

**MINOR ZONING BY-LAW AMENDMENT APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW**

Location of Minor Re-zoning: 2132 Brianna Way

File No.: D02-02-25-0058

Date of Application: August 15, 2025

This MINOR ZONING BY-LAW AMENDMENT application, for the land zoned R2I, in Zoning By-law 2008-250, as shown on the attached Zoning Key Map, and submitted by Erin O'Connor, on behalf of Habitat for Humanity National Capital Region, is to permit a semi-detached dwelling to front on a private street as detailed in the attached Supporting Documentation.

This application was processed as a minor re-zoning under the minor re-zoning category of modifications to performance regulations only.

This MINOR ZONING BY-LAW AMENDMENT IS RECOMMENDED TO BE APPROVED and the following action is required:

1. That the Zoning Map of Zoning By-law 2008-250 be amended to amend the zoning over 2132 Brianna Way so that it reads R2I [XXX1]; and
2. That an exception be added to Zoning By-law No. 2008-250 for this property with provisions similar in effect to the following:
 - a) Rezone the lands as shown in Document 1.
 - b) Add a new exception xxx1 to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - i. In Column I, Exception Number, add the text “[xxx1]”
 - ii. In Column II, Applicable Zones add the text “R2I[xxx1]”
 - iii. In Column V, Provisions, add the text “”
 - Despite Section 59, a residential use building is considered to have frontage where the land abuts a city owned right of way, whether or not it has been opened, assumed and dedicated to the City of Ottawa.

- The property line that abuts Brianna Way is considered to be the front lot line.



25 September 2025

Date

Allison Hamlin,
Manager, Development Review All Wards
Planning, Development and Building Services
Department

Enclosures: Minor Re-zoning By-law Amendment Supporting Information
Document 1 - Location Map and Zoning Key Plan

MINOR ZONING BY-LAW AMENDMENT APPLICATION SUPPORTING INFORMATION

File Number: D02-02-25-0058

SITE LOCATION

2132 Brianna Way, and as shown on Document 1.

SYNOPSIS OF APPLICATION

In 2012, Council approved a Zoning By-law Amendment for the development of nine residential dwellings to occur in two phases. Phase one consisted of the lifting of Part Lot Control to create seven new residential lots at the northeast corner of Nantes Street and Portobello Boulevard, identified as Parts 1 through 7 on Plan 4M-1062. Phase two would create two lots for the development of a semi-detached dwelling. Meanwhile, in 2013, an Inhibiting Order was registered on title for the two remaining vacant lots (Parts 8 and 9) as part of the Part Lot Control approval, which was to be in place until the development of Provenance Phase 6 occurred. The Inhibiting Order requires Block 174 to be dedicated as a public right of way, extending Brianna Way, and to have municipal services before development can occur.

2013

However, in 2019, the City completed a land swap with Provenance Orleans Realty Investment to preserve Nantes Woods and Provenance Phase 6 was no longer planned to move forward. The land swap effectively eliminated the planned road connection, leaving 2132 Brianna Way (Parts 8 and 9) without legal frontage on a public street and with the Inhibiting Order registered on title. Without legal frontage, a building permit can not be issued for 2132 Brianna Way.

Habitat for Humanity, which intends to develop semi-detached dwellings on the site, has requested a minor zoning by-law amendment to provide relief from Section 59(1) of the Zoning By-law. The amendment is intended to permit access onto a driveway that leads to a public street (Nantes Street). The property line that abuts Block 174 (Brianna Way) would then be considered the front property line for zoning purposes. A private approach will then be required to establish a 6-metre paved driveway.

The property has a combined area of 370m² and 18.5m of frontage on Brianna Way. The surrounding area features a mix of residential housing types and densities, including detached dwellings, semi-detached dwellings, and low-rise apartment buildings. More recently, three low-rise apartment buildings containing 177 residential units were constructed at 2045-2065 Portobello Boulevard, located immediately north of the subject property. There are several schools in the area, including Des Sentiers Public Elementary School and Avalon Public School. To the northeast are city-owned lands preserved for conservation purposes. The proposed semi-detached dwellings are intended to complement the established pattern of low-rise housing on Nantes Street.

Residential Units and Types

Dwelling Type	Number of Units
Semi-detached	2

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is consistent with the Provincial Planning Statement. It will use existing municipal services and will help increase the supply and mix of affordable housing options in the area.
- The proposal is consistent with the Official Plan as outlined below:
 - The subject property is designated 'Neighborhood' within the 'Suburban' Transect of the Official Plan. As identified in Policy 3 of Section 3.2 of the Official Plan, the City encourages infill and intensification within existing neighborhood areas to make efficient use of infrastructure and to support the development of 15-minute neighborhoods. The proposed minor zoning by-law amendment supports this objective by contributing to the supply and range of affordable housing options near Nantes Street (Collector Road) and Portobello Boulevard (Major Collector Road).
 - The subject property and surrounding area are also located within the 'Evolving Neighborhood' Overlay on Schedule B5 of the Official Plan. The Evolving Neighborhood Overlay is generally applied to areas near Hubs and Corridors to signal a gradual evolution over time that will see a change in character to support intensification, to allow new built forms, and more diverse land functions. These areas may gradually evolve through intensification to more urban built forms as noted in Policy 1 of Section 5.6.1 of the Official Plan. The minor zoning by-law amendment will permit intensification in a gentle manner by introducing two semi-detached dwelling units in proximity to a Corridor.
- The subject property is zoned Residential Second Density Zone, Subzone I, in the City's Comprehensive Zoning By-law (2008-250). The Residential Second Density is intended to:
 - restrict the building form to detached and two principal unit buildings in areas designated as General Urban Area in the Official Plan; and
 - regulate development in a manner that is compatible with existing land use patterns so that the detached and two principal dwelling, residential character of a neighborhood is maintained or enhanced;

Semi-detached dwellings are permitted under the current R2I zoning, and is intended to complement the existing built form of single and semi-detached dwellings on Nantes Street.

- Permitting frontage on a driveway rather than a public street is appropriate since:
 - The proposal aligns with the previously approved subdivision plan for this block, which envisioned semi-detached dwellings. However, as a result of the 2019 land swap to preserve Nantes Woods, this road connection will no longer be constructed. This has left the lands in an unintended situation where they meet all zoning provisions for lot area and width but lack frontage on a public street. The proposed amendment provides a practical solution to this technical constraint.

RELATED APPLICATIONS

N/A

CONSULTATION DETAILS

Councillor Catherine Kitts provides concurrence for delegated authority for this report. Councillor Catherine Kitts indicated the following:

I'm pleased to support Habitat for Humanity's application to complete their 2011 plan for nine homes at this site. Seven have already been built, and this proposal will add the final two units.

Since the extension of a public road was not realized, the property is left without street frontage, and I want to thank City staff for working with the applicant to provide a creative and practical solution to this unique challenge.

Habitat for Humanity plays an important role in addressing housing affordability in Ottawa, and I am pleased to see this application move forward so that two more families will be able to put down roots in our community.

Public Comments

Summary of Comments - Public

This application was subject to the [Public Notification and Consultation Policy requirements](#) for minor re-zoning amendment applications. Six residents and the Greater Avalon Community Association provided comments and concerns regarding noise and pollution, access to Nantes Woods, parking, safety of pedestrians and cyclist, servicing capacity and privacy.

Comment

There are safety concerns regarding slips and falls and potential lawsuits, and the increase in traffic, especially during school hours, as pedestrians use the informal pathway that connects the apartments and the MUP.

Response

The proposed driveway will provide access for two homes; traffic impacts are not expected as a result of the development.

Comment

More information is needed regarding the development of Block 174 in terms of maintenance, proposed driveway configuration and the relationship with the MUP, the current pathway, and the entrance to the Lalande Conservation Park.

Response

The lands further north abutting the Trio Orleans Apartments are not maintained by the city, as the Nantes Woods is not a designated park. Although maintenance of the proposed driveway will be carried out by the homeowners for the extension of Brianna Way, pedestrian access will not be restricted.

Comment

Concerns were raised regarding the current drainage issues of water pooling after a rain event or snow melting, where the MUP and Block 174 intersect.

Response

A grading and drainage, and servicing plans will be reviewed as part of the Building Permit application to ensure adequate drainage is provided.

Comment

There are concerns about privacy, noise levels and security of the homes adjacent to Block 174. It was suggested to build a fence between Block 174 and the neighbouring houses to prevent trespassing due to the increase in traffic.

Response

Staff have shared the request with the applicant for their consideration.

Comment

It was suggested to pave the current path to improve the neighbourhood and provide space for pedestrians to continue using the informal pathway, while also preventing Block 174 from being converted into a parking lot.

Response

There is no intention to pave Block 174 in its entirety; the intent is to pave the necessary area to allow vehicular access to the proposed semi-detached dwellings. Residents of the community will not be restricted to using Block 174.

Comment

Brianna Way finishes south of Nantes Street. The address should not be off of Brianna Way. The building was approved contingent on the street approval, which did not happen.

Response

The address assigned on Brianna Way was contemplated as part of the future development of Provance Phase 6. An address change may be explored as part of the Building Permit application.

Comment

There is support for the proposal; however, concerns have been raised regarding the lack of planned parking, given the existing shortage of street parking.

Response

There are no visitor parking requirements for semi-detached dwellings.

Greater Avalon Community Association

The GACA support the efforts of the City and Habitat for Humanity to create affordable housing.

The Association has some concerns we would like the committee and Habitat for Humanity to address:

- As the driveways will be on Nantes Street, we recommend that the **civic address be assigned to Nantes** rather than Brianna to reflect the actual point of access.
- Given the extended length of the driveway and the placement of the semi-detached units at the far end—facing the wood lot and out of view from the main street—

we suggest **installing a streetlight closer to the homes to enhance safety and visibility.** (Solar powered possibly)

- **To ensure both safety and privacy**, we propose that Habitat install a fence between 2135 Nantes (the last residence before the new driveways) and the newly planned double driveways. This would **provide a protective barrier to the residents of 2135 Nantes** along the approximately 40-foot stretch leading to the new homes.

As in the previous phases of this development, the GACA will provide its support in welcoming the new owners should this amendment be approved by Council.

Response

The applicant can explore options to address the above-noted issues at the Building Permit stage.

Technical Agency/Public Body Comments

Summary of Comments –Technical

All technical agency correspondence was forwarded to the applicant, and the applicant was advised to contact technical agencies directly for additional information and requirements.

Advisory Committee Comments

Summary of Comments – Advisory Committees

N/A

APPLICATION PROCESS TIMELINE STATUS

This Minor Zoning By-law amendment application processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority.

Contact: Solé Soyak Tel: 613-315-1597 or e-mail: Sole.Soyak@ottawa.ca

Document 1 - Location Map and Zoning Key Plan

