

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

Location of Minor Re-zoning: 2983, 3053 & 3079 Navan Road

File No.: D02-02-26-0010

Date of Application: February 23, 2026

This MINOR ZONING BY-LAW AMENDMENT application, for the lands zoned GM[2974]H(16.0) and GM[2546]H(14.5), in Zoning By-law 2008-250, as shown on the attached Zoning Key Maps (Documents 1 and 2), and submitted by Hussein Zayoun, on behalf of 12714001 Canada Inc. and H&H Gas Orleans Inc., is to permit a commercial block, a residential block, and two mixed-use blocks. This amendment application seeks to carry forward uses that are already permitted in the existing zoning exception into the new exception and further addresses a number of performance standards that were identified in the final review of the site plans. These performance standards include, but are not limited to, building and landscape setbacks from property lines, as detailed in the attached Supporting Documentation.

Further By-law 2026-50 will also need to be amended in parallel to address the same performance regulations.

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

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

FOR AMENDMENTS TO ZONING BY-LAW 2008-250:

1. That the Zoning Map of Zoning By-law 2008-250 be amended over Area A so that it is rezoned from GM[2546]H(14.5) to GM[XXX1]H(14.5) and Area B so that it is rezoned from GM[2546]H(14.5) to GM[XXX2]H(14.5); and
2. That Exception 2974 be amended to Zoning By-law No. 2008-250 for this property with provisions similar in effect to the following:
 - a) Rezone Area A as shown in Document 1.
 - b) Add a new Exception XXX1 to Section 239 – Urban Exceptions with provisions similar in effect to the following:

- i. In Column I, Exception Number, add the text “XXX1”
 - ii. In Column II, Applicable Zones add the text “GM[XXX1]H(14.5)”
 - iii. In Column III, Additional Permitted Uses, add the text
 - Car Wash
 - Gas Bar
 - iv. In Column V, Provisions, add the text:
 - “Despite Table 187(e)(ii), a car wash must be setback 3.0m from a lot line abutting a lot containing a residential use.”
- c) Rezone Area B as shown in Document 2.
- d) Add a new Exception XXX2 to Section 239 – Urban Exceptions with provisions similar in effect to the following:
- i. In Column I, Exception Number, add the text XXX2”
 - ii. In Column II, Applicable Zones add the text “GM[XXX2]H(14.5)”
 - iii. In Column V, Provisions, add the text:
 - “Despite Subsection 110(1) and Table 110, the minimum required width of a landscaped buffer is 0.5 metres.”
 - “Despite Table 187(e), the minimum rear yard setback for a residential use building is 7.0 metres.”
 - “The minimum parking space rate for a Dwelling, Low-rise Apartment: 1 space per unit”
- e) Amend Exception [2974] of Section 239 - Urban Exceptions of By-law 2008-250 with provisions similar in effect to the following:
- i. In Column V, Provisions, add the text:
 - “Despite Clause 110(3)(a), the outdoor refuse collection and refuse loading area must be located at least 6.5 metres from a lot line abutting a public street.”
 - “Despite Table 187(e)(iii), the minimum rear yard setback for a residential use building is 4.5 meters.”

FOR AMENDMENTS TO ZONING BY-LAW 2026-50:

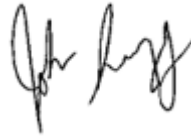
1. That the Zoning Map of Zoning By-law 2026-50 be amended over Area A so that it is rezoned from NMU[2546]H(14.5) to NMU[XXX1]H(14.5) and Area B so that it is rezoned from NMU[2546]H(14.5) to NMU[XXX2]H(14.5); and
2. That Exception 2974 be amended to Zoning By-law No. 2026-50 for this property with provisions similar in effect to the following:
 - a) Rezone Area A as shown in Document 2.
 - b) Add a new Exception XXX1 in Part 15 – Urban Exceptions with provisions similar in effect to the following:
 - i. In Column I, Exception Number, add the text “XXX1”
 - ii. In Column II, Applicable Zones add the text “NMU[XXX1]H(14.5)”
 - iii. In Column III, Additional Permitted Uses, add the following uses:
 - Car Wash
 - Gas Bar
 - iv. In Column V, Provisions, add the text:
 - “Despite Table 908, a car wash must be setback 3.0m from a lot line abutting a lot containing a residential use.”
 - c) Rezone Area B as shown in Document 2.
 - d) Add a new Exception XXX2 in Part 15 – Urban Exceptions with provisions similar in effect to the following:
 - i. In Column I, Exception Number, add the text “XXX2”
 - ii. In Column II, Applicable Zones add the text “NMU[xxx2]H(14.5)”
 - iii. In Column V, Provisions, add the text:
 - “Despite Subsection 607(7), the minimum required width of a landscaped buffer is 0.5 metres.”
 - “Despite Table 908, the minimum rear yard setback for a residential use building is 7.0 metres.”

e) Amend Exception [2974] in Part 15 - Urban Exceptions of By-law 2026-50 with provisions similar in effect to the following:

i. In Column V, Provisions, add the text:

- “Despite Section 217, the outdoor refuse collection and refuse loading area must be located at least 6.5 metres from a lot line abutting a public street.”
- “Despite Table 908, the minimum rear yard setback for a residential use building is 4.5 meters.”

April 15, 2026



Date

John Sevigny, C.E.T.
(A) Manager, Development Review East
Planning, Development and Building Services
Department

Enclosures: Minor Zoning By-law Amendment – Supporting Information
Document 1 – Zoning Key Plan – By-Law 2008-250
Document 2 – Zoning Key Plan – By-Law 2026-50

**MINOR ZONING BY-LAW AMENDMENT APPLICATION
SUPPORTING INFORMATION**

File Number: D02-02-26-0010

SITE LOCATION

2983, 3053 & 3079 Navan Road is in the east corner of the intersection of Navan Road and Brian Coburn Boulevard, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The Minor Zoning By-Law Amendment application addresses a number of zoning compliance issues that were raised during the final review of the Site Plan Control Applications. With the approval of the new Zoning By-law 2026-50 this report will amend both By-laws. See the chart below with the relevant amendments (base on By-Law 2008-250):

Navan Road Minor Rezoning Table City of Ottawa Zoning By-law 2008-250				
Blk#	By-law Section	Required	Provided	Relief Requested
15	110(3)(a)	All outdoor refuse collection and refuse loading areas contained with or accessed via a parking lot must be located at least 9.0 metres from a lot line abutting a public street.	The garbage removal pad is 6579 mm (6.579 m) from the lot line	Relief of 2.5 m is required.
15	Table 187(e)(iii)	Minimum rear yard setback for a residential use building is 7.5 m	The rear yard at Building D has a setback of 4.5 m	Relief of 3.0m is required
16	Exception 2546	Minimum required setback for all yards abutting a lot containing a residential use is 7.5 metres.	The car wash is less than 3.0m from the rear lot line abutting a lot containing a residential use	Relief of 4.5m is required for the car wash.
17	110(1) Table 110(III)	Landscape buffer of 1.5m required for parking lots with 10-100 parking spaces	Buffer is 0.5m	Relief of 1.0 m to allow for 0.5m buffer for area abutting the storm pond block

17	Table 187(e)(iii)	Minimum rear yard setback for a residential use building is 7.5m.	The rear yard setback (between Building F and Page Road) is 7.0m	Relief of 0.5 m required.
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Residential Units and Types

Dwelling Type	Number of Units
Apartment	263
Townhouse	67

DECISION AND RATIONALE

This application is approved for the following reasons:

- Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Planning Statement.
- The subject lands are designated as Neighbourhood and Evolving Neighbourhood in the Official Plan. The proposed zoning amendments are consistent with the policies of the Official Plan for the City of Ottawa.
- The Minor Zoning By-law Amendments will address a number of performance issues raised in the final review of the Site Plans on this site. The amendments are minor in nature.

RELATED APPLICATIONS

- Zoning By-law Amendment D02-02-21-0090, which was enacted by Council on September 4, 2024 as By-law 2024-378. No appeals were received.
- Plan of Subdivision D07-16-21-0027 which will be registered in the near future.
- Site Plan Control D07-12-24-0119, D07-12-24-0120, D07-12-24-0128 and D07-12-24-0129

CONSULTATION DETAILS

Councillor Catherine Kitts provides concurrence for delegated authority for this report.

Councillor Catherine Kitts indicated the following:

In general, most of the requested relief can reasonably be characterized as minor and technical in nature. They include small adjustments to setbacks, landscaping

widths, and the placement of certain site elements such as garbage pads.

However, one request stands out: the proposal for Block 16 to reduce the required setback between a car wash and the adjacent residential property.

While the applicant has proposed mitigation measures, I remain concerned about the proximity of this use to future homes.

A car wash is not a passive commercial use. It involves mechanical equipment, vehicle queuing, and activity throughout operating hours. Even with mitigation measures in place, locating this use significantly closer to future residential units than originally envisioned raises legitimate questions about the long-term quality of life for residents.

The row townhomes planned along the southwest side of Paleo Heights Private will be directly affected by this new interface. Although the residential block will provide its own 7.5-metre rear yard setback, the reduction on the commercial side still brings the car wash substantially closer to those homes than the zoning framework originally contemplated.

From my perspective, the intent of the original setback requirement was to ensure a meaningful buffer between a higher-impact commercial use and residential living spaces. Reducing that separation by more than half undermines that intent, even if other mitigation measures are in place.

While the other requested zoning adjustments are relatively minor in nature and typical of detailed site design refinements, the proposed relief for the car wash is the one element that warrants careful scrutiny because it has a direct impact on the livability of the future neighbourhood being created here by the developer.

Response to Councillor Comments

The Applicant provided a Noise Study that evaluated the noise levels on the surrounding properties. The recommendation is to have a 2.5 metre tall noise attenuation fence on the property line. The fence is on the Site Plan that is to be approved by Staff. The conclusion was that noise in the rear yards was within the City's Noise Guidelines and that moving the Car Wash further from the lot line would have no negligible improvement over the proposed condition.

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 comments from the public were received.

Technical Agency/Public Body Comments

Summary of Comments – Technical

No technical agency comments that required response or modification to the proposal were received.

Advisory Committee Comments

Summary of Comments – Advisory Committees

N/A

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: Steve Belan Tel: 613-580-2424, ext. 27591 or e-mail: Steve.Belan@ottawa.ca

Document 2 – Zoning Key Plan – By-Law 2026-50



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
2983 3053, 3079 ch. Navan Road			
D02-02-26-0010	26-0436-D		
I:\CO\2026\ZKP\Navan_2983_3079_V_2026-50			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small>			
<small>©Les données de parcelles appartient à Teranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2026 / 04 / 14			Area A to be rezoned from NMU[2546] H(14.5) to NMU[XXX1] H(14.5) Le zonage du secteur A sera modifié de NMU[2546] H(14.5) à NMU[XXX1] H(14.5)
			Area B to be rezoned from NMU[2546] H914.5 to NMU[XXX2] H(14.5) Le zonage du secteur B sera modifié de NMU[2546] H(14.5) à NMU[XXX2] H(14.5)
			