



Planning Rationale

Minor Zoning By-Law Amendment

1650 Shea Road



Prepared for: Davidson Co-Tenancy

Prepared by: Taggart Investments Inc.

May 28, 2025

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Introduction and Purpose

This Planning Rationale has been prepared by Taggart Investments Inc., on behalf of Davidson Co-Tenancy, in support of a Minor Zoning By-Law Amendment application for lands located at 1650 Shea Road. We are requesting amendment to Exception [2415] to increase the number of back-to-back townhouse units in one Block from 10 units to 12 units.

This Planning Rationale supplements the Planning Rationale, dated March 2025, submitted with the 3rd submission package in support of a Site Plan Control (D07-12-23-0032), Private Road Naming (D07-16-15-0008) and Plan of Condominium Application (D07-04-32-0004) for the subject site. The purpose of this Addendum is to assesses and confirm the appropriateness of the proposed Minor Zoning By-law Amendment in the context of the provincial and municipal policy and regulatory framework and the surrounding community.

Site Context

The subject site is legally described as Block 175 and part of Block 176 on Plan 4M-1689. It is located within Phase 2 of the EdenWylde subdivision and has a total area of 2.32 hectares.

The subject site is vacant land with road frontage on Cosanti Drive and Shea Road. The subject site is bounded by a Hydro One easement corridor to the west, developing residential area to the south, agricultural lands to the east, and future commercial lands to the north.

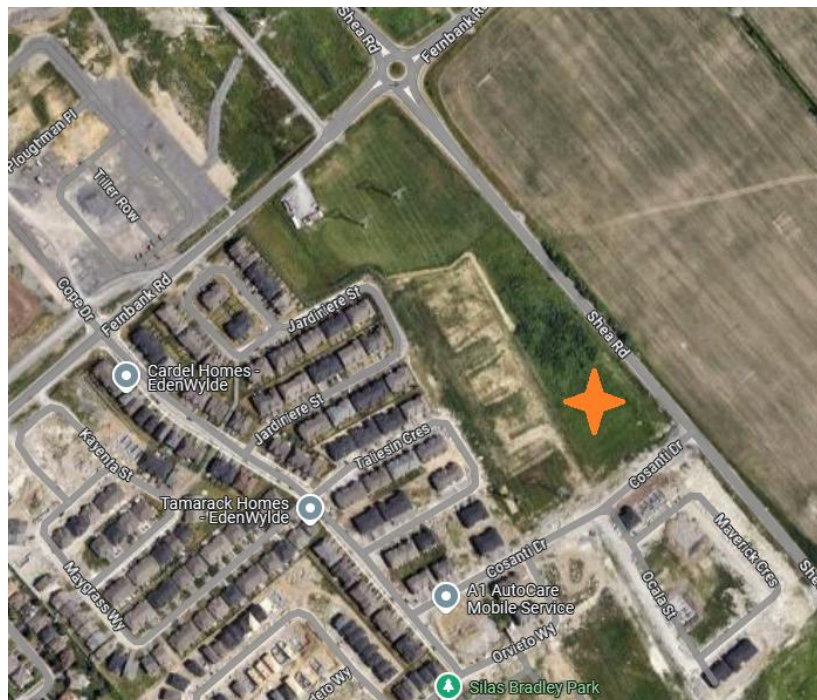


Figure 1. Aerial photo of the site

Development Proposal

The proposed development initially comprised 14 blocks, each containing between 6 and 10 back-to-back townhouse units, for a total of 116 units. The Site Plan Control application, in its first and second submissions, reflected this initial unit count. However, as the detailed design progressed, refinements to utility and servicing requirements created an opportunity to increase the unit count for Block 10 from 10 units to 12 units, without compromising site functionality or design efficiency. The revised site plan, including these changes, is depicted in Figure 2.

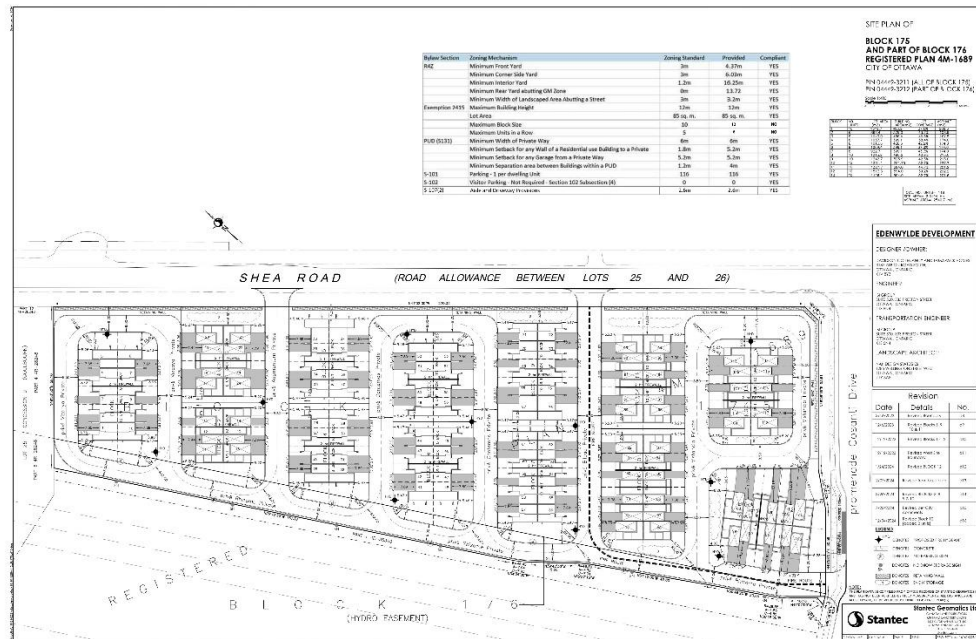


Figure 2. Site Plan

The minor Zoning By-Law Amendment proposes to amend exception 2415, to increase the maximum number of attached dwelling units in a row from five to six and no more than 12.

This modification will result in a more efficient use of space while remaining consistent with the general provisions of the Zoning By-law and the Official Plan. The additional units will not alter the road layout and will contribute to providing more affordable housing within the community. The comparison of the existing site plan against amended site plan, is depicted in Figure 3.



Figure 3. Block 10 Excerpt: Original and Revised

The proposed change will require the relocation of the designated snow storage area to another location within the Site Plan. After amending the plan, the area between the building and road will be comparable to the other blocks.

Additionally, a preliminary review has identified that one planned tree may need to be relocated. Alternative planting locations are available within the same block to ensure no net loss of landscaping elements. The proposed revision to the tree location is depicted in Figure 4. The precise location will be determined once the Landscape plan will be finalized.

During pre-consultation, it was recommended to explore adding a sidewalk along Prive Rizhome Private. Upon review, we concluded that a sidewalk would not meet the building setback requirements outlined in the Road Corridor Planning & Design Guidelines.

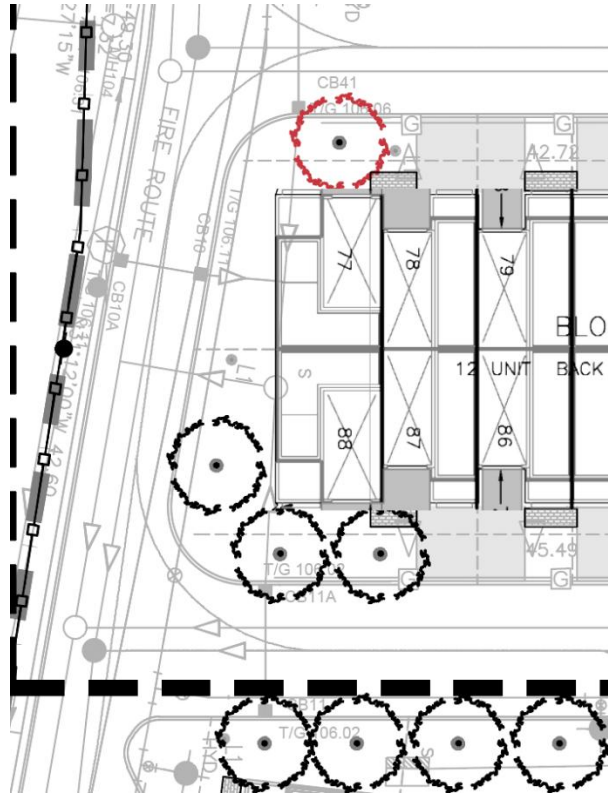


Figure 4. Proposed tree to be moved on the side of Block 10.

Provincial Planning Statement, 2024

The Provincial Planning Statement (PPS) sets out policy direction for land use planning and development across Ontario, aiming to balance growth with enhanced quality of life. All decisions related to planning matters must align with the policies outlined in the PPS.

Section 2.2.C.: promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation;

The addition of two units will contribute to the efficient use of available land without placing additional strain on existing service facilities.

Section 2.3.1.3: Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

The EdenWylde community offers a variety of housing types, including single-detached homes, semi-detached units, and townhouses. The introduction of back-to-back

townhouse units will further diversify the available housing options, aligning with the PPS's objectives of promoting inclusive and well-planned communities.

City of Ottawa Official Plan, 2022

The City of Ottawa's new Official Plan was approved by the Ministry of Municipal Affairs and Housing on November 4, 2022.

The subject site is designated as *Neighbourhood on Schedule B5-Suburban (West) Transect*. This designation supports the development of strong communities where essential services and amenities are accessible within a 15-minute walk, fostering a convenient and sustainable living environment. The proposed Site Plan is intended for townhouse development, aligning with this vision.

Section 5.4.1.2.a require low rise development within the Neighbourhood Areas and our development meet this requirement. In the same time Section 5.4.4.2 require a minimum density of 36 units per net hectare within the Urban Transect, while proposed density is 50.8 units per hectare.

As per Section 6.3.1.2 of the Official Plan, permitted building heights within *Neighbourhood Areas* must be *low-rise*. The proposed townhouse units are designed as three-storey structures, which comply with this policy.

Additionally, Section 6.3.2 of the Official Plan outlines the City's approach to establishing *15-minute neighbourhoods*. The planned commercial area to the north of the site will contribute to achieving this goal by enhancing accessibility to essential services and amenities for future residents.

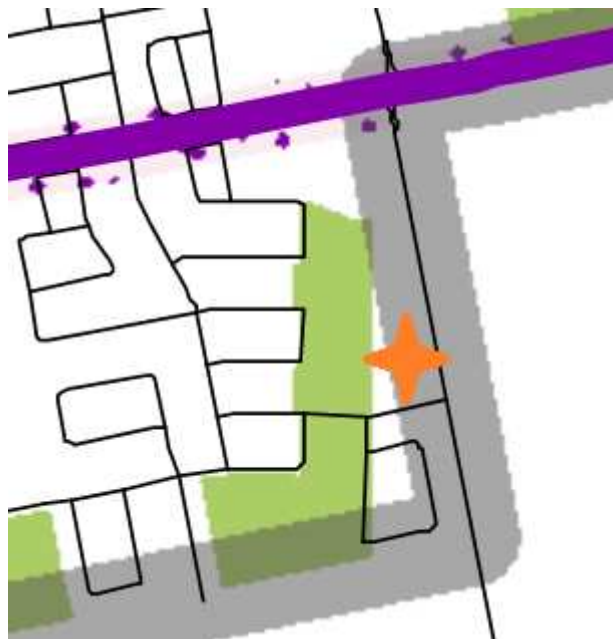


Figure 5. Official Plan Schedule A

City of Ottawa Comprehensive Zoning By-Law (2008-250)

The subject Site is zoned Residential Fourth Density, Subzone Z, Exception 2415, in the City of Ottawa Comprehensive Zoning By-law 2008-250, as illustrated in Figure 6. While the R4Z zone generally permits diverse residential building forms, including townhouses, Exception 2415 introduces specific limitations:

- *Despite Section 136, no more than ten attached dwelling units are permitted in a townhouse dwelling, with a maximum of five in a row.*
- *Townhouse dwellings must be attached back-to-back.*
- *Maximum building height for townhouses: 12 metres.*

Minimum lot area per townhouse dwelling: 85 square metres.

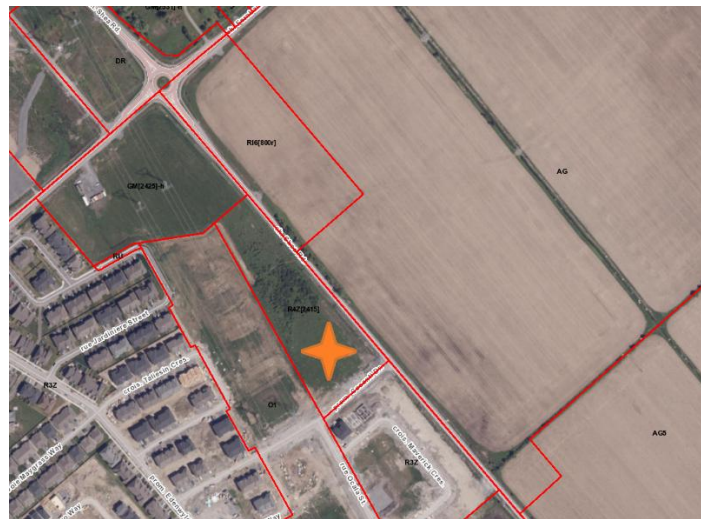


Figure 6. Zoning By-Law designation

To accommodate the proposed additional two units to Block 10, an amendment to Exception 2415 is necessary. Specifically, the amendment would permit twelve attached dwelling units, with a maximum of six in a row. All other zoning provisions are compliant. A Zoning Confirmation Report, detailing this compliance, is included as Appendix A.

The proposed Minor Zoning By-Law Amendment is consistent with the purpose of the Residential Fourth Density Zone and is appropriate for the subject site.

Public Engagement Strategy

Public engagement will be conducted in accordance with the legislated public consultation requirements.

As part of the project's due diligence, a formal pre-application consultation meeting was held with the city on February 20th, 2025, to explore design options and gather early input on the proposed development. Additional consultations will be carried out with City staff along with the technical agencies identified in the pre-consultation feedback form throughout the application review process.

Once the application has been submitted, on-site signage will be placed on the property to inform the public of the application. Additionally, consultation with the local councillor will take place to gather input and address community concerns.

Conclusion

Based on the analysis presented in this report, it is concluded that the proposed Minor Zoning By-Law Amendment is appropriate for the site, maximizes intensification opportunities, and aligns with the intent of the applicable policies and regulatory documents.

Taggart Investments inc.

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Land Development Coordinator

Reviewed by:

Melissa Cote,

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Appendix A

Zoning Confirmation

A. Project Information			
Review Date:	07/03/2025	Official Plan Designation:	Neighbourhood
Municipal Address:	1650 Shea Road	Legal Description:	Block 175 and part of Block 176, Plan 4M1689 City of Ottawa
Scope of Work: Zoning By-Law Amendment			
Existing Zoning Code:	R4Z [2415]	By-Law Number:	2008-250
Schedule 1/1A Area:	Area C	Overlays Applicable:	N/A

B. Zoning Review			
Proposed Zone/Subzone:	R4Z [2415] amended		
Zone Provisions	By-Law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use	Residential	Residential	Y
Lot Width	6 m	37.95 m	Y
Lot Area	85 m ²	1126.149 m ²	Y
Front Yard Set Back	3 m	3.73 m	Y
Corner Side Yard Setback	3 m	5.2 m	Y
Interior Side Yard Setback	1.2 m	4 m	Y
Rear Yard Setback	N/A	N/A	Y
Lot Coverage Floor Space Index (F.S.I.)			
Building Height	12	12	Y
Accessory Buildings Section 55	N/A	N/A	
Projections into Height Limit Section 64	N/A	N/A	

Projections into Required Yards Section 65	N/A	N/A	
Required Parking Spaces Section 101 and 103	1	1	Y
Visitor Parking spaces Section 102	N/A	N/A	
Size of Space Section 105 and 106	Minimum 2.6m wide & minimum 5.2m long	3x5.2m	Y
Driveway Width Section 107	N/A	N/A	
Aisle Width Section 107	N/A	N/A	
Location of Parking Section 109	N/A	N/A	
Refuse Collection Section 110	N/A	N/A	
Bicycle Parking Rates Section 111	N/A	N/A	
Planned Unit Development (Sec.131)			
Minimum width of private way	6 m	8.5 m	Y
Minimum setback for any wall of a residential use building to a private way	1.8 m	3.73 m	Y
Minimum setback for any garage or carport entrance from a private way (By-law 2012-33)	5.2 m	7.38 m	Y
Minimum separation area between buildings within a planned unit development	1.2 m	N/A	
Amenity Space Section 137	N/A	N/A	

Other applicable relevant Provision(s)			
Exception 2415			
Despite Section 136, no more than ten attached dwelling units are permitted in a townhouse dwelling, with a maximum of five in a row	5 units in a row	6 units in a row	N
Townhouse dwellings must be attached back-to-back.		Back-to-back townhouses	Y
Maximum building height for townhouses	12 m	12 m	Y
Minimum lot area for each townhouse dwelling.	85 m ²	1126.149 m ²	Y

Appendix B

List of Technical Agencies to Consult

Proposed Site Plan Control (Standard) Application – 8560 Campeau Drive – PC2024- 0504 ☒	Zayo	Utility.Circulations@Zayo.com
☒	Bell Canada	circulations@wsp.com
☒	Telus Communications	Engineering.Requests@telus.com / jovica.stojanovski@telus.com
☒	Rogers Communications	OPE.Ottawa@rci.rogers.com
☒	Enbridge Gas Distribution	municipalplanning@enbridge.com
☒	O.C. District School Board	planningcirculations@ocdsb.ca
☒	O.C. Catholic School Board	planningcirculations@ocsb.ca
☒	Conseil des écoles publiques	planification@cepeo.on.ca
☒	Conseil des écoles catholiques du Centre-Est	planification@ecolecatholique.ca
☐	Hydro Ottawa (Local Distribution)	Choose an item
☐	Hydro One Networks (Transmission)	landuseplanning@hydroone.com
☐	Ontario Power Generation	Executivevp.lawanddevelopment@opg.com
☐	Trans Canada Pipeline c/o Lehman & Associates	dpresley@mhbcplan.com
☐	Trans Northern Pipeline Inc.	wwatt@tnpi.com
☐	Railways	Choose an item

☐	National Capital Commission	Ted.Horton@ncc-ccn.ca
☐	Parks Canada	Tom.Green@pc.gc.ca
☐	Airport Authority	Choose an item
☐	Transport Canada	aviation.ont@tc.gc.ca
☐	Ministry of Transportation	Via MTO's online portal. Note that MTO approval will be required ahead of applying for a building permit.
☐	Infrastructure Ontario	NoticeReview@infrastructureontario.ca
☐	Propane Operator	Mailing Addresses Only
☐	NAV Canada	landuse@navcanada.ca
☐	Conservation Authority	Choose an item