

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

Location of Minor Re-zoning: 1055 Klondike Road.

File No.: D02-02-25-0077

Date of Application: October 24, 2025

This MINOR RE-ZONING BY-LAW AMENDMENT application, for the land zoned R4S [2803] in Zoning By-law 2008-250, as shown on the attached Location Map and submitted by Christine McCuaig, Q9 Planning + Design Inc, on behalf of Village at the Schoolyard Inc., is to permit an interior side yard setback of 3.0 m whereas the Zoning By-law identifies that a 6.0 m minimum interior side yard setback is required.

This application was processed as a minor re-zoning under the minor re-zoning category of modifications to performance regulations only, maximum 4 storeys in Evolving Overlay.

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

1. That an exception be amended to Zoning By-law No. 2008-250 for this property with provisions similar in effect to the following:

Amend Exception [2803] of Section 239 Urban Exceptions of By-law 2008-250 with provisions similar in effect to the following:

a) In Column V, Provisions, add the text

- Minimum interior side yard setback: 3.0 m

November 17, 2025

Date



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

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

MINOR RE-ZONING BY-LAW AMENDMENT APPLICATION SUPPORTING INFORMATION

File Number: D02-02-25-0077

SITE LOCATION

1055 Klondike Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

Description of Site and Surroundings

The property is located on the north side of Klondike Road between March Road and Sandhill Road. The site is currently vacant and is bounded by Shirley's Brook to the north and west.

Summary of Proposed Development

The applicant has proposed a low-rise residential apartment building comprised of 53 rental units spread over four storeys. A driveway off Klondike Road will provide access to the proposed apartment building. The development will also include 67 vehicle parking spaces and 35 bicycle parking spaces.

Summary of Requested Zoning By-law Amendment

The application has been submitted to correct a zoning deficiency that was not identified in the previous Major Zoning By-law Amendment and Site Plan Control applications. The amendment will add to the existing exception [2803] to reflect the deficiency in Section 162 of the Zoning By-law which requires a minimum required interior side yard setback of 6 metres for parts of the building that are located more than 21 metres from the front lot line. The exception will permit a revised minimum interior side yard setback of 3 metres.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	53

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is consistent with the Provincial Planning Statement 2024.

- The proposal conforms to the applicable Official Plan policies. The site is located within the Suburban Transect, subject to the Neighbourhood designation with an Evolving Neighbourhood Overlay.
- Staff are satisfied that the proposed 3 metre interior side yard setback will be appropriately softened through site design elements, including a 1.8-metre wood privacy fence along the east property line, privacy screens for the south rail of the balconies on the east-facing façade, and two large vertical trellis installations on the south façade. In addition, the pathway located to the south ensures there is no impact on adjacent residential properties.
- The zoning request is appropriate, and the proposed amendment constitutes good land use planning.

RELATED APPLICATIONS

- Plan of Subdivision: D07-16-19-0024,
- Major Zoning By-law Amendment; D02-02-19-0115
- Site Plan Control; D07-12-21-0109

CONSULTATION DETAILS

Councillor Cathy Curry 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.

Technical Agency/Public Body Comments

Summary of Comments –Technical

N/A

Advisory Committee Comments

Summary of Comments – Advisory Committees

N/A

APPLICATION PROCESS TIMELINE STATUS

This Minor Re-zoning application was processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority

Contact: Emily Charby, Tel: 613-580-2424, ext. 76243 or e-mail:
Emily.Charby@ottawa.ca

Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-25-0077	25-1408-X	 1055 chemin Klondike Road	
I:\CO\2025\ZKP\Klondike_1055		 Heritage (Section 60) Patrimoine (Article 60)	
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