

# MEMO

File Number: D01-16-09-0037  
D07-16-18-0011 Ph8

February 3, 2025  
Kelby Lodoen Unseth  
Planner II  
Development Review – (South Services)  
Planning, Development and Building Services Department

[sent via email to [kelby.lodoenunseth@ottawa.ca](mailto:kelby.lodoenunseth@ottawa.ca)]

Dear Mr. Lodoen Unseth:

**Subject: Tamarack Zoning By-law Amendment  
Zoning By-law Amendment – Phase 4 and Phase 8  
The Meadows, 3640 Greenbank Road**

## INTRODUCTION

Tamarack is pleased to submit the enclosed Major Zoning By-law Amendment Application for Phase 4 and Phase 8 of 'The Meadows' subdivision, known municipally as 3640 Greenbank Road, in Barrhaven South Neighbourhood of the City of Ottawa.

The Zoning By-law Amendment seeks to rezone a block within Phase 4:

**/ Rezone Block 72 - 4M-1626 in Phase 4:**

- **Current Zoning:** DR (Development Reserve)
- **Proposed Zoning:** Dual Zone I1A/R3Z[1807]

The Zoning By-law Amendment seeks to create and rezone blocks within Phase 8:

**/ Create and Rezone Block 89 and 90 in Phase 8:**

**Block 89:**

- **Current Zoning:** I1A/O1
- **Proposed Zoning:** Dual Zone I1A/R3Z[2665]

**Block 90:**

- **Current Zoning:** I1A/O1
- **Proposed Zoning:** O1 (Open Space)

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## Subject Property

The subject lands in **Figure 1** below comprise the registered Meadows Phase 4 highlighted in orange and the Meadows Phase 8 highlighted in blue, which is currently undergoing registration. These lands are situated east of Highway 416, west of Elevation Road, and south of Cambrian Road and the Jock River, forming part of the Barrhaven South Community.

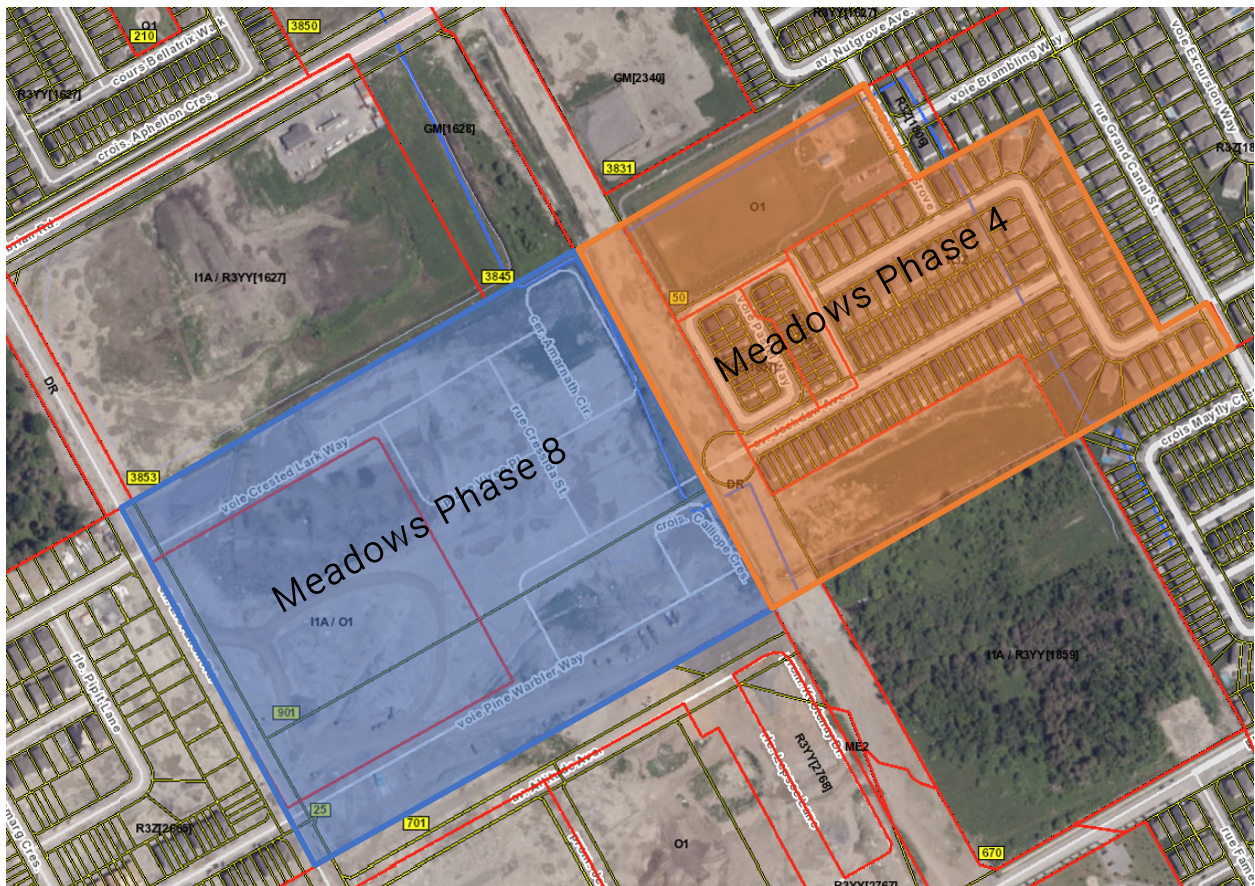


Figure 1: Subject Lands – Meadows Phase 4 and Phase 8

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Figure 2 below delineates the area, block 72 within Meadows Phase 4 requiring a rezoning amendment for Phase 4 highlighted in orange, along with its current zoning designation. The abutting parcel to the south outlined in Green on the figure below, is part of the existing Caivan development and is dual zoned for future school/residential. The residential zone applied to the Caivan school block follows their subdivision residential zoning.



Figure 2: Subject Blocks – Meadows Phase 4 Existing Zoning



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Figure 3, Highlighted in orange, indicates the proposed dual zoning I1A/R3Z[1807] for Block 72 in phase 4. The requested residential zone follows the existing residential zoning used within the registered phase 4 which has been previously accepted by the City.

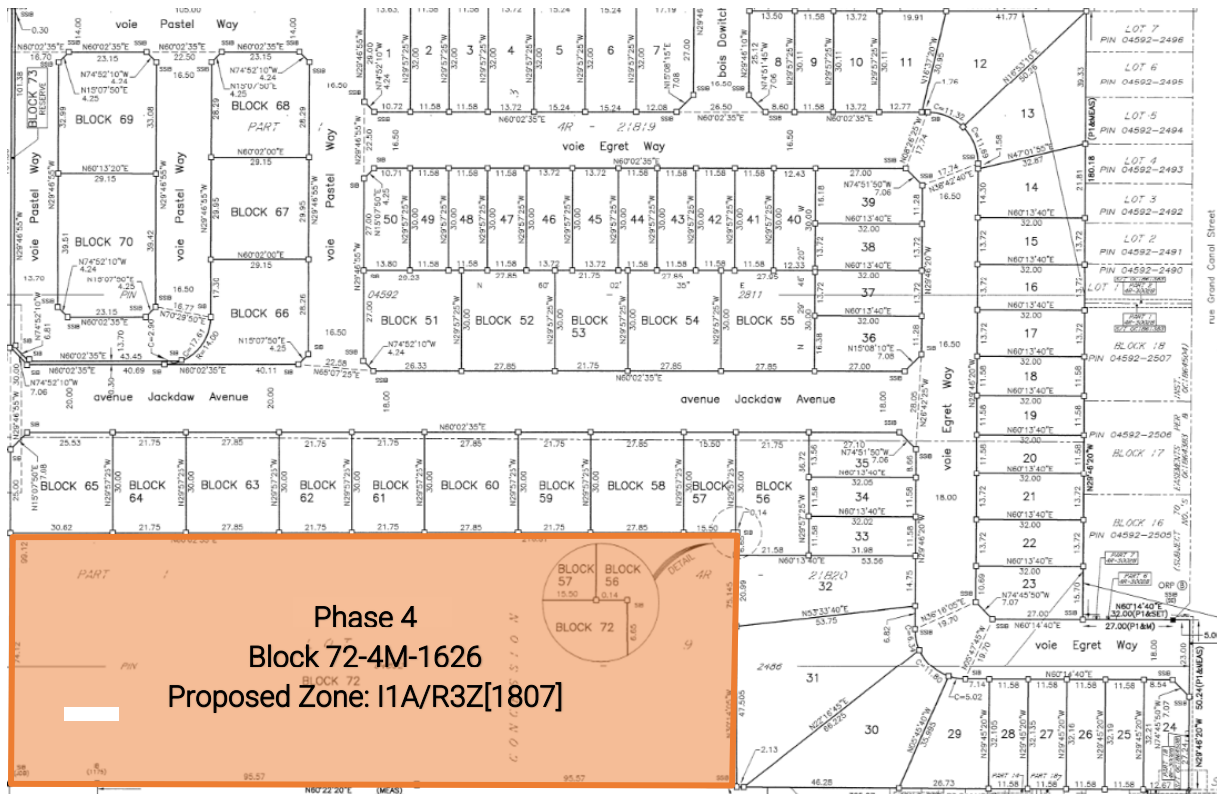


Figure 3: 4M-1626 – Meadows Phase 4 New Zoning

This block is intended to be part of the larger dedicated school block within the Caivan development to the south. Block 72 is being rezoned by Tamarack as per the condition in the Phase 4 subdivision agreement which states the following:

*“ The owner acknowledges and agrees that Block 72 is reserved as part of a secondary school site for the Ottawa Catholic School Board. The owner acknowledges that this portion of the secondary school site will be a minimum of 1.64 ha. The total size of the secondary school site, including the southern part of the site that is located within 3718 Greenbank Road, will be a minimum of 8.1 ha. The owner agrees to reserve the designated school site of a period of up to seven years from the date of registration of the plan that contains the school site. The final size, configuration and servicing of the school site shall be coordinated between the two subdivisions and shall be to the satisfaction of the Ottawa Catholic School Board and the General Manager, Planning and Growth Management. The Owner agrees to rezone the school block to an appropriate institutional zone as part of the rezoning application for the Meadows Phase 5 (file no. D02-02-18-0048)”*



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Figure 4, the area highlighted in blue identifies the area subject to this rezoning application along with the current zoning designation.



Figure 4: Subject Block – Meadows Phase 8 Existing Zoning

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Figure 5, highlighted in blue, illustrates the proposed zoning for the new areas: Block 89 as a dual zone I1A/R3Z[2665] and Block 90 as O1. The requested residential zone follows the residential zoning used withing phase 8, therefore it has been previously accepted by the city and does not require additional exceptions.

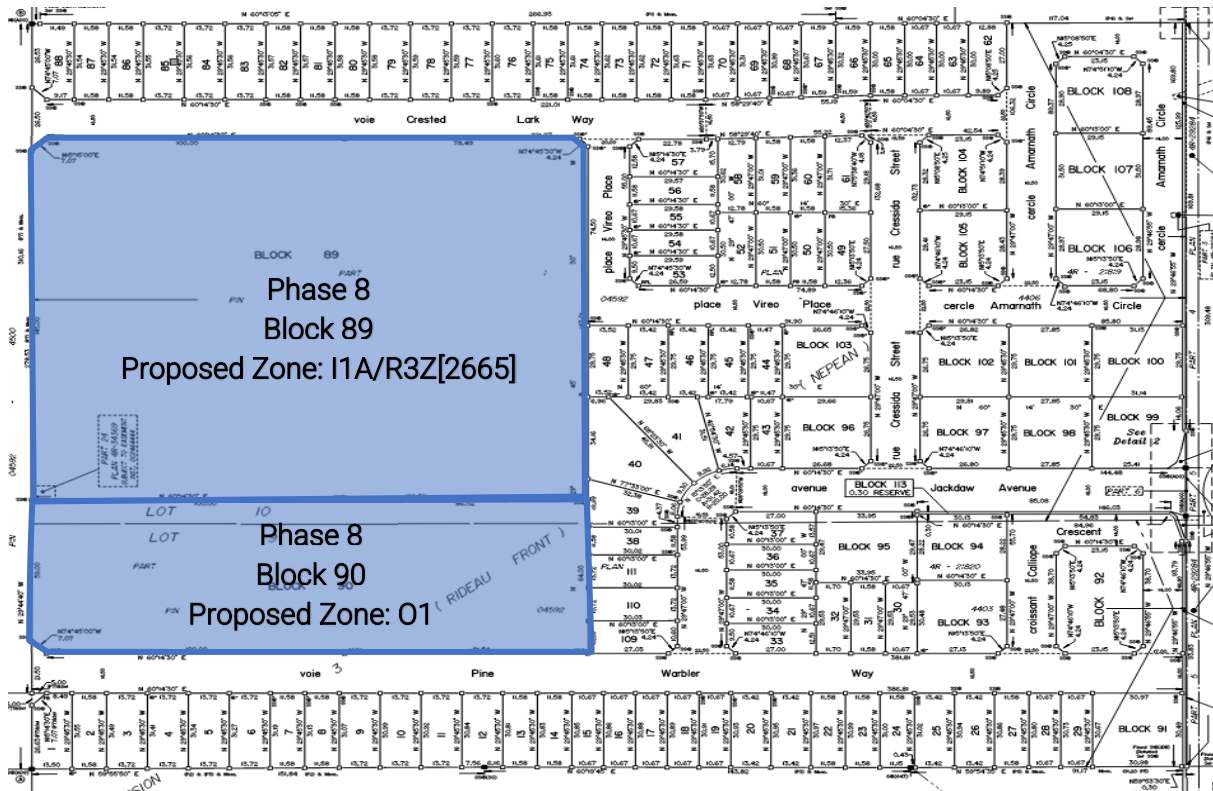


Figure 5: M-Plan submitted and approved by the city – Meadows Phase 8 New Zoning

The creation of these two blocks fulfills the requirements for Phase 8, which includes provisions for a school block and a park block. The park block is identified separately to ensure compliance with overall parkland dedication requirements. A draft M-plan is included with this submission to establish the separation line for the Phase 8 school block and park block.

## Conclusion

Based on the above discussion, it is our opinion that the proposed development is compatible with the existing and planned land uses in the surrounding area. It aligns

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with the intent of the registered Phase 4 plan and the abutting Caivan development to create a contiguous school block. Additionally, it is consistent with the intent of the approved draft plan and accepted draft M-plan for Phase 8, ensuring the provision of a school block and the overall parkland dedication requirements for the Meadows subdivision. Therefore, we believe the proposed Zoning By-law Amendment is appropriate for the future development of these sites.

## Reports

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### Attachments:

Zoning By-law Amendment Application, 21 Jan 2025.  
4M-1626-Phase\_4 (Stantec), 27 Oct 2022.  
4M-Plan-Phase\_8 (AOV), 12 Sept 2024.  
Correspondence from the Ward Councillor

Sincerely,

Sarah Al Hajjar  
Land Development Coordinator