

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

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Location of Minor Re-zoning: 100 Bareille-Snow Street

File No.: D02-02-26-0045

Date of Application: June 11, 2026

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This MINOR ZONING BY-LAW AMENDMENT application, for the land zoned CM1A H(30) (Minor Corridor Zone 1, Subzone A, Maximum Height of 30 metres), in Zoning By-law 2026-50, as shown on the attached Zoning Key Map, and submitted by Bridgette Alchawa, Keeper Co., on behalf of Wateridge Lifestyles Ltd. (pursuant to Agreement of Purchase and Sale) - Canada Lands Company, is to permit the first phase of a three-phase proposal, to construct a six-storey, 94 dwelling unit, mid-rise retirement home building, 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 the Zoning Map of Zoning By-law 2026-50 be amended to amend the zoning over 100 Bareille-Snow Street so that it reads **CM1A[XXXX] H(30)**; and
2. That an exception be added to Zoning By-law No. 2026-50 for this property with provisions similar in effect to the following:
  - i) Add a new exception XXXX of Part 15 - Exceptions of Zoning By-Law 2026-50 with provisions similar in effect to the following:
    - a) In Column I, Exception Number, add the text “[XXXX]”
    - b) In Column II, Applicable Zones add the text “CM1A[XXXX] H(30)”
    - c) In Column V, Provisions, add the text:

- i. Despite Section 204, the minimum setback for a canopy associated with a Retirement Home is 0 metres.
- ii. Clause 906-1(3)(a) does not apply to a Retirement Home.

September 2, 2026

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Date



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Andrew McCreight,  
Manager, Development Review Central  
Planning, Development and Building Services  
Department

Enclosures: Minor Re-zoning By-law Amendment Supporting Information  
Document 1 - Location Map/Zoning Key Plan

## MINOR ZONING BY-LAW AMENDMENT APPLICATION SUPPORTING INFORMATION

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**File Number:** D02-02-26-0045

### SITE LOCATION

100 Bareille-Snow Street, and as shown on Document 1.

### SYNOPSIS OF APPLICATION

The site is approximately 14,162 square metres in size, is currently vacant, containing natural vegetation as well as the remnants of closed roads of the former Canadian Forces Base. To the north and east are vacant subdivision blocks subject to future development. The north is planned for low- to mid-rise residential development with a maximum building height of 30 metres. To the east, low- to mid-rise mixed-use developments are anticipated. Immediately to the south of the subject site a six-storey mid-rise apartment building is located at 375 Codd's Road, which is under construction, alongside other low- to mid-rise mixed-use designated lands. The future Kishkabika Park is planned to the west of the subject lands.

A Site Plan Control application (D07-12-26-0020) has been submitted in conjunction with the Zoning By-Law Amendment application to permit the first phase of a three-phase proposal, which includes the construction of a six-storey, 94-dwelling unit, mid-rise retirement home building. Phase 1 proposes a six-storey retirement home building with 188 rooming units which equates to a total of 94 dwelling units based on Section 146(1)(c) (Dwelling Equivalency) of By-Law 2026-50. Phase 1 includes one level of underground parking containing 60 vehicle and 69 bicycle parking spaces (22 short-term spaces and 47 long-term spaces), as well as utility, maintenance and staff rooms.

As part of Phase 1, an additional 15 visitor parking spaces as well as one loading and shuttle bus parking space are proposed to be constructed with access from Bareille-Snow Street. The at-grade parking lot will be screened from the public realm by opaque privacy screens and soft landscaping. Access to the underground parking level is provided through the surface parking area, accessed from Bareille-Snow Street. In addition, the proposed Retirement Home features a vehicular pick-up and drop-off zone at the Tawadina Road building entrance. This area is used for resident pick-ups and drop-offs, as well as by emergency services vehicles. The Phase 1 development incorporates 2,955.5 square metres of amenity area, with 2,047 square metres as communal (indoor and outdoor) amenity space and 908.5 square metres of private amenity space, in the form of walk-out roof terraces and balconies.

To facilitate the future construction of the development, the applicant is seeking to alter the performance standards associated with the proposed canopy, located on the

southern face of the proposed Retirement Home, to enable a setback of 0 metres along the Tawadina frontage. In addition, the applicant is seeking to permit an increase in the maximum building area of each floor plate over 20 metres in height or at or above the seventh storey from a maximum of 750 square metres to 1,850 square metres. To reflect the requested relief, a provision has been incorporated to exclude a Retirement Home use from this specific requirement.

## Residential Units and Types

| Dwelling Type   | Number of Units   |
|-----------------|-------------------|
| Retirement home | 94 dwelling units |

## DECISION AND RATIONALE

This application is approved for the following reasons:

- The development is consistent with the Provincial Planning Statement (2024) by contributing to the intensification and redevelopment of the vacant subject lands within the urban area, providing for a variety of housing options, offering active transportation infrastructure (in the form of short-term and long-term bicycle parking spaces), while being in close proximity to multimodal transportation infrastructure.
- The development is consistent with the policies and intent of the Strategic Directions outlined within the Official Plan. The proposed development achieves Policy 2.2.1 1) by intensifying an underutilized lot within the urban boundary to allow for the evolution of this area towards becoming 15-minute neighbourhoods, while also ensuring compliance with Policy 2.2.4 2) by providing housing for a range of ages, income levels and backgrounds and help meet housing needs across the lifespan. The proposal also implements the policies contained within Section 2.2.3 1), 3), and 6), and 5) by offering a mix of land uses and housing options through the current future phases on the subject lands, reducing greenhouse gas emissions by providing more than the minimum number of required short-term and long-term bike spaces to residents and visitors of the site, providing electric vehicle charging stations within the underground parking garage, and through the utilization of Low Impact Development stormwater management features where feasible to manage smaller, frequent rainfall events.
- The development is consistent with the Growth Management policies contained within Section 3 of the Official Plan. The proposal (including Phase 1, 2 and 3), exceeds the density targets set out in Table 3b with approximately 257 dwelling units per net hectare thus helping achieve the intent of the intensification policies of Section 3.2, which directs intensification to occur within the City's urban areas.
- The development is consistent with policies of Section 4. The proposal implements Section 4.1.2 9)a)b) by providing an excess of short-term and long-

term bicycle parking spaces. The proposal contemplates 22 short-term bike parking spaces - consisting of 20 horizontal outdoor and 2 horizontal indoor spaces - with 47 long-term bike spaces, having 44 horizontal spaces located indoors and 3 horizontal inclusive spaces located indoors. The proposal is consistent with Policy 4.6.5 3) by proposing vehicular access from a side street, internalizing all servicing loading areas, and screening the proposed surface parking area from the public realm.

- The development is consistent with the policies and intent of the Inner Urban Transect policies contained in Section 5 of the Official Plan. The proposed six-storey mid-rise Retirement Home building aligns with the general characteristics for urban built form and site design as outlined in Table 6 of Section 5 in the Official Plan. The proposed building has been designed to offer a principal entrance at grade, along the Tawadina Road frontage, ensuring a connection between the building and public realm. The proposal looks to incorporate formal landscaping along each frontage while also looking to shield the at-grade parking area to the north-east of the proposed building, resulting in an improved experience at grade for future users of the site. The development meets the intent of Section 5.2.1 5) by sharing accesses between the current phase (Phase 1) and future phases (Phase 2 and Phase 3). Similar to the above, Section 5.2.2 3) is met for the at-grade and underground area by locating the surface parking area behind the buildings, incorporating spaces underneath the proposed buildings, and incorporating temporary and permanent screening measures during the various construction phases.
- The development is consistent with the Minor Corridor Designation policies within Section 6 of the Official Plan. The proposed development implements Section 6.2.1 3) by providing mid-rise residential development to increase density along, and in close proximity, to the minor corridor on Codd's Road and other neighbourhood amenities such as the future Kishkabika Park planned to the west of the subject lands. The development also implements Section 6.2.1 4) b) by providing vehicular access from the parallel street (Bareille-Snow Street) and side street (Tawadina Road).
- The development is consistent with the policies and intent of the Wateridge Village Secondary Plan. The proposal is consistent with Section 2.2 8) and Schedule B by providing for a six-storey mid-rise Retirement Home building for Phase 1, a nine-storey mid-rise Senior's Apartment building as part of Phase 2, and a nine-storey mid-rise Senior's Apartment building as part of Phase 3. The proposed buildings are adequately setback from the streets (Bareille-Snow Street, Codd's Road and Tawadina Road) and offer a variety of uses as part of the three phases of development. The subject lands are located on Block 26 and designated as Low-Rise to Mid-Rise Mixed Use on Schedule A of the Secondary Plan. The proposed development implements Section 3, subclause 2, by providing screening, to ensure that a minimum of three sides separate the parking area from public rights of way, parks and open spaces with built form,

while proposing entrances to the below grade parking garage from the minor roads in order to foster a pedestrian-oriented streetscape environment. It also implements Section 6.2 5) and Schedule C by supplying 257 units per net hectares for all three phases, exceeding the minimum density requirement of 143 units per net hectare.

- The proposal is consistent with the policies and intent of the Former CFB Rockcliffe Community Design Plan. The proposed six-storey mid-rise Retirement Home aligns with the Mid-Rise Mixed Use Designation under Figure 5.2 and Maximum Height of 30 metres under Figure 5.4. The proposed canopy along the Tawadina Road frontage aligns with Section 6.5.2 as it allows for the building design to provide a weather protected entrance. In addition, the proposal complies with Section 6.6 for parking by providing for underground parking and screening at grade to the proposed parking areas.
- The requested relief to alter the performance standards associated with canopies for a Retirement Home, specifically to the setback and projection, will continue to maintain the intent of the zoning by-law. The proposal will provide protection for future residents and emergency services from the elements for the entire pick-up/drop-off zone along the Tawadina Road frontage. The canopy has been designed to ensure that the building entrance, sidewalk and depressed curb and 6.0 metre wide two-way driveway are appropriately covered, while incorporating the same architectural stone used for the Retirement Home, in the proposed four columns, as well as the colour of the proposed awnings for the building to ensure the seamless inclusion into the building façade along the Tawadina Road frontage.
- The requested provision to exclude a Retirement Home use from the maximum building area of each floor plate over 20 metres in height or at or above the seventh storey from a maximum of 750 square metres will continue to maintain the intent of the zoning by-law. The proposed Retirement Home results in a six-storey building with a height of 23.625 metres measured from average grade at the base of the main wall of the building to the top of the parapet. The first three floors exceed a typical storey height to appropriately accommodate indoor communal amenity areas (e.g., swimming pool, assisted care and memory care spaces, etc.) that require greater heights to appropriately function. The proposed first floor has a floorplate size of 2,929.2 square metre with the sixth floor having a floor plate size of 1,843.8 square metres, resulting in a difference of 1,085.4 square metres. In addition, the proposed building has been designed to incorporate stepbacks above the third storey. The proposed six storey mid-rise Retirement Home has been appropriately shaped to reduce massing concerns through the incorporation of these design features (e.g., reduced floorplate from the first level and stepbacks), while exceeding the minimum setback from the three frontages. The increase setback offers additional buffer between the proposed building and public realm. The proposed Retirement Home has been carefully designed to meet the needs of existing and future residents/visitors,

resulting in a built form that appropriately addresses the street and fits within the surrounding context.

- The proposed development continues to represent good land use planning.

## **RELATED APPLICATIONS**

- Site Plan Control – D07-12-26-0020
- Draft Plan of Subdivision - D07-16-15-0003

## **CONSULTATION DETAILS**

Councillor Rawlson King 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. To date, no public comments were received as part of the Minor Zoning By-Law application.

### **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.

## **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:** Jack Smith Tel: 613-580-2424, ext. 21786 or e-mail: [jack.smith@ottawa.ca](mailto:jack.smith@ottawa.ca)

## Document 1 – Location Map/Zoning Key Plan

