of Greenbank Road. The abutting lot is triangular in shape and contains a Place of Worship.

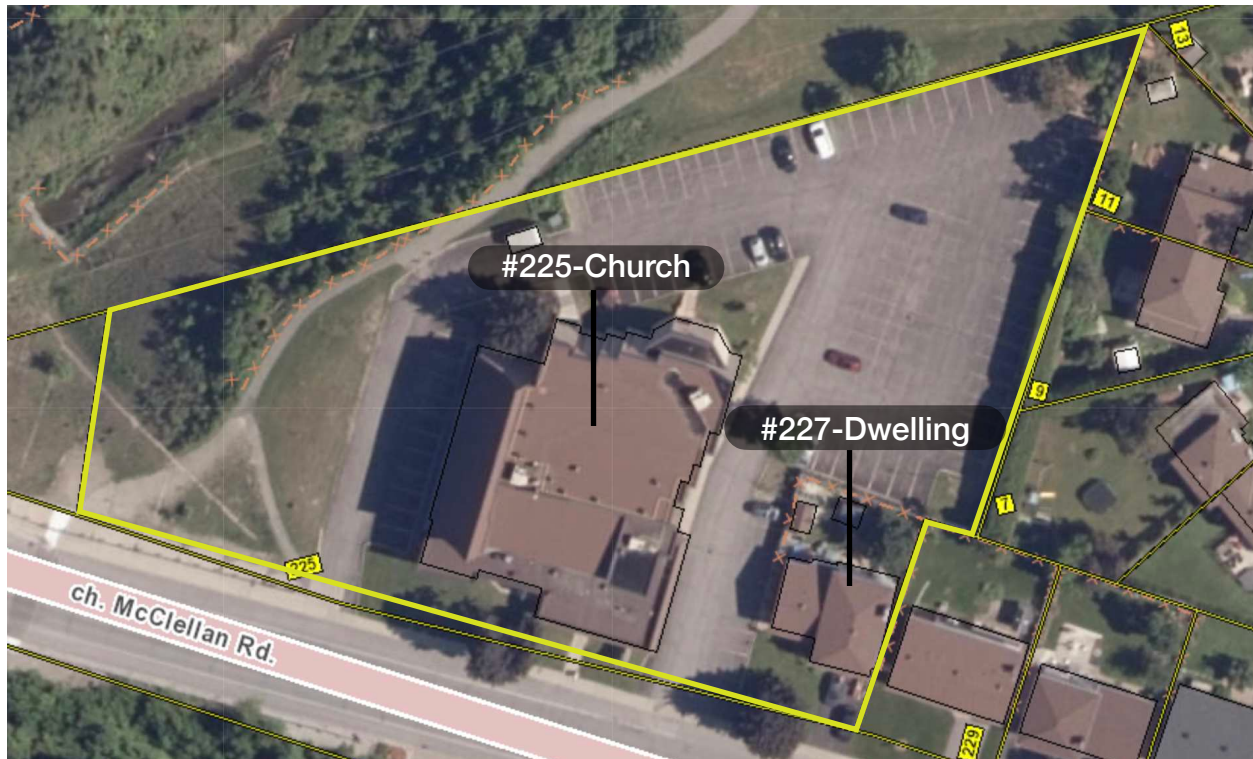


Figure 2: Subject lot at 225 / 227 McClellan Road

The site backs onto the open space zone and municipal lands that are part of the Trend-Arlington Community Centre lands. There is parking in the rear of the site for the church while the residence at #227 has it's own driveway and parking area.

From the street, #227 McClellan already fits and presents as part of the existing streetscape.



Figure 3: Existing dwelling at 227 McClellan Road to be severed



Figure 4: Entrance to existing church, proposed severance line identified.



Figure 5: Alternate view of streetscape showing both the existing dwelling and existing church. Severance line identified.



Figure 6: View looking east on McClellan Road at the west entrance to the existing church.

The surrounding area is primarily residential, park space, as well as some commercial activity along Greenbank Road. Along the non-residential section of Greenbank in close proximity to the subject site, there are restaurants, grocery store, schools, churches, medical offices, and an Ottawa Police Service building. Please see the following map for context.



Figure 7: Map of existing context around subject site.

Policy and Zoning Review

Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (PPS) came into effect on October 20, 2024, and merges the previous “A Place to Grow: Growth Plan for the Greater Golden Horseshoe” and the “PPS (2020)”. It provides broad policy direction on land use planning and development, emphasizing intensification to reach a target of 1.5 million homes in the province of Ontario by 2031. These policies must be integrated with other provincial and municipal plans, including local Official Plans and Secondary Plans, and all planning decisions must be consistent with the policies of the PPS.

Section 2.0 provides policies to ensure that planning authorities prepare for long-term growth by using provincial forecasts, maintaining adequate land for residential and other uses, and incorporating any additional growth from zoning orders into future plans. It emphasizes the creation of complete, accessible, and equitable communities through a diverse mix of land uses.

Section 2.1 - Planning for People and Homes

2.1.6 Planning authorities should support the achievement of complete communities by

- a. accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;
- b. improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
- c. improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

[Comment: The proposed application regularizes the zoning for the residential lot in recognition of it no longer being part of the church property. This facilitates the residential dwelling being added to the market of available housing options.

Section 2.2 Housing

Planning authorities must ensure a diverse range of housing options and densities to meet current and future needs by:

- a) Setting affordability targets to address all housing needs
- b) Allowing and supporting all necessary housing types, including those for changing demographics and job-related needs, and encouraging residential intensification.
- c) Promoting efficient land use through higher housing densities that make good use of infrastructure and encourage active transportation.
- d) Prioritizing transit-oriented development which includes intensification near transit.

[Comment: While the total number of dwelling units remains the same, the dwelling unit is currently owned and used by the church. Through the severance and rezoning processes, the residential unit becomes a freehold lot and residence that will add to the availability of housing in the Arlington community.

Based on our review, it is our professional planning opinion that the proposed development is consistent with the policies of the Provincial Planning Statement (PPS), 2024.

The City of Ottawa Official Plan

Designation: Neighbourhood, Outer Urban Transect.

The City of Ottawa's Official Plan was amended on November 4, 2022, and was approved by the Ministry of Municipal Affairs and Housing. The new Official Plan outlines goals, objectives and comprehensive policies to guide growth and development within the City of Ottawa until the year 2046.

Section 2 provides strategic directions for the new Official Plan to help Ottawa become the most liveable mid-sized City in North America over the next century. The Plan is guided by five broad policy directions which call for increased growth through intensification, more sustainable transportation, context-based community design, more environmental and health considerations and integrated economic development into planning policies.

[Comment: The proposed severance and rezoning to facilitate the removal of the existing dwelling from the existing church lands and creating it as a single freehold residential lot adds available housing to the market, supports the existing church by allowing it to dispose of a use it no longer requires. The two outcomes of the severance support the community and the uses themselves in an improved way.

Section 3 of the Official Plan provides a growth management framework that is vital for guiding future growth patterns in the City. Its premise is to allocate sufficient land to allow for varying types and intensities of growth. It divides the City into urban and rural, with more concentrated growth allocated to the former. *Section 3* also identifies a target of 5% large-dwelling units (being 3 bedrooms) for mid-rise buildings.

[Comment: By regulating the residential lot with an appropriate zone to permit the residential use, the application supports growth management in a contextually appropriate manner as the existing dwelling is suitably located at the street, in line with the other existing residences east on McClellan Road.

Section 5 provides more detailed policies for each of the six transect policy areas within the city. Each transect, which ranges from most urban to least urban, has a different type of land use and built form and the Plan provides policies catered to each transect.

The subject site is part of the Outer Urban Transect Policy Area. Within this policy area, the site is designated as Neighbourhood.

Outer Urban Transect Policies

Section 5.3 explores the Outer Urban Transect in more detail. Section 5.3.4 specifically contains policies for Neighbourhoods within the Outer Urban Transect. The policies of this section identify support for intensification in a manner to transition away from suburban model and move towards urban built form. The intent is to allow a wide variety of housing types, including missing middle, and context-appropriate built-forms.

Comment: The existing residence is compliant and supportive of the residential direction under the Outer Urban Transect for Neighbourhood development. The built form is 1.5 storeys in split-level configuration. It presents as two storeys at the street and is a similar architectural design to other dwellings along McClellan Road.

Based on our review, it is our professional opinion that the proposed development conforms with the City of Ottawa Official Plan.

City of Ottawa Zoning By-law Review

The subject lot is zoned L1 - Community Leisure Facility Zone. This zone is intended for recreational purposes and does not permit a Place of Worship or a Residential Dwelling. Through consultation, City staff have acknowledged that the Church site was incorrectly zoned during amalgamation and will be rezoning the church site to an appropriate zone as part of an omnibus zoning amendment.

The residential lot is proposed to be rezoned to R1TT - Residential First Density, Subzone TT to ensure that the existing lot conditions comply with applicable zoning performance standards without the need for any exception provisions.

R1TT	Requirement	Existing
Lot Width	9 m (minimum)	16.57 m
Lot Area	270 m ² (minimum)	554 m ²
Maximum Height	8.5 m (maximum)	< 8.5 m
Min. Rear Yard Setback	25% lot depth / 7.5 m (minimum)	9.9 m
Min. Interior Yard Setback	1.8 m (total), min yard no less than 0.6 m	0.6 m (east), 1.62 m (west) = 2.22 m
Min. Front Yard Setback	3 m (minimum)	8.24 m
Maximum Lot Coverage	n/a	35%

Conclusion

As noted, the proposed Minor Zoning Amendment application is required as a condition of the Approved Severance Application which severed the surplus residential dwelling from the Church property.

The Zoning Amendment regularizes the residential lot to an appropriate residential zone, that being R1TT - Residential First Density, Subzone TT.

The existing lot complies with the performance standards of the zone and will ensure that the residential use is fully supported.

It is the opinion of Q9 Planning + Design that the proposed severance constitutes good land use planning and meets the criteria set out in the Planning Act.

Yours truly,

A handwritten signature in black ink, appearing to read 'CMJ', is positioned below the 'Yours truly,' text.

Christine McCuaig, RPP MCIP M.PI
Principal Senior Planner + Project Manager