

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

Location of Minor Re-zoning: 1650 Shea Road

File No.: D02-02-25-0037

Date of Application: May 30, 2025

This MINOR ZONING BY-LAW AMENDMENT application, for the land zoned Residential Fourth Density, Subzone Z, Urban Exception 2415 (R4Z [2415]), in Zoning By-law 2008-250, as shown on the attached Location Map, and submitted by Dmytro Hrechkosii, Taggart Investments Inc., on behalf of Davidson Co-Tenancy, is to permit 118 back-to-back townhomes, arranged in blocks of six, eight, ten and twelve units 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. Amend Exception 2415 of Section 239 – Urban Exceptions of Zoning By-law 2008-250 with provisions similar in effect to the following:
 - a) In Column V, “Exception Provisions – Provisions”, delete the following existing text:

“Despite Section 136, no more than ten attached dwelling units are permitted in a townhouse dwelling, with a maximum of five in a row”.

And replace with the following:

“Despite Section 136, no more than twelve attached dwelling units are permitted in a townhouse dwelling, with a maximum of six in a row”.

September 3, 2025

Date



Kersten Nitsche,
Manager (A), Development Review West
Planning, Development and Building Services
Department

Enclosures: Minor Re-zoning By-law Amendment Supporting Information
Document 1 - Location Map

MINOR ZONING BY-LAW AMENDMENT APPLICATION SUPPORTING INFORMATION

File Number: D02-02-25-0037

SITE LOCATION

1650 Shea Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject property is located one block southwest of the intersection of Fernbank Road and Shea Road. The site is currently vacant, an irregular shaped parcel with an area of 20,762.20 square metres and has 240.70 metres of frontage along Shea Road. Surrounding land uses include the Hydro Corridor immediately to the west, several residential subdivisions and future commercial block to the north, EdenWylde subdivision immediately to the south, and rural properties to the east, located outside the urban boundary.

Proposed Development

The proposed development initially comprised of 14 blocks, each containing between six and ten back-to-back townhome units, for a total of 116 units. However, during the Site Plan Control review process, refinements to utility and servicing requirements offered an opportunity to increase the unit count from ten units to 12 units for Block 10. The revised development now includes 118 back-to-back townhomes, arranged in blocks of six, eight, ten and twelve units. The proposed development includes 118 parking spaces—one per dwelling unit—each accessible via an independent driveway. Access to the site is proposed in three separate locations: two from Shea Road and one from Costani Drive. These accesses will transition into private laneways serving the development.

Zoning By-law Amendment

The site is currently zoned Residential Fourth Density, Subzone Z, Urban Exception 2415 (R4Z [2415]). The proposed Zoning By-law Amendment seeks relief from the following provisions through amending an existing site-specific zoning exception:

1. Increase the number of attached dwelling units for townhomes from ten to 12; and
2. Increase the number of townhomes in a row from five to six.

Residential Units and Types

Dwelling Type	Number of Units
Townhouse	118

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposed development is consistent to the applicable Provincial Planning Statement policies, including those specific to Section 2.2 and 2.3., that speaks to appropriate range and mix of housing options and intensification within settlement areas.
- The proposed development conforms with the applicable Official Plan policies, including those in Section 5.4.1., and Section 6.3.1, which generally permits low-rise residential developments within the Neighbourhood designation.
- The proposed zoning amendment requested meets the general intent of the Provincial Policy Statement, Official Plan, and is consistent with the purpose of the Residential Fourth Density Zone.
- The proposed development demonstrates appropriate site design and represents good planning.

RELATED APPLICATIONS

- Plan of Condominium – D07-04-23-0004
- Site Plan Control – D07-12-23-0032

CONSULTATION DETAILS

Councillor Glen Gower provides concurrence for delegated authority for this report.

Public Comments

Summary of Comments - Public

This application was subject to the [Public Notification and Consultation Policy requirements](#) for minor re-zoning amendment applications. No public comments were received.

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.

APPLICATION PROCESS TIMELINE STATUS

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

Contact: Nishant Dave Tel: 613-580-2424, ext. 26955 or e-mail: nishant.dave@ottawa.ca

Document 1 - Location Map



