

Subject: Zoning By-law Amendment – 910 Crested Lark Way, 25 Pine Warbler Way, Part of 670 Dundonald Drive

File Number: ACS2025-PDB-PSX-0041

**Report to Planning and Housing Committee on 18 June 2025
and Council 25 June 2025**

**Submitted on June 12, 2025 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

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Ward: Barrhaven West (3)

**Objet : Modification du Règlement de Zonage – 910 voie Crested Lark, 25
voie Pine Warbler, une partie du 670 promenade Dundonald**

Dossier : ACS2025-PDB-PSX-0041

Rapport au Comité de la planification et du logement

le 18 juin 2025

et au Conseil le 25 juin 2025

**Soumis le 12 juin 2025 par Derrick Moodie, Directeur, Services de la planification,
Direction générale des services de la planification, de l'aménagement et du
bâtiment**

**Personne ressource : Kelby Lodoen Unseth, Urbaniste II, Examen des demandes
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Quartier : Barrhaven-Ouest (3)

REPORT RECOMMENDATIONS

That Planning and Housing Committee:

1. Recommend Council approve an amendment to Zoning By-law 2008-250 for 910 Crested Lark Way, 25 Pine Warbler Way, Part of 670 Dundonald Drive, as shown in Document 1, to permit split institutional and residential zoning for two school blocks and one park block as detailed in Document 2.
2. Approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* 'Explanation Requirements' at the City Council Meeting of June 25, 2025," subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATIONS DU RAPPORT

Que le Comité de la planification et du logement:

1. Recommande au Conseil d'approuver une modification du *Règlement de zonage 2008-250* visant le 910, voie Crested Lark, le 25, voie Pine Warbler et une partie du 670, promenade Dundonald, des biens-fonds illustrés dans le document 1, afin de permettre le zonage fractionné institutionnel-résidentiel de deux îlots scolaire et d'un îlot de parc, comme l'expose en détail le document 2.
2. Approuve l'intégration de la section du présent rapport consacrée aux détails de la consultation dans la « brève explication » du résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffe municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux « exigences d'explication » aux termes de la *Loi sur l'aménagement du territoire*, lors de la réunion du Conseil municipal prévue le 25 juin 2025 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

910 Crested Lark Way, 25 Pine Warbler Way, Part of 670 Dundonald Drive

Owner

Tamarack (Nepean) Corporation

Applicant

Sarah Al Hajjar

Description of site and surroundings

The three blocks of land are located in Barrhaven South – one on the east side of the future Greenbank Road alignment south of Jackdaw Avenue (also known as the Meadows Phase four development), and two on the east side of Elevation Road between Crested Lark Way and Pine Warbler Way (also known as the Meadows Phase eight development).

The Phase four lands are along the south side of a row of housing facing Jackdaw Avenue and western side of a row of houses facing Egret Way. The block is the northern part of 670 Dundonald Drive which is designated as a future school site.

The Phase eight lands, addressed as 910 Crested Lark Way and 25 Pine Warbler Way, are along the east side of Elevation Road south of Crested Lark Way and north of Pine Warbler Way. The lands surrounding these blocks are approved for low density residential developments.

Summary of proposed development

These changes will allow for two of the subject blocks to be developed into schools if the school boards choose to construct schools on these sites. Should schools not be constructed on these blocks then residences may be built on those blocks, with zoning that aligns with the surrounding residential development. Additionally, the park block at 910 Crested Lark Way will be changed to only parks and open space.

Summary of requested Zoning By-law amendment

The Phase four block east of the future Greenbank Road alignment is to be rezoned from “DR” (Development Reserve) to “I1A / R3Z[1807]” (Minor Institutional Zone, Subzone A / Residential Third Density, Subzone Z, Urban Exception 1807). This block of land is adjacent to the north side of 670 Dundonald Drive, which has a split zoning of institutional (school) and residential “I1A / R3YY[1859]”.

In the Phase eight lands west of the future Greenbank Road alignment, the southern block adjacent to Pine Warbler Way will be changed from a split zone of “I1A / O1” (Minor Institutional Zone, Subzone A / Parks and Open Space) to only O1. The northern block adjacent to Crested Lark Way will be changed from “I1A / O1” to “I1A / R3Z[2665]” (Minor Institutional Zone, Subzone A / Residential Third Density, Subzone Z, Urban Exeption 2665).

DISCUSSION

Public consultation

The public consultation process included a mailed notice to property owners within proximity of the development, two on-site signs were posted (one facing Riverside Drive and one facing Hunt Club Road).

Four comments were received through the circulation of this application with concerns identifying the need for additional schools in the area.

For this proposal’s consultation details, see Document 3 of this report.

Official Plan designation(s)

In Schedule B6 – Suburban (Southwest) Transect, the Phase four lands are defined as Evolving Neighbourhood, the Phase eight lands are defined as Neighbourhood.

In Schedule C6 – Urban Road Network, the Phase four and Phase eight lands are adjacent to Collector Roads, Dundonald Drive and Elevation Road.

Other applicable policies and guidelines

The lands are subject to the Barrhaven South Community Design Plan. Section 5.1.7 outlines the land requirements for each school board with an intent to distribute the schools throughout the community.

Section 5.1.8 speaks to the location and hierarchy of park types. The park identified in the Phase eight lands is 1.19 hectares in size and is considered a Neighbourhood Park.

Planning rationale

The Zoning By-law Amendment will amend the zoning for three blocks of land that were created through prior subdivision applications (Phase four and Phase eight Plan of Subdivisions – D07-16-09-0037).

The lands in Phase four on the east side of the future Greenbank Road alignment is adjacent to 670 Dundonald Drive and forms part of a future school block. The lands are currently zoned DR (Development Reserve) but the zoning is to be updated to a split of “I1A / R3Z[1807]” (Minor Institutional Zone, Subzone A / Residential Third Density, Subzone Z, Urban Exception 1807). This will enable the development of an Ottawa-Carleton Catholic School Board secondary school. It is understood that the school board has purchased the parcel for the school block in March of 2025.

The lands in Phase eight on the west side of the future Greenbank Road alignment was previously approved as two blocks with a split zoning of I1A / O1 (Minor Institutional Zone, Subzone A / Parks and Open Space). This is being amended to change the park block to only O1, and change the school block to a split institutional and residential zone (I1A/R3Z[2665]).

Creating a split institutional and residential zone is typical for school blocks. Through the subdivision process a school board has seven years from the registration of the subdivision to purchase the school block lands. If the school board does not proceed with a school on the designated block, the zoning would allow for residential development that is consistent with the surrounding lands.

These changes do not change the original intent of the parcels within the subdivision and remain consistent with the Neighbourhood and Evolving Overlay designations within the Official Plan. Parkland dedication will be according to the City’s Parkland Dedication By-law through the subdivision process.

Provincial Planning Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2024 Provincial Planning Statement.

RURAL IMPLICATIONS

There are no direct implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

The Councillor is aware of the application related to this report.

LEGAL IMPLICATIONS

There are no legal impediments to adopting the recommendations in this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

Servicing solutions for the future development of these lands, whether the development involves schools or housing, are available. There are no asset management implications resulting from recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

Accessibility for each development within the subject property will be reviewed and achieved through the future Site Plan Control process to ensure buildings are

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- A city that has affordable housing and is more livable for all.

APPLICATION PROCESS TIMELINE STATUS

The statutory 120-day timeline for making a decision on this application the *Planning Act* will expire on June 25, 2025.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

The Planning, Development, and Building Services Department recommend approval of the application to rezone the lands shown as Area A in Document 1 from I1A/O1 to I1A/R3Z[2665], Area B from I1A/O1 to O1, Area C from DR to I1A,R3Z[1807] to formalize the location of two possible future school blocks and one park block. The application is consistent with the Provincial Planning Statement and Official Plan.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

The Planning, Development and Building Services Department will prepare an implementing by-law and forward it to Legal Services.

Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 910 Crested Lark Way, 25 Pine Warbler Way, Part of 670 Dundonald Drive:

1. Rezone the lands as shown in Document 1.

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. Four comments were received through the circulation of this application.

Comment:

Concerns were raised through the circulation of this application concerning the need for more schools in the community and that adding residential development in place of school could lead to further school crowding.

Response

It is often the case that school blocks are zoned with a split zone so that the lands could be used for residential if the school board doesn't purchase the site for a school. The school board has up to seven years after the registration of the subdivision to determine if they will proceed with a school on that site. If the school board does not proceed with a school on the designated block, the zoning would allow for residential development that is consistent with the surrounding lands.