

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

Location of Minor Re-zoning: 4829 Abbott Street East

File No.: D02-02-25-0040

Date of Application: June 17, 2025

This MINOR ZONING BY-LAW AMENDMENT application, for the land zoned Residential Fourth Density, Subzone S, Urban Exception 2351 (R4S [2351]), in Zoning By-law 2008-250, as shown on the attached Zoning Key Plan (Document 1) and submitted by Miranda Virginillo, Novatech, on behalf of SPB Developments Inc., is to extend the temporary zoning to permit an office use for a period of three years, to permit a temporary dwelling unit use for a period of three years and to permit the development of a planned unit development as detailed in the attached Supporting Documentation.

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

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

1. Rezone the lands as shown in Document 1 – Zoning Key Plan.
2. Add a new Schedule XXXX to Part 17 of By-law 2008-250 as per Document 2 – Zoning Schedule.
3. Amend Exception [2351] of Section 239 Urban Exceptions of By-law 2008-250 with provisions similar in effect to the following:
 - a. In Column V, “Exception Provisions – Provisions”, replace all the text with the provisions below:
 - i. In Area A on Schedule XXXX:
 - Minimum interior side yard setback for stacked dwelling or parking garage abutting a residential zone: 4.5 metres.
 - Minimum setback for any garage or carport entrance from a private way: 0 metres.
 - Maximum gross floor area for a parking garage: 285 square metres.

- Maximum height for a parking garage: 4.5 metres.
 - Tandem parking is permitted within a private way leading to the parking spaces within a parking garage.
- ii. In Area B on Schedule XXXX:
- Minimum interior side yard: 2.5 metres
 - Maximum front yard setback: 6 metres
 - Maximum height: 11 metres
 - Minimum setback for any garage or carport entrance from a private way: 0 metres.
 - For the period of three years from the date of passing of this by-law:
 1. An office, in conjunction with an office for the sale of residential units, is permitted
 2. A dwelling unit is permitted
 3. Maximum gross floor area for office: 320 square metres
 4. Section 131(5) is not applicable

December 15, 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 - Zoning Key Plan
 Document 2 – Zoning Schedule

MINOR ZONING BY-LAW AMENDMENT APPLICATION SUPPORTING INFORMATION

File Number: D02-02-25-0040

SITE LOCATION

4829 Abbott Street East, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject property is located on the north side of Abbott Street East and west of Terry Fox Drive in the Fernbank Community. The site is a trapezoid shaped parcel with an approximate area of 8,155 square metres and 110 metres of frontage along Abbott Street East. Surrounding land uses include a mix of detached and townhouse dwellings to the south and west, single detached dwellings under construction to the north, and a stormwater management pond to the east.

Proposed Development

The proposed Planned Unit Development consists of five low-rise stacked townhouse buildings, each containing 12 residential units, for a total of 60 dwellings. The existing sales centre will be retained and converted into a detached dwelling with an associated ancillary office to serve the overall development. The proposal includes 328 square metres of communal amenity area, 114 parking spaces (87 residential, 15 visitor, and 12 office), and 31 outdoor bicycle parking spaces distributed among the buildings. Site access will be provided from Abbott Street East via the existing driveway currently serving the sales centre.

Zoning By-law Amendment

The subject property is currently zoned Residential Fourth Density, Subzone S, Urban Exception 2351 (R4S [2351]) under Zoning By-law 2008-250. The application seeks to amend the zoning to permit a Planned Unit Development consisting of 61 stacked dwelling units, an accessory parking garage, and an ancillary office. The amendment includes the following site-specific provisions:

- The existing sales centre and head office may continue to operate until the completion of subdivision sales, after which the building will be converted to a detached dwelling with an ancillary office serving the overall development.
- The maximum gross floor area of the office shall be 320 square metres, reflecting the current sales centre size, with the expectation that it will be reduced upon conversion.

- A minimum interior side yard setback of 2.5 metres is required for the office, and 4.5 metres for stacked dwellings and the parking garage where they abut a residential zone.
- No minimum setback is required for any garage or carport entrance from a private way.
- A maximum gross floor area of 285 square metres is permitted for the parking garage with a maximum height of 4.5 metres, which may also accommodate an organic waste collection area.
- Tandem parking shall be permitted within driveways leading to the parking garage.

Residential Units and Types

Dwelling Type	Number of Units
Stacked	61

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposed development is consistent with the Provincial Planning Statement policies.
- The proposed development conforms with the applicable Official Plan policies. The site is designated 'Minor Corridor' within the Suburban Transect. This designation applies to areas along key streets planned for higher-density development, a mix of land uses, and enhanced transit service. Residential uses and compatible non-residential uses are encouraged to create a compact, mixed-use urban environment. The proposed planned unit development provides a medium-density residential form that aligns with and supports the intent of the Official Plan.
- The proposed development supports the vision of the Fernbank Community Design Plan by introducing a low-rise, pedestrian-oriented built form that contributes to a complete and connected community. The stacked dwellings provide housing diversity and efficient land use, while the overall site design maintains compatibility with the adjacent residential context.
- The sales centre's use, size, and height reflect the existing building on site. Its minimum interior side yard setback of 2.5 metres aligns with the current building placement and is not anticipated to generate adverse impacts on adjacent properties once converted to a detached dwelling with an ancillary office.
- The minimum 4.5-metre setback applies only to the narrowest portions of the buildings, increasing to approximately 7.5 metres elsewhere along the lot line. The nearest point of 4.5 metres corresponds to the single-storey parking garage,

while the stacked dwellings maintain at least 5.5 metres. The three-storey building height, combined with proposed landscape buffering, provides a suitable transition to adjacent low-rise residential uses.

- The absence of a minimum setback for garage or carport entrances from a private way and the permission for tandem parking facilitate efficient site design and minimize the extent of paved surfaces. This configuration is comparable to the design of townhouse driveways, where vehicles can park in tandem without impacting functionality or circulation and is only applicable to the accessory garage and recognize the existing spaces within the sales centre building.
- The maximum 285-square-metre gross floor area for the parking garage provide an optional enclosed spaces for the resident for either storage or additional parking, including an area for organic waste collection. The accessory building is located internal to the planned unit development and is not anticipated to generate adverse impact from Abbott Street or to the adjacent homes.
- The proposed development demonstrates appropriate site design and represents good planning.

RELATED APPLICATIONS

- Site Plan Control - D07-12-25-0084 (Under Review)

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. Comments were received by seven residents and comments raised are summarized below.

Traffic, Access Safety, and Parking

Residents expressed concern that the proposed development will worsen existing congestion on Abbott Street East and Terry Fox Drive, particularly during peak hours. Safety issues were raised regarding vehicle access, pedestrian and cyclist movement, and the potential for parking spillover onto nearby residential streets.

Response: A Transportation Impact Assessment submitted by the applicant and reviewed by staff concluded that the proposed development will have a minimal impact on the surrounding road network. Site access and internal circulation is being reviewed

in detail as part of the concurrent Site Plan Control application to ensure safe and efficient movement for all users. The proposal provides parking in accordance with the Zoning By-law, including visitor and bicycle spaces.

Building Height, Massing, and Design

Comments noted that the proposed stacked dwellings are out of scale with nearby low-density homes and may affect privacy and neighbourhood character.

Response: The property is designated *Minor Corridor* in the Official Plan, which permits low-rise, mixed-use, and medium-density residential development. The proposed three-storey stacked dwellings represent a low-rise built form that is compatible with the surrounding development and aligns with Official Plan policies encouraging higher-density housing along designated Corridors. Additionally, landscape treatments are proposed along the property line where the development abuts existing residential homes to provide an enhanced visual transition and privacy buffer.

Infrastructure and Community Services

Concerns were raised regarding the capacity of existing water, sewer, and community services to support the proposed development.

Response: Technical plans and studies were reviewed by City staff, and no capacity constraints were identified. Infrastructure and servicing are deemed adequate to accommodate the development.

Environment and Green Space

Residents raised concerns about tree loss, reduced green space, and the extent of surface parking contributing to heat island effects.

Response: Through the Site Plan Control process, the applicant will be required to provide landscaping and tree planting to enhance the overall site design and help mitigate the urban heat island effect. The proposal includes a total of 41 new trees and landscaped areas covering approximately 35 percent of the site.

Supportive Comments

Some residents expressed support for the proposal, noting that the stacked townhome design is consistent with the neighbourhood's character, provides an appropriate form of gentle intensification, and contributes to housing diversity in the area.

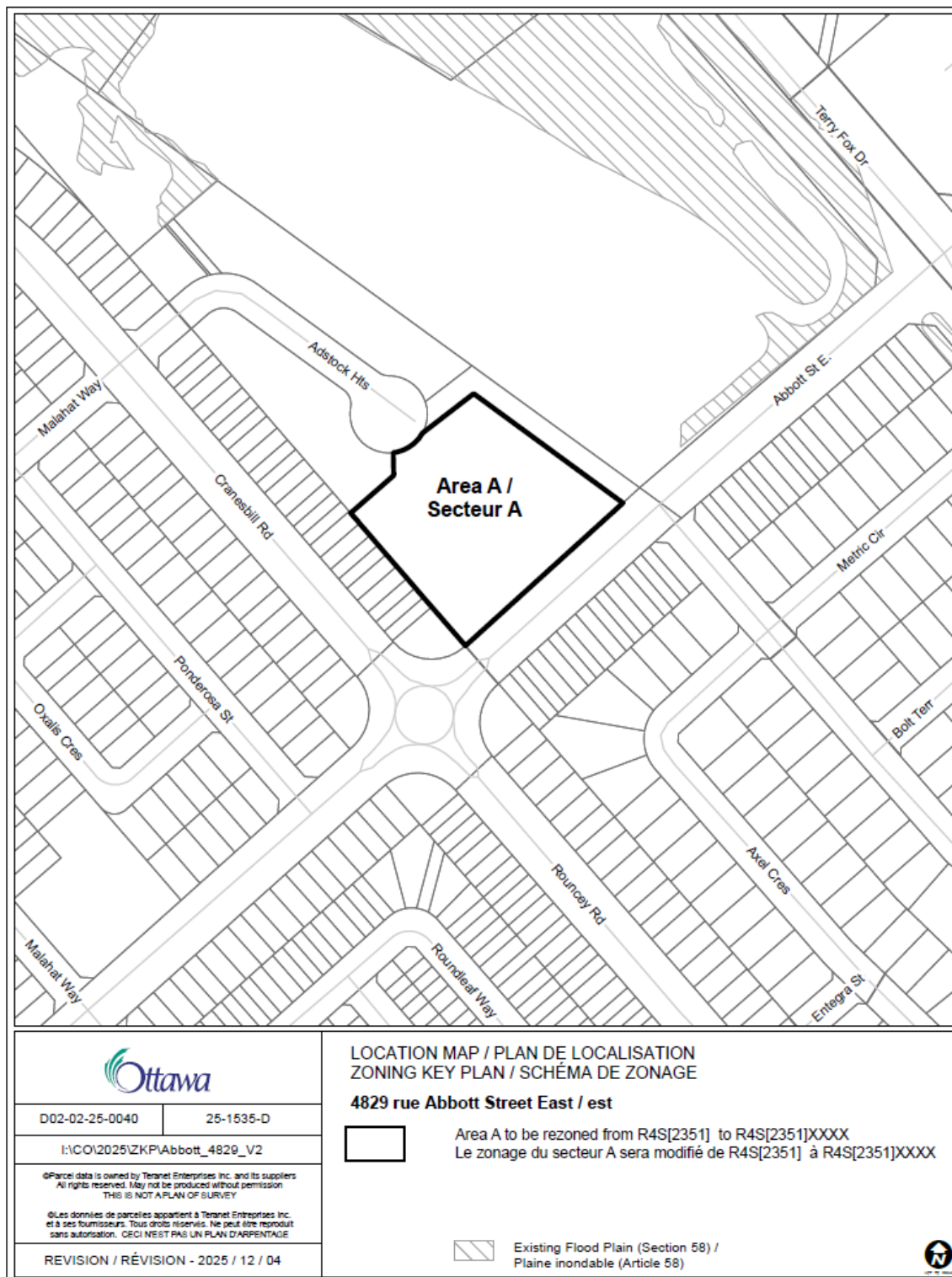
Response: Comments have been acknowledged and noted.

APPLICATION PROCESS TIMELINE STATUS

This Minor Zoning By-law amendment application was not processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority due to complexity associated with the zoning temporary use request.

Contact: Stream Shen Tel: 613-580-2424, ext. 24488 or e-mail:
stream.shen@ottawa.ca

Document 1 - Zoning Key Plan



Document 2 – Zoning Schedule

