



800, 802, 804, and 810 Mercier Crescent, 718 and 720 Vennecy Terrace, and 219, 221 and, 223 Beaugency Street

Planning Rationale
Zoning By-law Amendment
October 24, 2025



Prepared for Caivan Communities

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1.0 Introduction

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Fotenn Planning + Design (“Fotenn”) has been retained by Caivan Communities (“Owner”) to prepare this planning rationale in support of the proposed Zoning By-law Amendment.

1.1 Subject Lands & Application Context

The subject lands, known municipally as 800, 802, 804, and 810 Mercier Crescent, 718 and 720 Vennecy Terrace, and 219, 221 and, 223 Beaugency Street, are located in the Orlean Village subdivision development in Orleans community. The subject lands were established through an approved Plan of Subdivision (D07-16-21-0001) which is in the process of being built-out. This section of the Orleans Village development consists of several variations of lot types, supporting different single-detached dwelling models. There are nine (9) lots that are subject to this application and consist of a mix of the “35-foot Collection”, “37-foot Collection”, “42-foot Collection”, and “50-foot Collection” of lot types, which are detailed in Table 1

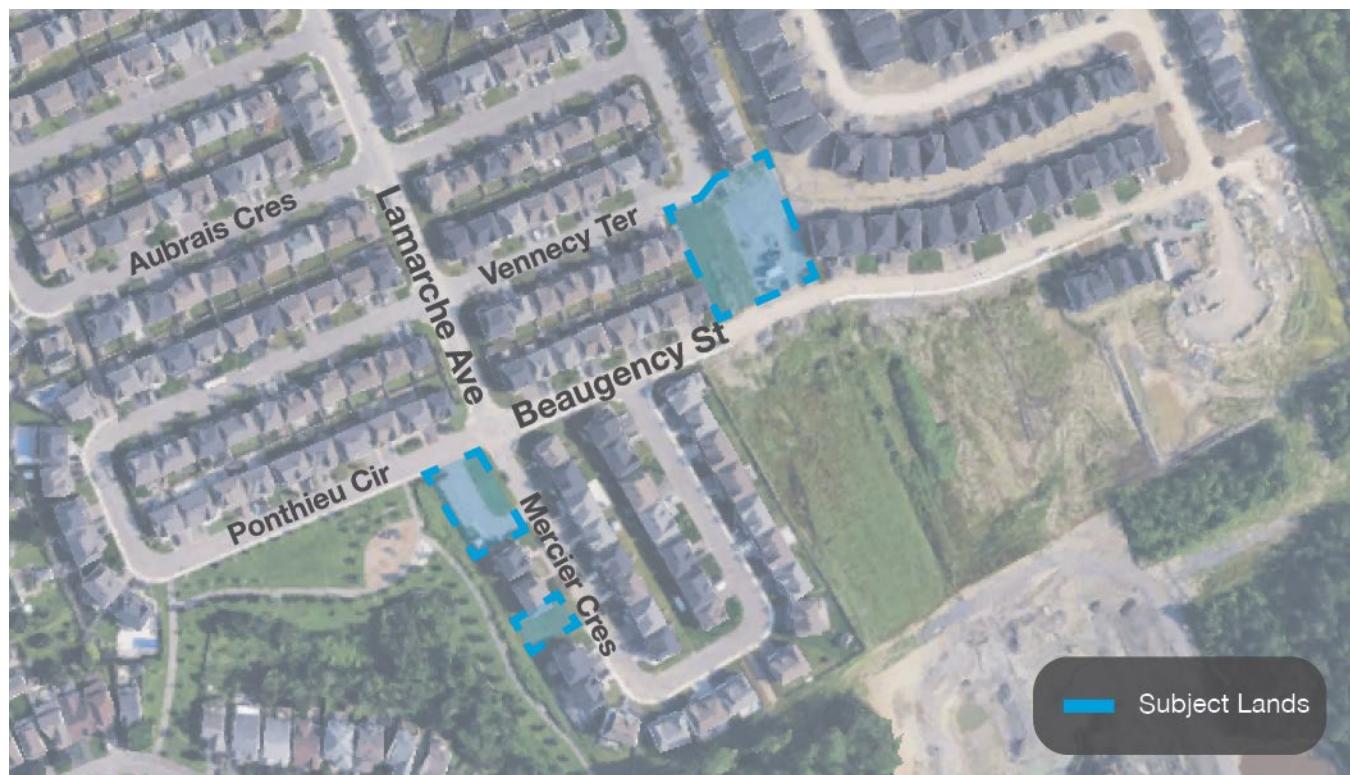


Figure 1: Subject lands.

Table 1 - Subject Lot Details

Subject Lot	Lot Area	Lot Width	Lot Type
800 Mercier Crescent	285.06m ²	9.17 metres	37' Collection
802 Mercier Crescent	272.31m ²	12.8 metres	42' Collection
804 Mercier Crescent	227.03m ²	10.67 metres	35' Collection
810 Mercier Crescent	324.34m ²	15.24 metres	50' Collection

718 Vennecy Terrace	375.20m ²	10.01 metres	42' Collection
720 Vennecy Terrace	606.88m ²	10.44 metres	42' Collection
219 Beaugency Street	223.95m ²	10.67 metres	35' Collection
221 Beaugency Street	268.63m ²	12.79 metres	42' Collection
223 Beaugency Street	322.03m ²	15.39 metres	50' Collection

1.2 Surrounding Context

The subject lands are located in the Orleans community, largely characterized by classical and modern suburban development forms and functions. Commercial uses are focused on Arterial roads and major collectors, while residential uses are consolidated into generally homogenous areas, flanking the corridors along local streets. The density of units increases towards Innes Road. The area surrounding the subject lands are characterized as follows:

North: The area to the north of the existing subdivision features the future “Summit Series” neighbourhood, which is to contain stacked townhouses and a new public park. Further to the north is the Innes Road Corridor which is generally flanked by low-rise commercial uses with existing low-rise residential neighbourhoods beyond.

East: The area to the east of the subject lands is in the process of developing as another phase of the Orleans Village subdivision development. Further to the east is a large swath of vacant land currently subject to an ongoing Plan of Subdivision application (D07-16-21-0015) by a separate owner. These lands are anticipated to reflect the low-rise residential character of the subject lands, with commercial areas located to the east along Mer Bleue Road.

South: The Plan of Subdivision application described above also extends to the south of the subject lands, adjacent to an existing stormwater management pond and naturalized greenspace area abutting Brian Coburn Boulevard. The area to the south of Brian Coburn Boulevard is characterized by a continuation of the low-rise residential neighbourhood fabric of the surrounding area.

West: West of the subject lands is an existing low-rise residential neighbourhood, extending to the westerly boundary of the Suburban (East) Transect, per Schedule B8 of the Official Plan. Further to the west are undeveloped lands making up a portion of the Greenbelt as well as the easterly edge of the Blackburn Hamlet community.

1.3 Public Consultation Strategy

All public engagement activities will comply with Planning Act requirements, including circulation of notices and the Statutory Public Meeting. The following Public Engagement steps and activities have already been undertaken in preparation of this application submission or will be undertaken in the following months after the application has been submitted:

- / Notification of Ward Councillor
 - The Ward Councillor will be notified by the City of Ottawa’s “Heads Up” e-mail once the application is received.
- / Notification to local registered Community or Business Associations
 - Will be completed by the City of Ottawa pursuant to the Planning Act and the City of Ottawa’s Public Notification Policy.
- / Community Information Session

- If requested by the Ward Councillor, a community information session will be held to discuss the proposed development.

2.0 Proposed Development

2.1 Application Context

The subject lands are located within a phase of the Orleans Village neighbourhood which is currently in the process of being built out fully. The nine (9) lots subject to this application remain undeveloped, and due to the evolving market and considerations related to unit typologies, the originally planned dwelling types no longer satisfy the desired unit layout of prospective purchasers. Alternative dwelling models, used in other areas of the City, are therefore being proposed warranting this rezoning.

2.2 Proposed Development

The proposed development consists of nine (9) individual single-detached dwellings, as originally anticipated through the applicable plan of subdivision. The originally anticipated dwellings have since undergone minor changes to the built form, specifically as it relates to the rear façade of the home. The proposed dwellings now feature a 1.5-metre "bump-out", extending into the required rear yard, the widths of which depend on the associated model (see Figure 2). As delineated in the proposed Zoning exception, the width of the bump-out will not exceed 50% of the lot width. The bump-out is the result of an extension of the interior kitchen space.

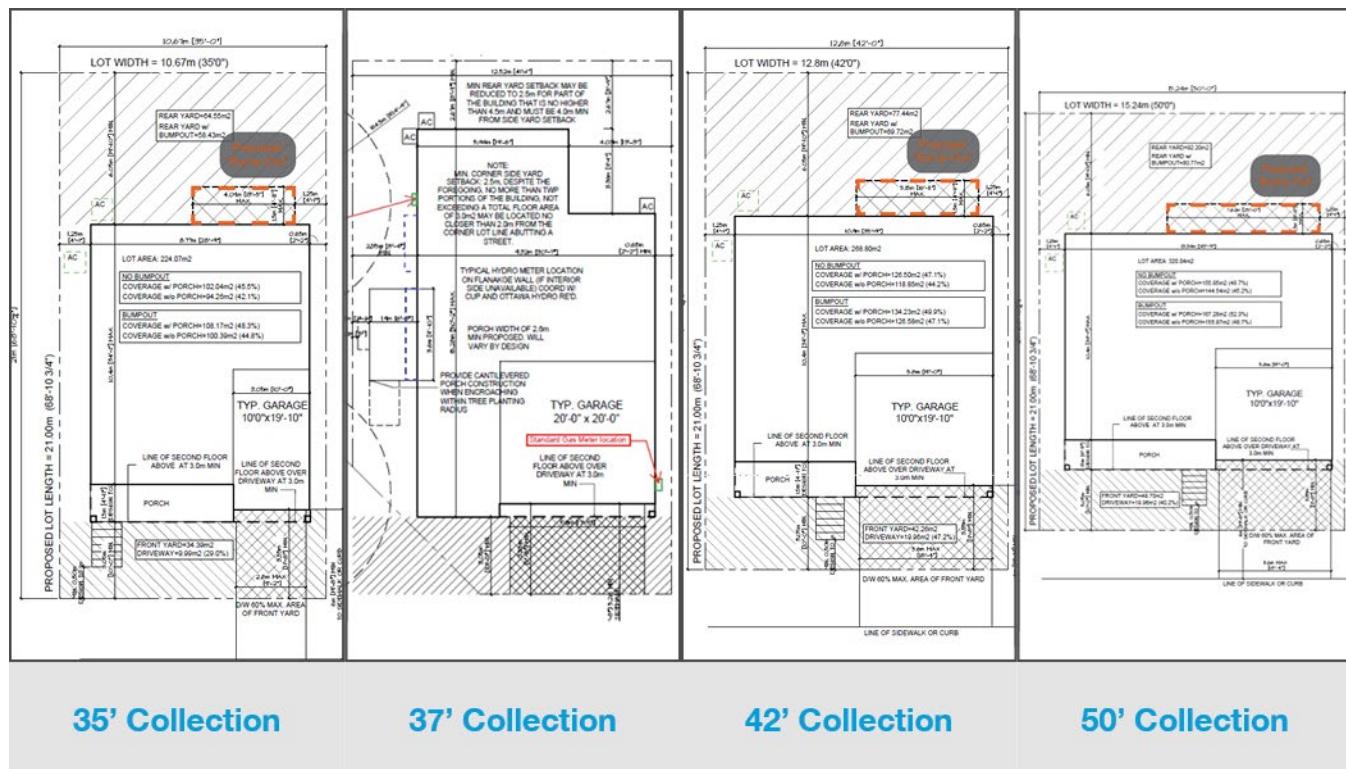


Figure 2: Proposed site plan models, indicating the proposed rear-yard "bump-outs".

Policy & Regulatory Framework

3.1 Provincial Planning Statement (2024)

The Province of Ontario enacted a new Provincial Planning Statement (PPS) on October 20th, 2024, which represents the consolidation of the previous PPS (2020) and the *Growth Plan* (2019) into a single comprehensive policy document. Included as part of the consolidation are several updates to the previous sets of policies, with a specific emphasis on growth targets and urban boundary expansion related to the provision of greater opportunities for housing across the province. All municipal development policies, documents and decisions must be consistent with the PPS, read in full, as of the date of enactment.

Policies that support the proposed Zoning By-law Amendment on the subject lands include:

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 childcare facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs.

2.2.1 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

- b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and,
2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3.

2.3.1.1 Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.

2.3.1.2 Land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) efficiently use land and resources; and,
- b) optimize existing and planned infrastructure and public service facilities.

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 proposed Zoning By-law Amendment conforms to the applicable policies of the PPS (2024) as it facilitates the efficient development of low-rise detached dwellings within a developing residential neighborhood and surrounding community of a similar character, advancing the Provincial goals of creating healthy, liveable, and safe communities. The proposed development also promotes the utilization of existing and planned municipal infrastructure and services within the City's existing settlement area and adapts to the changing needs of the community. The proposed development therefore reflect a positive contribution to the City of Ottawa's housing goals, in line with the goals and policies of the PPS.

3.2 City of Ottawa Official Plan (2022)

The Official Plan for the City of Ottawa was approved by the Ministry of Municipal Affairs and Housing on November 4, 2022. The Plan provides a framework for the way that the City will develop 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 set out the policies to guide the development and growth of the City.

3.2.1 Strategic Directions

The Official Plan proposes five (5) broad policy directions as the foundation to becoming the most liveable mid-sized city in North America over the next century. These directives seek to guide the development of sustainable and healthy communities. The Official Plan seeks to ensure the development of housing across the City aligns with the overarching goals of the plan, including context-sensitivity, a diversified supply of housing types, and accommodating adequate soft landscaping and tree planting, acknowledging the role of climate-conscious decision making as it relates to new development.

3.2.2 Urban Design

Urban Design concerns the design of both the built form and the public realm. Urban design plays an important role in supporting the City's objectives such as building healthy 15-minute neighbourhoods, growing the urban tree canopy and developing resilience to climate change. New development should be designed to make healthier, more environmentally sustainable living accessible for people of all ages, genders and social statuses. Section 4.6 of the Official Plan contemplates an urban design framework to outline the City's urban design program.

The following policies relate to the proposed Zoning By-law Amendment.

- / 4.6.6(4) Amenity areas shall be provided in residential development in accordance with the Zoning By-law and applicable design guidelines. These areas should serve the needs of all age groups, and consider all four seasons, taking into account future climate conditions.
- / 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. Buildings shall integrate architecturally to complement the surrounding context.

3.2.3 Suburban Transect

The subject property is located within the Suburban Transect on Schedule A – Transect Policy Areas. The Suburban Transect comprises neighbourhoods within the urban boundary located outside the Greenbelt. These neighbourhoods were originally planned by the former Regional Municipality of Ottawa Carleton as satellite cities that were to feature a complete range of residential, commercial and employment opportunities anchored by a Town Centre that was linked by rapid transit to the Downtown Core.

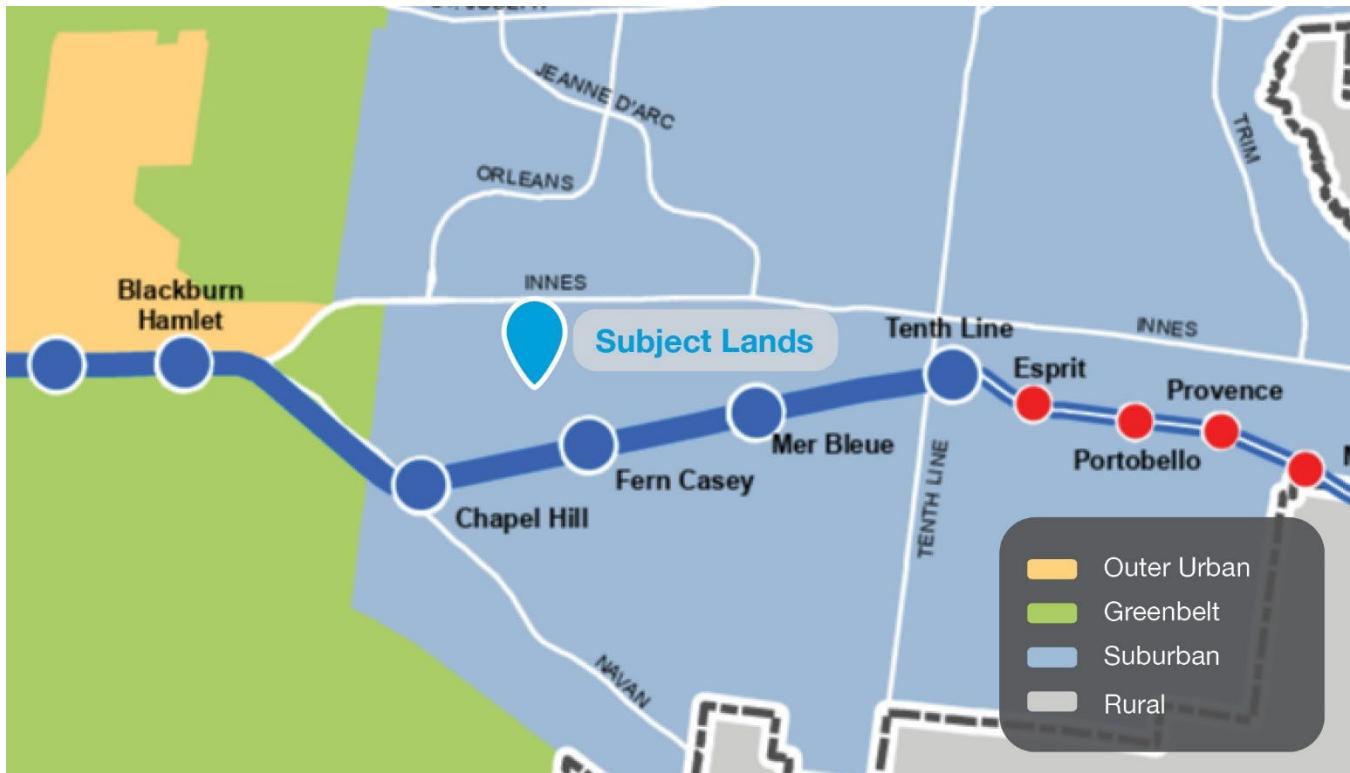


Figure 3: Schedule A - Transect Policy Areas

The applicable policies of the Suburban Transect (Section 5.4) for the proposed development are outlined as follows:

- / 5.4.1(1) The Suburban Transect's established pattern of built form and site design, in the existing built-up areas, is suburban, as described in Table 6, reflective of the conventional model described in Table 8.
- / 5.4.1(2) The Suburban Transect is generally characterized by Low- to Mid-density development. Development shall be:
 - a) Low-rise within Neighbourhoods
- / 5.4.1(3) 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.
- / 5.4.4(1) Greenfield development in the Suburban Transect will contribute to the evolution towards 15-minute neighbourhoods to the extent possible by incorporating:
 - a) A planned arrangement of streets, blocks, buildings, parks, public art, greenspaces, active transportation corridors and linear parks that create a sense of place and orientation, by creating view corridors, focal points and generally framing a high-quality public realm;
 - b) A fine-grained, fully-connected grid street network with short blocks that encourage connectivity and walkability and define greenspaces. All streets shall be access streets. Rear lanes shall be encouraged where appropriate to improve urban design and minimize curb cuts across sidewalks in order to support safer and more comfortable pedestrian environments; and,

- j) Planned design which optimizes the available supply, means of supplying, efficient use and conservation of energy.
- / 5.4.5(1) Neighbourhoods located in the Suburban Transect and within a 15-minute neighbourhood shall accommodate residential growth to meet the Growth Management Strategy as outlined in Subsection 3.2, Table 3. The Zoning By-law shall implement the density thresholds in a manner which adheres to the built form requirements as described in Subsection 5.6.1 – Built Form Overlays, 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; and,
 - c) Provides an emphasis on regulating the maximum built form envelope, based on the context, that frames the public right of way.

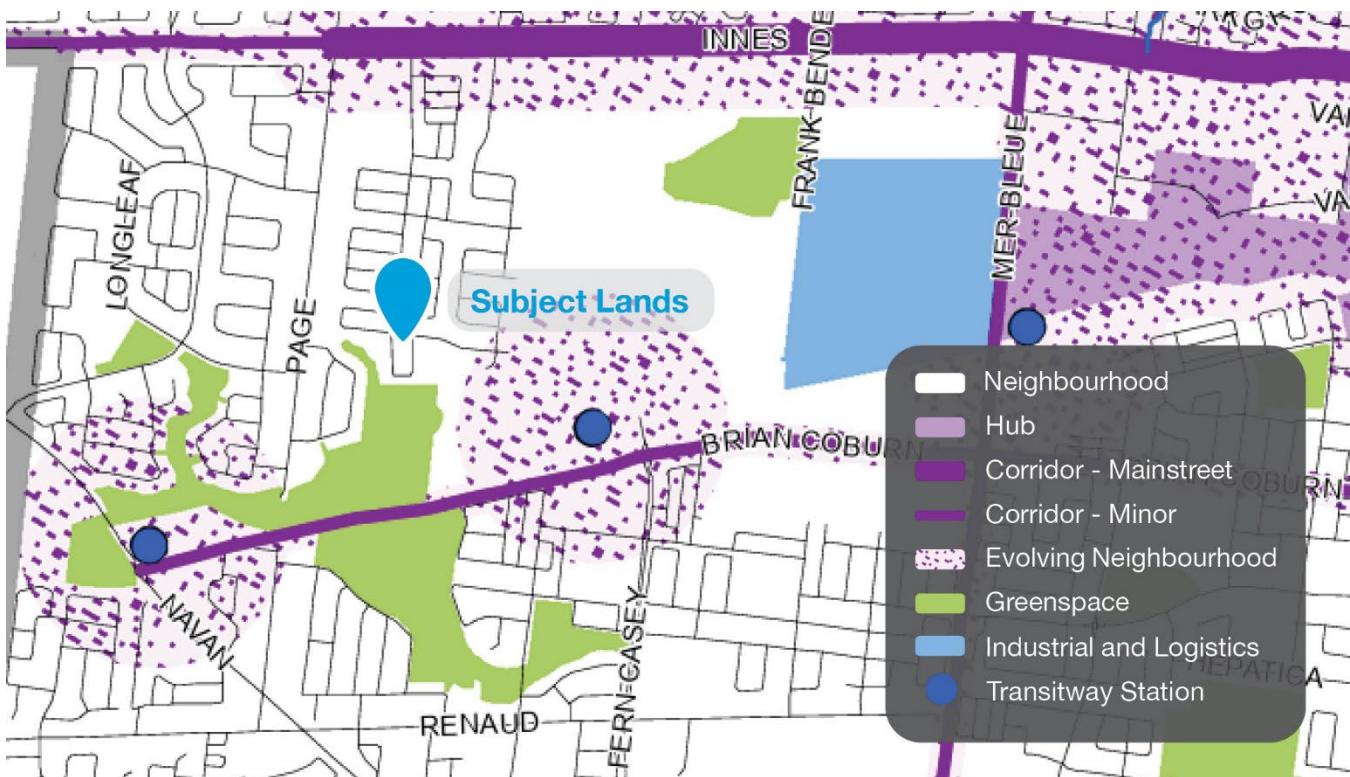


Figure 4: Schedule B8 - Suburban (East) Transect

3.2.4 Neighbourhood Designation

The subject lands are designated “Neighbourhood” in Schedule B8 of the Official Plan (Figure 4). The Neighbourhood designation represents the core of the communities found in the urban and suburban areas of the City. The stage of evolution varies across neighbourhoods around the city, and the policies of the Official Plan recognize this, and help to guide development towards the desired 15-minute neighbourhood pattern of development. The designation policies ensure intensification and development while remaining sensitive to the existing character of the neighbourhood.

Specific policies that apply to this proposal include:

- / 6.3.1(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;

/ 6.3.2(2) The City will establish form-based regulation through the Zoning By-law, Site Plan Control and other regulatory tools as appropriate, consistent with Transect direction. Such form-based regulation may include requirements for articulation, height, setbacks, massing, floor area, roofline, materiality and landscaped areas having regard for:

- a) Local context and character of existing development;
- b) Appropriate interfaces with the public realm, including features that occupy both public and private land such as trees; and,
- c) Appropriate interfaces between residential buildings, including provision of reasonable and appropriate soft landscaping and screening to support livability.

The proposed Zoning By-law Amendment seeks to permit for the establishment of a low-rise, detached dwelling typology within an existing and growing residential neighbourhood. The extent of the proposed relief sought from the Zoning By-law will allow for a minor alteration to the massing of the proposed buildings, resulting in a minor encroachment into the rear yard, continuing to allow for adequate plantings in the rear yard, while respecting and maintaining the established and planned character along the streetscape.

The proposed Zoning By-law therefore continues to reflect and conform to the relevant policies of the Official Plan.

3.3 City of Ottawa Zoning By-law (2008-250)

The subject lands are zoned R3YY[1909] – Residential Third Density, Subzone YY, Urban Exception 1909 in the City's Comprehensive Zoning By-law (2008-250).



Figure 5: Zoning Map of the subject lands.

The R3 zone permits a variety of low-rise residential building typologies intended to support existing and growing neighbourhoods throughout the City, including single-detached dwellings. The table below describes zoning provisions and permissions as they currently relate to the subject site. It is important to note that while the proposed lots will differ in the provided provisions, they all will meet the requirement, unless indicated otherwise below.

R3YY[1909]	Requirement	Proposal	Compliance
Min. Lot Area (m²) [1909]	220m ²	All lots are compliant	✓
Min. Lot Width (m)	9 metres	All lots are compliant	✓
Maximum Building Height	10 metres	10 metres	✓
Front Yard Setback [1909]	Minimum: 3 metres	3.0 metres	✓
Front Yard Setback – Attached Garage [1909]	Minimum: 3.5 metres	3.5 metres	✓
Max. Lot Coverage [1909]	55%	55%	✓
Interior Side Yard Setback [1909]	Minimum: 0.6 metres Total: 1.8 metres	0.65 metres Total: 1.9 metres	✓
Min. Rear Yard Setback	Minimum: 6 metres Corner Lots: Minimum rear yard setback may be reduced to 2.5 m for part of the building that is no higher than 4.5 m and any part of the building, excluding projections, located less than 6 m from the rear lot line must be located at least 4 m from any interior side lot line.	4.5 metres Compliant	✗ ✓
Maximum Front Yard Lot Coverage [1909]	60% or the required minimum width of one parking space, whichever is the greater, may be used for a driveway, and the remainder of the yard, except for areas occupied by projections permitted under Section 65 and a walkway with a maximum width of 1.8 metres, must be landscaped with soft landscaping	60%	✓

The table below describes parking requirements applicable to the subject site.

Parking Requirements			
Area C of Schedule 1A	Detached Dwelling: 1 space per dwelling unit	1-2 spaces	✓

The proposed dwellings meet all known and applicable provisions per lot, notwithstanding the rear yard setback provision to be addressed through the proposed Zoning By-law Amendment. The amendment sought through this application is detailed in the following section.

Zoning By-law Amendment

4.1 Proposed Development

The proposed dwelling on these nine (9) lots feature an expanded rear face of the building to support the increased gross floor area of the dwelling. The specific relief requested through this application is as follows:

1. Minimum rear yard setback may be reduced to 4.5m for a maximum of 50% of the lot width, the total area of the contiguous rear and interior yards must not be less than 54m².

Due to changes in market demand, a different model of home than originally anticipated on the site is proposed on the subject lands. The increased gross floor area will support a larger kitchen area in the dwellings while continuing to allow for adequate landscaped area in the rear yard. The proposed rear yard setback reduction seeks to facilitate the development of a housing form not originally considered when the subdivision was previously approved. Since that time, in other comparable locations in the City these proposed dwellings have been constructed and permitted through the Urban Exception 3008. While the proposed development will not reflect all the provisions of urban exception 3008, the rear yard approach is a viable and desirable built form. The relationship with surrounding lots is not compromised.

The applicable policies of the Official Plan anticipate a low-rise, residential built form on the subject lands. The relevant policies seek to ensure that a mix of unit typologies are provided across the City as neighbourhoods continue to develop. The Official Plan emphasizes the importance of ground-oriented dwellings in supporting large households and contributing to a variety of housing options. The proposed Zoning By-law Amendment seeks to facilitate a built form which allows for the establishment of large, ground-oriented dwellings, continuing to reflect the needs of future residents and home buyers.

Additionally, specific policies of Section 4.6 of the Official Plan seek to guide the site planning and design of low-rise residential neighbourhoods. The policies prioritize built form which respects and responds to contextual aspects of the surrounding community, as well as the overarching transect and designation policies. Further, the policies prioritize the provision of soft landscaping and adequate amenity area in service of the individual units. While the Zoning By-law Amendment seeks to allow for an encroachment into the rear yard of the subject lands, the extent of the bump-out is not anticipated to present a significant departure from the planned provisions of soft landscaping and amenity area on the lots. The requirement to provide a contiguous rear and interior yards of at least 54m² ensures that these dwellings have adequate outdoor amenity space, supportive of tree plantings.

The proposed Zoning By-law Amendment continues to reflect the goals and direction of the Official Plan policies as it relates to providing adequate rear yard area accessible to residents, while still supporting larger dwelling typologies within the Neighbourhood designation in the Suburban Transect.

4.1.1 Existing Urban Exception [1909]

Additionally, the existing urban exception on the lands [1909] is intended to continue to apply through the newly proposed exception. The specifics of the existing exception on the lands is as follows:

- / A maximum of 60 per cent of the area of the front yard, or the required minimum width of one parking space, whichever is the greater, may be used for a driveway, and the remainder of the yard, except for areas occupied by projections permitted under Section 65 and a walkway with a maximum width of 1.8 metres, must be landscaped with soft landscaping
- / Where an attached garage accesses a public street by means of a driveway that crosses a sidewalk, the attached garage must be setback at least 6 metres from the nearest edge of the sidewalk.
- / Despite Table 65, Rows 1, 2 and 3, a chimney, chimney box, fireplace box, eaves, eave-troughs, gutters and ornamental elements such as sills, belts, cornices, parapets and pilasters may project 1 metre into a required interior side yard but no closer than 0.2 metres to the lot line.

- / Despite Table 65, Row 6(b), balconies and porches may project to within 0 metres of a corner lot line.
- / Despite Table 65 Row 6(b), the steps of a porch may project 2.5 metres into a required yard, but may be no closer than 0.5 metres from a lot line other than a corner side lot line, from which they can be as close as 0 metres.
- / Despite Table 65, Row 6(a), any portion of a deck with a walking surface higher than 0.3 metres but no higher than 0.6 metres above adjacent grade may project to within 0.6 metres of a lot line, and any portion of a deck with a walking surface less than 0.31 metres may project to within 0.3 of a lot line.
- / Despite Table 65, Row 8, an air conditioning condenser unit may project 1 metre, but no closer than 0.2 metres to a lot line and may not be located in a front yard except in the case of a back-to-back multiple dwelling, but may be located in a corner side yard.
- / Despite Section 57(2), for townhouse dwellings, the corner sight triangle will be calculated using 57(1) and in the instance of any dwelling listed in (1) including multiples, the distance used to determine a corner sight triangle is 2.75 metres and not 6 metres.
- / In the case of a home based business operating within a townhouse or semi-detached dwelling, a parking space is only required if a non-resident employee works on-site.
- / Section 136 does not apply.
- / Zone requirements for detached dwellings:
 - minimum lot area: 220 m²
 - minimum front yard setback 3 m
 - minimum front yard setback for an attached garage: 3.5 m
 - Minimum total interior side yard setback is 1.8 metres with a minimum of 0.6 metres on at least one side. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard.
 - minimum corner side yard setback: 2.5 m, despite the foregoing, no more than two portions of the building, not exceeding a total floor area of 3m², may be located no closer than 2.1 m from the side lot line abutting a street.
 - maximum lot coverage: 55%
 - for a detached dwelling on a corner lot:
 - Minimum rear yard setback may be reduced to 2.5 m for part of the building that is no higher than 4.5 m and any part of the building, excluding projections, located less than 6 m from the rear lot line must be located at least 4 m from any interior side lot line.
 - An active entrance must be provided on the side of the building facing the corner side yard.
- / Zone requirements for semi-detached and townhouse dwellings:
 - minimum lot area: 137 m²
 - minimum lot width: 5.5 m
 - minimum front yard setback: 3.0 m
 - minimum interior side yard setback: 1.5 m
 - minimum corner side yard: 2.5 m
 - maximum building height: 14 m
 - maximum lot coverage: 65%

/ Zone requirements for back-to-back townhouse dwellings:

- minimum lot area: 81 m²
- minimum lot width: 5.5 m
- minimum front yard setback: 3.0 m
- minimum rear yard setback: 0.0 m
- minimum interior side yard setback: 1.5 m
- minimum corner side yard: 2.5 m
- maximum building height: 14 m

4.2 Proposed Zoning By-law Amendment

This property is currently zoned R3YY[1909]. The following is an inventory of the revised zoning provision. As discussed, the proposed exception has taken guidance from urban exception 3008 as it relates to the rear yard setback, reflecting an existing and desirable built form. As such, the exact language from urban exception 3008 has been used in the drafting of the following exception:

I - Exception Number	II - Applicable Zones	III - Additional Land Uses Permitted	IV - Land Uses Prohibited	V - Provisions
XXXX (By-law 20XX-XXX)	R3YY [XXXX]	None	None	/ Minimum rear yard setback may be reduced to 4.5m for a maximum of 50% of the lot width, the total area of the contiguous rear and interior yards must not be less than 54m ² .

Conclusion

It is our professional opinion that the proposed Zoning By-law Amendment application related to the construction of nine (9) single-detached dwellings in the City of Ottawa constitutes good planning and is in the public interest for the following reasons:

- / The proposed development is consistent with the intent of the Provincial Planning Statement, allowing for the establishment of a compatible dwelling within the built-up area where existing infrastructure and public service facilities are available;
- / The proposal development is shown to conform to the relevant policies of the Official Plan as the proposed development continues to facilitate the provision of context-sensitive low-rise, ground-oriented dwelling units capable of supporting adequate soft landscaping and tree planting in the rear yard;
- / The proposed development complies with the general intent of the City of Ottawa Comprehensive Zoning By-law, subject to the specific Zoning By-law Amendment proposed through this application; and,
- / The proposed Zoning By-law Amendment is supported by the supporting plans and studies accompanying this application.

Please do not hesitate to contact the undersigned should you have any questions or require additional information.

Sincerely,



Lisa Dalla Rosa, MBA MCIP RPP
Associate



Evan Saunders, MCIP RPP
Planner