

May 14, 2026

Development Review – All Wards

110 Laurier Ave W
Ottawa, ON K1P 1J1

**RE: Minor Zoning By-law Amendment
58 Capilano Drive**

Dear DRAW Team,

Fotenn is pleased to submit this scoped Planning Rationale to support the Zoning By-law Amendment application for lands municipally known as 58 Capilano Drive, located in the Skyline-Fisher neighborhood of Nepean, Ottawa.

There are no significant changes proposed to the approved Site Plan for 58 Capilano Drive. The proposed development at 58 Capilano Drive continues to be the development of a townhouse dwelling with four (4) units.

The subject property is part of the Ottawa Salus Corporation (Salus) Capilano Drive supportive housing community. Construction is complete on the 56 Capilano Drive mixed-use building containing 54 studio apartment units and single office unit. While studio apartments are appropriate and suitable for some residents, other people prefer to live in a household setting with shared living space and household responsibilities.

The proposed Zoning By-law Amendment application represents a minor amendment to the previously approved Zoning By-law Amendment (By-law 2024-96). It seeks to permit a fifth bedroom in each dwelling unit, which will increase access to affordable supportive housing for older adults living with mental illness and other concurrent challenges.

This Planning Rationale should be read in conjunction with the rationales previously prepared for this site; this includes materials prepared for the following approved development applications:

- / Site Plan Control Agreement (D07-12-23-0028)
- / Consent Application (D08- 01-23/B-00208, D08-01-23/B-00219)
- / Minor Variance (D08-02-23/A-00201, D08-01-23/A-00217)

Sincerely,



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This proposed Zoning By-law Amendment application is intended to increase the permitted number of bedrooms in each of the four (4) units in the approved townhouse development at 58 Capilano Drive. If approved, the proposed Zoning By-law Amendment would permit five (5) bedrooms per dwelling unit in the townhouse dwelling whereas the Zoning By-law Amendment (2008-250) only permits one 'oversized dwelling unit', defined as a dwelling unit with five or more bedrooms, per building.

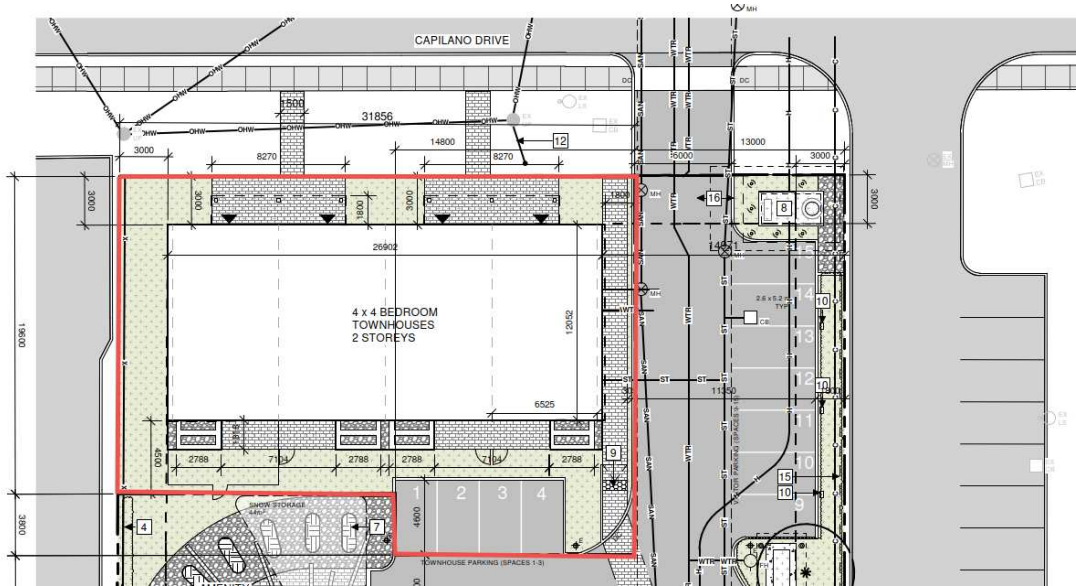


Figure 1: Excerpt of the 2024 Site Plan for 56 Capilano Drive. 58 Capilano Drive is indicated in red (Source: CSV Architects).

The zoning approval for an additional bedroom in each unit will enable Salus to accommodate four (4) more residents in the supportive housing program at 58 Capilano Drive and offer greater housing choice for residents who want to live in a household setting. As illustrated below in Figure 3 and Figure 3, the existing floor plans for each unit provided a "Den" space in addition to the four-bedroom layout. This "Den" would be converted to a fifth bedroom.

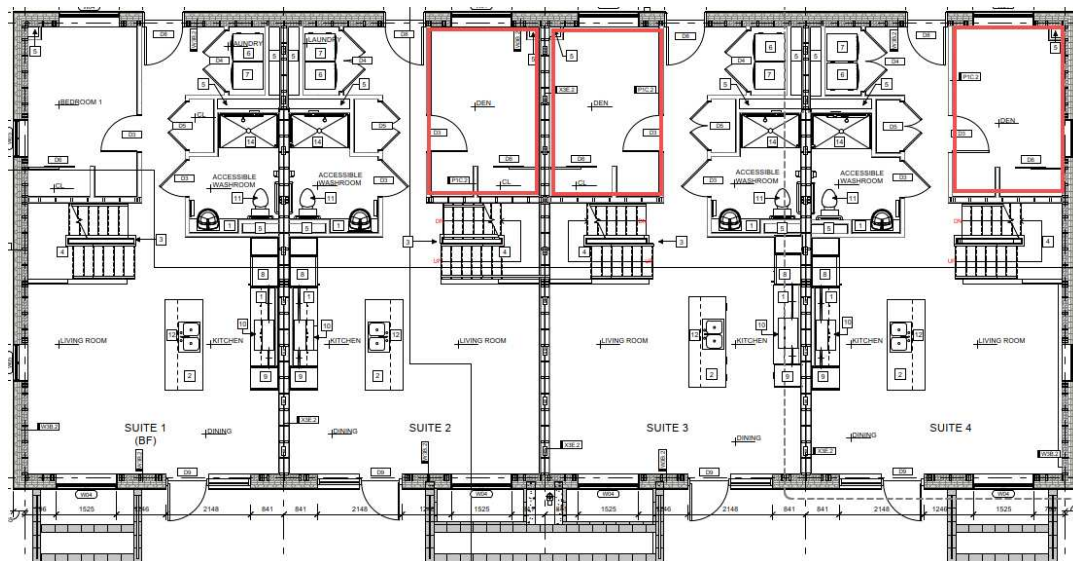


Figure 2: Excerpt of the Ground Floor Reference Plan for 58 Capilano Drive. The existing Den is outlined in red (Source: CSV Architects).

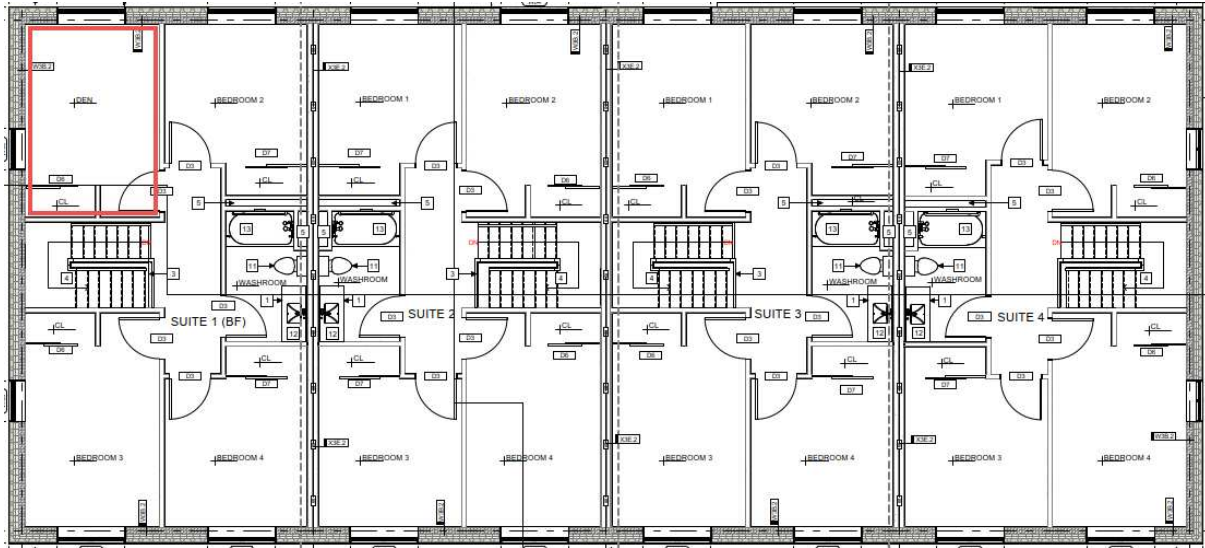


Figure 3: Excerpt of the Second Floor Reference Plan for 58 Capilano Drive. The existing Den is outlined in red (Source: CSV Architects).

Section 1.2 is a review and analysis of the applicable policies pertaining to large-household dwellings.

1.2 Policies and Regulations

1.2.1 Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS) 2024 is a policy document issued under the Planning Act which provides direction on matters of provincial interest related to land use planning and development. The document came into effect October 20, 2024. All decisions on planning matters “shall be consistent with” the PPS. Generally, the PPS 2024 aims to increase the supply and mix of housing in Ontario and to “support a strong and competitive economy that is investment-ready and recognized for its influence, innovation and diversity.” The policies also aim to sustain strong and competitive communities.

Policy 2.1.6 encourages the creation of complete communities through accommodating a range and mix of *housing options*, improving accessibility for people of all ages and abilities and improving social equity and quality of life for people of all ages, abilities and incomes.

Policy 2.2.1(b) states planning authorities shall provide for the current and future demand for a range and mix of housing options and densities including *additional needs housing*. This includes all types of residential intensification and housing that uses land efficiently (Policy 2.2.1(c)).

The requested Zoning By-law Amendment is consistent with the policies of the Provincial Planning Statement as it will facilitate minor changes to an approved development for an increased supply of additional needs housing.

The proposed 5-bedroom townhouse units provides more housing options for residents, improving social equity and quality of life for adults in Ottawa who require support services to live independently. Some people prefer a communal living setting rather than individual living space (i.e. studio apartment) and thus the proposed fifth bedroom in each unit will increase housing choice and encourage residents to participate with their household and with their community.

The proposal to increase the number of bedrooms per townhouse dwelling contributes to an appropriate increase in density and range of housing options within the Salus housing portfolio, contributing to the social, health, economic, and well-being needs of future residents both in the short and long-term.

1.2.2 Official Plan

The City of Ottawa Official Plan (the “Plan”) was approved by the Ministry of Municipal Affairs and Housing (MMAH) with amendments on November 4th, 2022. The Plan sets out policies that are designed to guide growth within the City to the year 2046. Policies pertaining to *large-household dwellings* are as follows:

1.2.2.1 Growth Management Framework

Policy 3.2.8) states that intensification should occur in a variety of dwelling unit sizes including large-household dwellings with three or more bedrooms. Table 2 of Section 3 of the Official Plan includes the residential intensification targets of which 49,000 are intended to be ground-oriented, large-household dwellings.

The proposed Zoning By-law Amendment is consistent with the Official Plan policies for Managing Growth. Increasing the number of bedrooms within the large-household townhouse units contributes to a greater variety of dwelling unit sizes in the city, particularly those available through supportive housing.

1.2.2.2 City-Wide Policies

Policy 4.2.1.1 requires greater flexibility, supply and diversity of housing options in Ottawa including context-sensitive housing options. This includes a diversity in unit sizes, densities and tenure options within neighbourhoods including diversity in bedroom count availability.

The proposed Zoning By-law Amendment is consistent with the policies of the Official Plan for housing. By increasing the diversity of bedroom count available within the already approved building footprint, the proposed development will increase the supply and diversity in housing options for older adults who need support services to live independently in Ottawa.

1.2.2.3 Transect and Land Use Designation

The subject property is located within the Outer Urban Transect of the City of Ottawa and is designated Neighbourhood with an Evolving Neighbourhood Overlay.

Policy 5.3.1.4 states that “the Zoning By-law shall provide for a range of dwelling unit sizes” in the Outer Urban Transect including ground-oriented building forms in Neighbourhoods.

Within the Outer Urban Transect, Neighbourhoods will allow for and support a variety of housing types with a focus on lower density missing-middle housing including new housing types that are not contemplated in the Official Plan (Policy 5.3.4.1).

The proposed Zoning By-law Amendment is consistent with the policies of the Official Plan for the Outer Urban Transect. The proposed five (5) bedroom townhouse units will contribute to the range and variety of housing available for residents who require support services and want to live in a household.

1.2.3 Zoning By-law (2008-250)

The subject property is currently zoned Residential Fourth Density, Subzone Z, Urban Exception 2840 (R4Z[2840]) in Comprehensive Zoning By-law 2008-250. The site-specific zoning was approved through By-law 2024-96.

The purpose of the Residential Fourth Density (R4) Zone is to allow a broad mix of low-rise residential building forms ranging from detached dwellings to low-rise apartments. A review of the R4 Zone was initiated in 2016 due to concern that large dwelling units were operating as unlicensed rooming houses in Inner-Urban neighbourhoods in Ottawa. The zoning review culminated in a report to planning committee in June 2018 and zoning amendment

adopted by Council that in part changed a number of definitions in Zoning By-law 2008-250 including rooming houses and oversize dwelling units¹.

This proposed Zoning By-law Amendment application pertains to the addition of a bedroom within the existing footprint of the four (4) bedroom, four (4) unit townhouse development. The proposed amendment is required to ensure compliance with Section 54 (Definitions) of the Comprehensive Zoning By-law 2008-250. Below is an outline of the applicable definitions and area of non-compliance.

Please refer to Zoning Confirmation Reports / tables previously prepared for this site in addition to Table 1 below.

Table 1: Section 54 Zoning Provisions Table

Zoning Definitions (Section 54.)	Compliance
Bedroom means a room used or designed for use primarily for sleeping.	Yes
Dwelling Unit means a residential unit that: (i) is used or intended for use as a residential premises by one household and not more than three roomers or boarders; and Part 1 – Administration, Interpretation and Definitions 1 - 23 City of Ottawa Zoning By-law 2008-250 Consolidation (ii) contains no more than four bedrooms.	No Each dwelling unit contains five bedrooms intended for use by one household
Household means a person or group of people who: a) may or may not be related; b) live together as a single housekeeping establishment; and c) exercise a meaningful degree of collective decision-making and responsibility for the management of the interior of the residential unit.	Yes
Townhouse Dwelling means a residential use building containing three or more attached principal dwelling units divided vertically.	Yes Four principal (oversized) dwelling units divided vertically
Oversize dwelling unit means a residential unit that: a) is used or intended for use as a residential premises by one household and not more than three roomers or boarders; and b) contains more than four, but no more than eight bedrooms.	Yes Each oversized dwelling unit is intended for use by one household and contains 5 bedrooms

1.2.3.1 Proposed Zoning By-law Amendment

To facilitate the proposed development, a minor Zoning By-law Amendment is required to permit four (4) oversize dwelling units within the Townhouse Dwelling at 58 Capilano Drive. The proposed zone is Residential Fourth Density, Subzone Z, Urban Exception 2840 (R4Z[2840]), adding a provision to the existing urban exception permitting four (4) oversized dwelling units on the subject property.

Each of the proposed 5-bedroom units in the townhouse will operate as a household, with support services provided by Salus. Furthermore, the restriction on oversize dwelling units was intended to limit “unreasonably large dwelling units that operated as unlicensed rooming houses”² and ensure that low-rise multi-unit buildings in the R4 zone fit the neighbourhood context. There are no changes to the previously approved building façade or footprint associated with this application. The proposed development and future residents will be supported by Salus, and operating as a household, not a rooming house. The design has previously demonstrated compliance with the Zoning By-law and is

¹ City of Ottawa. “R4 Zoning Review Phase 1: Report to Planning Committee, June 2018”. https://documents.ottawa.ca/sites/default/files/r4_zoning_en.pdf.

² City of Ottawa. “Residential Fourth Density Zoning Review”. <https://ottawa.ca/en/planning-development-and-construction/maps-and-zoning/zoning-completed-projects/residential-fourth-density-zoning-review/older-materials>.

appropriate for the neighbourhood context. The proposed increase from four (4) to five (5) bedrooms is a minor and reasonable amendment given the available support services.

1.3 Conclusion

It is our professional planning opinion that the enclosed Zoning By-law Amendment is appropriate and represents good development for the following reasons:

- / The requested zoning relief is consistent with the Provincial Planning Statement;
- / The proposed large-household dwelling conforms with the policies of the Official Plan and is appropriate in the Outer Urban Transect and Neighbourhood designation;
- / The requested zoning relief is consistent with the intent of the Comprehensive Zoning By-law (2008-250); and
- / The requested Zoning By-law Amendment will increase the supply of affordable housing with support services within the City of Ottawa.

Sincerely,



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