

Subject: Zoning By-law Amendment – 3296 Levrier Walk

File Number: ACS2026-PDB-PSX-0022

Report to Planning and Housing Committee on 6 May 2026

and Council 13 May 2026

**Submitted on April 30, 2026 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

Contact Person: Katie Turk, Planner III, Development Review East

613-580-2424 ext. 25914, Katie.Turk@ottawa.ca

Ward: Orléans East-Cumberland (1)

Objet: Modification du Règlement de zonage – 3296, cours du Lévrier

Dossier : ACS2026-PDB-PSX-0022

Rapport au Comité de la planification et du logement

le 6 mai 2026

et au Conseil le 13 mai 2026

**Soumis le 30 avril 2026 par Derrick Moodie, Directeur, Services de la planification,
Direction générale des services de la planification, de l'aménagement et du
bâtiment**

**Personne ressource: Katie Turk, Urbaniste III, Examen des demandes
d'aménagement est**

613-580-2424 poste 25914, Katie.Turk@ottawa.ca

Quartier : Orléans-Est-Cumberland (1)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve:
 - a. An amendment to Zoning By-law 2008-250 for 3296 Levrier Walk as shown in Document 1, to permit the rezoning of part of the land for future development, as shown in Document 2.
 - b. An amendment to Zoning By-law 2026-050 for 3296 Levrier Walk, as shown in Document 3, to permit the rezoning of part of the land for future development, as shown in Document 4.
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 13 May 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 :
 - a. une modification au règlement de zonage 2008-250 concernant le 3296, cours du Lévrier telle qu'indiquée dans le document 1, afin d'autoriser le rezonage d'une partie du terrain en vue d'un futur projet, comme le montre le document 2.
 - b. une modification au règlement de zonage 2026-050 concernant le 3296, cours du Lévrier, telle qu'indiquée dans le document 3, afin d'autoriser le rezonage d'une partie du terrain en vue d'un futur projet, comme le montre le document 4.
2. Que le Comité de la planification et du logement approuve l'intégration de la section Détails de la consultation du rapport dans la « brève explication » du Résumé des mémoires déposés par écrit et de vive voix, à rédiger par le Bureau du greffe municipal et à soumettre au Conseil municipal dans le rapport intitulé « Résumé des mémoires déposés par écrit et de vive voix par le public sur les questions assujetties aux "explications obligatoires" de la *Loi sur l'aménagement du territoire* à la réunion tenue par le Conseil municipal le

13 mai sous réserve des mémoires qui seront déposés entre la publication de ce rapport et la date à laquelle le Conseil municipal rendra sa décision.

EXECUTIVE SUMMARY

Staff Recommendation

Planning staff recommend approval of the Zoning By-law Amendment application for 3296 Levrier Walk to establish an appropriate planning framework for future development of a small portion of land within Cardinal Creek Village.

The subject site is approximately 0.45 hectares of vacant land located at the northern edge of Cardinal Creek Village within Ward 1 (Orléans East–Cumberland). The lands were originally zoned Environmental Protection Subzone 1 (EP1) under Zoning By-law 2008-250 and Open Space Facility (FAC) under the new Comprehensive Zoning By-law 2026-50, consistent with earlier planning approvals.

The amendment proposes to rezone the site from Environmental Protection Subzone 1 (EP1) to Development Reserve (DR) in Zoning By-law 2008-250 and Open Space Facility (FAC) to Development Reserve (DR) in the new Comprehensive Zoning By-law 2026-50.

The applicant has submitted a conceptual development plan showing possible residential development of the subject site concurrently with lands to the west which are currently zoned Development Reserve. Development of these lands will require further amendment to the by-law once development concepts have been finalized.

The proposal aligns with applicable Official Plan policies for Natural Heritage Overlays and minor adjustments to boundaries.

Applicable Policy

The subject site is designated Greenspace on both Schedule A and B8 of the Official Plan with a Natural Heritage Overlay on Schedule C11-C:

The following policies support this application:

- Section 1.4 (e) of the Official Plan outlines how to read and interpret the Plan. It notes that the boundaries of natural heritage features are approximate.
- Section 1.4 (g) of the Official Plan states that unless otherwise stated in the policies, when the general intent of this Plan is maintained, minor adjustments to boundaries will not require amendment to this Plan.
- Section 5.6.4 of the Official Plan deals with Natural Heritage Overlays. This outlines the various policies for development or site alteration to occur in or

adjacent to these areas. As per the policies of Section 5.6.4 development or site alteration proposed within or adjacent to natural heritage features shall be supported by an Environmental Impact Study (EIS) prepared in accordance with the City's guidelines. This Section also requires that development and site alteration have no negative impact on the Natural Heritage System and Natural Heritage Features, and that development be consistent with the conclusions and recommendations of an approved Environmental Impact Study.

The subject site is located within the Cardinal Creek Concept Plan and is identified as Urban Natural Feature.

The following policies support this application:

- Section 3.8.1 Greenspace Network of the Concept Plan states that no development is permitted within 30m of an Urban Natural Feature until an EIS is completed for the area.

The submitted Environmental Impact Study and Significant Woodland assessments determined that the subject site does not contain Provincially Significant Wetlands, Urban Natural Areas, Natural Environment Areas, or Significant Woodland features, and that the existing EP1/FAC zoning is not warranted. The proposed rezoning reflects a minor refinement of natural heritage boundaries consistent with Official Plan policies that permit such adjustments where supported by technical evidence.

Staff conclude that the proposed zoning amendment is consistent with the Official Plan, the Cardinal Creek Village Concept Plan, and the Provincial Planning Statement, and represents an appropriate, evidence-based approach to facilitating future residential development without resulting in undue adverse impacts on the surrounding community or natural environment.

RÉSUMÉ

Recommandation du personnel

Le personnel des Services de planification recommande d'approuver la demande de modification du Règlement de zonage concernant le 3296, cours du Levrier afin d'établir la structure-cadre de la planification appropriée pour les travaux d'aménagement futurs d'une petite parcelle de terrain située au sein du village de Cardinal Creek.

L'emplacement visé est un terrain inoccupé d'environ 0,45 hectare situé à la limite nord du village de Cardinal Creek, dans le quartier 1 (Orléans-Est-Cumberland). Ces terrains appartenaient initialement à la Sous-zone de protection de l'environnement 1 (EP1) en vertu du Règlement de zonage 2008-250 et à l'Infrastructure des espaces

verts (FAC) en vertu du nouveau Règlement de zonage complet 2026-50, conformément aux approbations de demandes d'aménagement antérieures.

La modification propose de faire passer le zonage du site de la zone de protection de l'environnement, sous-zone 1 (EP1) à la réserve de développement (DR) dans le Règlement de zonage 2008-250 et de l'Infrastructure des espaces verts (FAC) à la Zone d'aménagement futur (DR) dans le nouveau Règlement de zonage complet 2026-50.

Le demandeur a présenté un plan d'aménagement conceptuel mettant en évidence un aménagement résidentiel possible du site en question, en conjonction avec les terrains situés à l'ouest qui sont actuellement désignés Zone d'aménagement futur. L'aménagement de ces terrains nécessitera une nouvelle modification du règlement une fois que les concepts d'aménagement auront été finalisés.

Le projet est conforme aux politiques du Plan officiel applicables à ce secteur aux surzones du patrimoine naturel et aux légères mises au point de limites de périmètres.

Politiques applicables

Le site en question est désigné « Espace vert » à la fois aux annexes A et B8 du Plan officiel, avec une surzone du patrimoine naturel à l'annexe C11-C :

Les politiques suivantes justifient cette demande :

- La section 1.4 (e) du Plan officiel décrit dans ses grandes lignes 4 (e) comment lire et interpréter le Plan. Elle précise que les périmètres des caractéristiques du patrimoine naturel sont approximatifs.
- La section 1.4 (g) du Plan officiel indique que sauf indication contraire dans les politiques, dans les cas où l'intention générale du Plan est respectée, les légères mises au point apportées aux périmètres n'obligent pas à modifier le Plan.
- La section 5.6.4 du Plan officiel traite des surzones du patrimoine naturel. Elle décrit dans ses grandes lignes les différentes politiques relatives aux aménagements ou aux modifications des sites devant avoir lieu dans ces zones ou à proximité. Conformément aux politiques de la section 5.6.4, l'aménagement ou la transformation du site proposé ou d'un site attenant à des caractéristiques du patrimoine culturel doit être justifiée par une étude d'impact environnemental préparée conformément aux directives de la Ville. Cette section exige également que l'aménagement et la transformation du site n'aient aucun impact négatif sur le système du patrimoine naturel et les caractéristiques du patrimoine naturel, et que l'aménagement soit conforme aux conclusions et recommandations d'une étude d'impact environnemental approuvée.

Le site en question est situé dans le périmètre du Plan conceptuel du village de Cardinal Creek et est identifié comme une caractéristique naturelle urbaine.

Les politiques suivantes justifient cette demande :

- La section 3.8.1 Réseau des espaces verts » du Plan conceptuel stipule qu'aucun aménagement n'est autorisé à moins de 30 m d'une caractéristique naturelle urbaine tant qu'une EIE n'a pas été réalisée pour la zone.

L'étude d'impact environnemental et les évaluations des terrains boisés d'importance soumises ont déterminé que le site en question ne contient pas de zones humides d'importance provinciale, de zones naturelles urbaines, de zones environnementales naturelles ou de caractéristiques de zones boisées importantes, et que le zonage EP1/FAC existant n'est pas justifié. Le rezonage proposé reflète une légère mise au point des périmètres du patrimoine naturel, conforme aux politiques du Plan officiel qui autorisent de telles mises au point lorsqu'elles sont étayées par des preuves techniques.

Le personnel conclut que la modification de zonage proposée est conforme au Plan officiel, au Plan conceptuel du village de Cardinal Creek et à la Déclaration provinciale sur la planification, et qu'elle représente une approche appropriée et fondée sur des preuves pour faciliter les futurs aménagements résidentiels sans entraîner d'impacts négatifs indus sur la communauté environnante ou l'environnement naturel.

BACKGROUND

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

For all the supporting documents related to this application Learn more about [link to Development Application process - Zoning Amendment](#)

Site location

3296 Levrier Walk

Owner

Tamarack (Cardinal Creek) Corporation

Applicant

Tamarack (Cardinal Creek) Corporation c/o Sarah Al Hajjar

Description of site and surroundings

The subject site is located within the Cardinal Creek Village community, which is located generally south of Ottawa Road 174, north side of Old Montreal Road and east of Cardinal Creek. The site subject to this rezoning application is located at the current north extent of the community. It has an approximate area of 0.45 hectares and is irregular in shape, as seen in Documents 2, 4 and 6. Existing and proposed residential development associated with Phases 5, 6 and 7 of Cardinal Creek Village are located to the south and southeast of the subject lands, generally characterized by low density residential development, including single-detached and semi-detached dwellings within a planned subdivision context. The lands to the north and west are part of planned future development. The subject site and lands directly to the east are identified as area of green space and natural features that are intended to be transferred into City of Ottawa ownership through the registration process for Phase 7 of the Cardinal Creek Village Subdivision.

Summary of proposed development and requested Zoning By-law Amendment

The current zoning in effect on the site is “Environmental Protection, Subzone 1” (EP1), which recognizes those lands designated in the Official Plan that contain important environmental resources to be protected for ecological, educational and recreational reasons, and that permits only those uses that are compatible with and assist in the protection of the environmental attributes of the lands. Despite the foregoing, the Subzone 1 provisions permit a utility installation where such facilities or services may be planned. The applicant proposes to change the zoning of the site to “Development Reserve” (DR) to permit future development.

The applicant is proposing to rezone a portion of the subject land (shown in Documents 1, 3 and 6) north of Cardinal Creek Village Phase 5 from Environmental Protection Subzone 1 (EP1) to Development Reserve (DR) in Zoning By-law 2008-250, and from Open Space Facility Zone (FAC) to Development Reserve (DR) in Zoning By-law 2026-50 in order to establish an appropriate planning framework for future development.

Brief history of the subject site

The Cardinal Creek Village urban expansion area was brought into the City’s Urban Area by Council decision on 17 July 2013 (OPA 123) by By-law 2013-216 along with the approved Cardinal Creek Village Concept Plan. The Concept Plan provides a detailed approach to the implementation of the applicable Official Plan policies and is intended to guide the development of the community.

Draft Plan of Subdivision approval of the community lands north of Old Montreal Road was granted by delegated authority on 27 February 2014 and soon followed by Council's passing of By-law 2014-200 on 28 May 2014 to appropriately zone the lands. At this time the subject lands were zoned "Environmental Protection Subzone 1" (EP1) which was consistent with both the 2003 Official Plan and the 2014 Concept Plan. Development of the community commenced in 2015 with the registration of the first phase of the subdivision, and it continues today.

As the subdivision has continued to build out and evolve over the past several years, minor amendments to the Concept Plan's land use plan, the draft approved plan of subdivision and the zoning in effect over the lands have occurred. While such minor modifications to the Concept Plan have not required Council's approval, some have required minor amendments to the implementing zoning. In particular, a portion of the Phase 5 lands along Bonne-Renommée Avenue that had initially been zoned "Environmental Protection Subzone 1" (EP1) in 2014 but was subsequently amended to its current zoning (Residential Third Density Subzone Z (R3Z) by By-law 2019-448, passed on 11 December 2019) to recognize a minor zone boundary change to the edge of the designated Urban Natural Feature.

DISCUSSION

Public consultation

The Planning and Housing Committee meeting will constitute the required public engagement meeting for this item under the *Planning Act*. Notification and public consultation were undertaken in accordance with Council's Public Notification and Public Consultation Policy for Zoning By-law Amendments. The holding of a formal, City-organized public information session was not conducted as it is not a legislative requirement under the *Planning Act*. Sixteen public submissions were received in response to the proposed zoning amendment.

Official Plan designation(s)

The Official Plan (2022) designates the subject property as [green space](#) within the [Suburban Transect](#) on [Schedule B8](#) and the sub-designation is Open Space on [Schedule C12](#) to the Official Plan. The subject land partially overlaps with Natural Heritage Overlay on the [Natural Heritage System Schedule \(Schedule C11-C\)](#).

Section 1.4 of the Official Plan outlines how to read and interpret the Plan. Section 1.4 (e) notes that the boundaries of natural heritage features are approximate, except where they coincide with roads, railways, hydro transmission lines, former township lots and concession lines, major water courses or other well defined natural or physical

features. Section 1.4 (g) states that unless otherwise stated in the policies, when the general intent of this Plan is maintained, minor adjustments to boundaries will not require amendment to this Plan.

Section 4.8.1 of the Official Plan speaks to the protection of the natural heritage system, and which specific environmental features make up the natural heritage system. These include but are not limited to significant wetlands; habitat for endangered and threatened species; significant woodlands; significant valley lands; Significant wildlife habitat; natural environment areas; and natural linkage features and corridors.

Section 5.6.4 of the Official Plan deals with Natural Heritage Overlays and Section 5.6.4.1 outlines the various policies for development or site alteration to occur in or adjacent to these areas. Furthermore, [Section 5.6.4.1.4](#) states that development or site alteration proposed within or adjacent to natural heritage features shall be supported by an Environmental Impact Study (EIS) prepared in accordance with the City's guidelines. [Section 5.6.4.1.5](#) requires that development and site alteration have no negative impact on the Natural Heritage System and Natural Heritage Features, and that development be consistent with the conclusions and recommendations of an approved Environmental Impact Study.

Section 7 of the Official Plan establishes policies for the green space designation and Open Space Sub-designation. Section 7.1.3 states that lot creation and development is not permitted within the green space designation. More broadly, an objective of the Official Plan is to enable context sensitive development that balances growth with environmental protection, allowing lands within the green space designation to evolve where supported by technical analysis and consistent with broader policy direction.

Other applicable policies and guidelines

The subject site is situated within the catchment area of the 2013 Cardinal Creek Village Concept Plan (Concept Plan). The objective of the Concept Plans to provide a detailed land use plan to guide future development in the Concept Plan Area. The Subject Site is designated as Urban Natural Features in the Concept Plan.

The Concept Plan identifies seven guiding principles for the development of Cardinal Creek Including:

- 1) Creating an Environmentally Sustainable Community
- 2) Creating Distinct Liveable Neighbourhoods
- 3) Providing a Network of Community Facilities
- 4) Provide an Opportunity for a Mix of Residential Housing Types and Densities
- 5) Encourage the Development of an Attractive Commercial Area

- 6) Provide Effective, Efficient, Timely Transportation that is Integrated with Land Uses
- 7) Ensure Efficient and Timely Phasing of Future Infrastructure

Section 3.8.1 Green Space Network of the Concept Plan states that no development is permitted within 30.0 metres of an Urban Natural Feature until an EIS is completed for the area. This Section also identifies a target of 4.0 hectares per 1,000 population, or approximately 16-20 per cent of gross land area (including stormwater management facilities, pathways, parks, natural heritage areas, hydro corridor, etc.). This target aligned with 2013 Official Plan policies that were in place at the time of the 2013 Concept Plan's approval. The current OP does not contain this open space target. The Concept Plan estimated the percentage of green space within the community to be 29 per cent.

Section 4.2 of the Concept Plan includes a section on Views and Vistas, which states that the Cardinal Creek Village Community is designed to maintain and enhance the prominent views of the Community. The topographic character of the Community provides the opportunity for striking views across the Cardinal Creek Village Community and of the Ottawa River and Gatineau Hills.

Section 4.4 that details Parks and Open Space within the Concept Plan states that natural features and green spaces are intended to be preserved and integrated within the community through a network of open spaces, pathways, and stormwater management facilities.

Urban Design Review Panel

The site is not within a Design Priority Area and the Zoning By-law Amendment application was not subject to the Urban Design Review Panel process.

Planning rationale

The review and assessment of the proposed zoning amendment was based on review of the submitted Environmental Impact Study Memorandum (EIS) and a Significant Woodland Inspection Memorandum for the subject site as well as discussions and on-site meetings held between the development proponents and the Department's Development Review and Natural Systems staff. These reports confirmed that the subject lands do not include Provincially Significant Wetlands (PSW), Urban Natural Areas (UNA), or Natural Environment Areas (NEA), and that no Significant Woodland extends into the subject lands despite the Natural Heritage Overlay identified on Official Plan Schedule C11-C.

The Significant Woodland Inspection Memorandum finds that the six trees above 10.0 centimeters diameter at breast height located within or directly adjacent to the subject site do not provide ecological, structural, or functional value to the significant woodland. Future removal of the woodland edge to accommodate the proposed development would be very unlikely to compromise the ecological integrity, functional capacity, or overall designation of the significant woodland. The EIS concludes that the existing Environmental Protection Subzone 1 (EP1) zoning is not warranted on the identified portion of the subject lands and that rezoning to Development Reserve (DR) would be appropriate given the existing natural heritage conditions.

Given the above conclusions of the EIS, the proposed zoning amendment boundary illustrated in Document 1 conforms with both Section 1.4(e) and 1.4 (g) of the Official Plan in that the desired adjustment to the defined edge of the affected natural feature boundary has been adequately demonstrated by further environmental studies.

The applicant has also submitted a development concept plan, including building typologies and right of way cross-section that are intended to demonstrate how the subject land could be integrated into the future development of the Cardinal Creek Village community. The development concept plan illustrates a potential townhouse residential building form that are consistent with the surrounding low-rise residential context, as well as illustrative street layout, views from the existing surrounding homes and servicing concepts. As the proposed zone is Development Reserve (DR), any future development of the subject land will require submission of subsequent *Planning Act* applications.

The Planning Rationale submitted in support of this application reviewed current plans and approvals and has determined that after the proposed rezoning the community area north of Old Montreal Road will consist of 33 per cent green space. Any parks or open spaces within the future phases north of the Hydro Corridor will increase the green space total to more than 33 per cent. This exceeds the 29 per cent of gross area estimate found in Section 3.8 of the Concept Plan.

The submitted Conceptual Development Plan and Proposed Rezoning Views Study have demonstrated that the rezoning will meet the intension of Section 4.2 in that the intended future residential development consisting of townhouses would not greatly impact the views from the rear yards and balconies of the existing houses along Bonne-Renomée Avenue.

Development of the lands will require a further Zoning Amendment to establish the built form and standards for this land and rezone from DR to an appropriate zone. It is staff's

opinion based on the review of the above supporting technical reports that the site is adequately suited for future development and the DR zone may be applied.

Provincial Planning Statement

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

RURAL IMPLICATIONS

There are no rural implications resulting from recommendations of this report.

COMMENTS BY THE WARD COUNCILLOR

Ward Councillor Matthew Luloff is aware of the application related to this report and has provided the following comments:

I recognize that new developments, and the expansion of existing communities, in Ward 1 are necessary to keep pace with the growth we are experiencing. I understand that this proposal at 3296 Levrier Walk (previously known as 1201 Old Montreal Road) represents an expansion of Cardinal Creek Village and an optimization of the existing Cardinal Creek Village Concept Plan through the development of land that is currently underutilized.

At the same time, it is important that I acknowledge and respect the concerns raised by nearby residents and the local community association. In particular, I share the concerns that have been expressed regarding the potential ecological impacts of development on this site. While I appreciate that an Environmental Impact Study has been completed and that measures are intended to maintain the ecological integrity of the area, it is important to recognize that development on previously undeveloped land can still have impacts on local wildlife and natural habitats.

Environmental Protection Zones are intended to safeguard ecologically sensitive areas and preserve valuable green space within our community. Residents have noted that this area supports a variety of wildlife species that are regularly observed in the surrounding neighbourhood. Redevelopment of the land could therefore affect the natural resources and habitat that these species rely on.

Should this zoning proposal move forward, I would also encourage consideration of the suggestion raised by members of the community that the developer explore opportunities to provide additional green space within the immediate neighbourhood to help offset the loss of the Environmental Protection Subzone area.

I look forward to continuing to work with City staff, the proponent, and members of the community as this application is reviewed to ensure that the needs of a growing community are balanced with the protection of the natural environment and the character of the surrounding area.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no Risk Management Implications resulting from recommendations of this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications resulting from the recommendations of this report. Stormwater management capacity and infrastructure servicing requirements will be confirmed through subsequent development applications required prior to any development of the subject lands.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

Design considerations with respect to accessibility are not a key consideration of this Zoning By-law Amendment application. Any accessibility impacts will be assessed in detail during any application process undertaken as part of development of these lands. for final subdivision approval of the Phase 7 lands.

ENVIRONMENTAL IMPLICATIONS

As noted in the Planning Rationale section of this report, the Environmental Impact Memorandum and Significant Woodland Inspection Memorandum submitted in support of the Zoning By-law Amendment application confirm that the proposed removal of any remaining trees within the small subject site area to accommodate subdivision development conforms with the relevant policies of the City's Official Plan, the Cardinal Creek Concept Plan, and is consistent with the 2020 Provincial Policy Statement, and will have no significant negative impacts on adjacent natural features or their ecological functions.

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. Specifically, the objective of increasing housing supply and supporting intensification.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-25-0071) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

The Council approved timeline has not been met. This application (Development Application Number: D02-02-25-0071) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to issue resolution and updates to supporting reports. The statutory 90-day timeline for making a decision on this application under the *Planning Act* expires on April 7.

SUPPORTING DOCUMENTATION

Document 1 Location Map / Zoning Key Map - Zoning By-law No. 2008-250

Document 2 Details of Recommended Zoning - Zoning By-law No. 2008-250

Document 3 Location Map / Zoning Key Map - Zoning By-law No. 2026-50

Document 4 Incorporation of Amendment into the New Comprehensive Zoning By-law 2026-50

Document 5 Consultation Details

Document 6 Aerial image of site subject to application

Document 7 Conceptual Development Plan for Subject Site

CONCLUSION

The proposed Zoning By-law Amendment respects and upholds the intent of the Official Plan policies and imposes the appropriate zone to facilitate future development. In staff's opinion, the proposed amendment and supporting conceptual development plan showing the potential development of 26 townhouse units are appropriate and would not have undue adverse impacts on the abutting residential properties and nature areas. The Department recommends that the proposed Zoning By-law Amendment be approved.

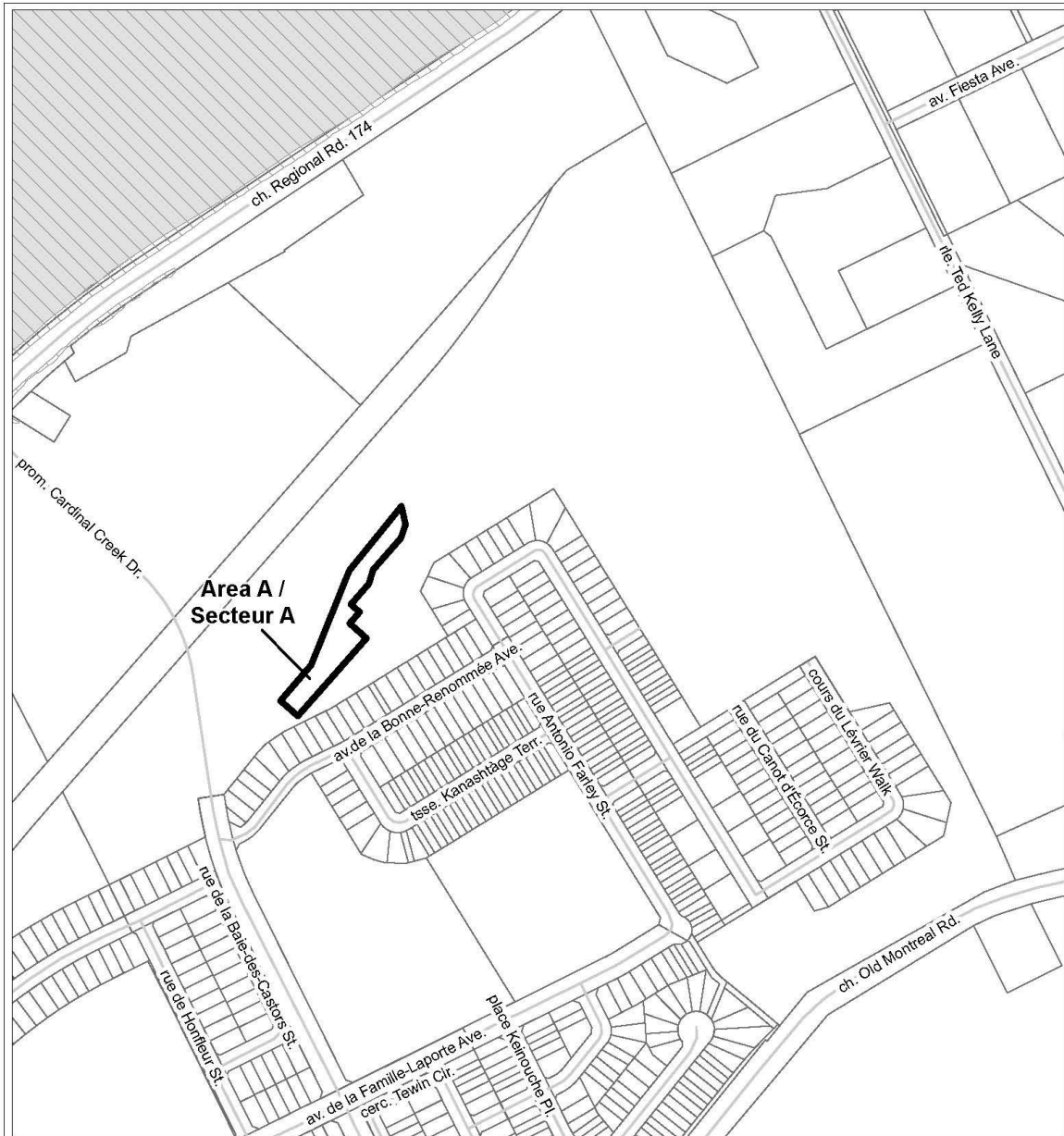
DISPOSITION


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 - Zoning By-law No. 2008-250



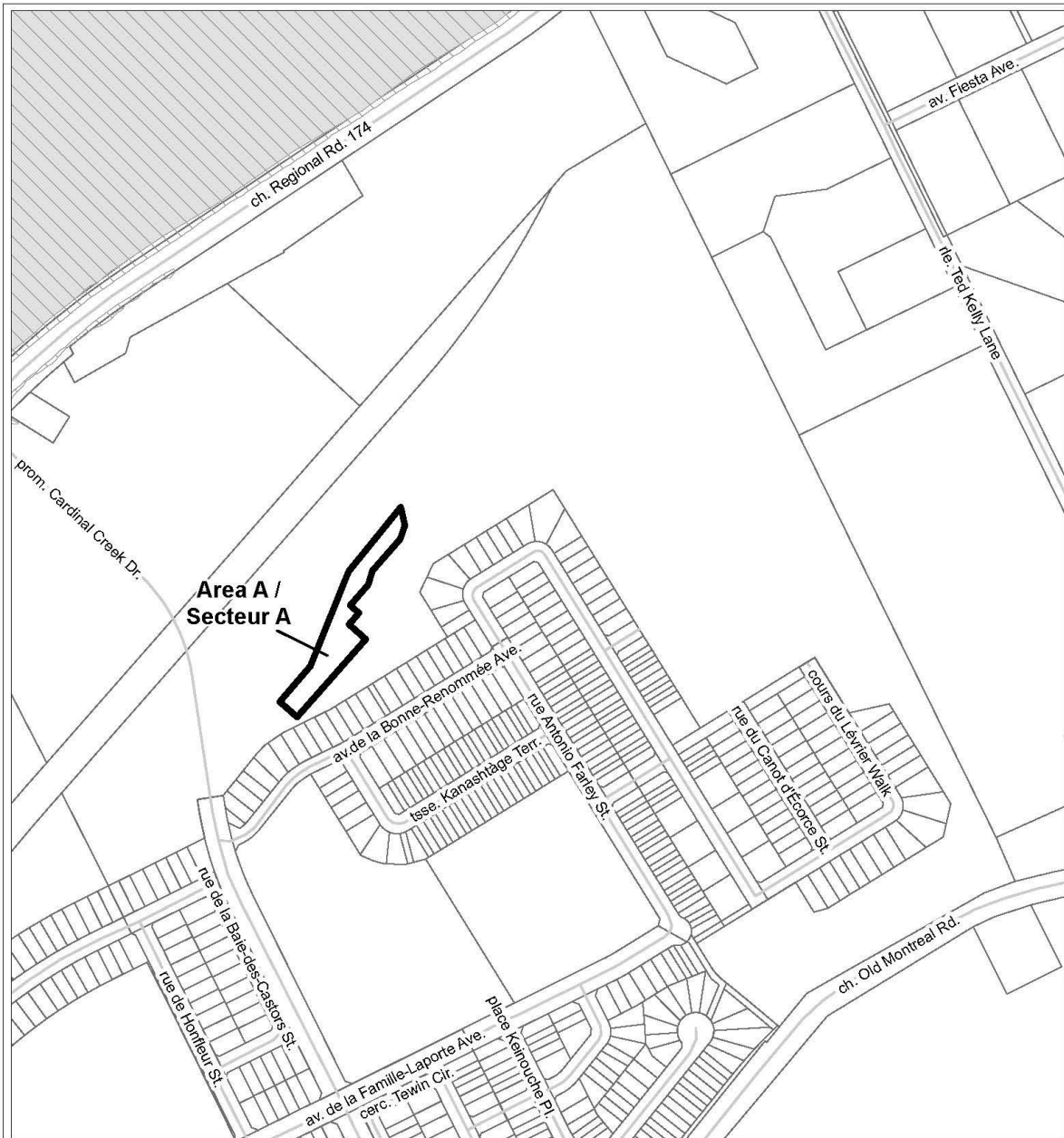
		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-25-0071	25-1432-D	3296 Cours du Lévrier Walk	
I:\CO\2026\ZKPI\Old_Montreal_1211_V1_2008_250		 Area A to be rezoned from EP1 to DR Le zonage du secteur A sera modifié de EP1 à DR	
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small>		 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	
REVISION / RÉVISION - 2026 / 03 / 27			


Document 2 – Details of Recommended Zoning - Zoning By-law No. 2008-250

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for Part of 3296 Levrier Walk:

1. Rezone the lands as Shown in Document 1.

Document 3 – Zoning Key Map - Zoning By-law No. 2026-50





D02-02-25-0071	25-1432-D
----------------	-----------

I:\CO\2026\ZKP\Old_Montreal_1211_V2_2026-50


©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.


©Les données de parcelles appartient à Teranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE.


REVISION / RÉVISION - 2026 / 03 / 27

LOCATION MAP / PLAN DE LOCALISATION
ZONING KEY PLAN / SCHÉMA DE ZONAGE

3296 Cours du Lévrier Walk

 Area A to be rezoned from FAC to DR
Le zonage du secteur A sera modifié de FAC à DR

 Existing Flood Plain (Section 501) /
Plaine inondable (Article 501)



Document 4 – Incorporation of Amendment into the New Comprehensive Zoning By-law 2026-50

The proposed change to the new Comprehensive Zoning By-law No. 2026-50 for Part of 3296 Levrier Walk:

1. Modify the new Comprehensive Zoning By-law to accord with the Zoning Key Map and Details of Recommended Zoning in Documents 1 and 2.

Document 5 – 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:

Environmental Protection and Wildlife Habitat: Concerns were raised regarding the potential environmental impacts of rezoning lands from EP1 to DR. Residents emphasized that EP1 lands exist to protect ecologically sensitive areas and wildlife habitats. The area supports a variety of wildlife species including birds, foxes, falcons, wild turkeys, deer, coyotes, and frogs. Residents noted that development could disturb or eliminate habitats and migration corridors that support these species.

Additional concerns were expressed that environmentally protected lands provide important ecological services. Residents noted that protected lands filter water, reduce flooding, cool surrounding neighbourhoods, and improve air quality. Residents indicated that once these lands are developed, these environmental benefits cannot be easily restored.

Response:

The application was reviewed by Environmental Planner and Forestry. Environmental studies submitted by the applicant indicate that only six trees greater than 10.0 centimetre diameter at breast height (DBH) were identified for the proposed development. These trees do not contribute to the ecological significance of the adjacent Significant Woodland, and their removal is not expected to compromise the integrity of the broader woodland area. The remaining Significant Woodland will remain protected and continue to provide ecological and habitat functions.

Comment:

Loss of Green Space and Community Character: Residents expressed concern about the removal of existing green space between residential properties and the proposed development area. Comments indicated that the green space currently provides scenic value, recreational opportunities, and contributes to the overall character and livability of the neighbourhood. Residents noted that the area is used for nature walks, wildlife observation, and quiet enjoyment. Some residents also highlighted the importance of

green space for community well-being, particularly for older adults, noting that access to nearby green spaces can improve physical and mental health.

Response:

The lands proposed for rezoning represent a small edge portion of the broader wooded area and are not identified as a Significant Woodland feature. Any wooded area immediately outside the subject site is to be maintained. This includes a buffer area between the existing residential area and the proposed development area. As part of the registration process for Phase 7 the larger wooded area to the west will be transferred into City ownership for future protection.

Comment:

Privacy and Property Value Impacts: Residents noted that many properties were purchased with the understanding that the land behind their homes would remain undeveloped green space. Concerns were raised that rezoning the land could reduce backyard privacy and alter the view behind existing homes. Some residents indicated they paid a premium for lots without rear neighbours and believe the proposed change undermines those expectations.

Response:

The applicant's visual analysis indicates that the proposed development would be located approximately 27.0 metres from the existing homes along 134 Bonne-Renomé Avenue and would be situated at a lower grade relative to the existing subdivision. At the closest building-to-building relationship, the proposed development would be almost two storeys below the existing homes. As demonstrated in the supporting views study, the proposed development is not expected to significantly impact horizontal views or privacy. Individual property value considerations are not a planning matter under the *Planning Act*.

Comment:

Traffic and Transportation: Some residents raised concerns regarding potential increases in vehicular traffic associated with additional residential development in the area. Residents noted that increased development may result in additional traffic without adequate connections to major roadway.

Response:

The proposed rezoning would facilitate approximately 26 townhomes within an existing planned community. The proposed development was reviewed by Transportation staff and given the limited scale of development and its location within the established

Cardinal Creek Village Road network, traffic impacts are not anticipated as the townhomes generate eight vehicles in both the AM and PM peak hours. This additional site generated traffic can be accommodated by the existing road network.

The city has [Traffic Calming Design Guidelines](#), but the focus of these guidelines is primarily on retrofits to existing streets. The Area Traffic Management Branch can provide more information. Traffic calming is not a consideration in the assessment of a site-specific Zoning By-law amendment application.

Comment:

Building Height and Development Scale: Residents expressed concerns regarding the potential height and scale of future development if the land is rezoned. Suggestions were made that any future development should be limited to low-rise residential buildings, with a maximum height of two storeys. Residents also indicated they would not support high-rise or commercial development on the site.

Response:

The proposed rezoning would permit development consistent with the surrounding neighbourhood context. The concept plan submitted with the application anticipates low-rise townhouse development. Detailed building design, height, and site layout would be reviewed through subsequent development application to ensure compatibility with adjacent residential uses.

Comment:

Construction Impacts and Noise: Some residents indicated concerns about temporary impacts during construction, including noise and potential disturbance to nearby homes. Concerns were also raised about possible impacts to existing structures such as retaining walls due to nearby construction activity.

Response:

The city has a Noise By-law (2017-255) and resident can contact by-law enforcement to report a noise complaint [about construction sites or machinery](#).

Note: The Director of By-law Services may grant an exemption for construction work. Regarding Noise after construction is complete, [noise complaints](#) can be reported for loud noise or shouting, barking dogs, alarms, garbage or delivery trucks, and the discharge of fireworks.

Comment:

Development Conditions and Mitigation Measures: Some residents suggested that if the rezoning is approved, the City should consider conditions such as providing additional green space elsewhere in the neighbourhood to address for the loss of protected land and preventing high-rise or commercial development on the site and restricting development to low-rise residential buildings.

Response:

Detailed design matters, including building form, landscaping, and site layout, would be addressed through future development processes. Through the Zoning By-law Amendment process, the City does not have the authority to require landscaping or tree planting on lands outside the subject property. The concept plan submitted with the application anticipates low-rise townhouse development that is generally consistent with the surrounding residential context.

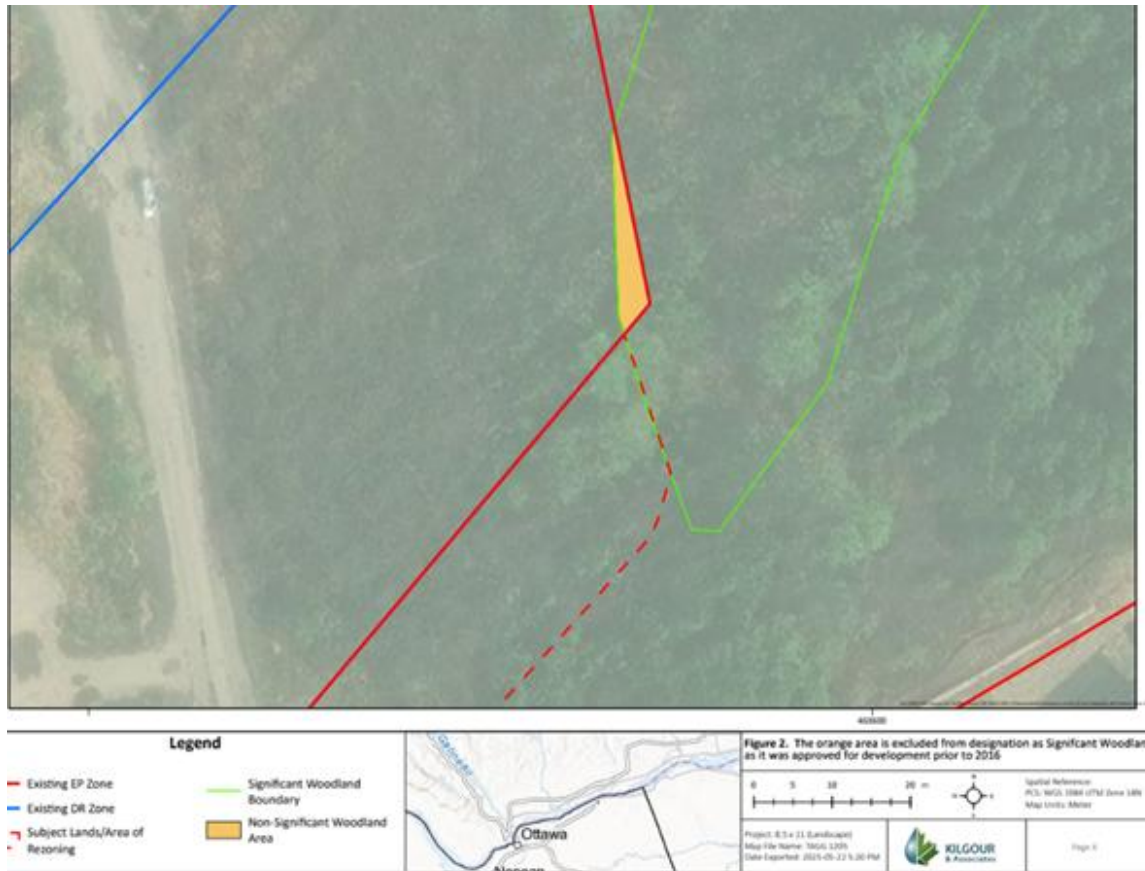
Community Organization Comments and Responses**Comments:**Conflicts with the Cardinal Creek Village Concept Plan:

Concern was raised that the proposed rezoning conflicts with the Cardinal Creek Village Concept Plan, which emphasizes protecting natural heritage features and maintaining green space connections that support active transportation. The current zoning supports pedestrian and cycling connectivity, and removing this natural link may negatively affect the planned active transportation network.

Response:

The proposed rezoning does not conflict with the intent of the 2013 Cardinal Creek Village Concept Plan. Previous Environmental Impact Study completed by Kilgour & Associates Ltd. delineated the boundaries of Significant Woodland within the broader EP1 area; however, no Significant Woodland extends into the subject lands. While Schedule C11 identifies a Natural Heritage Feature overlay extending into the site, the subject lands do not contain any Significant Woodland, PSW, Urban Natural Areas (UNA), or Natural Environment Areas (NEA). The proposed rezoning will not result in negative impacts to the existing environmental conditions. Furthermore, no active transportation routes or pathways were identified within or adjacent to the subject lands in the Concept Plan. Therefore, the proposed rezoning remains consistent with the overall intent of the Concept Plan. As per the EIS, the removal of the woodland edge to accommodate the proposed development has been evaluated by the proponent's professional biologist and deemed unlikely to compromise the ecological integrity,

functional capacity, and overall designation of the significant woodland. Upon examination by a qualified biologist, the area in yellow below, did not indicate unique species, and the trees in that area were determined to be in poor health. Development of changes to the exiting forest area edge can be offset by improvements in other areas (i.e., native locally appropriate tree species, conveyance of green space for long term protection, etc.).



Environmental and Geological Feature Preservation Comment:

Concern was expressed about potential impacts to a geological escarpment and wooded buffer area, which represents one of the remaining natural sections of this feature within the community.

Response:

The subject lands have been evaluated through detailed Environmental Impact Studies and field investigations, which confirm that no significant ecological or geological features are present on-site. The Schedule C11 Natural Heritage overlay is subject to refinement through further study. Tree surveys identified six trees greater than 10.0 centimeters DBH and they do not provide ecological, structural, or functional value to the significant woodland. The lands are located at the edge of the broader woodland

and do not contribute meaningfully to its ecological function. The adjacent Significant Woodland will remain protected. The proposed rezoning will not result in negative impacts to natural heritage features or their functions.

Loss of Community Amenities Comment:

Concern was raised about the cumulative reduction of community amenities, including the previously planned Neighbourhood Park, and the potential loss of additional open space.

Response:

The Planning Rationale submitted in support of this application reviewed current plans and approvals and has determined that after the proposed rezoning the community area north of Old Montreal Road will consist of 33 per cent green space. Any parks or open spaces within the future phases north of the Hydro Corridor will increase the green space total to more than 33 per cent. This exceeds the 29 per cent of gross area estimate found in Section 3.8 of the Concept Plan. As such, the proposed development does not result in a loss of community amenities. Instead, the overall provision of green space within the community will meet and exceed applicable policy targets.

Prematurity of the Application Comment:

Concern was expressed that the application may be premature, as development of the planned Village Core has been delayed due to market conditions.

Response:

The subject lands are located within an established and serviced portion of Cardinal Creek Village and can be supported by existing infrastructure and the surrounding road network. City staff have reviewed the application and confirmed that the technical approach and planning rationale are appropriate. The proposal represents a logical infill opportunity that can be accommodated within the existing community.

Document 6 – Aerial image of site subject to application



Document 7 – Conceptual Development Plan Excerpt

