

April 17, 2025  
Our File No.: 26610-500.1

**VIA: E-MAIL** [Melanie.Gervais@ottawa.ca](mailto:Melanie.Gervais@ottawa.ca)

Melanie Gervais, RPP, MCIP  
Planner III  
Development Review South  
City of Ottawa, Planning Development and Building Services Department (PDBS)  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1

Dear Ms. Melanie Gervais,

**Re: Quinns Pointe Stage 5 – Part of 3882 Barnsdale Road and Part of 3960 Greenbank Road – Zoning Confirmation Report: Minor Zoning By-law Amendment**

Please see below the Zoning Confirmation Report (ZCR) for the Minor Zoning By-law Amendment for Quinns Pointe Stage 5, municipality known as Part of 3882 Barnsdale Road and Part of 3960 Greenbank Road. The proposed Zoning By-law Amendment is to revised the performance standards to permit the residential development of six (6) blocks of back-to-back townhouses for a total unit count of 84.

<b>A. Project Information</b>			
<b>Review Date:</b>	April 17, 2025	<b>Official Plan designation:</b>	Neighbourhood, subject to the Evolving Neighbourhood overlay
<b>Municipal Address(es):</b>	Part of 3882 Barnsdale Road and Part of 3960 Greenbank Road	<b>Legal Description:</b>	Part of Lot 7 Concession 3 (Rideau Front)
<b>Scope of Work:</b>	Development of a vacant parcel for 6 blocks back-to-back townhouse dwellings for a total unit count of 84 and one new street		
<b>Existing Zoning Code:</b>	R3YY [2527] and R4Z [2528]	<b>By-law Number:</b>	2008-250
<b>Schedule 1 / 1A Area:</b>	Area C; Suburban	<b>Overlays Applicable<sup>1</sup>:</b>	N/A

<sup>1</sup> Mature Neighbourhoods Overlay, Floodplain Overlay, and/or Heritage Overlay.

Melanie Gervais, RPP, MCIP, City of Ottawa, Planning Development and Building Services Department (PDBS)

<b>B. Zoning Review</b>			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
<b>Proposed Zone/Subzone (Zoning By-law Amendments only):</b>	Residential Third Density Zone, Subzone YY, Urban Exception XXXX (R3YY [XXXX])		
<b>Zoning Provisions<sup>1</sup></b>	<b>By-law Requirement or Applicable Section, Exception or Schedule Reference</b>	<b>Proposal</b>	<b>Compliant (Y/N)</b>
<b>Principal Land Use(s)</b>	Residential	Residential	Y
Minimum Lot Width (m)	6m	6m	Y
Minimum Lot Area (m <sup>2</sup> )	150m <sup>2</sup>	80m <sup>2</sup>	N
Maximum Building Height (m)	12m	11m	Y
Minimum Front Yard Setback	6m	3m	N
Minimum Corner Yard Setback	4.5m	2.5m	N
Minimum Rear Yard Setback	6m	0m	N
Minimum Interior Side Yard Setback	1.2m	1.2m	Y
Minimum Required Parking	1 Parking Space per Dwelling Unit	1 Parking Space	Y

<b>C. Draft List of Requested Relief from Zoning</b>		
<b>By-law Requirement or Applicable Section</b>	<b>Requirement</b>	<b>Proposed</b>
Minimum Lot Area (m <sup>2</sup> )	150m <sup>2</sup>	80m <sup>2</sup>
Minimum Front Yard Setback	6m	3m
Minimum Corner Yard Setback	3m	2.5m
Minimum Rear Yard Setback	3m	0m

Melanie Gervais, RPP, MCIP, City of Ottawa, Planning Development and Building Services Department (PDBS)

## D. Comments / Calculations

The requested relief from the Minimum Lot Area, Minimum Corner Yard Setback and Minimum Rear Yard Setback is already permitted on the subject lands under the R3YY [2527]. However, as a result of the requested relief for the Minimum Front Yard Setback from 5m to 3m in the R3YY [2527], a new urban exception is required to capture these changes. The requested relief can be very as technical in nature to permit the development as proposed and described in the Planning Rationale.

We trust that the above Zoning Confirmation Report Checklist will satisfy the City's requirements. Should have any questions related to the information provided above, please feel free to contact the undersigned.

Best Regards,

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:

**Connor Joy**  
Digitally signed by  
Connor Joy  
DN:  
E=cjoy@jlrichards.ca,  
CN=Connor Joy,  
OU=Staff, OU=JLR  
Users, DC=jlrichards,  
DC=ca  
Date: 2025.04.17  
10:55:06-04'00'

Connor Joy  
Planner

Reviewed by:

**Tim Chadder**  
Digitally signed by Tim  
Chadder  
DN:  
E=TChadder@jlrichards.ca,  
CN=Tim Chadder, OU=Staff,  
OU=JLR Users,  
DC=jlrichards, DC=ca  
Reason: I have reviewed this  
document  
Date: 2025.04.17  
11:47:40-04'00'

Tim F. Chadder, RPP, MCIP  
Associate, Senior Consultant

CJ:tfc