FOTENN



6171 Hazeldean Road, Ottawa

Planning Rationale
Minor Zoning By-law Amendment
October 30, 2026

FOTENN

Prepared for Mattamy (Kanata West) Limited

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1.0 Introduction

Fotenn Inc. (“Fotenn”) has been retained by Mattamy (Kanata West) Limited (“Mattamy”) to prepare a Planning Rationale in support of a Minor Zoning By-law Amendment application for the property legally described as Part of Lot 23, Concession 12, Geographic Township of Goulbourn, and municipally known as part of 6171 Hazeldean Road (“subject property”) in the Stittsville community in the City of Ottawa.

1.1 Application Summary

The owner is proposing to construct residential dwelling units on the subject property, in accordance with the draft approved Plan of Subdivision (File No. D07-16-20-0026). In order to facilitate the development of the subject property with Mattamy’s typical building products, minor zoning reliefs are required. The purpose of this Minor Zoning By-law Amendment is to seek relief for front yard, rear yard, and corner side yard setbacks that currently result in certain lots being noncompliant with the current zoning.

The proposal requests that the subject property be rezoned to Residential Third Density Zone, Subzone YY, Exception 3018 - (R3YY [3018]), and Arterial Mainstreet Zone, Subzone 9, Exception 3018 – (AM9 [3018]) in the City of Ottawa Comprehensive Zoning By-law 2008-250 and Neighbourhood Zone 3, Subzone B, Exception 3018 - (N3B [3018]) and Mainstreet Zone 2, Exception 3018 – (MS2[3018]) in the City of Ottawa’s Comprehensive Zoning By-law 2026-50. The reliefs being sought are minor in nature and consistent with the approved Plan of Subdivision.

It is our professional opinion that the proposed amendment demonstrates good planning.

1.2 Application History

Zoning By-law Amendment (D02-02-20-0097) and Plan of Subdivision (D07-16-20-0026) applications for the development of the subject property were submitted to the City of Ottawa in 2020 and approved in February 2024. The proposal was to permit a mixed-use subdivision comprising 570 residential units, including 170 low-rise singled detached and townhome dwellings, 240 low-rise apartment units, and 160 mixed-use mid-rise units. The Plan of Subdivision included a network of internal streets, a stormwater management block, and pathways.

Parkland is included with an approximate total area of 8,209 square metres. The park block will be dedicated to the City of Ottawa for public use.

The portion of the subject property that is intended for low-rise residential development is in the process of being acquired by Mattamy, which has slightly modified the proposed layout of detached dwellings and townhouse dwellings to suit its typical products (Figure 1). The proposed changes to the building footprints and site layout result in minor zoning deficiencies that are proposed to be addressed through this enclosed Minor Zoning By-law Amendment.

1.3 Proposed Development

The application is proposing to permit the development of the low-rise portion of the approved Draft Plan of Subdivision of the subject property. The purchaser of the subject lands is seeking to develop the lands with 20 single-detached dwelling units and 150 townhomes for a total of 170 dwelling units, within 22 residential use blocks. The proposed development maintains the draft approved street network and park block.

The amendment does not affect the number of dwelling units proposed in the approved draft conditions and is in keeping with the original approved development proposal.

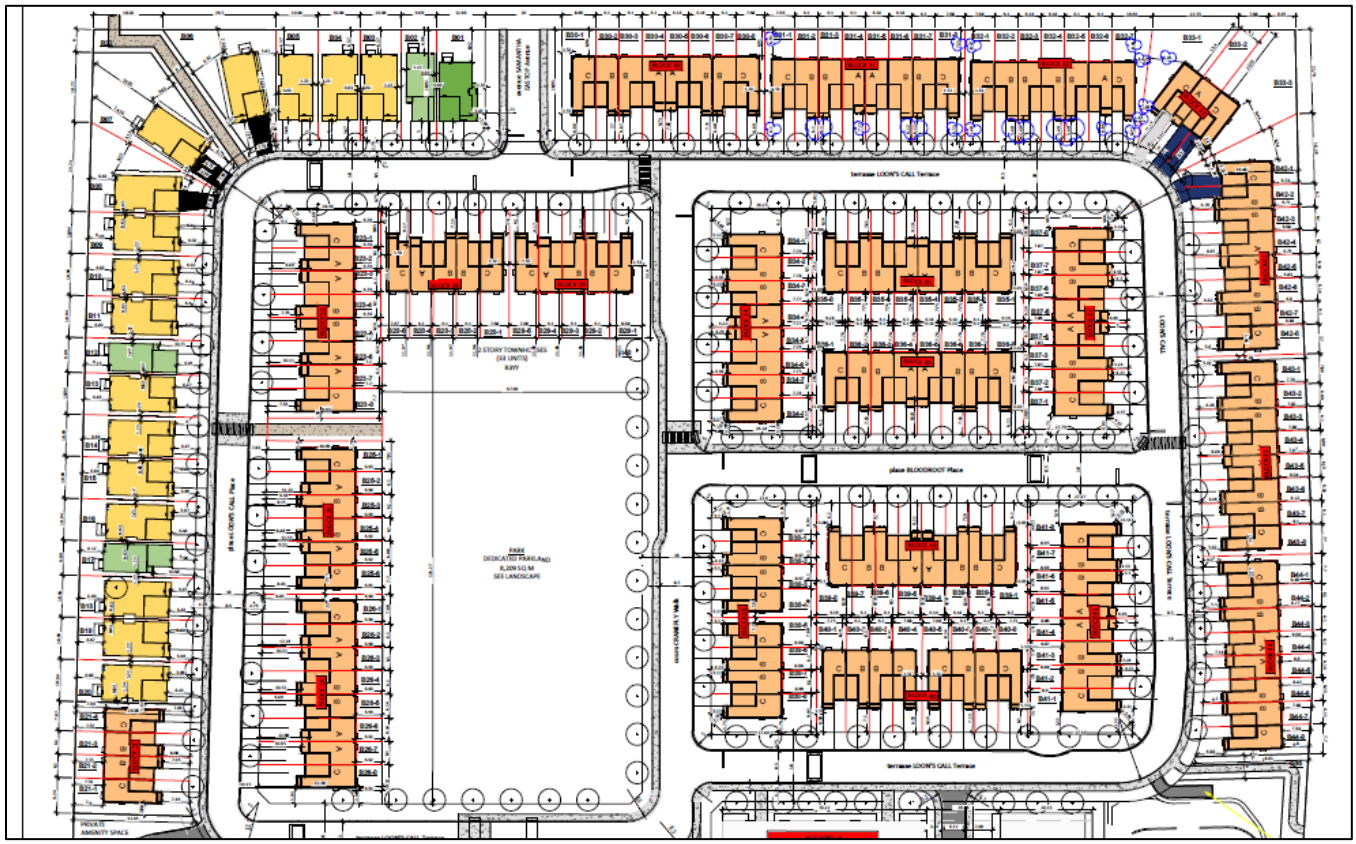


Figure 1: Proposed concept plan showing the low-rise portion of the subdivision that is the subject of this Zoning By-law Amendment application

2.0
Site Context and Surrounding Area

2.1 Subject Property

The subject property is located in the Stittsville neighbourhood (Ward 6) of the City of Ottawa. The subject property is legally described as Part of Lot 23, Concession 12, Geographic Township of Goulbourn. The property is bounded by a residential subdivision on the west, north, and east boundaries and Hazeldean Road to the south.

The subject property has an area of 9.02 hectares, with approximately 317 metres of frontage along Hazeldean Road. The property is currently undeveloped and is sparsely vegetated at the northwest corner boundary. The subject property will be subject to a future internal road network as a result of the Plan of Subdivision approval. Future streets include Loon's Call Terrace, Cranefly Walk, Bloodroot Place, and Gord Atkinson Way. The subject property will have access to Hazeldean Road through the proposed Gord Atkinson Way and has direct vehicle access to the existing residential neighbourhood to the north through Samantha Easton Avenue.

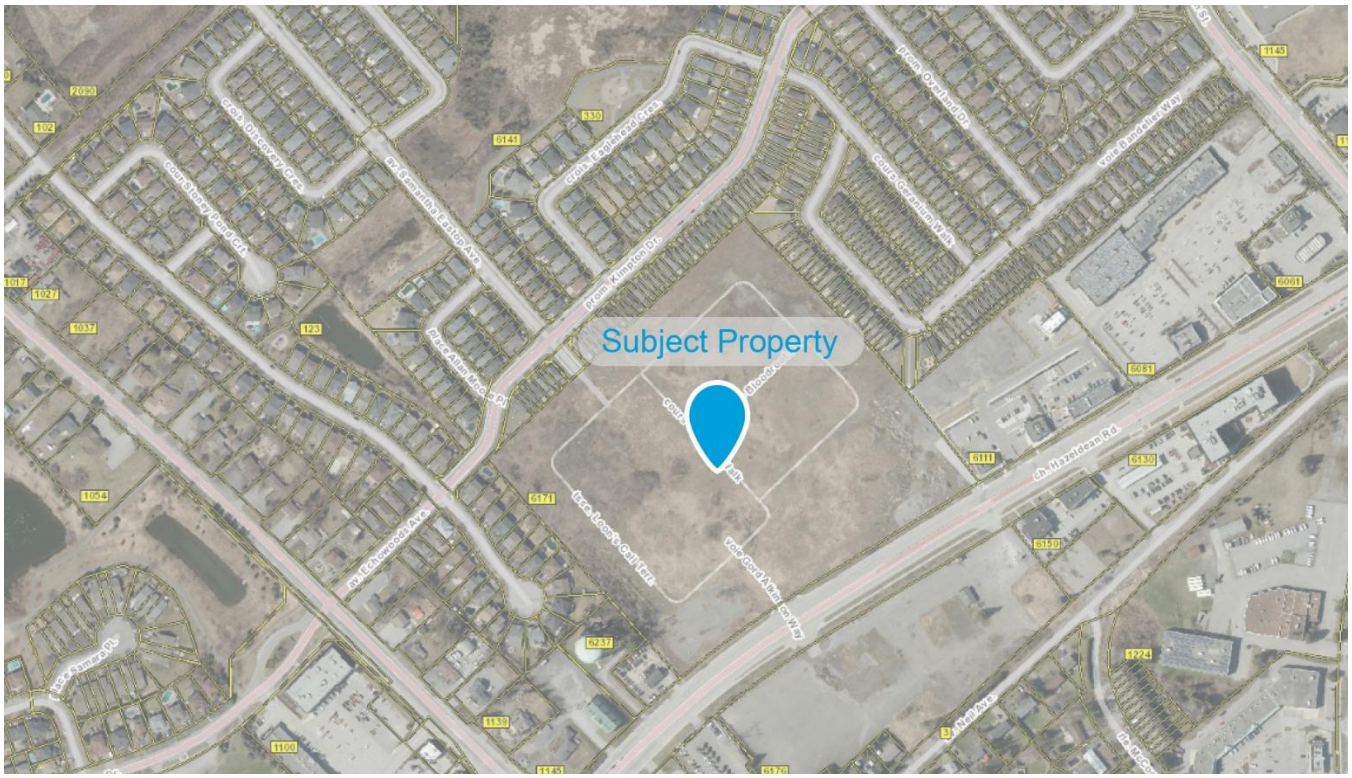


Figure 2: Context map (GeoOttawa)

2.2 Area Context

The following land uses located in the area surrounding the subject property are below:

North: The northern property boundary is bordered by rows of townhouses fronting Kimpton Drive. Further north is a continuation of the residential area that is characterized by low-rise development and associated greenspace. The subject property is also in proximity to Highway 417, located approximately 1.7 kilometres to the north.

East: Located east of the subject property are the rear yards of the townhouses that front onto Brandelier Way. Further east is the continuation of the low-rise residential area. Also located directly abutting the subject property to the east are commercial spaces that front along Hazeldean Road.

South: Immediately south of the subject property is Hazeldean Road, an Arterial Road, beyond which are a range of residential, commercial, and automobile-oriented land uses. The lands on the south side of Hazeldean Road immediately across from the subject property are vacant. Further south is Stittsville Main Street, which accommodates smaller-scale commercial development.

West: Immediately west of the subject property are detached dwellings fronting onto Lloydalex Crescent. West of these uses is Carp Road, a north-south arterial roadway. Further west of the subject property are commercial uses, along with various low-rise residential subdivisions.

2.3 Transit Network

The subject property benefits from its position along Hazeldean Road, an Arterial Road that is identified as a Transit Priority Corridor starting further east of the subject property as shown in Schedule C2 of the Official Plan (Figure 3). The subject property has access to the following transit services within a walking distance:

- Frequent bus route 61 (Stittsville ⇄ Tunney's Pasture) and 163 (Kittiwake ⇄ Fernbank), and 261 (Kittiwake ⇄ Fernbank) offer services approximately every 15-20 minutes, providing convenient access to a central location within the City.

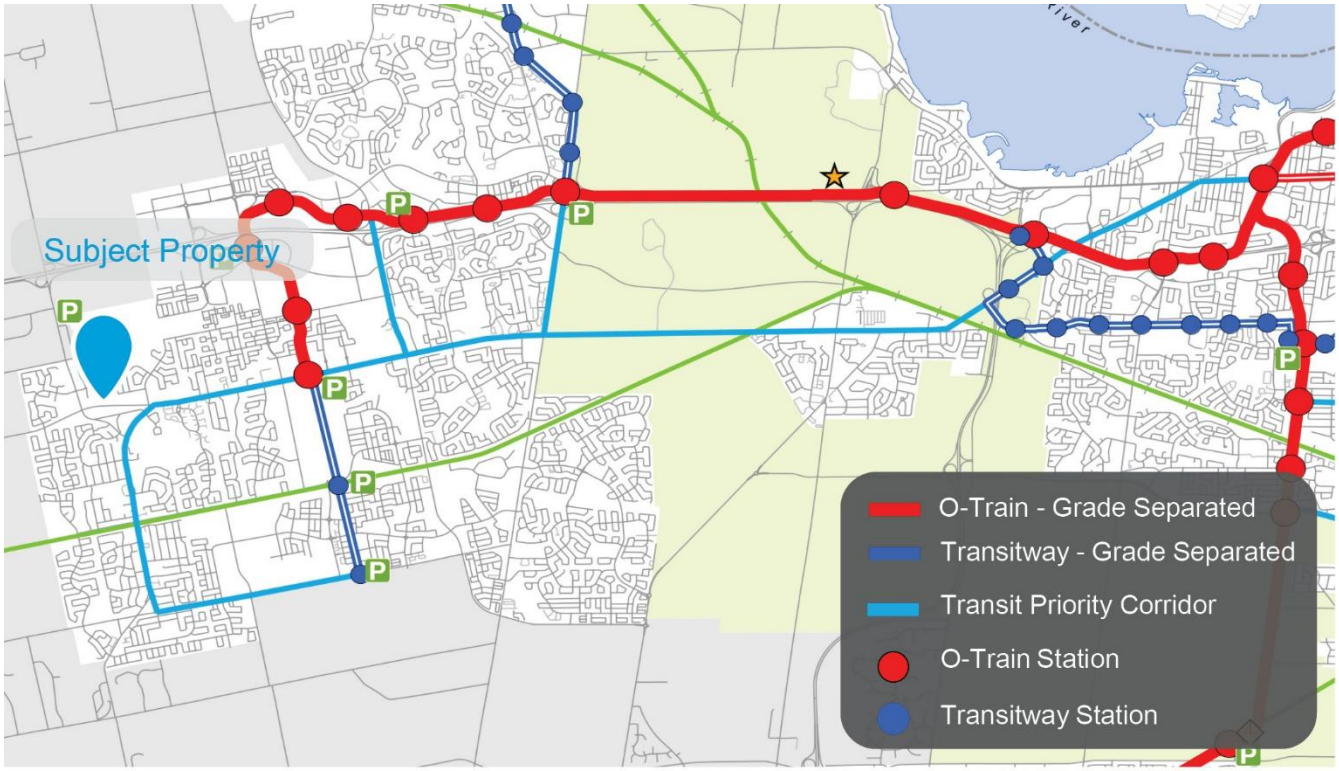


Figure 3: Schedule C2 - Transit Network

2.4 Road Network

The subject property benefits from being located along Hazeldean Road, an Arterial Road, as classified in Schedule C4 of the Official Plan, and in close proximity to Carp Road, which is also classified as an Arterial Road (Figure 4). Arterial roads are major roads of the city that carry large volumes of traffic over long distances and function as major public and infrastructure corridors in the urban communities.

This location also benefits from having direct access to Echowoods Avenue and Kimpton Drive, Collector Roads, and Stittsville Main Street, a Major Collector Road that becomes an Arterial Road south of Hazeldean Road, as identified in Schedule C4.

Further, Carp Road and Echowoods Avenue/Kimpton Drive provide the subject property with the additional benefit of having efficient access to Highway 417, located approximately 1.7 kilometres north of the subject property.

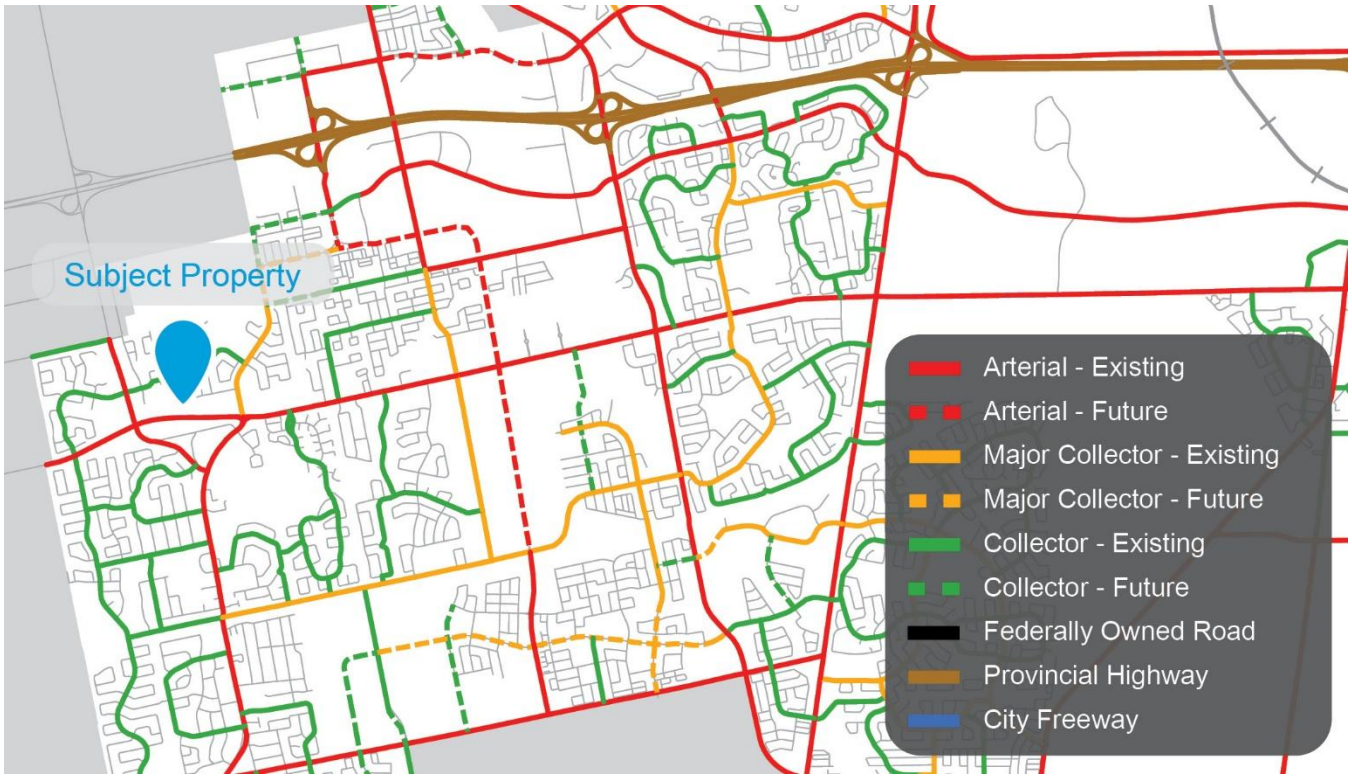


Figure 4: Schedule C4 - Urban Road Network

3.0
Policy and Regulatory Framework

3.1 Provincial Planning Statement (PPS)

The Provincial Planning Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. The Planning Act requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act, which includes the PPS.

The relevant policies in the PPS as they relate to the proposed amendment are referenced below:

2.1.6 Planning authorities should support the achievement of complete communities by:

a) Accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses, recreation, parks and open space, and other uses to meet long-term needs.

2.2.1 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate-income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and

2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;

c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.

The proposed development is consistent with the policies in the PPS calling for increasing the supply and mix of housing options, offering locally appropriate low-rise housing in compact townhouse and single detached typologies. The amendment being sought is minor in nature and does not impact the appropriateness of the development of the lands for residential housing, nor does it impact the unit count originally proposed in the approved Plan of Subdivision.

3.2 City of Ottawa Official Plan (2022)

The City of Ottawa Official Plan provides a framework for the way that the City will develop until 2046 when it is expected that the City's population will surpass 1.4 million people. The Official Plan directs how the city will accommodate this growth over time and set out the policies to guide the development and growth of the City. This section of the application will outline the relevant policy framework as it relates to the proposed development.

3.2.1 Strategic Direction

The Official Plan proposes five (5) broad policy directions as the foundation to becoming the most liveable mid-sized city in North America over the next century. The relevant policy directions, among other policies, include the following:

Big Policy Move 1: Achieve, by the end of the planning period, more growth by intensification than by greenfield development.

/ The Official Plan will increase the share of future growth to be within Ottawa's existing built-up area to 60 per cent by 2046, by putting in place zoning and other mechanisms to give the City the opportunity to avoid or delay further expansions. In support of this direction, new policies will increase the variety of affordable, Low-rise housing options for residents within existing neighbourhoods close to Hubs and Corridors, increase the urban tree canopy and promote an evolution to 15-minute neighbourhoods

The proposed amendment promotes the Official Plan's Big Policy Move 1. Located within the urban boundary and in an existing built-up area, the development for a low-rise subdivision supports the achievement for more growth by intensification than by greenfield development.

3.2.2 Cross-Cutting Issues

Some of the City's policy goals require implementation policies that span multiple themes and fall under a number of other City policies, plans, by-laws and practices. Six crossing issues have been identified that are essential to the achievement of a liveable city, which are implemented through the policies in multiple sections of the Official Plan:

/ Intensification
/ Economic Development
/ Energy and Climate Change
/ Healthy and Inclusive Communities
/ Gender Equity
/ Culture

Many of these cross-cutting issues are addressed in other City policy documents and plans, consequently, the Official Plan needs to be read in conjunction with those other policy documents.

Section 2.2.1, Intensification and Diversifying Housing Options, provides policy direction for intensification within the City of Ottawa. It is identified that residential growth be directed towards Hubs, Corridors and surrounding Neighbourhoods where daily and weekly needs can be accessed within a short walk.

Section 2.2.4, Healthy and Inclusive Communities, provides policy direction to promote healthy, inclusive, and resilient communities by encouraging 15-minute neighbourhoods, accessible design for all ages, and sustainable development. It recognizes that the built environment plays a key role in addressing public health challenges, supporting well-being, and building resilience to climate and social stressors.

The proposed development will result in efficient growth through intensification in an area already served by existing infrastructure and public services. The proposed development will continue to support the growth of Ottawa's population and contribute to diversifying the available housing stock.

3.2.3 Suburban (West) Transect

The subject property is located within the Suburban Transect on Schedule A – Transect Policy Areas (Figure 5). The Suburban Transect comprises of neighbourhoods that are either located outside the Greenbelt or are located entirely within the Greenbelt and whose outermost border is fewer than 250 metres away from the outermost edge of the Greenbelt. These neighbourhoods were originally planned by the former Regional Municipality of Ottawa Carleton as satellite cities that were to feature a complete range of residential, commercial and employment opportunities anchored by a Town Centre that was linked by rapid transit to the Downtown Core.

The proposed development meets the following relevant policies of the Suburban Transect:

5.4.1 Recognize a suburban pattern of built form and site design while supporting an evolution towards 15-minute neighbourhoods.

1) The Suburban Transect's established pattern of built form and site design, in the existing built-up areas, is suburban, as described in Table 8, reflective of the conventional model described in Table 10.

2) The Suburban Transect is generally characterized by Low- to Mid-density development. Development shall be:

   a) Low-rise within Neighbourhoods.

3) In the Suburban Transect, this Plan shall support;

   a) A range of dwelling unit sizes in:

      i. Predominantly ground-oriented housing forms in the Neighbourhoods located away from rapid transit stations and Corridors, with Low-rise multi-unit dwellings permitted near street transit routes.

The approved draft Plan of Subdivision already supports the development of a low-rise subdivision on the subject property, with a range of dwelling unit sizes. The proposed amendment to the subject property does not affect the characterization of the development.

5.4.4 Provide direction for new development in the Suburban Transect:

1) Greenfield development in the Suburban Transect will contribute to the evolution towards 15-minute neighbourhoods to the extent possible by incorporating:

   a) A planned arrangement of streets, blocks, buildings, parks, public art, greenspaces, active transportation corridors and linear parks that create a sense of place and orientation, by creating view corridors, focal points and generally framing a high-quality public realm;

   b) A fine-grained, fully-connected grid street network with short blocks that encourage connectivity and walkability and define greenspaces. All streets shall be access streets. Rear lanes shall be encouraged where appropriate to improve urban design and minimize curb cuts across sidewalks in order to support safer and more comfortable pedestrian environments

The amendment is not proposing any changes to the road or grid street network as approved in the Plan of Subdivision.

5.4.5 Provide direction to Neighbourhoods located within the Suburban

1) Neighbourhoods located in the Suburban Transect and within a 15-minute neighbourhood shall accommodate residential growth to meet the Growth Management Strategy as outlined in Subsection 3.2.2, Table 3. The Zoning By-law shall implement the density thresholds in a manner which adheres to the built form requirements as described in Subsection 5.6.1 – Built Form Overlays.

The revised concept plan for the subject property does not affect the proposed number of dwelling units as originally stated in the approved draft Plan of Subdivision. The total low-rise dwelling units being proposed remains at 170.



Figure 5: City of Ottawa Official Plan - Schedule A

3.2.4 Mainstreet Corridor Designation

As identified on Schedule B5 (Figure 6), the subject property is partly designated Mainstreet Corridor. Corridors are designations that apply to bands of land along specified streets whose planned function combines a higher density of development, a greater degree of mixed uses, and a higher level of street transit service than abutting Neighbourhood, but lower density than nearby Hubs. The Corridor designation includes two sub-designations, Mainstreet Corridors and Minor Corridors.

The proposed amendment will not result in any changes to the properties that immediately abut the Mainstreet Corridor.

3.2.5 Neighbourhood Designated

As identified on Schedule B5 (Figure 6), the portion of the subject property to which the proposed amendment applies is designated Neighbourhood with an Evolving Neighbourhood Overlay. Neighbourhoods are contiguous urban areas that constitute the heart of communities. They are planned for ongoing gradual, integrated, sustainable, and internally compatible development. Neighbourhood policies will allow for the development of a fully range and choice of housing, with complementary small-scale non-residential land uses to support the creation of 15-minute neighbourhoods.

The proposed development meets the following relevant Neighbourhood designation policies:

6.3.1 Define neighbourhoods and set the stage for their function and change over the life of this Plan

2) Permitted building heights in Neighbourhoods shall be Low-rise.

4) The Zoning By-law and approvals under the Planning Act shall allow a range of residential and non-residential built forms within the Neighbourhood designation, including:
    a) Generally, a full range of Low-rise housing options sufficient to meet or exceed the goals of Table 2b and Table 3b.
5) The Zoning By-law will distribute permitted densities in the Neighbourhood by:
    a) Allowing higher densities and permitted heights, including predominantly apartment and shared accommodation forms, in areas closer to, but not limited to, rapid-transit stations, Corridors and major neighbourhood amenities.
    b) Allowing lower densities and predominantly ground-oriented dwelling forms further away from rapid-transit stations, Corridors and major neighbourhood amenities; and
    c) Provide for a gradation and transition in permitted densities and mix of housing types between the areas described in a) and b).

The amendment continues to propose the intended development as set out in the approved plan of subdivision, which will facilitate an appropriate gradation and transition in permitted densities between corridors and neighbourhood areas. Through this application, the subdivision is still proposed to build higher-density apartment blocks closer to the Mainstreet Corridor and lower densities and ground-oriented dwelling forms in the Neighbourhood designation.

6.3.2 Guide the evolution of neighbourhoods based on their context, location, age, maturity and needs, generally towards the model of 15-minute neighbourhoods.

2) The City will establish form-based regulation through the Zoning By-law, Site Plan Control and other regulatory tools as appropriate, consistent with Transect direction. Such form-based regulation tools as appropriate, consistent with Transect direction. Such form-based regulation may include requirements for articulation, height, setbacks, massing, floor area, roofline, materiality and landscaped areas having regard for:
    a) Local context and character of existing development;
    b) Appropriate interfaces with the public realm, including features that occupy both public and private land such as trees;
    c) Appropriate interfaces between residential building, including provision of reasonable and appropriate soft landscaping.
    d) Proximity to Hubs, Corridors and rapid-transit stations;
    e) Transition in building form to and from abutting designations;
    f) The intended density to be accommodated within the permitted building envelope; and
    g) The provisions of Subsection 4.2 Policy 1) (d).
3) Further to Policy 2), form-based regulation will provide for built form and site development characteristics that are:
    b) In those parts of the Inner Urban, Outer Urban and Suburban Transects covered by the Evolving Neighbourhood Overlay where substantial increases of density are planned and where building form and massing is anticipated to change significantly from existing context.

The application proposes a site-specific amendment to the subject property to slightly modify performance standards and permit the development of the subject property with Mattamy's typical housing products. The proposed exception sets out form-based regulations that promote a compact, efficient low-rise development layout. The proposed amendment will permit a development that integrates appropriately with abutting low-rise neighbourhoods and future higher-density developments fronting onto Hazeldean Road.

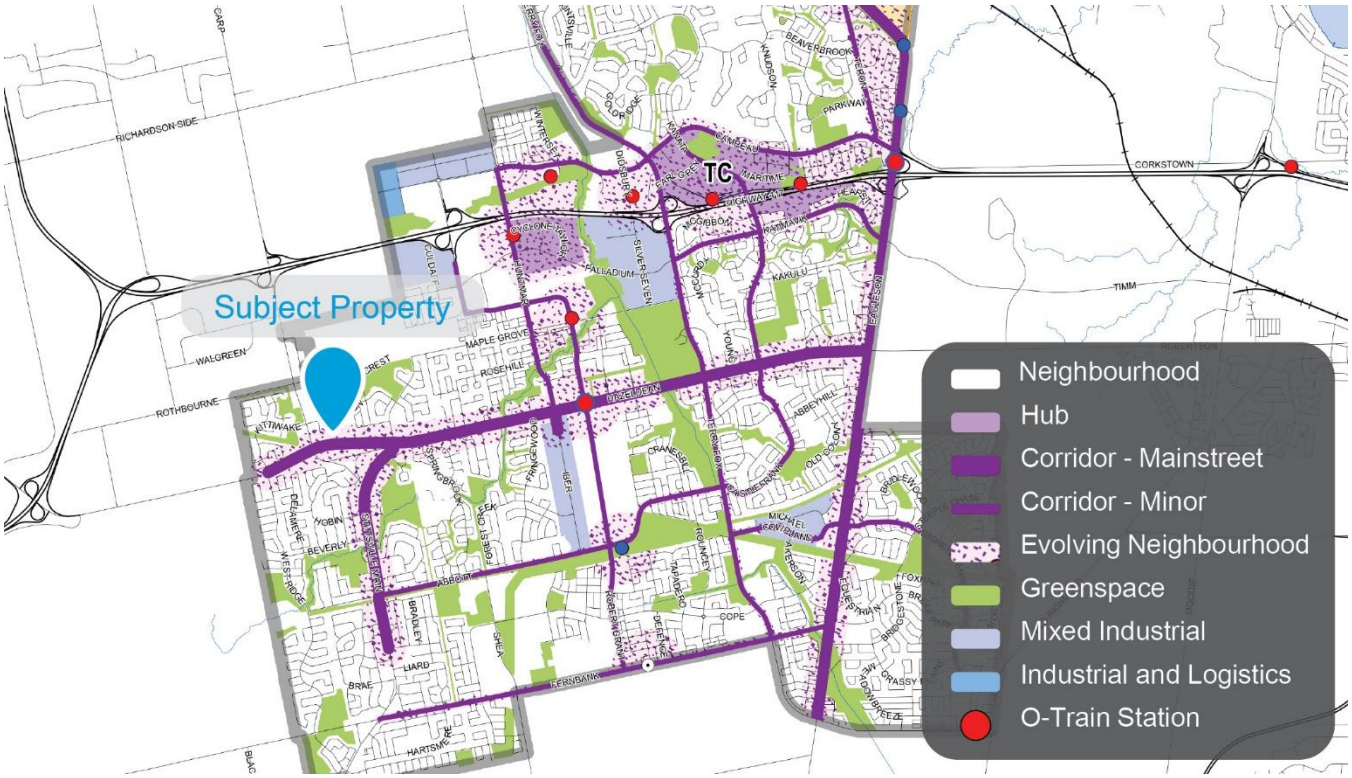


Figure 6: Schedule B5 – Suburban Transect (West), City of Ottawa Official Plan

3.3 City of Ottawa Comprehensive Zoning By-laws

Zoning By-law (2008-250)

The portions of the subject property that are subject to the proposed Zoning By-law are currently zoned Residential Third Density Zone, Subzone YY, Exception 2945 - **(R3YY[2945])**, Residential Third Density Zone, Subzone YY, Exception 2946, - **(R3YY[2946)**, Residential Third Density Zone, Subzone YY, Exception 2947, - **(R3YY[2947)**, and Arterial Mainstreet Zone, Subzone 9, Exception 2950 – **(AM9[2950])** in the City of Ottawa Comprehensive Zoning By-law (2008-250) (Figure 7).

The purpose of the Residential Third Density zone is to:

- Allow a mix of residential building forms ranging from detached to townhouse dwellings in areas designated as General Urban Area in the Official Plan;
- Allow a number of other residential uses to provide additional housing choices within the third density residential areas;
- Allow ancillary uses to the principal residential use to allow residents to work at home;
- Regulate development in a manner that is compatible with existing land use patterns so that the mixed dwelling, residential character of a neighbourhood is maintained or enhanced; and
- Permit different development standards, identified in the Z subzone, primarily for areas designated as Developing Communities, which promote efficient land use and compact form while showcasing newer design approaches.

The **R3YY** zone permits various residential uses, including the proposed detached dwelling and townhouse typologies.

The purpose of the Arterial Mainstreet Zone is to:

- Accommodate a broad range of uses including retail, service commercial, offices, residential and institutional uses in mixed-use buildings or side by side in separate buildings in areas designated Arterial Mainstreet in the Official Plan
- Impose development standards that will accommodate intensification while ensuring that they are compatible with the surrounding uses

The AM9 zone permits townhouse dwellings.

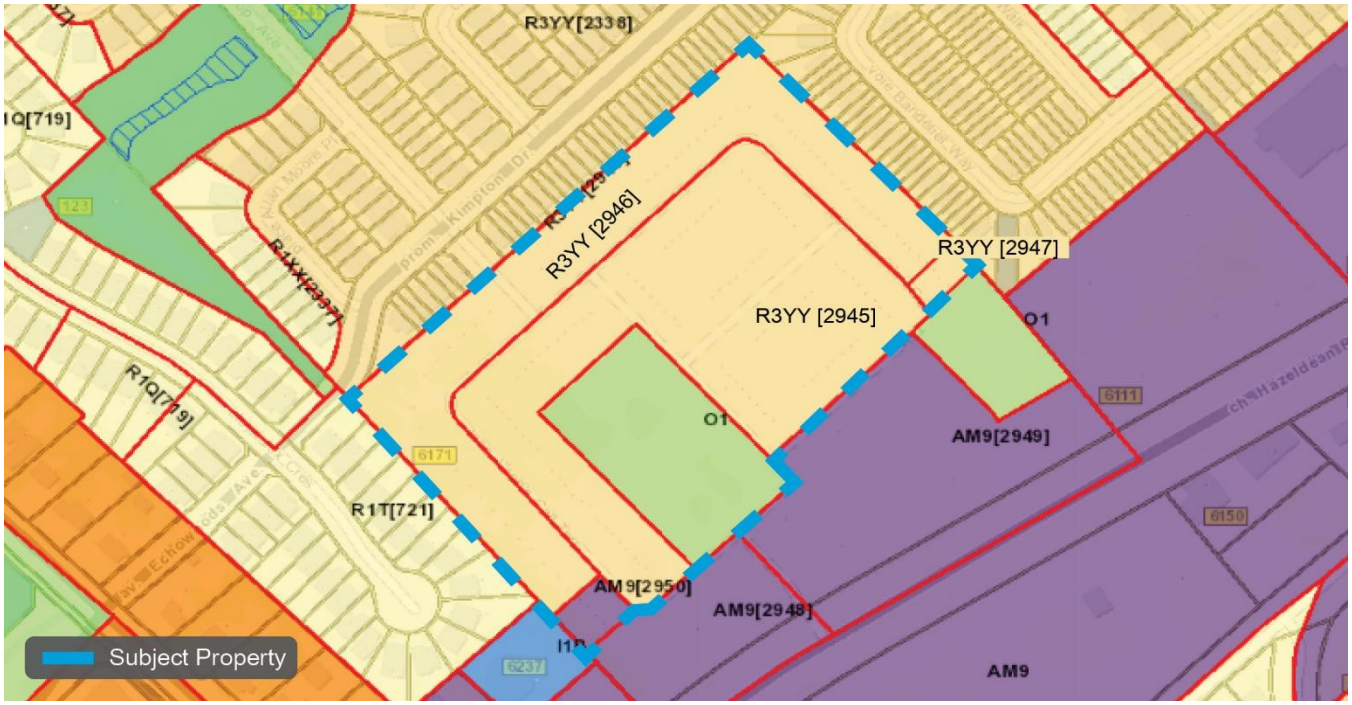


Figure 7: Zoning By-law 2008-250 map of subject property and surrounding area (lands subject to this application are outlined in blue) (GeoOttawa)

Zoning By-law (2026-50)

The portions of the subject property that are subject to the proposed Zoning By-law Amendment are currently zoned Neighbourhood Zone 3, Subzone B, Exception 2945 - **(N3B [2945])**, Neighbourhood Zone 3, Subzone B, Exception 2946, - **(N3B[2946]),** Neighbourhood Zone 3, Subzone B, Exception 2947 **(N3B [2947]),** and Mainstreet Zone 2, Exception 2950 – **(MS2[2950])** in the City of Ottawa Comprehensive Zoning By-law (2026-50) (Figure 8**Error! Reference source not found.**).

The purpose of the Neighbourhood zones is to:

- Permit a full range of housing options and associated residential uses as contemplated within the Neighbourhoods designation of the Official Plan, and establish standards focused on regulating their built form and function
- Regulate density and maximum building height using the primary Neighbourhood Zones, with the N5 and N6 Zones denoting mid- and High-rise respectively
- Regulate elements of residential character, such as lot width and yard setbacks, using the N-subzones (A-F), with subzone A representing the most urban character and subzone F representing the most suburban character as defined in Table 6 of the Official Plan. These standards apply to all primary Neighbourhood Zones.

The **N3B** zone permits various uses including dwelling units, including the proposed detached dwelling and townhouse typologies.

The purpose of the Mainstreet Zone 2 is to:

/ Permit a broad range of mixed-use development along wider mainstreets with larger lot fabrics, including high-rise development where street context and lot fabric can support it, in accordance with Official Plan policies for Mainstreet Corridors.



Figure 8: Zoning By-law 2026-50 map of subject property and surrounding area (lands subject to this application are outlined in blue) (GeoOttawa)

Urban Exceptions 2945, 2946, 2947, and 2950 apply to various portions of the subject property. Each exception applies additional built-form provisions on portions of the subject property. The urban exceptions and their provisions are listed in the table below:

Urban Exception	Exception Provision
2945	For townhouse dwellings: / Minimum lot width: 5.8m. / Minimum corner side yard setback: 3.1m.
2946	For detached dwellings: / Minimum front yard setback: 5.2m. / Minimum corner side yard setback: 3.3m. / Minimum rear yard setback: 7.5m. For semi-detached dwellings: / Minimum rear yard setback: 7.5m. For townhouse dwellings: / Minimum lot width: 5.8m.

	/ Minimum corner side yard setback: 3.1m. / Minimum rear yard setback: 7.5m.
2947	For townhouse dwellings: / Minimum lot width: 5.8m. / Minimum rear yard setback: 5.9m.

Urban Exception	Land Uses Prohibited	Exception Provision
2950	All uses except: / detached dwelling / semi-detached dwelling / townhouse dwelling	Subclause 186(9)(c)(i) is not applicable. / Minimum lot width: 5.8m. / Minimum lot area: 150m2. / Minimum interior side yard setback: 1.2m. / Minimum front yard setback: 6m. / Accessory buildings and structures are subject to Section 55 as it applies to the R3YY zone.

The zoning tables below represent the proposed development's performance against the applicable provisions of Zoning By-laws 2008-250 and 2026-50. Items in red represent provisions that require relief from the by-law.

R3YY [2945] / N3B [2945]

Provision (for Townhouse Dwellings)	Proposed	R3YY [2945]	N3B [2945]
Minimum Lot Area	160.1 m^2	150 m^2	No minimum lot area, but maximum density of 2.5 units per 100 m^2, maximum 12 units per building
Minimum Lot Width	6.08 m	5.8 m	5.8 m
Minimum Front Yard Setback	4.13 m	**6 m**	3 m
Minimum Interior Side Yard Setback	1.5 m	1.2 m	Minimum combined setback of 1.8 m with a minimum of 0.6 m on one side
Minimum Corner/Exterior Side Yard Setback	2.53 m	**3.1 m**	**3.1 m**
Minimum Rear Yard Setback	6.59 m	6 m	6 m
Maximum Building Height	7.8 m	12 m	11 m* *A modular-constructed building containing double floors that comprises no more than three storeys may exceed the building height maximum by up to 0.5 metres per storey above grade.

R3YY [2946] / N3B [2946]

Provisions	Proposed	R3YY [2946]	N3B [2946]
Detached Dwellings			
Minimum Lot Area	~263 m^2	240 m^2	No minimum lot area, but maximum density of 2.5 units per 100 m^2, maximum 12 units per building
Minimum Lot Width	9.09 m	9 m	7.5 m
Minimum Front Yard Setback	5 m	**5.2 m**	**5.2 m**
Minimum Interior Side Yard Setback	0.62 m / 1.22 m	Minimum combined setback of 1.8 m with a minimum of 0.6 m on one side	Minimum combined setback of 1.8 m with a minimum of 0.6 m on one side
Minimum Corner/Exterior Side Yard Setback	3.43 m	3.3 m	3.3 m
Minimum Rear Yard Setback	6.06 m	**7.5 m**	**7.5 m**
Maximum Building Height	7.7 m	12 m	11 m and three storeys
Townhouse Dwellings			
Minimum Lot Area	170.8 m^2	150 m^2	No minimum lot area, but maximum density of 2.5 units per 100 m^2, maximum 12 units per building
Minimum Lot Width	6.09 m	5.8 m	5.8 m
Minimum Front Yard Setback	5.19 m	**6 m**	3 m
Minimum Interior Side Yard Setback	1.52 m	1.2 m	Minimum combined setback of 1.8 m with a minimum of 0.6 m on one side
Minimum Corner/Exterior Side Yard Setback	2.55 m	**3.1 m**	**3.1 m**
Minimum Rear Yard Setback	6.68 m	**7.5 m**	**7.5 m**
Maximum Building Height	7.8 m	11 m	11 m

R3YY [2947] / N3B [2947]

Provisions	Proposed	R3YY [2947]	N3B [2947]
Minimum Lot Area	~171 m2	150 m^2	No minimum lot area, but maximum density of 2.5 units per 100 m^2, maximum 12 units per building
Minimum Lot Width	6.11 m	5.8 m	5.8 m
Minimum Front Yard Setback	6.1 m	6 m	3 m
Minimum Interior Side Yard Setback	1.5 m	1.2 m	Minimum combined setback of 1.8 m with a minimum of 0.6 m on one side
Minimum Corner /ExteriorSide Yard Setback	N/A	4.5 m	3 m
Minimum Rear Yard Setback	6.8 m	5.9 m	5.9 m
Maximum Building Height	7.8 m	12 m	11 m and three storeys

AM9 [2950] / MS2 [2950]

Provision (for Townhouse Dwellings)	Proposed	AM9 [2950]	MS2 [2950]
Minimum Lot Area	~171 m^2	150 m^2	150 m^2
Minimum Lot Width	6.1 m	5.8 m	5.8 m
Minimum Front Yard Setback	7.05 m	6 m	6 m
Minimum Interior Side Yard Setback	1.52 m	1.2 m	1.2 m
Minimum Corner/Exterior Side Yard Setback	3.08 m	3 m	No minimum – for any building 15 metres or less above grade
Minimum Rear Yard Setback	7.5 m	7.5 m	7.5 m
Maximum Building Height	7.8 m	11 m	30 m * *for areas up to and including 25 metres from a lot line abutting an N1, N2, N3 or N4 – Neighbourhood Zone, no part of a building may project above a 45-degree angular plane measured from a height of 15 metres above the said lot line. [OLT-26-000364]

4.0
Proposed Zoning By-law Amendment

Amendment to Zoning By-law 2008-250

The proposed Minor Zoning By-law Amendment recommends removing the exceptions of the subject property currently zoned R3YY[2945], R3YY]2946]. R3YY[2947], and AM9[2950] and replacing them with Urban Exception 3018 in the City of Ottawa's Comprehensive Zoning By-law 2008-250. As a result of this amendment, the affected portions of the subject property would be zoned Residential Third Density Zone, Subzone YY, Exception 3018 – (R3YY [3018]) and Arterial Mainstreet, Subzone 9, Exception 3018 – (AM9[3018]).

Amendment to Zoning By-law 2026-50

The proposed Minor Zoning By-law Amendment recommends removing the exception of the subject property currently zoned N3B [2945], N3B [2946], N3B [2947], and MS2[2950]) and replacing them with Urban Exception 3018 in the City of Ottawa's Comprehensive Zoning By-law 2026-50. As a result of this amendment, the affected portions of the subject property would be zoned to Neighbourhood Zone 3, Subzone B, Exception 3018 – (N3B [3018]) and Mainstreet Zone 2, Exception 3018 – (MS2[3018]).

Urban Exception 3018

Urban Exception 3018 has been applied to other properties developed with Mattamy's detached dwelling and townhouse dwelling products and as such will permit the proposed built form for the subject property. The proposed development adheres to the general intent of the overarching zoning framework.

It is our professional opinion that the proposed amendment to rezone the lands to Urban Exception 3018 meets the Official Plan's objectives to permit appropriate built forms, as it is an existing and approved urban exception in the City's Comprehensive Zoning By-law that has been applied in similarly designated lands.

Urban Exception 3018 outlines the following provisions:

Exception	Exception Provisions
3018	/ Clause 100(3)(a) applies. / A chimney, chimney box, fireplace box, eaves, eave-troughs, gutters, and ornamental elements such as sills, belts, cornices, parapets and pilasters may project 1m into a required front or corner side yard, but no closer than 0.2m to the lot line. / Balconies and porches may project to within 0m of a corner lot line. / Despite Table 65, Row 6(b), the steps of a porch may project 2.5m into a required yard, but no closer than 0.5m to a lot line. / Despite Table 65, Row 6(a), a deck with a walking surface higher than 0.3m but no higher than 0.6m above adjacent grade may project to within 0.6m of a lot line, and any portion of a deck with a walking surface less than 0.3m may project to within 0.3m of a lot line. / An air conditioning condenser unit may project 2m into a corner and interior side yard, and 2m into a rear yard, but no closer than 0.2m to a lot line and may not be located in a front yard except in the case of a back-to-back townhouse dwelling. / No more than 60% of a front yard may be used as a driveway or parking space. / In the case of a home-based business operating within a townhouse, Table 101 does not apply unless the business involves an outside employee. / Section 57 does not apply. / The requirements for detached dwellings: i. Minimum lot area: 220m^2.

	ii. Minimum lot width: 8.8m. iii. Minimum front yard setback: 3m. iv. Minimum combined interior side yard setback: 1.8m with a minimum of 0.6m on one side. v. Minimum corner side yard setback: 2.5m vi. Minimum rear yard setback: 6m. vii. Maximum building height:12m. / The requirements for townhouse dwellings: i. Minimum lot area: 81m^2. ii. Minimum lot width: 5.5m. iii. Minimum front yard setback: 3m. iv. Minimum interior side yard setback: 1.5m. v. Minimum corner side yard setback: 2.5m. vi. Minimum rear yard setback: 6m. vii. Minimum rear yard setback where dwellings are attached back-to-back: 0m. viii. Maximum building height: 14m

The proposed development meets the provisions of Urban Exception 3018, as demonstrated in the following tables:

Amendment from Zoning Exception 2945 to R3YY [3018] / N3B [3018]

Provision (for Townhouse Dwellings)	Proposed	R3YY [3018]	N3B [3018]
Minimum Lot Area	**160.1 m^2**	81 m^2	81 m^2
Minimum Lot Width	**6.08 m**	5.5 m	5.5 m
Minimum Front Yard Setback	**4.23 m**	3 m	3 m
Minimum Interior Side Yard Setback	**1.5 m**	1.5 m	1.5 m
Minimum Corner/Exterior Side Yard Setback	**2.53 m**	2.5 m	2.5 m
Minimum Rear Yard Setback	**6.59 m**	6 m	6 m
Maximum Building Height	**7.8 m**	14 m	14 m

Amendment from Zoning Exception 2946 to R3YY [3018] / N3B [3018]

Provisions	Proposed	R3YY [3018]	N3B [3018]
Detached Dwellings			
Minimum Lot Area	**~263 m^2**	220 m^2	220 m^2
Minimum Lot Width	**9.09 m**	8.8 m	8.8 m

Provisions	Proposed	R3YY [3018]	N3B [3018]
Minimum Front Yard Setback	**5 m**	3 m	3 m
Minimum Interior Side Yard Setback	**0.62 m / 1.22 m**	Minimum combined interior side yard setback: 1.8m with a minimum of 0.6m on one side.	Minimum combined interior side yard setback: 1.8m with a minimum of 0.6m on one side.
Minimum Corner/Exterior Side Yard Setback	**3.43 m**	2.5 m	2.5 m
Minimum Rear Yard Setback	**6.05 m**	6 m	6 m
Maximum Building Height	**7.7 m**	12 m	12 m
Townhouse Dwellings			
Minimum Lot Area	**170.8 m^2**	81 m^2	81 m^2
Minimum Lot Width	**6.09 m**	5.5 m	5.5 m
Minimum Front Yard Setback	**5.19 m**	3 m	3 m
Minimum Interior Side Yard Setback	**1.52 m**	1.5 m	1.5 m
Minimum Corner/Exterior Side Yard Setback	**2.55 m**	2.5 m	2.5 m
Minimum Rear Yard Setback	**6.68 m**	6 m	6 m
Maximum Building Height	**7.8 m**	14 m	14 m

Amendment from Zoning Exception 2947 to R3YY [3018] / N3B [3018]

Provisions	Proposed	R3YY [3018]	N3B [3018]
Minimum Lot Area	**~171 m^2**	81 m^2	81 m^2
Minimum Lot Width	**6.11 m**	5.5 m	5.5 m
Minimum Front Yard Setback	**6.1 m**	3 m	3 m
Minimum Interior Side Yard Setback	**1.5 m**	1.5 m	1.5 m
Minimum Corner/Exterior Side Yard Setback	**N/A**	2.5 m	2.5 m
Minimum Rear Yard Setback	**6.8 m**	6 m	6 m

Provisions	Proposed	R3YY [3018]	N3B [3018]
Maximum Building Height	**7.8 m**	14 m	14 m

Amendment from Zoning Exception 2950 to AM9 [3018] / MS2 [3018]

Provision (for Townhouse Dwellings)	Proposed	AM9[2950]	MS2 [2950]
Minimum Lot Area	**~171 m^2**	81 m^2	81 m2
Minimum Lot Width	**6.1 m**	5.5 m	5.5 m
Minimum Front Yard Setback	**7.05 m**	3 m	3 m
Minimum Interior Side Yard Setback	**1.52 m**	1.5 m	1.5 m
Minimum Corner/Exterior Side Yard Setback	**3.08 m**	2.5 m	2.5 m
Minimum Rear Yard Setback	**7.5 m**	6 m	6 m
Maximum Building Height	**7.8 m**	14 m	14 m

5.0
Conclusion

This Planning Rationale has been prepared on behalf of Mattamy in support of a Minor Zoning By-law Amendment application for the property at 6171 Hazeldean Road in the City of Ottawa. The amendment being sought for the subject property is to apply Urban Exception 3018 to a portion of the subject property to permit Mattamy's typical products. The approval of the requested zoning is recommended on the following basis:

- The proposed amendment is consistent with the Provincial Planning Statement (2024), by promoting an appropriate range and mix of housing options in an appropriate location.
- The proposed amendment is in conformance with the Official Plan's vision for growth and contributes to the development of an appropriate form of intensification given its size and surrounding area within a residential neighbourhood.
- The proposed amendment is in conformance with the Official Plan policies as they relate to the Suburban Transect and Neighbourhood Overlay.
- The proposed amendment does not change the original intent and plan in the approved Plan of Subdivision. The revised development proposal's unit count remains at 170 dwelling units for the lands being affected.

The proposed amendment is minor in nature and presents no negative impacts to the surrounding area or the initial objectives of the approved Plan of Subdivision. The result of the amendment will support the development of the subject lands.

Should you have any questions please contact the undersigned.

Respectfully Submitted,



Nico Church, RPP, MCIP
Senior Planner



Samuel Farkas B.ES
Planner