

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

Location of Minor Re-zoning: 58 Capilano Drive

File No.: D02-02-26-0050

Date of Application: July 3, 2026

This MINOR ZONING BY-LAW AMENDMENT application, for the land zoned R4Z[2840] in Zoning By-law 2008-250, and zoned N4B[2840] in Zoning By-law 2026-50, as shown on the attached Location Map, and submitted by Evan Eastwood on behalf of Ottawa Salus Corporation, is to increase the maximum permitted number of bedrooms in a dwelling unit from four to five 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. 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 [2840] of Section 239 - Urban Exceptions of By-law 2008-250 with provisions similar in effect to the following:

a) In Column III, Additional Permitted Uses, add the text:

- “oversize dwelling unit”

2. That an exception be amended to Zoning By-law No. 2026-50 for this property with provisions similar in effect to the following:

Amend Exception [2840] of Part 15 - Exceptions of By-law 2026-50 with provisions similar in effect to the following:

b) In Column V, Provisions, add the text:

- “Despite Subsection 709(1), the maximum number of bedrooms per dwelling unit: five”



September 3, 2026

Date

Allison Hamlin,
Manager, Development Review All Wards
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: D02-02-26-0050

SITE LOCATION

58 Capilano Drive, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is located on the south side of Capilano Drive, approximately 135 metres east of Merivale Road in the Skyline-Fisher Heights neighbourhood. The site has an approximate frontage of 31.86 metres and an area of approximately 681.66 square metres and is currently under construction of a four-unit townhouse building. There are commercial and retail uses along Merivale Road and Meadowlands Drive to the west and south of the site; residential uses, predominantly low-rise, surround the site to the east and north; to the south, there are two apartment buildings, a low-rise residential building, and some institutional uses.

The development proposed a two-storey, four-unit townhouse. The zoning by-law amendment seeks to amend the existing site-specific exception to permit five bedrooms in a dwelling unit. There are no other zoning changes, internal or external changes to the building as part of this application.

The site is within the Outer Urban Transect, Neighbourhood designation within the Evolving Neighbourhood Overlay, zoned Neighbourhood Fourth Density, Subzone B, Urban Exception 2840 (N4B[2840]) and is currently under construction for a four-unit townhouse building.

Residential Units and Types

Dwelling Type	Number of Units
Townhouse	4

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal consistency with the Provincial Planning Statement as the proposal will use existing municipal services and increase the range and mix of housing options.
- The proposal conforms with the Official Plan, as noted in Policy 2.2.1.2, which provides opportunities within the Neighbourhood designation to build larger households near Hubs and Corridors. The proposed development is adjacent to Merivale Road, a Major Corridor. The townhouse development also supports Policy 2.2.4.1, as it encourages the development of a 15-minute neighbourhood with a range of housing options, including family-sized units and a range of

incomes, including affordable housing. The proposal also advances the Official Plan's intensification targets, which allocate 47 percent of city-wide dwelling growth to the built-up urban area, as noted in Policy 3.2.3. This intensification should occur in a variety of dwelling unit floor space sizes to provide housing choices, including large-household dwellings, which are categorized as units with three or more bedrooms and are typically within ground-oriented built forms. The proposed townhomes meet this policy because the units are ground-oriented and have more than three bedrooms, while also providing different tenure options within the neighbourhood (Policy 4.2.1.1.b). The proposed development also meets Policy 5.3.1.2, as it is consistent with the Outer Urban Transect character of low- to mid-density development, as well as within the Neighbourhood designation, which contemplates low-rise developments, provides a range of dwelling unit sizes, is predominantly ground-oriented (Policy 5.3.1.4), and includes missing middle-housing that is compatible with the surrounding neighbourhood (Policy 5.3.4.1).

- The proposal is consistent with the Urban Design Guidelines for Low-Rise Infill Housing.
- The addition of a fifth bedroom in each unit, would not have an adviser impact on the surrounding built form as the changes are internal.

RELATED APPLICATIONS

N/A

CONSULTATION DETAILS

Councillor Sean Devine 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. One public comment was received requesting additional information on the proposed development.

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.

Advisory Committee Comments

Summary of Comments – Advisory Committees

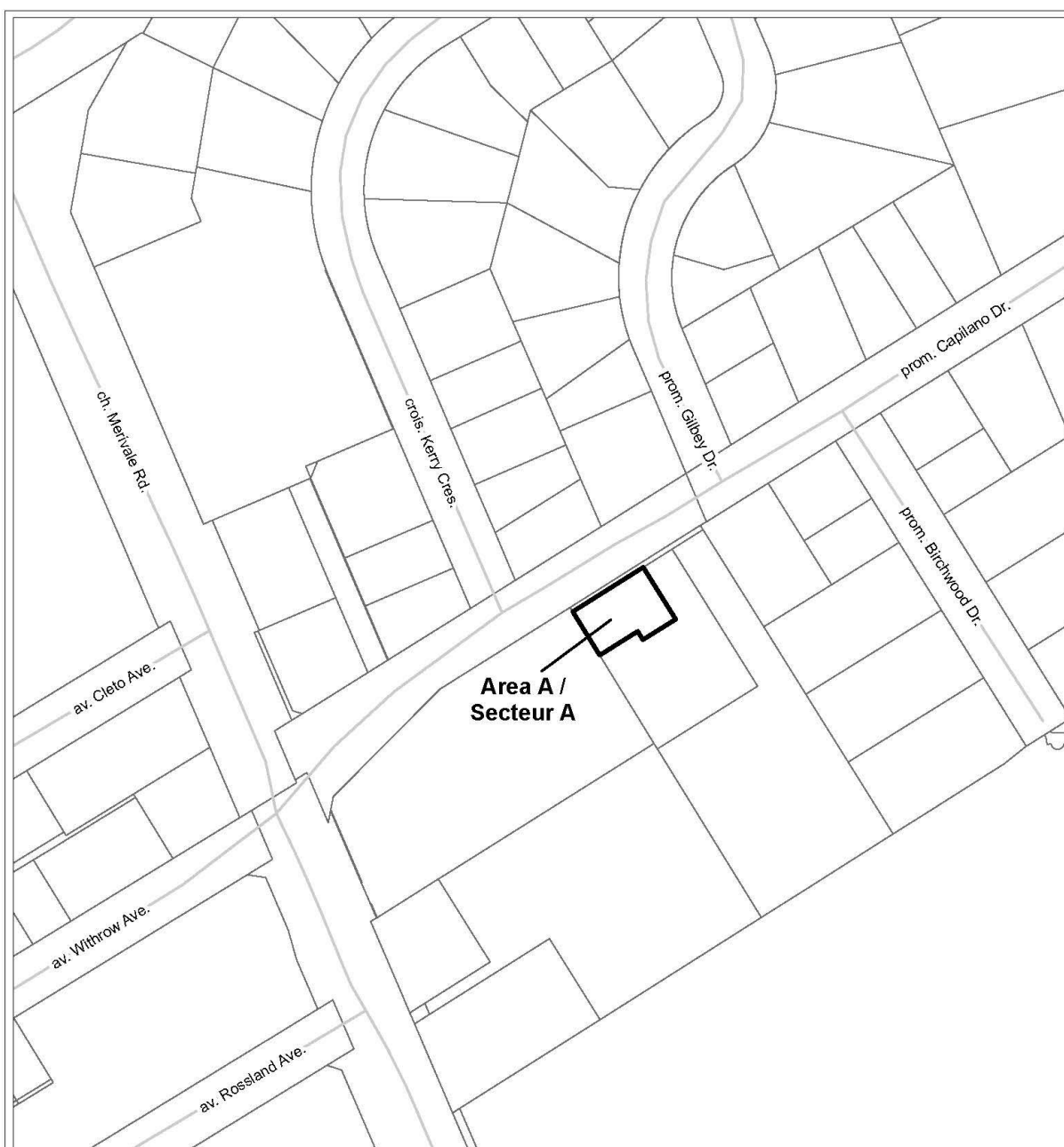
N/A

APPLICATION PROCESS TIMELINE STATUS

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

Contact: Solé Soyak Tel: 613-315-1597 or e-mail: Sole.Soyak@ottawa.ca

Document 1 - Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-26-0050	26-0824-D		
I:\CO\2026\ZKP\Capilano_58			
©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.			
©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			
REVISION / RÉVISION - 2026 / 07 / 16			58 prom. Capilano Drive
			