

**Subject: Zoning By-law Amendment – 5581 Doctor Leach Drive**

**File Number: ACS2025-PDB-PSX-0059**

**Report to Agriculture and Rural Affairs Committee on September 4, 2025**

**and Council September 10, 2025**

**Submitted on August 28, 2025 by Derrick Moodie, Director, Planning Services,  
Planning, Development and Building Services**

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**Ward: Rideau-Jock (21)**

**Objet : Modification du Règlement de zonage – 5581, promenade Doctor  
Leach**

**Dossier : ACS2025-PDB-PSX-0059**

**Rapport au Comité de l'agriculture et des affaires rurales**

**le 4 septembre 2025**

**et au Conseil le 10 septembre 2025**

**Soumis le 28 août 2025 par Derrick Moodie, Directeur, Services de la planification,  
Direction générale des services de la planification, de l'aménagement et du  
bâtiment**

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**Quartier : Rideau-Jock (21)**

## REPORT RECOMMENDATIONS

1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 5581 Doctor Leach Drive, as shown in Document 1, to amend rural exception [580r] to permit a two-storey apartment building, as detailed in Document 2.
2. That Agriculture and Rural Affairs Committee 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 10 September 2025 subject to submissions received between the publication of this report and the time of Council's decision.

## RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver une modification du *Règlement de zonage* (n° 2008-250) visant le 5581, promenade Doctor Leach, un bien-fonds illustré dans le document 1, afin de modifier l'exception rurale [580r] pour permettre un immeuble d'habitation de deux étages, comme l'expose le document 2.
2. Que le Comité de l'agriculture et des affaires rurales approuve l'ajout, en tant que « brève explication », de la section du présent rapport consacrée aux détails de la consultation au 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*, à la réunion du Conseil municipal prévue le 10 septembre 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

5581 Doctor Leach Drive

**Owner**

Rideau Non-Profit Housing Inc.

**Applicant**

Fotenn Consultants Inc.

**Architect**

CSV Architects

**Description of site and surroundings**

The property is located between Doctor Leach Drive and Eastman Avenue and has a total area of 2.1 hectares. There is a low-rise apartment building and associated surface parking in the western part of the property. The remainder of the property is vacant. Surrounding land uses include townhouses to the north, Manotick Mews shopping centre in close proximity to the north and east, detached dwellings to the south and the Manotick Tennis Club to the west across Doctor Leach Drive.

**Summary of proposed development**

The proposed development is a two-storey low-rise apartment building with 38 units. The units will be a mix of studio, bachelor, one-bedroom, and two-bedroom suites. A common room, mail room and interior garbage room are also provided. A 150 square metre green exterior amenity space is provided to the rear of the proposed development, providing a linkage between the existing and proposed buildings for the use of residents.

Vehicular access is from Doctor Leach Drive. Twenty-one resident parking spaces and eight visitor parking spaces are provided.

A Site Plan Control application (D07-12-23-0048) was filed concurrently with the Zoning By-law Amendment application. It is currently being reviewed by City staff.

**Summary of requested Zoning By-law amendment**

The proposed Zoning By-law amendment seeks to amend the existing rural exception that covers the entire property to permit a planned unit development and to reduce the required resident parking rate. A planned unit development will be created by the proposal as it will be the second residential use building on the property.

These zoning changes will permit the construction of affordable housing geared towards seniors.

## **DISCUSSION**

### **Public consultation**

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

### **Official Plan designation(s)**

The property is located within the Rural Transect Policy Area on Schedule A and is designated Village Core on Schedule B9 of the Official Plan. The majority of development within the rural area occurs within Villages. Fully serviced villages like Manotick should evolve into 15-minute neighbourhoods. Development should maintain rural and village character and facilitate the use of active transportation for short trips within the village.

### **Other applicable policies and guidelines**

The property is subject to the Village of Manotick Secondary Plan. It is designated Village Core where a broad range of uses are permitted and development will contribute to a lively pedestrian-oriented environment. The property is within the 'Gaps' character area which is a transition area between the Main Street and Mews character areas. The Secondary Plan explicitly permits a low-rise apartment building on the property.

The Secondary Plan includes built form and landscape policies. These will be assessed as part of the Site Plan Control application.

### **Urban Design Review Panel**

The property is within a Design Priority Area. The application was exempted from the Urban Design Review Panel (UDRP) process, pursuant to Official Plan policy 4.6.1.1 b).

### **Planning rationale**

The Official Plan provides direction for intensification and diversifying housing options by encouraging a variety of housing typologies to meet the needs of diverse households and provide housing that is affordable (2.2.1.3) and recognizes the need to build accessible, inclusive communities, and design for all ages; to develop equitable, inclusive, gender and age-friendly communities (2.2.4.2).

The Official Plan provides direction to enable a diverse and adequate supply of housing options through the regulation of density, built form, height, massing and design instead of regulating housing through the restriction of building typology and promoting a range

of housing options (4.2.1.1). The Plan also provides direction to address the needs of those households with low-income levels and other vulnerable groups.

Staff support the inclusion of “Planned Unit Development” as a permitted use given that the addition of a second residential use building on the property will provide additional housing choices within the village.

The proposal provides 21 residential parking spaces whereas the Zoning By-law requires 38 residential parking spaces. The proposal provides eight visitor parking spaces which complies with the Zoning By-law requirement. Bicycle parking is provided in accordance with the Zoning By-law. The proposed reduction in resident parking is mitigated by the property’s location within walking distance of services in Manotick Village. Manotick Mews shopping centre abuts the property and the rest of the village centre is within walking distance. There are limited bus connections to Ottawa. The proposed minimum parking rate, as detailed in Document 2, is appropriate.

### **Provincial Planning Statement**

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

### **RURAL IMPLICATIONS**

This application is not anticipated to have any negative impacts on the surrounding rural area or neighbouring residents. The addition of affordable housing geared towards seniors will increase housing options within the rural area of the south of Ottawa.

### **COMMENTS BY THE WARD COUNCILLOR**

Councillor Brown has expressed support for the proposal.

### **LEGAL IMPLICATIONS**

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

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications associated with this report.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications associated with this report.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

The new buildings will be required to meet the accessibility criteria contained within the Ontario Building Code.

## **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications associated with the rezoning.

## **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 under the *Planning Act* expired on August 13, 2025.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Concept Plan

## **CONCLUSION**

Staff supports the change in zoning designation as it will provide additional housing choices, including the provision of affordable housing, in an area where gentle intensification is contemplated. The development proposal is in conformity with the Official Plan and the Village of Manotick Secondary Plan. The zoning requests are appropriate, and the development proposal represents good land use planning.

## **DISPOSITION**

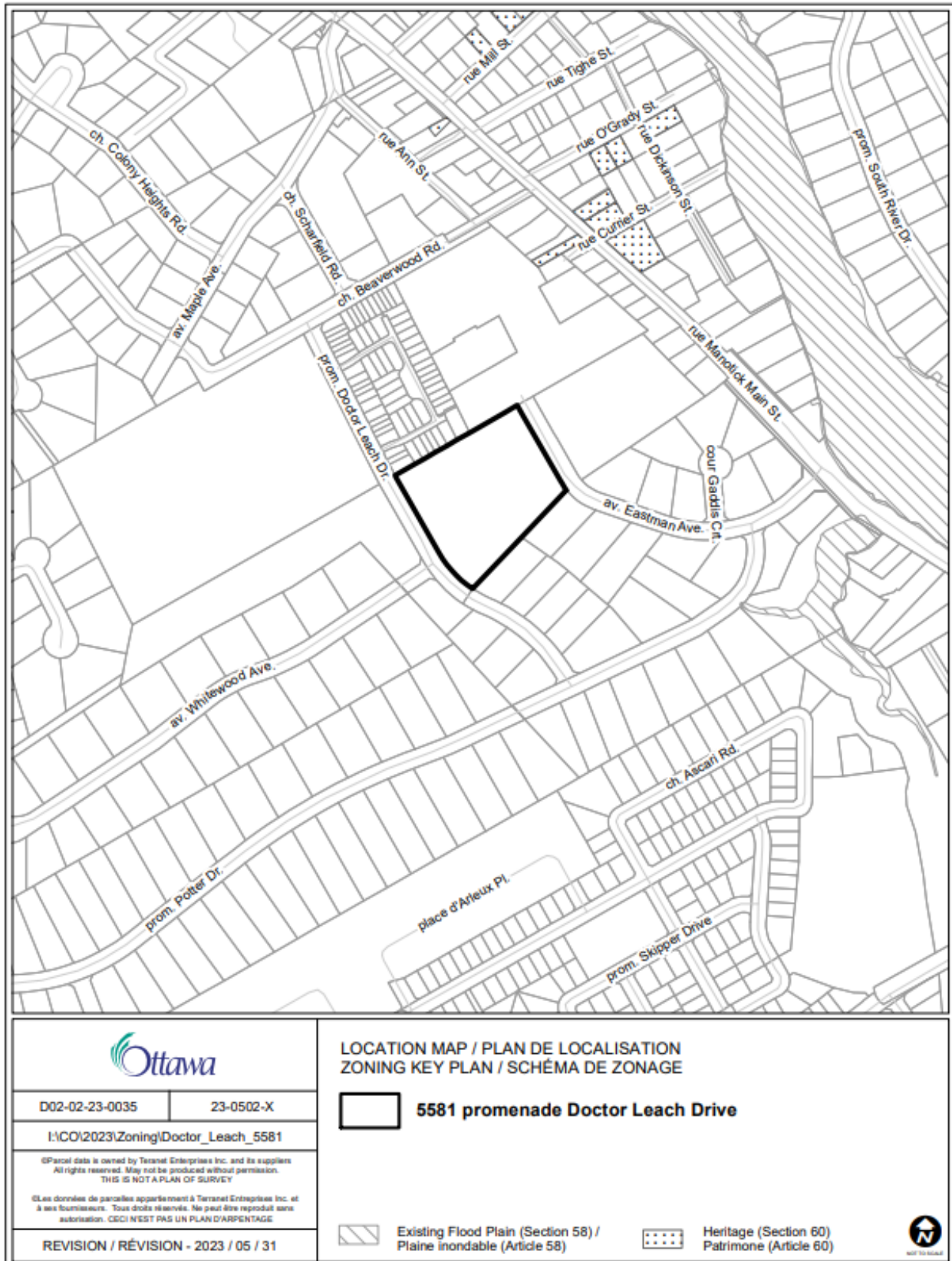
Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

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 1 – Location Map





**Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 5581 Doctor Leach Drive:

- 1) Amend Exception [580r] of Section 240 – Rural Exceptions of By-law 2008-250 with provisions similar in effect to the following:
  - a) In Column IV, Exception Provisions – Land Uses Prohibited, add the following text under “all uses except for:”
    - “planned unit development”
  - b) In Column V, Exception Provisions - Provisions, add the text:
    - “Minimum parking requirement: 0.55 spaces per dwelling unit.”

## **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. Signage was posted on the property.

Staff received comments from five members of the public during the circulation period. One was a note in support. The others are summarized below.

### **Public Comments and Responses**

Comment: Have the parking lot accessed from either the existing access or from Eastman Avenue.

Response: The proposed layout minimizes the length of driveways on the property, allowing for larger green areas. Access from Eastman Avenue may be used by a future development stage.

Comment: Concern that future residents will have a long walk to the far end of the parking lot.

Response: The parking lot is conveniently located to the main entry of the building. The location of the parking lot allows for a green amenity space to be located close to both the proposed and existing buildings.

Comment: Request that the trees on Doctor Leach Drive be retained.

Response: This comment relates to the Site Plan Control application. Notwithstanding, the Landscape Plan submitted for that application shows the retention of these trees.

Comment: Consider a sidewalk on Doctor Leach Drive and a publicly accessible path through the property.

Response: This comment also relates to the Site Plan Control application. The proposal has pedestrian connections to the existing sidewalk heading north on Doctor Leach Drive and east to the Manotick Mews Shopping Centre.

## Document 4 – Concept Plan

