

January 20, 2026  
Our File No.: 26610-500.1

**VIA: E-MAIL [Melanie.Gervais@ottawa.ca](mailto:Melanie.Gervais@ottawa.ca)**

Melanie Gervais, RPP, MCIP  
Planner III  
Development Review South  
City of Ottawa, Planning Development and Building Services Department (PDBS)  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1

Dear Ms. Melanie Gervais,

**Re: Quinns Pointe Stage 5 – Part of 3882 Barnsdale Road and Part of 3960 Greenbank Road – Zoning Confirmation Report: Minor Zoning By-law Amendment**

Please see below the Zoning Confirmation Report (ZCR) for the Minor Zoning By-law Amendment for Quinns Pointe Stage 5, municipally known as Part of 3882 Barnsdale Road and Part of 3960 Greenbank Road. Two different zoning reviews have been included below; one for the portion of the subject site being rezoned from R3YY [2527] and R4Z [2528] to R3YY [XXXX] and O1 and one for the portion of the subject site being rezoned from DR to R3YY [2527].

A small portion of the new proposed Street 22 south of the park and ride is proposed to be rezoned to the centreline from R4Z [2528] to O1. This will match how the other adjacent streets to the park and ride. No performance standards are applicable from this zone for the proposed development and therefore a table reviewing their provisions has not been included in this ZCR.

The proposed Zoning By-law Amendment is to establish performance standards to permit the residential development of:

- Eight (8) blocks of back-to-back townhouses, and
- Three (3) blocks of street front townhouses and

This rezoning will result in the creation of a total of 99 new dwellings.

This is a change to recognize an alteration to the plan where the number of blocks is changed as a result of changes to:

- The proposed form of development on a part of the subdivision to replace a condominium form with back-to-back units, and
- To establish the zone for lands on Kilbernie due to the change in development that has been approved on the lands adjacent to the subdivision.

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<b>A. Project Information</b>			
<b>Review Date:</b>	December 8 <sup>th</sup> 2025	<b>Official Plan designation:</b>	Neighbourhood, subject to the Evolving Neighbourhood overlay
<b>Municipal Address(es):</b>	Part of 3882 Barnsdale Road and Part of 3960 Greenbank Road	<b>Legal Description:</b>	Part of Lot 7 Concession 3 (Rideau Front)
<b>Scope of Work:</b>	Development of a vacant parcel of: - eight (8) blocks of back-to-back townhouse dwellings, and - three (3) blocks of street front townhouses.		
<b>Existing Zoning Code:</b>	R3YY [2527], R4Z [2528], and DR	<b>By-law Number:</b>	2008-250
<b>Schedule 1 / 1A Area:</b>	Area C; Suburban	<b>Zoning Overlays Applicable<sup>1</sup>:</b>	N/A

<sup>1</sup> Mature Neighbourhoods Overlay, Floodplain Overlay, and/or Heritage Overlay.

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## B. Zoning Review – Blocks 1-8

For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.

Proposed Zone/Subzone (Zoning By-law Amendments only):	Residential Third Density Zone, Subzone YY, Urban Exception XXXX (R3YY [XXXX]) and O1 <sup>3</sup>			
Zoning Provisions	Existing		Proposed R3YY [XXXX]	Compliant with R3YY XXXX (Y/N)
	By-law Requirement for R3YY [2527]	By-law Requirement for R4Z [2528]		
Principal Land Use(s)	Residential	Residential	Residential	Y
Minimum Lot Width (m)	6m	6m	6m	Y
Minimum Lot Area (m <sup>2</sup> )	80m <sup>2</sup>	150m <sup>2</sup>	80m <sup>2</sup>	Y
Maximum Building Height (m)	12m	12m	12m	Y
Minimum Front Yard Setback	5m and 3.75m <sup>2</sup>	3m	3m	Y
Minimum Corner Yard Setback	2.5m	3m	2.5m	Y
Minimum Rear Yard Setback	0m	3m	0m	Y
Minimum Interior Side Yard Setback	1.2m	3m	1.2m	Y
Minimum Required Parking	1 Parking Space	1 Parking Space	1 Parking Space	Y
Permitted Projection of an Air conditioner condenser, heat pump or similar equipment	1 m, but not closer to a lot line than 0.3 m, and may not be located in a front yard or a corner side yard	1 m, but not closer to a lot line than 0.3 m, and may not be located in a front yard or a corner side yard	An air conditioner condenser may be located in the front or corner side yard	Y

<sup>2</sup> The current Exception has two provisions for this setback 5m for side-by-side and 3.75m for both side-by-side and back-to-back.

<sup>3</sup> A portion of the future street 22 will be zoned to O1, to the centreline, and no performance standards are applicable in this case for the proposed development.

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### C. Draft List of Requested Relief from Zoning – Blocks 1-8

By-law Requirement or Applicable Section	Requirement	Proposed
Minimum Lot Area (m <sup>2</sup> )	150m <sup>2</sup>	80m <sup>2</sup>
Minimum Front Yard Setback	5m/3.75m	3m
Minimum Corner Yard Setback	3m	2.5m
Minimum Rear Yard Setback	3m	0m
Minimum Interior Side Yard Setback	3m	1.2m
Permitted Projection of an Air conditioner condenser, heat pump or similar equipment as per Table 65 (8)	1 m, but not closer to a lot line than 0.3 m, and may not be located in a front yard or a corner side yard	An air conditioner condenser may be located in the front or corner side yard

### D. Comments / Calculations – Blocks 1-8

The requested relief is to establish a single zone for these blocks that will permit the development of the back-to-back form of housing.

The changes are required as a result of the differing development standards found in the R3 and R4 zones.

Also, to permit the use of front yards for the cooling units as there are no rear yards in the back-to-back townhouse form.

As noted in Table C:

There are changes to the Exception [2527] provisions as follow:

- Minimum Front Yard Setback from 5m or 3.75, depending upon the provision of the current exception that is utilized, to 3m.

There are changes to the Exception [2528] to [XXXX] provisions as follow:

- Minimum Lot Area (m<sup>2</sup>) from 150m<sup>2</sup> to 80m<sup>2</sup>,
- Minimum Corner Yard Setback from 3m to 2.5m
- Minimum Rear Yard Setback from 3m to 0m
- Minimum Interior Side Yard Setback from 3m to 1.2m

To permit an Air conditioner condenser, heat pump or similar equipment in a front yard notwithstanding the provisions of Table 65(8).

We propose the remaining provisions of the R3YY [2527] exception zone be carried forward into the new R3YY [XXXX] to permit the development of back-to-back townhouses.

Melanie Gervais, RPP, MCIP, City of Ottawa, Planning Development and Building Services Department (PDBS)

## E. Zoning Review – Blocks 17-19

For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.

<b>Proposed Zone/Subzone (Zoning By-law Amendments only):</b>	Residential Third Density Zone, Subzone YY, Urban Exception 2527 (R3YY [2527])		
Zoning Provisions	By-law Requirement for DR	Proposal R3YY [2527]	Compliant with R3YY [2527] (Y/N)
<b>Principal Land Use(s)</b>	Residential	Residential	Y
Minimum Lot Width (m)	No Minimum	5.7m	Y
Minimum Lot Area (m <sup>2</sup> )	No Minimum	120m <sup>2</sup>	Y
Maximum Building Height (m)	11m	12m	Y
Minimum Front Yard Setback	7.5m	3.75m	Y
Minimum Corner Yard Setback	7.5m	2.5m	Y
Minimum Rear Yard Setback	7.5m	6m	Y
Minimum Interior Side Yard Setback	7.5m	1.2m	Y
Minimum Required Parking	1 Parking Space	1 Parking Space	Y

## F. Draft List of Requested Relief from Zoning – Blocks 17-19

By-law Requirement or Applicable Section	Requirement	Proposed
No additional relief required from the R3YY [2527] is required. The site-specific provisions under R3YY [2527] are sufficient for Blocks 17-19 being rezoned from DR to R3YY [2527]		

## G. Comments / Calculations – Blocks 17-19

The request is also to rezone the portion of the subject site currently zoned as DR, being Blocks 17, 18 and 19 on the Concept Plan that has been submitted in support of this application to R3YY [2527]. This will permit the development of street front townhouses. The requested relief is to permit the development of street front townhouses in a similar manner to those previously shown for other blocks on Kilbernie Drive, as proposed and described in the Planning Rationale.

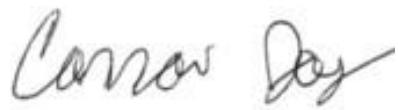
Melanie Gervais, RPP, MCIP, City of Ottawa, Planning Development and Building Services Department (PDBS)

We trust that the above Zoning Confirmation Report Checklist will satisfy the City's requirements. Should have any questions related to the information provided above, please feel free to contact the undersigned.

Best Regards,

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:



Connor Joy, RPP, MCIP  
Planner

Reviewed by:



Tim F. Chadder, RPP, MCIP  
Associate, Senior Consultant

CJ:tfc