

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

Location of Minor Re-zoning: 1055 Cedar Creek Drive & 33A Salamander Way

File No.: D02-02-25-0065

Date of Application: September 10, 2025

This MINOR ZONING BY-LAW AMENDMENT application, for the land zoned R4Z[2370], in Zoning By-law 2008-250, and N3B[2370] in Zoning By-law 2026-50 as shown on the attached Zoning Key Map, and submitted by Mark Ouseley, Fotenn Planning & Design, on behalf of DCR Phoenix, is to permit a reduced parking rate resulting from the addition of 12 units to the previously approved Site Plan 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 2008-250 be amended to amend the zoning over 1055 Cedar Creek & 33A Salamander Way so that it reads R4Z[XXX1]; and
2. That an exception be added to Zoning By-law No. 2008-250 for this property with provisions similar in effect to the following:
 - a) Rezone the lands as shown in Document 1.
 - b) Add a new exception xxx1 to Section 239– Urban Exceptions with provisions similar in effect to the following:
 - i. In Column I, Exception Number, add the text “[xxx1]”
 - ii. In Column II, Applicable Zones add the text R4Z[xxx1]”
 - iii. In Column V, Provisions, add the text
 - Minimum parking space rate for a dwelling, low-rise apartment, and dwelling, stacked: 1 per dwelling unit

- Despite Table 55(6), there is no maximum cumulative floor area for accessory buildings.
3. That the Zoning Map of Zoning By-law 2026-50 be amended to amend the zoning over 1055 Cedar Creek & 33A Salamander Way so that it reads N3B[XXX1]; and
 4. That an exception be added to Zoning By-law No. 2026-50 for this property with provisions similar in effect to the following:
 - c) Rezone the lands as shown in Document 2.
 - d) Add a new exception xxx1 to Part 15 – Urban Exceptions with provisions similar in effect to the following:
 - iv. In Column I, Exception Number, add the text “[xxx1]”
 - v. In Column II, Applicable Zones add the text N3B[xxx1]”
 - vi. In Column V, Provisions, add the text:
 - Minimum parking space rate for a dwelling, low-rise apartment, and dwelling, stacked: 1 per dwelling unit
 - Despite Table 55(6), there is no maximum cumulative floor area for accessory buildings.

March 6, 2026
 Updated March 9, 2026

Date



Geraldine Wildman,
 Manager, Development Review South
 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: D02-02-25-0065

SITE LOCATION

1055 Cedar Creek Drive & 33A Salamander Way, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The site is located on the west side of Cedar Creek Drive, south of Salamander Way, and north of Pingwi Place. The surrounding lands include developed and developing properties as part of the Findlay Creek Community. To the east there are two proposed mid-rise apartment buildings and a proposed shopping centre; to the south there are townhouses and single detached dwellings; to the west there are single detached dwellings; to the northwest there are single detached dwellings and a future elementary school; and to the north there are townhouse dwellings, single detached dwellings, and Salamander Park. There is a public pathway to the west connecting Pingwi Place and Salamander Way.

A Site Plan Control application was approved March 4, 2021, for 92 residential dwellings across seven buildings (two low-rise apartment buildings and five stacked townhouse buildings), 130 parking spaces (28 underground spaces and 102 spaces at grade), 62 bicycle parking spaces (32 spaces within the on-site accessory building, 26 spaces in the underground parking, and four spaces at grade).

The owner is considering altering the unit types within the two apartment buildings to increase the number of units by six in each building. The remainder of the site will remain very similar to what was approved in 2021. Proposed changes to the original approval include but may not be limited to number of units, and the interior layout of the accessory building affecting the location of bicycle parking. As such the proposal requires relief from the current minimum parking rate of 1.2 vehicle parking spaces per unit.

The Minor Zoning By-law Amendment application has been submitted to reduce this minimum to 1 vehicle parking space per unit. The visitor parking space requirements will not be reduced as part of this amendment. The current zoning is Residential Fourth Density, subzone Z, exception 2370 (R4Z[2370]).

The applicant is seeking relief to permit:

- Minimum parking space rate for a dwelling, low-rise apartment: 1 per dwelling unit

- Minimum parking space rate for a dwelling, stacked: 1 per dwelling unit
- Despite Table 55(6), there is no maximum cumulative floor area for accessory buildings.

Residential Units and Types

Dwelling Type	Number of Units
Apartment, low-rise	48
Stacked	56

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is consistent with the Provincial Planning Statement. It will help increase the supply and mix of housing options in the area.
- The requested relief is appropriate and conforms with the Official Plan and the intent of the Zoning By-law as outlined below:
 - A reduced residential parking rate of 1 parking space per dwelling unit for low-rise apartment dwellings and stacked dwellings is appropriate since:
 - The Suburban Transect supports the gradual evolution towards 15-minute neighbourhoods (Section 5.4.1).
 - The subject site is designated as Neighbourhood in the Official Plan, which encourages a mix of building forms and densities.
 - Aligns with the new Council-approved Comprehensive Zoning By-law (yet to be enacted), which eliminates parking minimums, allowing market to dictate supply.
 - Removing height restrictions on accessory buildings
 - Previously approved to facilitate the internalized garbage collection and bicycle storage space.
- The proposal conforms with the Leitrim Community Design Plan. Leitrim is identified as a developing community with the goal of being compact and mixed-use. The Leitrim Community Design Plan notes that higher density residential should be located in proximity to mixed-use centres and area parks, where this site is located between the community park, and lands designated for future mixed-use and high density residential.

RELATED APPLICATIONS

- Site Plan Control – D07-12-20-0037
- Plan of Condominium – D07-04-22-0008

CONSULTATION DETAILS

Councillor Steve Desroches is aware of this Minor Zoning By-law Amendment, which is delegated to staff to approve. Councillor Steve Desroches will not withhold consent given the application is overall compliant based on the recommendation of staff. However, the applicant has not made the case related to the amount of parking. The applicant should be advised that the City will implement on-street parking restrictions to help with winter maintenance adjacent to the site. The applicant should make purchasers aware that parking restrictions will be in place adjacent to the site.

Public Comments

Summary of Comments - Public

This application was subject to the [Public Notification and Consultation Policy requirements](#) for minor re-zoning amendment applications. Comments were received from zero residents.

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 was not processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority.

Contact: Kelby Lodoen Unseth Tel: 613-580-2424, ext. 72852 or e-mail: Kelby.LodoenUnseth@ottawa.ca

Document 1 - Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-25-0065	25-1604-X	1055 promenade Cedar Creek Drive, 33A voie Salamander Way	
I:\CO\2025\ZKP\Cedar_Creek_1055		Area A to be rezoned from R4Z[2370] to R4Z[xxx1] Le zonage du secteur A sera modifié de R4Z[2370] à R4Z[xxx1]	
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Document 2 - Location Map for Zoning Bylaw 2026-50



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-25-0065	25-1604-X	1055 promenade Cedar Creek Drive, 33A voie Salamander Way	
I:\CO\2025\ZKP\Cedar_Creek_1055		Area A to be rezoned from N3B[2370] to N3B[xxx1] Le zonage du secteur A sera modifié de N3B[2370] à N3B[xxx1]	
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