

**Subject: Zoning By-law Amendment - 6615 and 6635 Renaud Road / 191
Rappel Circle**

File Number: ACS2025-PDB-PSX-0050

Report to Planning and Housing Committee on 5 November 2025

and Council 12 November 2025

**Submitted on October 30, 2025 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

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Ward: Orléans South-Navan (19)

**Objet : Modification du Règlement de zonage - 6615 et 6635, chemin Renaud
/ 191, cercle Rappel**

Dossier : ACS2025-PDB-PSX-0050

Rapport au Comité de la planification et du logement

le 5 novembre 2025

et au Conseil le 12 novembre 2025

**Soumis le 30 octobre 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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REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 6615 and 6635 Renaud Road / 191 Rappel Circle, as shown in Document 1, to permit low-rise residential dwellings, as detailed in Document 2.
2. That Planning and Housing 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 12 November, 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 la planification et du logement recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 pour le 6615 et le 6635, chemin Renaud, et le 191, cercle Rappel, comme indiqué dans le document 1, afin de permettre la construction d'habitations résidentielles de faible hauteur, comme décrit dans le document 2.
2. Que le Comité de la planification et du logement donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le 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 12 novembre 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.

EXECUTIVE SUMMARY

Staff Recommendation

Planning staff recommend approval of the Zoning By-law Amendment for 6615, 6635 Renaud Road and 191 Rappel Circle from DR and R1Z to R3Z and R3Z [XXXX] to permit a range of low-rise residential uses.

The applicant is requesting the following:

- To rezone the lands to permit single detached, semi-detached, long semi-detached, townhouse, duplex, three-unit dwellings and planned unit developments.
- To reduce minimum required lot width for single detached dwellings for one future dwelling lot through a site-specific zoning exception.

The proposal aligns with applicable Official Plan and Community Design Plan for this area. The subject properties are adjacent to Mer Bleue Road, a Minor Corridor as designated in the Official Plan (2022) and are within the Suburban Transect and designated as Neighbourhood as per the Official Plan (2022). The site is proposed to contain low-rise, ground-oriented residential development aligning with the Neighbourhood policies.

Planning staff recommend approval of the Zoning By-law Amendment application for 6615, 6635 Renaud Road and 191 Rappel Circle to amend the subject site's zoning from DR and R1Z to R3Z and R3Z[XXXX] to permit low-rise residential dwellings and facilitate the proposed development of six-detached dwellings and six townhouse dwellings.

Applicable Policy

The following policies are applicable to this application:

- Low-rise building typologies are permitted within the Suburban Transect as described in the Section 5.4.1 wherein low-rise development is encouraged to be located within Neighbourhoods and along Minor Corridors.
- Per Section 5. Table 7, buildings within Neighbourhoods are to be low-rise with no minimum storey requirement. Heights are contemplated to be up to three storeys and are limited to four storeys.

- Per Section 5.4.4.2. Net residential densities shall strive to approach the densities of the Inner Urban Transect over time, but residential development within the Urban Greenfield, shall plan for a minimum density of 36 units per 154 net hectare and permit density increases through intensification and accessory dwelling units.
- Section 5.4.5 encourages the development of lands according to the target 40-60 dwellings per net hectare density thresholds of Subsection 3.2 Table 3.
- Section 6.2.1.4 states that vehicular access to development shall generally be provided from the parallel street or side street.
- The subject site is within the East Urban Community Design Plan Phase 1 Area and intended for medium density development, with a target of 35 units per net hectare per Figure 14.

RÉSUMÉ

Recommandation du personnel

Le personnel de la Planification recommande d'approuver la modification du Règlement de zonage pour le 6615 et le 6635, chemin Renaud, et le 191, cercle Rappel, passant de DR et R1Z à R3Z et R3Z[XXXX] afin de permettre une gamme d'utilisations résidentielles de faible hauteur.

Le requérant demande ce qui suit :

- Modifier le zonage des terrains pour permettre des maisons individuelles, des maisons jumelées, des maisons jumelées en longueur, des maisons en rangée, des duplex, des triplex et des complexes immobiliers planifiés.
- Réduire la largeur minimale de lot requise pour les maisons individuelles pour le lot d'une habitation future par l'entremise d'une exception de zonage propre à l'emplacement.

La proposition s'harmonise avec le Plan officiel et le Plan de conception communautaire applicables à ce secteur. Les propriétés visées sont adjacentes au chemin Mer Bleue, un couloir mineur, comme désigné dans le Plan officiel (2022). Elles sont situées dans le transect suburbain et sont désignées comme quartier conformément au Plan officiel (2022). Il est prévu de construire un aménagement

résidentiel de faible hauteur constitué d'habitations de plain-pied, conformément aux politiques de la désignation de quartier.

Le personnel de la Planification recommande d'approuver la modification du Règlement de zonage pour le 6615 et le 6635, chemin Renaud, et le 191, cercle Rappel, passant de DR et R1Z à R3Z et R3Z[XXXX] afin de permettre la construction d'habitations résidentielles de faible hauteur et de faciliter l'aménagement proposé de six maisons individuelles et de six maisons en rangée.

Politique applicable

Les politiques applicables suivantes justifient cette demande :

- Les typologies de bâtiments de faible hauteur sont permises dans le transect suburbain comme décrit à la section 5.4.1. où on encourage les aménagements de faible hauteur dans les quartiers et le long des couloirs mineurs.
- Conformément à l'article 5., Tableau 7, les bâtiments situés dans les quartiers doivent être de faible hauteur sans exigence minimale en matière d'étages. On envisage des hauteurs allant jusqu'à trois étages et limitées à quatre.
- Conformément à la section 5.4.4.2., les densités résidentielles nettes doivent s'approcher autant que possible des densités du transect du secteur urbain intérieur au fil du temps, mais l'aménagement résidentiel dans la zone verte urbaine doit prévoir une densité minimale de 36 logements par superficie de 154 hectares nets et permettre des augmentations de densité par le biais de la densification et de l'ajout de logements accessoires.
- La section 5.4.5. encourage l'aménagement de terrains conformément aux seuils de densité de la cible de 40 à 60 logements par hectare net du tableau 3 de la sous-section 3.2.
- La section 6.2.1.4. stipule que l'accès des véhicules à l'aménagement doit généralement être assuré à partir de la rue parallèle ou de la rue latérale.

L'emplacement visé se trouve dans la zone de la phase 1 du Plan de conception communautaire de la collectivité urbaine de l'Est et est destiné à un aménagement à densité moyenne, avec une cible de 35 logements par hectare net selon la Figure 14.

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

6615 and 6635 Renaud Road / 191 Rappel Circle

Owner

Richcraft Homes Ltd.

Applicant

Fairouz Wahab - Richcraft Homes Ltd.

Architect

Stantec Geomatics Ltd.

Description of site and surroundings

The subject properties municipally addressed as 6615, 6635 Renaud Road and 191 Rappel Circle are located in the northwest quadrant of the intersection of Mer Bleue Road and Renaud Road. The subject site is comprised of three parcels totaling an area of approximately 4,745 square metres. Beyond Rappel Circle to the north and west are approved future residential blocks within the Trailsedge East subdivision, zoned Residential Third Density (R3Z). The lands further north are designated for mixed-use and employment under the East Urban Community Phase 1 Community Design Plan (CDP). The lands to the east contain a completed residential subdivision of townhouses, and the lands to the south contain various single detached dwellings and large parcels of forested lands.

Summary of proposed development

The proposed Zoning By-law Amendment seeks to permit a range of low-rise residential uses for future development. The uses include those permitted in the parent Residential Third Density, Subzone Z zone, including single detached, townhouse, semi-detached, duplex, three-unit dwellings or a planned-unit development of any of the aforementioned

uses. A concept plan currently proposes the development of six detached dwellings fronting onto Renaud Road and six townhouse dwellings fronting onto Rappel Circle. A consent application to sever the lands into individual residential lots is planned by the applicant once the zoning has been amended to permit the proposed uses. The northwest portion of the site is not currently planned for development as it currently contains a cellular tower. It is intended that this lot will develop as a residential lot following the expiry of the cellular tower's lease term. The cellular tower lands are currently under **an automatically renewing lease agreement consisting of 10-year terms with renewals permitted for up to 5 terms (50 years in total)**.

Summary of requested Zoning By-law amendment

The subject site is currently zoned Development Reserve (DR) and Residential First Density Zone, Subzone Z (R1Z). The Development Reserve (DR) zone does not permit principal residential dwellings and Residential First Density, Subzone Z (R1Z) permits only single detached dwellings. The proposed Zoning By-law Amendment would rezone the lands to Residential Third Density Zone, Subzone Z, Exception XXXX (R3Z[XXXX]) and Residential Third Density Zone, Subzone Z in order to facilitate the development of low-rise residential uses. A site-specific exception is proposed to permit a reduced minimum lot width for one lot, applicable only to the currently proposed single-detached dwelling typology.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications.

A public circulation of the application was provided by mail to all surrounding properties within 120.0 metre radius on May 20, 2025, and additional notice of the application was posted on an on-site sign.

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

Official Plan designation(s)

The Official Plan (2022) designates the subject properties as Neighbourhood within the Suburban Transect on Schedule B8 to the Official Plan. The policies pertaining to the Neighbourhood designation broadly support low-rise, ground-oriented residential development under four storeys. A range of low-rise residential forms are contemplated

within this designation, including single detached dwellings and townhouse dwellings. The designation encourages the centralizing of higher-density neighbourhood built forms near rapid transit stations and corridors, and an appropriate transition of densities with nearby existing residential communities.

East Urban Community Design Plan (CDP) Phase 1 Area

The subject site is within the East Urban Community Design Plan Phase 1 Area and intended for medium density development, with a target of 35 units per net hectare.

Mer Bleue Road is designated as an Arterial Road, and Renaud Road is a Collector Road within the Plan. Per Landscape Principles and Guidelines of the CDP, two trees should be planted for each single detached or semi-detached unit and one per townhouse dwelling. By framing the public realm, buildings define the quality of public space and can contribute to a pedestrian, human scale environment that is comfortable, inviting, safe, and accessible. Buildings should be oriented to front onto public streets with reduced front yard setbacks in order to create a more intimate street environment. Design recommendations from the CDP for parking and garages require that visual impact of garages is to be reduced by setting their entrances back from the main façade. The proposed development concept plan also includes pairing driveways of adjacent property owners in order to reduce the number of curb cuts to minimize the impact of driveways on the pedestrian environment. This feature aligns with the design direction of the CDP.

Proposed zoning must reflect the principles and guidelines established in the Community Design Plan; the design guidelines will be applied through the implementing zoning and the development review process.

Planning rationale

The subject Zoning By-law Amendment seeks to rezone the land from DR and R1Z to R3Z and R3Z[XXXX] to permit a range of low-rise residential dwellings. A site-specific zoning exception is proposed to apply to one future single detached dwelling lot to be rezoned to R3Z[XXXX] which will reduce the minimum lot width from the required 9 metres to 8.5 metres. While a concept plan has been provided by the applicant demonstrating the current intention to construct single-detached and townhouse dwellings, rezoning the lands to the parent R3Z zone allows for flexibility in building typology through the future consent application process, and ability for desired dwelling types to be built, as the community evolves.

Land Use and Built Form

The subject application proposes the introduction of low-rise residential building typologies to the site which does not permit principal residential dwellings. The site is proposed to be severed through a future consent application, creating two rows of residential lots, as shown in Document 2. The northernmost row of lots will front onto Rappel Circle, and the southern onto Renaud Road. Mer Bleue Road is designated as a Minor Corridor in the Official Plan, however, a 30-centimetre reserve currently abuts the shared lot line with Mer Bleue Road, limiting access and preventing the subject properties from sharing in the Corridor designation. As a result, the proposed dwellings are within the Neighbourhood designation and front onto, and receive vehicle access from, the lower order streets of Renaud Road and Rappel Circle, aligning with the direction for private approach design of the Official Plan. The Neighbourhood designation supports the development of low-rise residential development in various forms, including the single detached and townhouse typologies proposed in the submitted concept plan. The Neighbourhood designation generally supports a range of dwelling typologies within the low-rise, ground-oriented category. This includes the full range of dwelling typologies permitted by the R3Z parent zone: Single-detached, semi-detached, long semi-detached, townhouse, duplex, three-unit dwellings and a planned unit development of the aforementioned dwelling types. Policy 6.3.1(5) encourages lands in proximity to Corridors to provide higher densities of low-rise residential housing, but the Neighbourhood designation does not require a minimum density in these locations. The subject site is well-situated to provide a transition from nearby single detached dwellings on larger lots across Renaud Road to the developing residential subdivision to the north. The proposed zoning would maintain the neighbourhood character while gently increasing densities towards the Mer Bleue Road corridor and meeting the goals of the Official Plan

The proposed low-rise residential dwellings align with the Neighbourhood Policy and existing built form context while supporting additional housing stock. The requested land uses meet the intent of the Official Plan policies for lands designated as Neighbourhood within the Suburban Transect.

Minimum Lot Width

The requested reduction in minimum lot width would apply to one future lot containing a single detached dwelling fronting onto Renaud Road, adjacent to Mer Bleue Road. The proposed lot width reduction would permit a minimum lot width of 8.5 metres for one lot, whereas 9.0 metres is required for a single detached dwelling. The current conceptual

plan for these properties is to develop a row of six single detached dwellings across six lots, with one remaining lot to be undeveloped until land lease for the existing cellular tower expires. At which time, the remaining lot can develop as a single detached dwelling or similar low-rise built form. The lots are planned to be created through a future Consent application. The applicant's original intent was to provide seven near-identical lots for a continuous street frontage along the entirety of the subject properties' southern frontage. The future lot nearest Mer Bleue Road uniquely has a corner sight triangle dedicated for the intersection of Renaud Road and Mer Bleue Road. The Zoning By-law requires that the lot width be measured from the front wall of the home, resulting in a lot width of 8.5 metres rather than the required 9.0 metres, despite being compliant in minimum lot size and ample space to provide the required building setbacks. The deficient minimum lot width for the one lot intended to contain a single detached dwelling exists only due to the corner sight triangle having been dedicated to the City prior to development and rezoning of the lands. The proposed lot width of 8.5 metre provides adequate space for a vehicle entrance or walkway, and street trees required by applicable policy can still be provided for. The neighbourhood context and built form of the proposed dwellings is still maintained despite the reduction in minimum lot width.

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 rural implications.

COMMENTS BY THE WARD COUNCILLOR(S)

I do not have concerns with the singles or towns proposed, but I do want to raise a point about the unusual circumstance of building a residential community around an active cell tower. The site plan and planning rationale confirm that the ultimate vision is to see this lot developed residentially once the lease for the tower expires. The applicant has noted that it is on a 10-year lease with automatic renewal options, for a maximum of 50 years.

As councillors, we frequently hear from residents about the siting of telecommunications infrastructure. But unfortunately, municipalities have no authority over where cell towers are located. That decision rests entirely with the federal government. From a planning perspective, it does feel unusual to see homes built around a tower like this. However,

because this is a matter of federal jurisdiction, it is outside the scope of our decision making today.

ADVISORY COMMITTEE(S) COMMENTS

There are no Advisory Committee comments.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendations.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications resulting from the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no expected barriers to accessibility with the proposed development.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- A city that has affordable housing and is more liveable for all
- A city that it is green and resilient

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-25-0017) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

The Council approved timeline has been met.

The statutory 120-day timeline for making a decision on this application under the *Planning Act* will expire on November 29, 2025

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Proposed Concept Plan

CONCLUSION

Staff are of the opinion that the proposed Zoning By-law Amendment at 6615 and 6635 Renaud Road / 191 Rappel Circle is consistent with the Provincial Policy Statement and conforms to the City of Ottawa's Official Plan. Staff are satisfied that reduction in the minimum lot width for only one future lot will not have a negative impact on the adjacent properties and surrounding neighbourhood. The Planning, Development and Building Services Department recommend approval of the application.

DISPOSITION

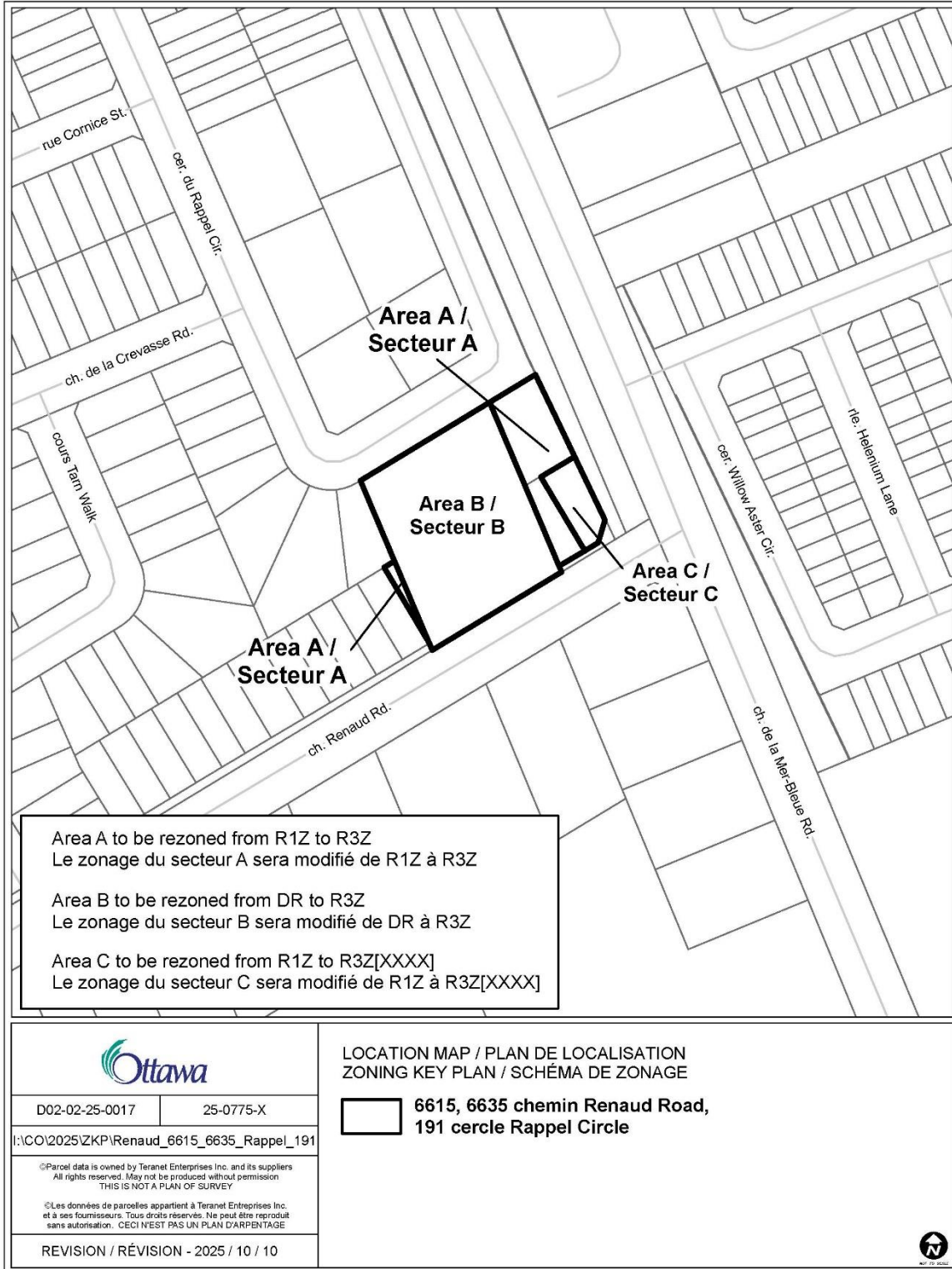
Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

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 1 – Location Map



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 6615 and 6635 Renaud Road / 191 Rappel Circle:

1. Rezone the lands as shown in Document 1
2. Add a new exception XXXX to Section 239 – Urban Exceptions with provisions

similar in effect to the following:

- a. In Column I, add the text “[XXXX]”.
- b. In Column II, add the text: “R3Z[XXXX]”
- c. In Column V, add the text:

-“the following applies to a single detached dwelling”

- i. minimum lot width: 8.5 metres

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

Public Comments and Responses

Comment:

No public comments received on this application.

Response

Staff note that no comments were received.

Document 4 Proposed Concept Plan

