

April 2, 2026  
Our File No.: 26299-005  
City File No.: D02-02-21-0157

**VIA: E-MAIL** [colette.gorni@ottawa.ca](mailto:colette.gorni@ottawa.ca)

Ms. Colette Gorni, RPP, MCIP  
Planner II  
Development Review West  
City of Ottawa  
110 Laurier Avenue West,  
Ottawa, ON, K1P 1J1

Dear Ms. Gorni:

**Re: Arcadia Stage 5**

This letter is being submitted at the request of City staff to re-activate File D02-02-21-0157 which seeks to rezone the subject lands known as Arcadia Stage 5 to implement the approved draft plan of subdivision which includes lots for single detached dwellings, townhouse dwellings and back-to-back townhouse dwellings as per the concept plan shown on Figure 1.

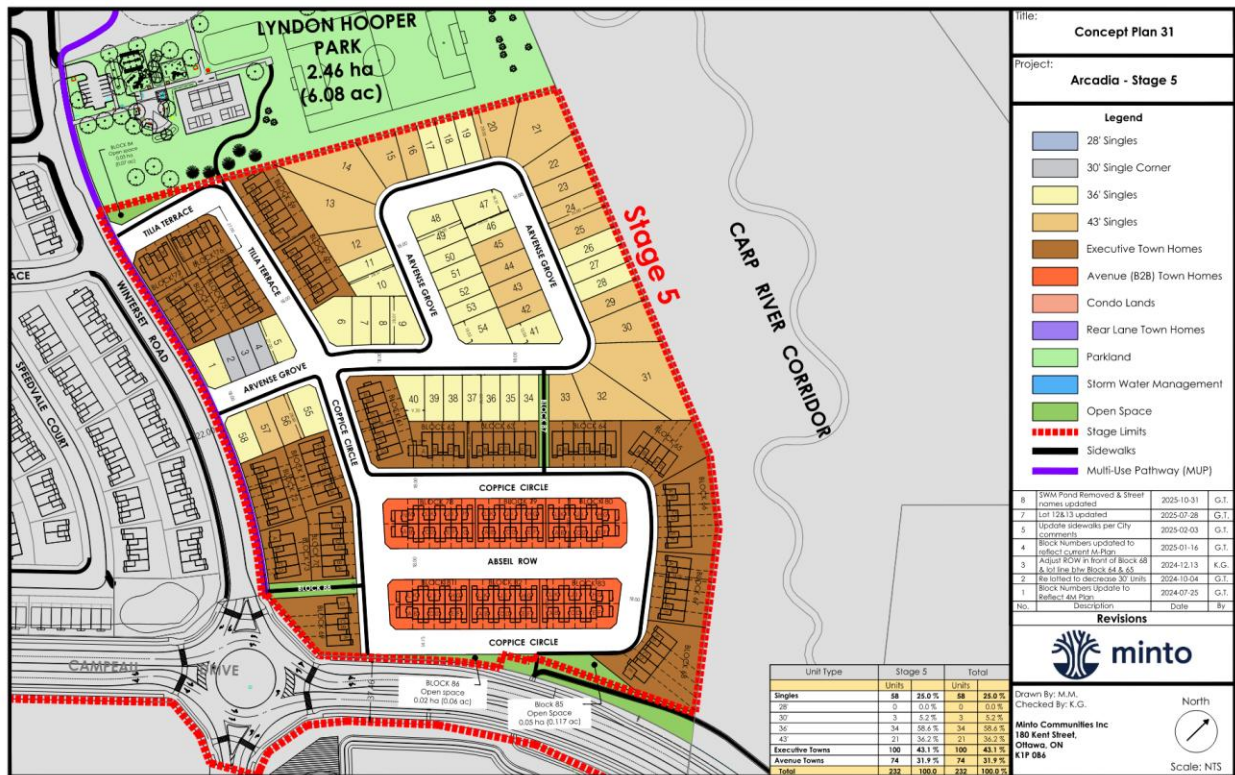


Figure 1 – Concept Plan

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The concept plan has been refined based on detailed engineering review but remains consistent with the plan provided with the Planning Rationale Addendum #2 which was submitted on July 26, 2024. The Stormwater Management Pond was removed entirely and Blocks 84 (adjacent to Park), 85 & 86 (adjacent to Campeau Drive) will be zoned O1.

This letter is intended to confirm the required zoning subzone and any special exceptions to implement the proposed plan, both in terms of Zoning By-law 2008-250 and Zoning By-law 2026-50, which I have been advised by staff is the preferred approach while the new Ottawa Zoning By-law is in the appeal period, or under appeal.

The recommended sub-zones are R3YY for By-law 2008-250 and N3B. Both zones would be subject to special exceptions as certain regulations will not be complied with.

Notwithstanding the above, the subject file was submitted, deemed complete and processed in 2021. Therefore, the provisions of Section 109 – Transition of Complete Applications apply when they are determined to be in effect.

**ZONING ANALYSIS**

**Detached Dwellings**

Provision	Old ZBL R3YY	Exception Requested R3YY XXXX	New ZBL N3B	Exception Requested N3B XXXX
Lot Area	240m <sup>2</sup>	195m <sup>2</sup>	N/A	195m <sup>2</sup>
Lot Width	9m	7.5m	7.5m	7.5m
Front Yard Setback	6m	3m	3m	3m
Rear Yard Setback	6m	6m	6m	6m
Exterior/Corner Side Yard Setback	4.5m	2.5m	3m	2.5m
Interior Side Yard Setback	1.8 total, 0.6 on one side	1.8 total, 0.6 on one side	1.8 total, 0.6 on one side	1.8 total, 0.6 on one side
Building Height	12m	12m	11m	12m

- *Highlighted cells we are asking for an exception*

**Townhouse Dwellings**

Provision	Old ZBL R3YY	Exception Requested R3YY XXXX	New ZBL N3B	Exception Requested N3B XXXX
Lot Area – Traditional	150m <sup>2</sup>	120m <sup>2</sup>	N/A	120m <sup>2</sup>
Lot Area - B2B	150m <sup>2</sup>	75m <sup>2</sup>	N/A	75m <sup>2</sup>
Lot Width – Traditional	6m	4.5m	4.5m	4.5m
Lot Width – B2B	6m	4.5m	4.5m	4.5m

Ms. Colette Gorni, RPP, MCIP, Ottawa, ON, K1P 1J1

<b>Front Yard Setback</b>	6m	<b>3m</b>	3m	3m
<b>Rear Yard Setback – Traditional</b>	6m	6m	6m	6m
<b>Rear Yard Setback – B2B</b>	6m	<b>0m</b>	6m	<b>0m</b>
<b>Exterior/Corner Side Yard Setback</b>	4.5m	<b>2.5m</b>	3m	<b>2.5m</b>
<b>Interior Side Yard Setback</b>	1.2m	1.2m	1.8m	<b>1.2m</b>
<b>Building Height</b>	12m	12m	11m	<b>12m</b>

- **Highlighted cells we are asking for an exception**

Additional Exceptions – Old ZBL

- The maximum number of dwelling units permitted within a townhouse dwelling: 14 units; however no more than 7 units may be provided in a single row.
- An air conditioning condenser unit may project up to 1 m into a front yard or corner side yard, but in no case may it be located closer than 0.3 m to any lot line.

Additional Exceptions – New ZBL

- The maximum number of dwelling units permitted within a townhouse dwelling: 14 units; however no more than 7 units may be provided in a single row.
- An air conditioning condenser unit may project up to 1 m into a front yard or corner side yard, but in no case may it be located closer than 0.3 m to any lot line.

801(7)(f)

- The following provisions apply to Table 801B:
  - (f) despite rows (iii) and (vii), the maximum depth of the building is 20 metres where the building contains no more than:
    - (i) six dwelling units, or
    - (ii) in the case of a vertically attached dwelling, three principal dwelling units.
- ADD Exception
  - o “Notwithstanding, a detached dwelling may have a maximum depth of 22m”

Conclusion

The proposed development represents good planning, I therefore request your assistance in bringing a report and recommendation to the Planning and Housing Committee and a By-law to Council for consideration.

If there is anything else you require do not hesitate to contact me and I would be pleased to assist you.

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City File No.: D02-02-21-0157

-4-

**J.L.Richards**  
ENGINEERS · ARCHITECTS · PLANNERS

Ms. Colette Gorni, RPP, MCIP, Ottawa, ON, K1P 1J1

Best Regards,

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:



Morgan Jones, RPP, MCIP  
Senior Planner

MJ

cc. Kiara Gonzales [Kiara.Gonzales@minto.com](mailto:Kiara.Gonzales@minto.com)  
Muskan Sharma [MSharma@minto.com](mailto:MSharma@minto.com)