

Subject: Zoning By-law Amendment - 1146 Snow Street

File Number: ACS2026-PDB-PSX-0012

Report to Planning and Housing Committee on 18 February 2026

and Council 25 February 2026

**Submitted on February 11, 2026 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

Contact Person: Craig Hamilton, Planner II, Development Review East

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Ward: Beacon Hill-Cyrville (11)

Objet : Modification du Règlement de Zonage – 1146, rue Snow

Dossier: ACS2026-PDB-PSX-0012

Rapport au Comité de la planification et du logement

le 18 février 2026

et au Conseil le 25 février 2026

**Soumis le 11 février 2026 par Derrick Moodie, Directeur, Services de la
planification, Direction générale des services de la planification, de
l'aménagement et du bâtiment**

**Personne ressource: Craig Hamilton, Urbaniste II, Examen des demandes
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Quartier: Beacon Hill-Cyrville (11)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1146 Snow Street as shown in Document 1, to permit a low-rise apartment dwelling with accompanying site-specific zoning exceptions, 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 February 25, 2026,” 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 du *Règlement de zonage 2008-250* visant le 1146, rue Snow, un bien-fonds illustré dans le document 1, afin de permettre la construction d’un immeuble résidentiel de faible hauteur assujetti à des dispositions de zonage propres à l’emplacement, comme l’expose en détail le document 2.
2. Que le Comité de la planification et du logement approuve l’inclusion de la section du présent rapport consacrée aux détails de la consultation 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 25 février, 2026 », 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 application for 1146 Snow Street to permit a low-rise apartment dwelling with accompanying site-specific zoning exemptions. The applicant has requested to rezone the property to

R4UD, permitting a low-rise apartment dwelling and modifying the interior side yard setback, front yard setback, rear yard setback and rear yard area minimum requirements.

Applicable Policy

The following policies support this application:

- The proposal aligns with the policies for Inner Urban Transect by permitting appropriate low-rise residential density in short walking distance from Corridors (5.2.4(1)), meeting the built form targets outlined in Table 7.
- The proposal aligns with the policies for Neighbourhood by providing low-rise residential dwellings that support a mix of dwelling types throughout the neighbourhood (6.3.1(4)) and adequately locate higher densities of low-rise residential near Corridors (6.3.1(5)).
- The proposal aligns with the Citywide policies for urban design, by locating low-rise forms within a neighbourhood characterized by similar low-rise forms and providing architectural elements that integrate the building into the existing neighbourhood context (4.6.6(6)).

Public Consultation/Input

Public circulation was completed through the application circulation process, where notice of the development request was provided by mail to all surrounding properties within 120.0 metre radius on 20 May, 2025, and a sign notice of the application was posted on-site. Staff engaged with commenting groups by responding to process questions, and liaising design comments and responses between the applicant and members of the public.

Staff received written comments on the Zoning By-law Amendment application concerning traffic impacts and parking availability, density, built form compatibility, materiality, landscape buffers and vegetation, shadow impacts, stormwater runoff and exterior lighting.

RÉSUMÉ

Recommandation du personnel

Le personnel des Services de planification recommande d'approuver la demande de modification du Règlement de zonage visant le 1146, rue Snow, afin de permettre la construction d'un immeuble résidentiel de faible hauteur assujetti à des exceptions de zonage propres à l'emplacement. Le requérant souhaite faire attribuer au bien-fonds

visé une désignation de zonage R4UD, qui permettrait la présence d'un immeuble résidentiel de faible hauteur et la modification des exigences minimales portant sur le retrait de cour latérale intérieure, le retrait de cour avant, le retrait de cour arrière et la superficie de la cour arrière.

Politiques applicables

Les politiques suivantes appuient cette demande :

- Le projet est conforme aux politiques applicables au Transect du secteur urbain intérieur, car il permet une densité résidentielle appropriée pour un immeuble de faible hauteur, à courte distance à pied de couloirs (5.2.4(1)), atteignant les objectifs de forme bâtie décrits dans le tableau 7.
- Le projet est conforme aux politiques applicables à la désignation de Quartier, car il concerne la construction d'un immeuble résidentiel de faible hauteur contribuant à offrir une variété de types de logement dans le secteur (6.3.1(4)) et implante adéquatement les densités les plus élevées d'habitation de faible hauteur près de couloirs (6.3.1(5)).
- Le projet est conforme aux politiques municipales de design urbain, en implantant des formes bâties de faible hauteur dans un secteur caractérisé par la présence de formes bâties de faible hauteur similaires et en proposant des éléments d'architecture qui intègrent l'immeuble dans le contexte environnant (4.6.6(6)).

Consultation et commentaires du public

La diffusion publique a été effectuée selon le processus de diffusion des demandes, dans le cadre duquel un avis de demande d'aménagement a été envoyé par courrier à tous les propriétaires de biens-fonds situés dans un rayon de 120,0 mètres le 20 mai, 2025. Une enseigne d'avis a par ailleurs été installée sur l'emplacement. Le personnel a collaboré avec les groupes ayant formulé des commentaires en répondant aux questions relatives au processus et en assurant la communication entre le demandeur et les membres du public.

Le personnel a reçu des commentaires écrits sur la demande de modification du Règlement de zonage, qui portaient notamment sur les répercussions sur la circulation, la disponibilité des places de stationnement, la densité, la compatibilité de la forme bâtie, les matériaux utilisés, les zones tampons paysagées et la végétation, l'incidence de l'ombre, le ruissellement des eaux pluviales et l'éclairage extérieur.

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

1146 Snow Street

Owner

1146 Snow Street Inc.

Applicant

Fotenn Planning + Design c/o Evan Saunders

Architect

M. David Blakely Architect Inc.

Description of site and surroundings

The subject site is municipally addressed as 1146 Snow Street and is located to the east of the intersection of Cummings Avenue and Snow Street, on the south side of Snow Street.

Summary of proposed development

The proposed Zoning By-law Amendment seeks to permit a low-rise apartment dwelling use and amended zoning provisions in order to facilitate the development of the apartment dwelling currently being reviewed under a concurrent Site Plan Control (D07-12-25-0028) application with Staff. The proposed four-storey apartment dwelling will contain 43 residential dwelling units and 16 parking spaces, including 13 residential spaces and three visitor spaces. A mix of unit types is proposed, specifically, nine (9) studio units, twenty (20) one-bedroom units and fourteen (14) two-bedroom units.

Summary of requested Zoning By-law amendment

The subject site is currently zoned Residential Third Density, Subzone VV (R3VV), permitting a range of low-rise residential dwellings, including planned unit developments, single detached, townhouse, three unit and duplex dwellings. The R3VV zoning does not currently permit a low-rise apartment dwelling. The proposed Zoning By-law Amendment would rezone the lands to Residential Fourth Density, Subzone UD,

Exception XXXX (R4UD [XXXX]) to facilitate the development of a low-rise apartment dwelling use. A site-specific exception is proposed to amend performance standards of the parent zoning sought, including a reduced interior side yard setback, rear yard setback, front yard setback and minimum rear yard area for a low-rise apartment dwelling.

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 20 May, 2025 and a notice of the application was posted onsite.

Comments received from the public commonly related to traffic impacts, density, integration of the building form, stormwater management, pedestrian realm and lighting impacts. Many elements suggested through public consultation, Staff will review and implement through the concurrent Site Plan Control application, such as stormwater management and lighting impacts. Recommendations for pedestrian crosswalks across Cummings Avenue were made, however, Staff found that the density introduced by the development does not warrant pedestrian crossings at this time.

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 Inner Urban Transect on Schedule B8 to the Official Plan. The policies pertaining to the Neighbourhood designation generally support low-rise and ground-oriented residential development of four storeys and under, acknowledging that Neighbourhoods will continue to gradually evolve with integrated and context-sensitive development per Policy 6.3.1(2) The goal of the Neighbourhood designation is to achieve the elements of a 15-minute neighbourhood model and encourage the residential density support the future 15-minute neighbourhood, as directed by Policy 6.3. A mix of low-rise residential forms are contemplated within this designation, including single detached dwellings, townhouse, duplex, three-unit and low-rise apartment dwellings, with a focus on missing middle housing. The designation's Policy 6.3.1(5) encourages concentrating those higher-density neighbourhood-built forms near corridors and current or planned rapid transit stations. The policies for low-rise residential forms are directed to ensure an appropriate transition of densities with nearby existing residential communities.

Planning rationale

The subject Zoning By-law Amendment application seeks to rezone the lands from R3VV to R4UD to permit a low-rise apartment dwelling with more than nine (9) units. A site-specific zoning exception is proposed to amend various setbacks relating to the principal dwelling, and to reduce the minimum rear yard area for the development.

Land Use and Built Form

The subject application proposes the introduction of a new low-rise residential dwelling containing 43 units to the site that does not currently permit apartment dwellings. The immediately adjacent neighbourhood is characterized by residential lot widths ranging from approximately 20.0 metres to 30.0 metres. The subject property is uniquely wide, measuring approximately 50.0 metres in width with a similar lot depth to surrounding residential properties and a total lot area of 1,510 square metres. The current R3VV zoning requires a minimum lot width for various residential building typologies up to 18.0 metres, and minimum lot sizes up to 450.0 square metres (or 1,400. square metres for a Planned Unit Development). Given the existing lot size, the site offers the ability provide a denser low-rise residential development with minimal impacts to the surrounding neighbourhood.

Cummings Avenue, located to the west of the subject property is designated in the Official Plan as a Minor Corridor. Section 6.3.1 (5) of the Official Plan directs the Zoning By-law to locate higher densities of low-rise development near rapid transit stations and corridors. Properties along Cummings Avenue are characterized by the Evolving Neighbourhood Overlay, however, the overlay does not extend to the subject property. The immediately adjacent property, 1142 Cummings Avenue, falls within the Evolving Neighbourhood Overlay, which encourages that residential properties develop with a more urban built form over time per Policy 5.6.1 (1) of the Official Plan. The Growth Management Framework policies within Section 3.2 of the Official Plan direct intensification to largely occur near hubs and corridors, supporting a long-term goal of facilitating the creation of 15-minute neighbourhoods. While the subject site itself does not fall within the Evolving Overlay and cannot benefit from the policy direction of the overlay, Staff note that the site is directly adjacent to residential properties that fall within the overlay and may develop over time with an urban built form. Staff also note that 1146 Snow Street abuts green space along its eastern lot line, eliminating the need for future transition to low-density, low-rise residential neighbourhoods typically required from higher built forms along Corridors. Table 7 of the Official Plan provides anticipated heights of three storeys and up to four storeys where appropriate within Neighbourhoods, while Minor Corridors are directed to be a minimum of two storeys, up to a maximum of six storeys.

The neighbourhood around the subject property is characterized by ground-oriented low-rise residential dwellings up to three storeys in height. Citywide policies for urban design direction in Policy 4.6.6 (6) require that low-rise buildings be designed to address their existing context and pedestrian realm, while also architecturally integrating into the existing neighbourhood. As the adjacent properties have maximum heights of three storeys, staff note that the proposed apartment design responds to the nearby shorter building heights by situating the first three floors at a similar distance from lot lines as other buildings in the area but provides a step-backs of the fourth storey to reduce the impact of the height of the apartment. This step-back element alleviates the imposition of massing at the fourth storey and limits barriers to light access at grade.

The proposed low-rise apartment dwelling aligns with the Neighbourhood policies 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 Inner Urban Transect.

Reduced Front Yard Setback

The proposed low-rise apartment dwelling relies on the current R3VV zoning to provide a front yard setback of 3.05 metres, shifting the building floorplate away from the rear lot line and closer to the street. This allows for additional separation between the proposed development and the three-storey townhouse units to the south. The remainder of the properties on Snow Street are zoned R3VV and will have a similar front yard setback of 3.0 metres, allowing the proposed development to maintain a consistent street edge along Snow Street. Additionally, the step-back along the fourth storey minimizes the massing and visual impact of the apartment dwelling's fourth storey aligning with Urban Design Policy 4.6.6(6). Due to these architectural elements, combined with adequate buffering of trees Staff have no concerns with the proposed reduction to rear yard setback and minimum rear yard area requirements included in the site-specific exception.

Reduced Interior Side Yard Setback

A reduced interior side yard setback of 1.2 metres has been requested for the eastern interior side yard whereas the Zoning By-law requires 1.5 metres. The provided westerly interior side yard setback exceeds the minimum required by both the R3VV and R4UD zones for all residential dwelling types. The site benefits from its adjacency to the NCC Aviation Parkway lands immediately to the east, allowing the building floorplate to be shifted towards the green space property and provide greater physical separation from the sensitive residential uses to the west of the site. The NCC has reviewed the proposed setback distances from their lands and have no concerns with a setback of

1.2 metres and note that there is still adequate space to retain the NCC-owned trees. Access to the rear yard is sufficiently maintained through the western interior side yard.

Reduced Rear Yard Setback and Area

The proposed development introduces a rear yard setback of 7.01 metres whereas the Zoning By-law requires 7.5 metres, and a rear yard area of 354.0 square metres (23.3 per cent of lot area) whereas the Zoning By-law requires 380.07 square metres (25 per cent). Staff note that despite the rear yard setback reduction, adequate amenity area and space for tree plantings has been provided. In addition, the rear yard also features stormwater management elements that do not conflict with the proposed tree plantings. The reduced rear yard setback allows for the organization of the internal elements of the building, including accommodating parking areas entirely underground. The proposed rear yard setback applies largely to the first three storeys of the apartment as well as portions of the fourth storey. A majority of the fourth storey has been recessed to maintain a low-rise compatible massing also aligning with Urban Design Policy 4.6.6(6) of the Official Plan.

Reduced Minimum Parking Rate

A minimum vehicle parking space rate reduction has been requested to reduce the resident spaces from the required 14 vehicle parking spaces to 13 spaces. Schedule 1A (Minimum Parking Requirement Areas) of the Zoning By-law designates the subject property as Area X, requiring 0.5 parking spaces per dwelling unit (excluding the first 12 units). The site benefits from a 10 per cent reduction in parking spaces required in the Zoning By-law for locating the parking area entirely underground. Staff note that a range of commercial and retail options are located approximately 500.0 metres from the subject site, and transit is provided on Cummings Avenue providing transit connections to bus transit on Ogilvie Road, Donald Street and Saint-Laurent Boulevard within a similar distance. Adequate visitor parking has been provided within the proposed building to accommodate short-term parking for visitors, reducing the impact on street parking options. Policy 5.2.1.(3) of the Official Plan encourages higher densities near transit options, where appropriate for the neighbourhood, and the direction of Policy 5.2.2(2) directs development to prioritize active transportation modes as well as transit usage within the Inner Urban Transect in viable areas.

Provincial Planning Statement

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

RURAL IMPLICATIONS

The report must explain how the recommendations will affect rural residents, lands, services or businesses, including implications on rural land use, by-laws, green space, quality of life, agricultural issues, water quality, wildlife management, forest management, etc.

COMMENTS BY THE WARD COUNCILLOR(S)

Ward Councillor Tim Tierney is aware of the application related to this report.

ADVISORY COMMITTEE(S) COMMENTS

This section contains any comments or recommendations made by one or more Advisory Committees relating to this report. This section is mandatory if applicable.

LEGAL IMPLICATIONS

With the passage of Bill 185, as amended, a zoning by-law amendment is only subject to appeal by “specified persons”, essentially utility providers and government entities, and the registered owner of a parcel of land subject to the amendment.

If Council determines to refuse the amendment, reasons must be provided. If an appeal of a refusal is received, it is anticipated that a hearing of two to three days would be required. In such instance, it would be necessary for an external planner to be retained.

ASSET MANAGEMENT IMPLICATIONS

Infrastructure Servicing:

Water Servicing: the public watermain on Snow Street will likely have to be upsized to a 203.0 millimetre to support the development.

Sanitary Servicing: no concerns

Storm Servicing: The storm sewer on Snow Street will need to be extended to front the property to support the development. Site to provide stormwater management onsite.

Infrastructure servicing will be reviewed once the Site Plan Control Application is received.

FINANCIAL IMPLICATIONS

In the event the applications are refused and appealed, it would be necessary to retain an external planner. This expense would be funded from within the existing Planning Services operating budget.

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**

If there are no impacts, provide a comment to that effect. If you require assistance, please contact Sami Qureshi at sami.qureshi@ottawa.ca or 613-580-2424; Ext 30836.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-25-0016) 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 March 19, 2026

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Proposed Site Plan

CONCLUSION

Staff are of the opinion that the proposed Zoning By-law Amendment at 1146 Snow Street is consistent with the Provincial Policy Statement and conforms to the City of Ottawa Official Plan. Staff are satisfied that the introduction of a low-rise apartment dwelling and associated reduction in yard setbacks and minimum rear yard area will not have a negative impact on the adjacent and surrounding neighbourhood. The Planning, Development and Building Services Department recommend approval of this application.

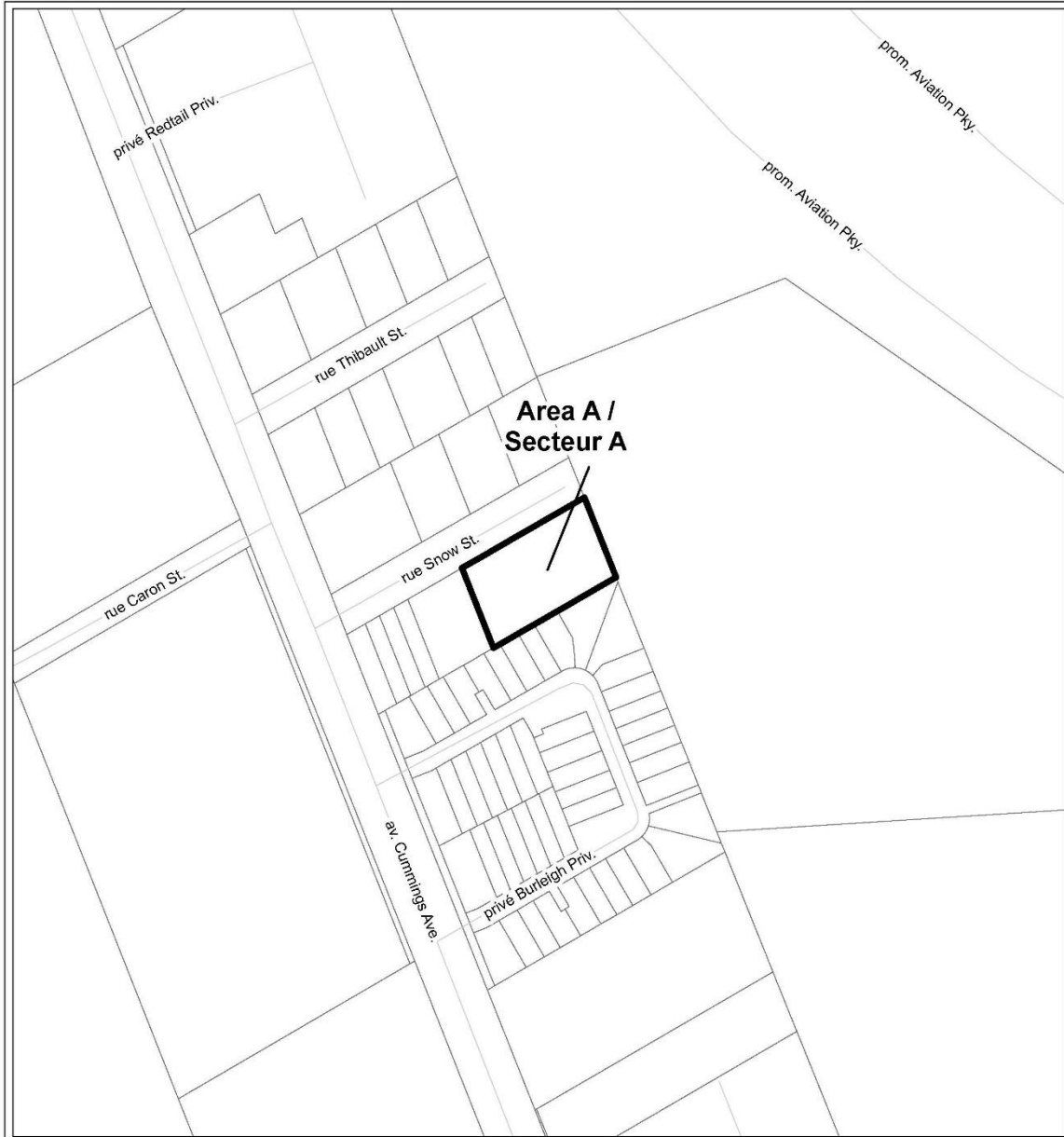
DISPOSITION




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 – Zoning Key Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-25-0016	26-0029-X	1146 rue Snow Street	
I:\CO\2025\ZKP\Snow_1146		 Area A to be rezoned from R3VV to R4UD[XXXX] Le zonage du secteur A sera modifié de R3VV à R4UD[XXXX]	
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Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1146 Snow Street:

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: “R4UD[XXXX]”.
 - c. In Column V, add the text:

“the following provisions apply to a low-rise apartment dwelling”

 - i. Minimum front yard setback: 3.05 metres
 - ii. Minimum interior side yard setback: 1.2 metres on the easterly side and 2.0 metres on the westerly side
 - iii. Minimum rear yard setback: 7.0 metres
 - iv. Minimum rear yard area: 354.0 square metres
 - v. The parking rate for a low-rise apartment dwelling is 0.45 spaces for the first 43 units, and 0.5 spaces for each unit in excess of the first 43.
 - vi. No parking is required for the first 12 units.

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:

The proposed development density, in combination with nearby recent residential developments, will increase traffic on Snow Street and Cummings Avenue and should result in the creation of pedestrian crossings on Cummings Avenue.

Response

The proposed development was reviewed by Transportation staff and it was confirmed that the contemplated density does not warrant pedestrian crossing infrastructure based on the relevant guidelines.

Comment:

The proposed development contains insufficient parking spaces for the number of units proposed and may result in excess parking on the right of way shoulders of Snow Street and nearby neighbourhood streets.

Response:

The proposed development is providing the minimum number of parking spaces required by the zoning by-law including both resident and visitor spaces. Currently, there are signed parking restrictions on the south side of Snow Street, and limited areas of street parking available on the north side of Snow Street. Thibault Street, located to the north, does not currently have signed restrictions to street parking on both the north and south side.

Comment:

The proposed development may cast shadows on neighbouring properties.

Response:

Shadow studies are not typically provided in the context of low-rise infill development. Low-rise infill policies of the Official Plan allow up to four storeys adjacent to existing low-rise neighbourhoods where it is deemed appropriate. Staff note that the development continues to provide setbacks consistent with low-rise zones and do not expect adverse impacts from shadows.

Comment:

The proposed massing and building typology do not match the existing neighbourhood character.

Response:

The proposed development maintains a low-rise form within the same height category as the surrounding neighbourhood. Step-backs of approximately 0.4 to 0.5 metres have been added to the fourth storey to reduce massing impacts and maintain the low-rise character of the development in alignment with surrounding properties.

Comment:

The building façade must use high-quality, visually appealing materials.

Response:

Recent changes to municipal review from the provincial government no longer allow staff to review exterior materials. However, Urban Design and Planning Staff reviewed the architectural package from the applicant demonstrating that adequate materials are being proposed on the building façade. Staff note that a mix of materials are being used, and Urban Design has not flagged any concerns about materiality.

Comment:

There is potential for light pollution resulting from exterior lights on the building façade. Exterior lighting should be low-intensity and be directed downwards to prevent spillover.

Response:

Through the concurrent Site Plan Control process, exterior lighting will be reviewed and consideration for light pollution will be made.

Comment:

Adequate trees plantings should be provided to improve noise and light buffering between properties.

Response:

Staff note that eight tree plantings have been proposed in the rear yard, contributing to canopy cover onsite and creating a visual buffer from the apartment to the residential dwellings to the rear. Forestry staff have reviewed tree plantings as well as the soil volumes and have no concerns with the proposed plantings.

Comment:

The ICD and drainage system should be designed with redundancy and overflow protection to prevent flooding on neighbouring properties as a result of this development

Response:

Staff have reviewed Adequacy of Services Report provided by the applicant for the Zoning By-law Amendment application and have no concerns with the stormwater management proposal. Through the Site Plan Control application staff will review the stormwater management systems, including those in the rear yard, to ensure compliance with the City of Ottawa Stormwater Management Design Guidelines.

