



File Number: D02-02-25-0023

December 18, 2025

Lisa Dalla Rosa
Fotenn Planning & Design
420 O'Connor Street
Ottawa, Ontario
K2P 0P4

Hi Lisa Dalla Rosa:

**Subject: By-law 2025-426
249 and 255 Richmond Road and 372 Tweedsmuir Avenue**

This is to advise that no appeals have been received in respect of By-law 2025-426. Accordingly, the amendment is in full force and effect as of its date of enactment, November 12, 2025.

Attached for your information is a copy of By-law 2025-426 along with the related declaration that no appeals have been received.

Please feel free to contact Nastassia Pratt at 613-580-2424, extension 70468 or e-mail Nastassia.Pratt@ottawa.ca, if you require further information on this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lorna Dagg".

Lorna Dagg
Legislation Clerk
Planning, Development and Building Services Department

c.c. Nastassia Pratt, File Lead, Development Review - Central
MPAC, Municipal and Stakeholder Relations, (email to MR03Enquiry@mpac.ca)
Eric Gollinger, Coordinator, Assessment Control, Finance and Corporate
Services
Victor Menasce, Young Street Capital, 4019 Carling Avenue, Suite 201B
Ottawa, Ontario K2K 2A3

Enclosures (2)

STATUTORY DECLARATION

IN THE MATTER OF Subsection 34 (22) of the *Planning Act*, R.S.O. 1990, Chapter P.13;

AND IN THE MATTER OF the City of Ottawa's By-law 2025-426 amending the City of Ottawa Zoning By-law 2008-250

I, Nastassia Pratt, of the City of Ottawa, **SOLEMNLY DECLARE** that

1. I am an employee with the City of Ottawa and as such have knowledge of the facts hereinafter deposed to.
2. Zoning By-law 2025-426 was enacted, pursuant to Section 34 of the *Planning Act*, by the Council of the City of Ottawa on November 12, 2025.
3. Written notice of the passing of the by-law was given pursuant to subsection 34 (18) of the *Planning Act* on November 26, 2025 in the manner and in the form and to the persons and agencies prescribed by Section 6 of Ontario Regulation 545/06.
4. The twenty-day period prescribed under subsection 34 (19) of the *Planning Act* for filing a notice of appeal setting out the objection to the by-law and the reasons in support of the objection expired on December 16, 2025.
5. No notice of appeal was filed within the appeal period prescribed by subsection 34 (19) of the *Planning Act*.

AND I make this solemn Declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared remotely by Nastassia Pratt stated as being located in the City of Ottawa, Ontario, **BEFORE ME** in the City of Ottawa, on this 18 day of December, 2025, in accordance with Ontario Regulation 431/20 Administering Oath or Declaration Remotely.



Nastassia Pratt



A Commissioner, etc.

Lorna Ann Dagg, a Commissioner, etc.,
Province of Ontario, for the City of Ottawa.
Expires June 12, 2027.

BY-LAW NO. 2025 - 426

A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 249 and 255 Richmond Road and 372 Tweedsmuir Avenue.

The Council of the City of Ottawa, pursuant to Section 34 of the *Planning Act*, R.S.O.1990, enacts as follows:

1. Exception 2900 of Section 239 – Urban Exceptions of the said By-law No. 2008-250 is amended as follows:

- a) In Column V, Exception Provisions – Provisions, replace the text in its entirety with the following text:

- “- Minimum setbacks, minimum stepbacks, and maximum permitted building heights are as per Schedule 480.

- Drive Aisle Width:

- i) For any part of the underground parking garage within 16m of the rear lot line, the minimum width of a drive aisle: 5m.

- ii) In all other cases, the minimum drive aisle width: 5.8m.

- No minimum landscaped area along any lot line abutting a residential zone is required.

- An awning or canopy feature at the height of the ground floor may project up to 0m from the front lot line and the side lot line abutting a public street.

- A cornice feature may project up to 0m from the front lot line, corner lot line, and from the side lot lines.

- Minimum bicycle parking rate: 1.2 spaces per dwelling unit

- Permitted projections listed in Section 64 and 65 of the Zoning Bylaw are not subject to the minimum setbacks, minimum stepbacks, and maximum building height limits identified on Schedule 480.

- An underground parking garage is permitted in Area J on Schedule 480.

- Despite Schedule 480, at least 50% of the front façade above the 2nd storey must be setback 1.5m from the lot line abutting

Richmond Road."

2. Part 17 – Schedules of the said By-law No. 2008-250 is amended by replacing Schedule 480 with Attachment 1 to this by-law.

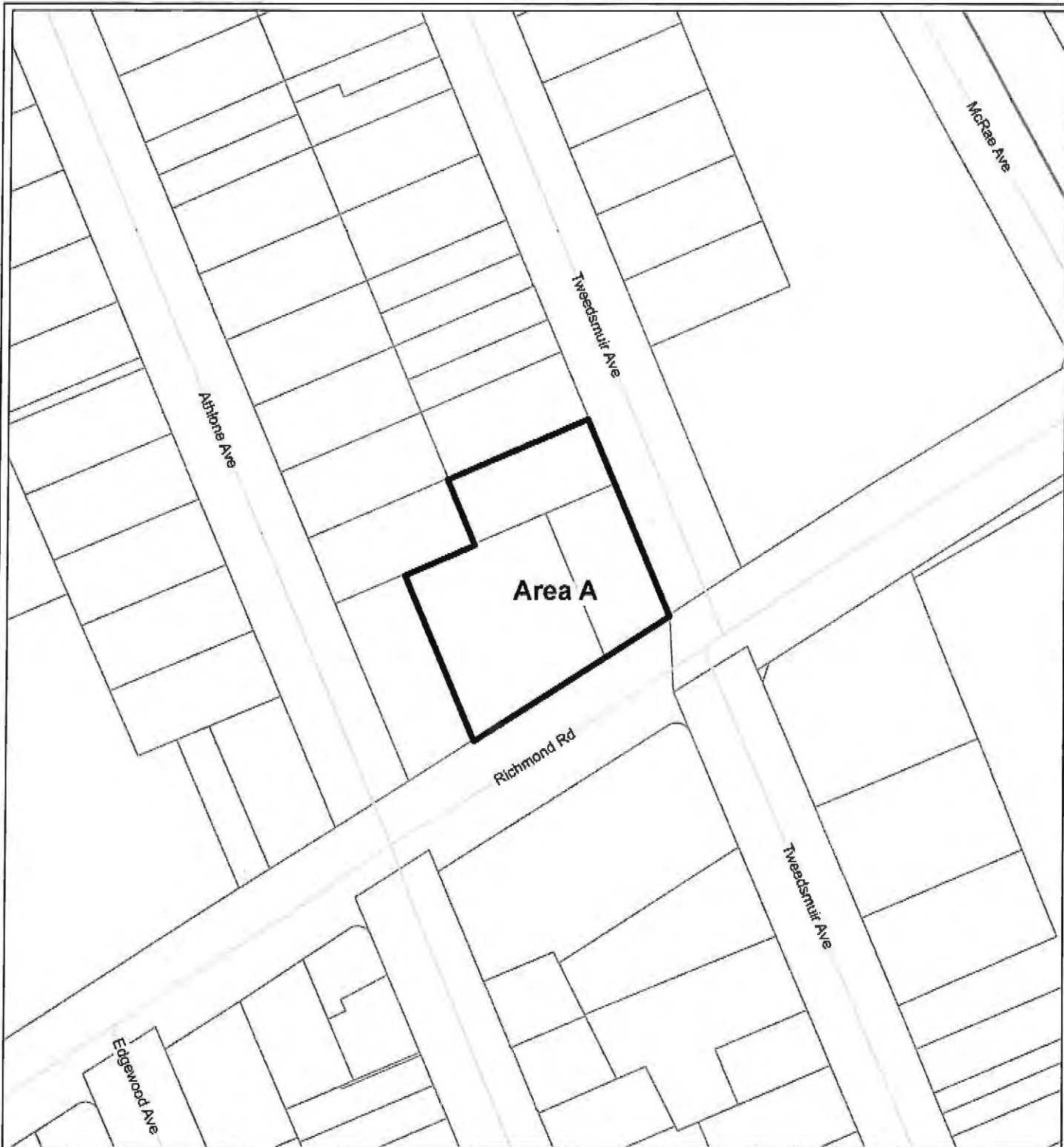
ENACTED AND PASSED this 12th day of November 2025.



CITY CLERK



MAYOR



D02-02-25-0023

25-1421-X

M:\Zoning_Bylaw\bylaws

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LANDS AFFECTED PART OF THE ZONING
MAP OF BY-LAW NO. 2008-250

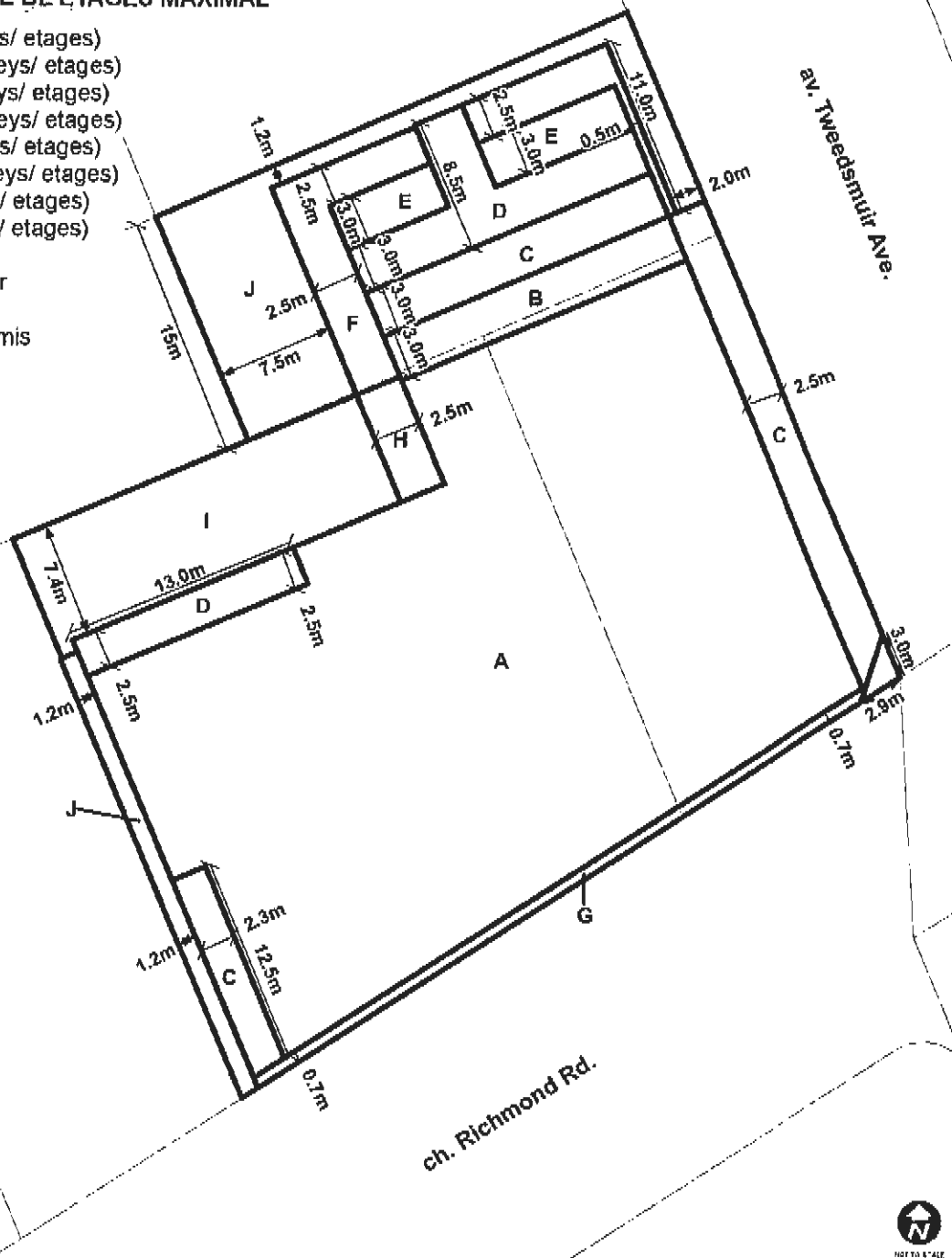
This is Attachment 1 to By-law Number 2025-426, passed November 12, 2025

Lands Affected by By-law

Area A to remain TM[2900] S480



Area / Secteur A: 32m (9 storeys/ etages)
Area / Secteur B: 28.5m (8 storeys/ etages)
Area / Secteur C: 25 m (7 storeys/ etages)
Area / Secteur D: 21.5m (6 storeys/ etages)
Area / Secteur E: 18m (5 storeys/ etages)
Area / Secteur F: 14.5m (4 storeys/ etages)
Area / Secteur G: 8m (2 storeys/ etages)
Area / Secteur H: 5m (1 storeys/ etages)
Area / Secteur I: 2.1m
Area / Secteur J: No buildings or
structures permitted/
Aucun bâtiment ni structure permis



Pièce jointe n° 1 du Règlement municipal n° 2025-426
adopté le 12 novembre 2025

Minimum required setbacks /
Retraits minimaux requis

BY-LAW NO. 2025 - 426

-O

A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 249 and 255 Richmond Road and 372 Tweedsmuir Avenue.

-O

Enacted by City Council at its meeting of
November 12, 2025.

-O

LEGAL SERVICES
YZ/SA

COUNCIL AUTHORITY:
City Council November 12, 2025
Delegated Authority
By-law No. 2025-69
Schedule "I", s. 59



MEMO / NOTE DE SERVICE

To / Destinataire	Nastassia Pratt	File/N° de fichier: D02-02-25-0023
From / Expéditeur	Lorna Dagg Legislation Clerk Planning Operations Planning Services Planning, Development and Building Services Department	
Subject / Object	By-law 2025-426 249 and 255 Richmond Road and 372 Tweedsmuir Avenue	Date: December 17, 2025

This is to advise that no appeals have been received in respect of By-law 2025-426. Accordingly, the amendment is in full force and effect as of its date of enactment, November 12, 2025.

Lorna Dagg

cc: Tim Marc, Senior Legal Counsel
Andrew McCreight, Manager, Development Review Central
Policy Team
Mark Young, Program Manager, Public Realm & Urban Design Branch
Alexandre LeBlanc, Program Manager, Planning Operations
Mitchell LeSage, Planner III, Zoning and Interpretation Unit
Meagan Brodie, By-law Writer, Zoning and Interpretation Unit
Jacob Saltiel, By-law Writer, Zoning and Interpretation Unit
Zoning and Interpretation Unit
Sylvie L'Abbé, By-law Writer, Zoning and Interpretation Unit
Sammy Aiello, By-law Writer, Zoning and Interpretation Unit
Emely Cloutier, Consolidations Clerk, Planning Operations
David Wise, Program Manager, Housing Acceleration Project
Royce Fu, Manager, Policy Planning
Doug Wallace, Zoning Plan Examiner
Todd O'Rourke, Zoning Plan Examiner
Cairine Thomas, Zoning Plan Examiner
Aly Mann, Zoning Plan Examiner
Marissa Jean, Zoning Plan Examiner
Ashley Lafontaine, Zoning Plan Examiner
Dina Belarbi, Zoning Plan Examiner



Compliance Reporting

Roger Chapman, Director, By-law & Regulatory Services, EPS

Miriam Smith, Program Manager, By-law Enforcement Branch

Ajmal Mohmmad, Development Information Officer

Moe Belkasseh, Development Information Officer

Mitch Caldwell, Development Information Officer

Kristin Bond, Development Information Officer

Jackie Vida, Development Information Officer

Catherine Langill, Project Manager, Applications, Finance and Corporate Services

Eric Gollinger, Coordinator, Assessment Control, Finance and Corporate Services

Cheryl Williams, Acting Deputy Secretary-Treasurer, Committee of Adjustment

Michel Bellemare, Secretary/Treasurer, Committee of Adjustment

Nick Stow, Program Manager, Climate Mitigation

Randal Rodger, Program Manager, Geospatial Analytics, Technology and Solutions

Sara MacLaurin, Program Coordinator, Geographic Info Services

Mapping Corporate

Christina Gauvreau, GIS Technician

Melody Andrews-Caron, GIS Technician

Sangita Mhatre, GIS Technician

Rachel Young, Geospatial Data Analyst

Sheila Morton, Senior Graphics Designer

John Lunney, Planner III, Policy Planning

Peter Radke, Manager, Reality Initiatives & Development Branch

Jacinda Bain, Archivist, Office of the City Clerk

Signe Jeppesen, Archives Assistant, Office of the City Clerk

Carol Ruddy, Program Manager, Zoning and Interpretation Unit

Research and Forecasting, PDBS

Matthew Brozincevic, Manager, Permit Approvals Branch, Building Code Services

EXPLANATORY NOTE TO BY-LAW 2025-426

By-law 2025-426 amends the City of Ottawa Zoning By-law 2008-250. The amendment affects the property at 249 and 255 Richmond Road and 372 Tweedsmuir Avenue, which is located on the north-west corner of the Richmond Road / Tweedsmuir Avenue intersection, as shown on the attached Location Map.

The subject property is currently zoned TM[2900] S480 in the City of Ottawa Zoning By-law. The application is to amend the existing zoning exception [2900] S480 of Section 239.

The proposed zoning will refine the existing zoning provisions related to step backs, setbacks, building height, vehicular parking space size, the number of bicycle parking spaces and minor adjustments to provisions in the existing zoning exception.

For further information, please contact Nastassia Pratt, Planner, at 613-580-2424, extension 70468, or by e-mail at Nastassia.Pratt@ottawa.ca.

NOTE EXPLICATIVE AU SUJET DU RÈGLEMENT 2025-426

Le Règlement 2025-426 modifie le *Règlement de zonage* 2008-250 de la Ville d'Ottawa. La modification vise les propriétés situées aux 249 et 255, chemin Richmond, et au 372, avenue Tweedsmuir, qui se trouve à l'angle nord-ouest de l'intersection du chemin Richmond et de l'avenue Tweedsmuir, comme le montre le plan de localisation ci-joint.

Le zonage actuel des propriétés est TM[2900] S480 dans le *Règlement de zonage* de la Ville d'Ottawa. La demande vise à modifier l'exception actuelle [2900] S480 de l'article 239.

Le zonage proposé affinera les dispositions actuelles du zonage liées aux marges de reculement et de retrait, à la hauteur des bâtiments, à la surface consacrée aux places de stationnement et au nombre de places de stationnement pour vélos. Des changements mineurs seront apportés aux dispositions de l'exception de zonage actuelle.

Pour obtenir plus de renseignements, veuillez communiquer avec Evode Rwagasore, urbaniste, en composant le 613-580-2424, poste 16483, ou en envoyant un courriel à l'adresse Evode.Rwagasore@ottawa.ca.



File Number: D02-02-25-0023

November 21, 2025

NOTICE OF PASSING OF A ZONING BY-LAW BY THE CITY OF OTTAWA

The Council of the City of Ottawa passed By-law 2025-426 on November 12, 2025, under Section 34 of the *Planning Act*.

The City considered all submissions, in addition to the planning and other considerations identified in the staff report, in its decision on this matter. The staff report can be viewed, on devapps, as part of the supporting materials for this matter.

PURPOSE AND EFFECT OF THE BY-LAW

An explanation of the purpose and effect of the by-law, a location map and a schedule depicting the lands to which the by-law applies are attached.

NOTICE OF APPEAL

Pursuant to subsection 34 (19) of the *Planning Act*, as amended:

1. The applicant;
2. A specified personⁱ who, before the by-law was passed, made oral submissions at a public meeting or written submissions to council;
3. A public body that, before the by-law was passed, made oral submissions at a public meeting or written submissions to council;
4. The registered owner of any land to which the by-law would apply, if, before the by-law was passed, the owner made oral submissions at a public meeting or written submissions to council; and/or,
5. The Minister.

may appeal City Council's decision to the Ontario Land Tribunal by filing a notice of appeal with the Clerk of the City of Ottawa, setting out the objection to the by-law and the reasons in support of the objection. All appeals must also be accompanied by the Ontario Land Tribunal's prescribed fee of \$1,100.00, which shall be in the form of a certified cheque or money order payable to the Minister of Finance. (Please note that when submitting an appeal, you may be eligible to request a reduction. You can make a request by filling out a "Request for fee reduction form" found on the OLT website.)

A notice of appeal can be filed either via the **Ontario Land Tribunal e-file service** (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting [City of Ottawa] as the Approval Authority or **mailed to the City at 110 Laurier Avenue West, Mail Code 01-14, Ottawa, Ontario, K1P 1J1**. Alternatively,

packages can be submitted at the Client Service Centre located at City Hall - 110 Laurier Ave West.

A notice of appeal must be received no later than 4:30 p.m. on December 11, 2025.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made written submissions to council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

NOTICE OF HEARING

Should the by-law be appealed, persons or public bodies who wish to receive notice of the Ontario Land Tribunal hearing can receive such notice by submitting a written request to the planner identified in the explanatory note that accompanies this Notice.

Sincerely,



Lorna Dagg
Legislation Clerk
Planning, Development and Building Services Department

ⁱ For your reference, subsection 1(1) of the *Planning Act* states:

“specified person” means

- (a) a corporation operating an electric utility in the local municipality or planning area to which the relevant planning matter would apply,
- (b) Ontario Power Generation Inc.,
- (c) Hydro One Inc.,
- (d) a company operating a natural gas utility in the local municipality or planning area to which the relevant planning matter would apply,
- (e) a company operating an oil or natural gas pipeline in the local municipality or planning area to which the relevant planning matter would apply,
- (f) a person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the Technical Standards and Safety Act, 2000, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the relevant planning matter would apply,
- (g) a company operating a railway line any part of which is located within 300 metres of any part of the area to which the relevant planning matter would apply,
- (h) a company operating as a telecommunication infrastructure provider in the area to which the relevant planning matter would apply,
- (i) NAV Canada,

-
- (j) the owner or operator of an airport as defined in subsection 3 (1) of the Aeronautics Act (Canada) if a zoning regulation under section 5.4 of that Act has been made with respect to lands adjacent to or in the vicinity of the airport and if any part of those lands is within the area to which the relevant planning matter would apply,
 - (k) a licensee or permittee in respect of a site, as those terms are defined in subsection 1 (1) of the Aggregate Resources Act, if any part of the site is within 300 metres of any part of the area to which the relevant planning matter would apply,
 - (l) the holder of an environmental compliance approval to engage in an activity mentioned in subsection 9 (1) of the Environmental Protection Act if any of the lands on which the activity is undertaken are within an area of employment and are within 300 metres of any part of the area to which the relevant planning matter would apply, but only if the holder of the approval intends to appeal the relevant decision or conditions, as the case may be, on the basis of inconsistency with land use compatibility policies in any policy statements issued under section 3 of this Act,
 - (m) a person who has registered an activity on the Environmental Activity and Sector Registry that would, but for being prescribed for the purposes of subsection 20.21 (1) of the Environmental Protection Act, require an environmental compliance approval in accordance with subsection 9 (1) of that Act if any of the lands on which the activity is undertaken are within an area of employment and are within 300 metres of any part of the area to which the relevant planning matter would apply, but only if the person intends to appeal the relevant decision or conditions, as the case may be, on the basis of inconsistency with land use compatibility policies in any policy statements issued under section 3 of this Act, or
 - (n) the owner of any land described in clause (k), (l) or (m).

21 novembre 2025

AVIS D'ADOPTION D'UN RÈGLEMENT DE ZONAGE PAR LA VILLE D'OTTAWA

Le Conseil municipal de la Ville d'Ottawa a adopté le Règlement municipal 2025-426 le 12 novembre 2025, en vertu de l'article 34 de la *Loi sur l'aménagement du territoire*.

Au moment de prendre sa décision à ce sujet, la Ville a tenu compte de toutes les observations reçues, ainsi que du facteur lié à l'aménagement et des autres éléments mentionnés dans le rapport du personnel. Le rapport du personnel peut être consulté sur la page DemDam avec le reste de la documentation produite sur cette question.

BUT ET DE L'EFFET DU RÈGLEMENT MUNICIPAL

Une explication de l'objectif et de l'effet du règlement municipal ainsi qu'un plan de localisation et une annexe illustrant les terrains auxquels s'applique le règlement sont joints en annexe.

AVIS D'APPEL

Conformément au paragraphe 34 (19) de la *Loi sur l'aménagement du territoire*, dans sa version modifiée :

1. L'auteur de la demande ;
2. La personne précisée ⁱⁱ qui, avant l'adoption du règlement municipal, a présenté des observations orales lors d'une réunion publique ou présenté des observations écrites au conseil ;
3. L'organisme public qui, avant l'adoption du règlement municipal, a présenté des observations orales lors d'une réunion publique ou présenté des observations écrites au conseil ;
4. Le propriétaire inscrit d'un terrain auquel le règlement municipal s'appliquerait si, avant l'adoption du règlement municipal, le propriétaire a présenté des observations orales lors d'une réunion publique ou des observations écrites au conseil ; et/ou,
5. Le ministre.

sont les seules entités qui peuvent en appeler de ce règlement municipal devant le Tribunal ontarien de l'aménagement du territoire (TOAT) en transmettant à la greffière de la Ville d'Ottawa, un avis d'appel exposant l'opposition au règlement municipal et les motifs de cette opposition. Tout appel doit être accompagné des droits prescrits par le Tribunal ontarien de l'aménagement du territoire. La somme de 1 100,00 \$ doit être acquittée sous forme de chèque certifié ou de mandat-poste libellé à l'ordre du ministre des Finances. (Veuillez noter qu'il se peut que vous soyez admissible à une réduction de

ces droits. Vous pouvez en faire la demande en remplissant le formulaire *Demande de réduction des droits* qui se trouve sur le site Web du TOAT).

Pour déposer un avis d'appel, rendez-vous sur le **portail de dépôt électronique du Tribunal ontarien de l'aménagement du territoire** (les personnes n'ayant pas de compte Mon Ontario devront en créer un) à l'adresse <https://olt.gov.on.ca/fr/depot-electronique/> et sélectionnez la Ville d'Ottawa dans la section « Autorités approbatrices », ou **envoyez un courrier à la Ville d'Ottawa (110, avenue Laurier Ouest – Courrier interne 01-14 – Ottawa (Ontario) K1P 1J1)**. Vous pouvez également déposer votre dossier au Centre du service à la clientèle de l'hôtel de ville (110, avenue Laurier Ouest).

L'avis d'appel doit être reçu au plus tard à 16 h 30 le 11 décembre 2025.

Aucune personne ni aucun organisme public ne doit être joint en tant que partie à l'audition de l'appel sauf si, avant l'adoption du règlement municipal, la personne ou l'organisme public a présenté des observations écrites au conseil ou s'il existe, de l'avis du Tribunal, des motifs raisonnables de le faire.

AVIS D'AUDIENCE

Si ce règlement municipal devait faire l'objet d'un appel, les personnes ou les organismes publics qui le souhaitent pourraient être avisés de l'audience de Tribunal ontarien de l'aménagement du territoire en en faisant la demande par écrit à l'urbaniste dont le nom est indiqué dans la note explicative qui accompagne cet avis.

Sincères salutations,



Lorna Dagg

Commis aux lois

Direction générale des services de la planification, de l'aménagement et du bâtiment

ii À titre indicatif, voici le libellé du paragraphe 1(1) :

«personne précisée» S'entend :

- (a) la personne morale exploitant un service d'électricité dans la municipalité locale ou la zone d'aménagement visée par la question d'aménagement du territoire pertinente ;
- (b) Ontario Power Generation Inc. ;
- (c) Hydro One Inc ;
- (d) la société exploitant un service de gaz naturel dans la municipalité locale ou la zone d'aménagement visée par la question d'aménagement du territoire pertinente ;

-
- (e) la société exploitant un oléoduc ou un pipeline pour gaz naturel dans la municipalité locale ou la zone d'aménagement visée par la question d'aménagement du territoire pertinente ;
 - (f) la personne tenue de préparer un plan de gestion des risques et de la sécurité à l'égard d'une installation en application du Règlement de l'Ontario 211/01 (Propane Storage and Handling) pris en vertu de la Loi de 2000 sur les normes techniques et la sécurité si une partie de la distance qui est établie comme la distance de danger applicable à l'installation et qui est mentionnée dans le plan de gestion des risques et de la sécurité se trouve dans la zone visée par la question d'aménagement du territoire pertinente ;
 - (g) la société qui exploite une ligne ferroviaire dont une partie est située dans un rayon de 300 mètres de toute partie de la zone visée par la question d'aménagement du territoire pertinente ;
 - (h) la société exerçant les activités de fournisseur d'infrastructures de télécommunications dans la zone visée par la question d'aménagement du territoire pertinente ;
 - (i) NAV (Canada) ;
 - (j) le propriétaire ou l'exploitant d'un aéroport, au sens de la définition donnée à ce terme au paragraphe 3 (1) de la Loi sur l'aéronautique (Canada), si un règlement de zonage pris en vertu de l'article 5.4 de cette loi a été pris à l'égard de terrains adjacents à l'aéroport ou situés dans les environs de celui-ci, et si toute partie de ces terrains se trouve dans la zone à laquelle s'appliquerait la question d'aménagement du territoire pertinente ;
 - (k) un titulaire de permis ou un titulaire de licence à l'égard d'un emplacement, au sens des définitions données à ces termes au paragraphe 1 (1) de la Loi sur les ressources en agrégats, si toute partie de l'emplacement se trouve dans un rayon de 300 mètres de toute partie de la zone à laquelle s'appliquerait la question d'aménagement du territoire pertinente ;
 - (l) le titulaire d'une autorisation environnementale pour exercer une activité visée au paragraphe 9 (1) de la Loi sur la protection de l'environnement, si l'un ou l'autre des terrains sur lesquels l'activité est entreprise se trouve dans une zone d'emploi et dans un rayon de 300 mètres de toute partie de la zone à laquelle s'appliquerait la question d'aménagement du territoire pertinente, mais uniquement si le titulaire de l'autorisation compte interjeter appel de la décision ou des conditions pertinentes, selon le cas, pour cause d'incompatibilité avec des politiques sur la compatibilité de l'utilisation du sol contenues dans les déclarations de principe faites en vertu de l'article 3 de la présente loi ;
 - (m) une personne qui a enregistré une activité au Registre environnemental des activités et des secteurs qui nécessiterait, n'eût été du fait qu'elle est prescrite pour l'application du paragraphe 20.21 (1) de la Loi sur la protection de l'environnement, une autorisation environnementale conformément au paragraphe 9 (1) de cette loi, si l'un ou l'autre des terrains sur lesquels l'activité est entreprise se trouve dans une zone d'emploi et dans un rayon de 300 mètres de toute partie de la zone à laquelle s'appliquerait la question d'aménagement du territoire pertinente, mais uniquement si la personne compte interjeter appel de la décision ou des conditions pertinentes, selon le cas, pour cause d'incompatibilité avec des politiques sur la compatibilité de l'utilisation du sol contenues dans les déclarations de principe faites en vertu de l'article 3 de la présente loi ;
 - (n) le propriétaire d'un terrain visé à l'alinéa k), l) ou m).



D02-02-25-0023

25-0452-D

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REVISION / RÉVISION - 2025 / 04 / 17

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



**255, 249 Richmond Road
372 Tweedsmuir Avenue**

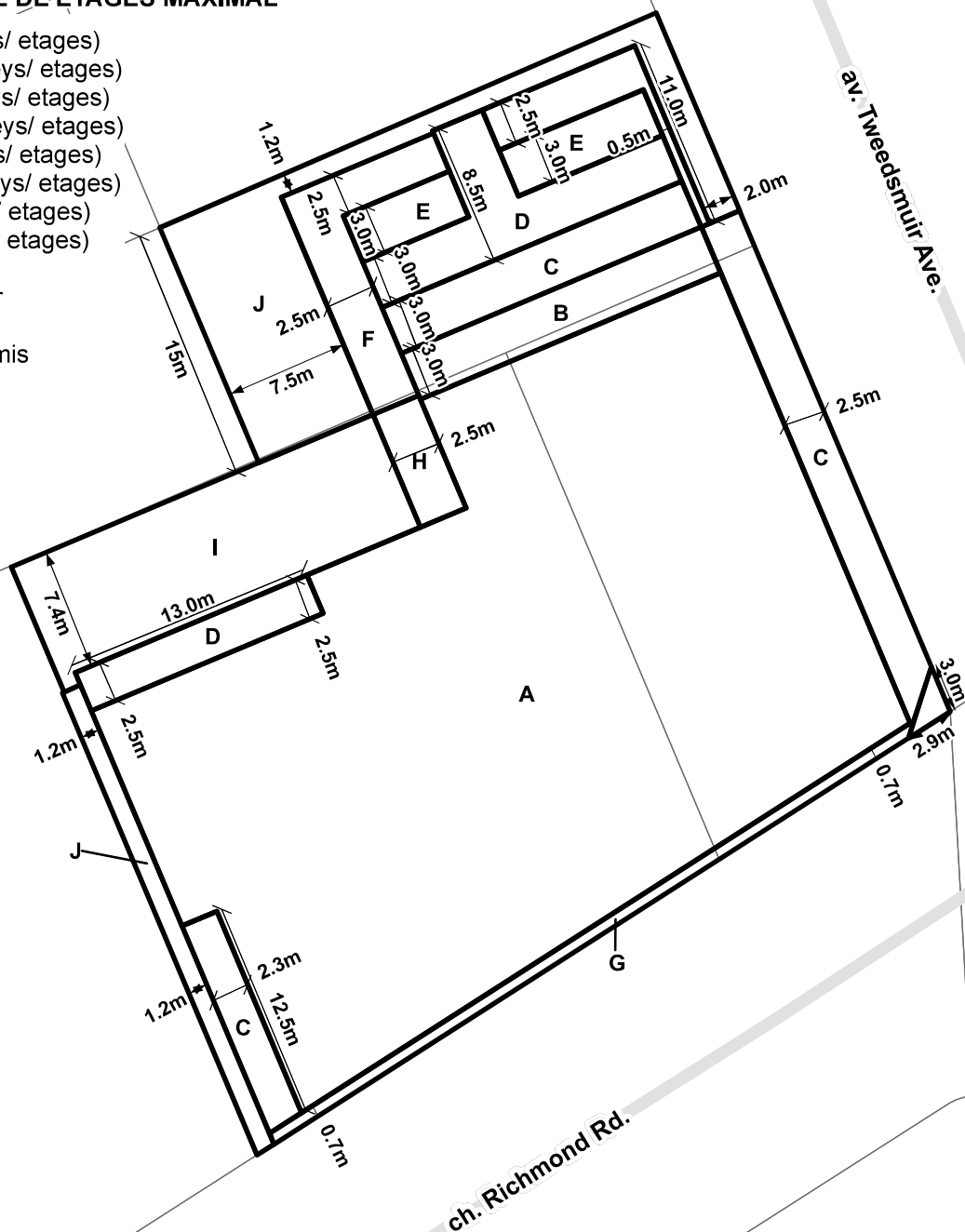
Entire map area is affected by the Mature Neighbourhoods Overlay (section 139) /
Tout le secteur de la carte est touché par la Zone sous-jacente de quartiers établis (article 139)



NOT TO SCALE

**MAXIMUM PERMITTED BUILDING HEIGHT / MAXIMUM
NUMBER OF STOREYS. LA HAUTEUR DE BATIMENT
MAXIMALE PERMISE / NOMBRE D'ETAGES MAXIMAL**

Area / Secteur A: 32m (9 storeys/ etages)
 Area / Secteur B: 28.5m (8 storeys/ etages)
 Area / Secteur C: 25 m (7 storeys/ etages)
 Area / Secteur D: 21.5m (6 storeys/ etages)
 Area / Secteur E: 18m (5 storeys/ etages)
 Area / Secteur F: 14.5m (4 storeys/ etages)
 Area / Secteur G: 8m (2 storeys/ etages)
 Area / Secteur H: 5m (1 storeys/ etages)
 Area / Secteur I: 2.1m
 Area / Secteur J: No buildings or
 structures permitted/
 Aucun bâtiment ni structure permis



**This is Schedule 480 to Zoning By-law No. 2008-250
Annexe 480 au Règlement de zonage n° 2008-250**

This is Attachment 1 to By-law Number 2025-426,
passed November 12, 2025

Pièce jointe n° 1 du Règlement municipal n° 2025-426
adopté le 12 novembre 2025

Legend / Légende

↔ Minimum Yard Setback /
Marges de recul minimales

↘ Minimum required stepbacks /
Retraits minimaux requis



Revision / Révision - YYYY / MM / DD

25-0634-D

M:\Zoning_Bylaw\Schedules



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Property parcel information matches Teranet parcel information as of the revision date for this schedule / En date de la révision de
la présente annexe, les renseignements sur la parcelle correspondent aux renseignements de Teranet.

From: [Dagg, Lorna](#)
Cc: [Pratt, Nastassia](#); [Rwagasore, Evode](#)
Bcc: [Dagg, Lorna](#); [Kerridge, Shaun](#); [Leiper, Jeff](#); "[victorm@ystreetcapital.com](#)"; "[dallarosa@fotenn.com](#)"; "[tim.gray@sympatico.ca](#)"; "[frederic.sua@telus.com](#)"; "[Stephen.bohan@rvca.ca](#)"; "[Research and Forecasting, PRED](#)"; [McCreight, Andrew](#); "[blebeau2016@gmail.com](#)"; "[jsbailey369@gmail.com](#)"; "[arielgrostern@yahoo.com](#)"; "[allisonmargotsmith@outlook.com](#)"; "[judyhcameron@gmail.com](#)"; "[sarahmacri@hotmail.com](#)"; "[planification@ecolecatholique.ca](#)"
Subject: Notice of Passing of a Zoning By-law 2025-426 - 249 and 255 Richmond Road and 372 Tweedsmuir Avenue / Avis d'adoption d'un règlement 2025-426 - 249 et 255, chemin Richmond et 372, avenue Tweedsmuir
Date: November 21, 2025 1:35:00 PM
Attachments: [Notice of Passing - By-law 2025-426.pdf](#)

Good afternoon

You are receiving this e-mail from the City of Ottawa's Planning, Development and Building Services Department because you have previously provided comments on the application for a zoning amendment outlined below.

Please find attached the Notice of Passing for By-law 2025-426, which amends the Zoning By-law to change the zoning of the lands known municipally as 249 and 255 Richmond Road and 372 Tweedsmuir Avenue. The Notice of Passing is a requirement of the Planning Act. It includes important information with respect to appeal rights. It also includes the Explanatory Note which gives a more detailed description of the effect of the by-law.

Please review the attached documents and if you have any questions or concerns, please contact Nastassia Pratt at 613-580-2424 ext. 70468 or by email at Nastassia.Pratt@ottawa.ca.

Bonjour,

La présente vous est transmise par la Direction générale des services de la planification, de l'aménagement et du bâtiment de la Ville d'Ottawa parce que vous avez fait part de commentaires au sujet de la demande de modification de zonage décrite ci-dessous.

Vous trouverez ci-joint l'avis d'adoption de Règlement 2025-426, lequel modifie le Règlement de zonage de façon à changer la désignation de zonage des terrains portant les adresses municipales 249 et 255, chemin Richmond et 372, avenue Tweedsmuir. L'émission d'un avis d'adoption est requise en vertu de la Loi sur l'aménagement du territoire. L'avis comprend des renseignements importants quant aux droits d'appel. Il contient également une note explicative décrivant de façon plus détaillée les effets du règlement.

Veuillez prendre connaissance des documents ci-joints et si vous avez des questions ou des préoccupations, n'hésitez pas à communiquer avec Evode Rwagasore au 613-580-2424, poste 16483 ou par courriel à Evode.Rwagasore@ottawa.ca.

Email recipients - 255, 249 Richmond Road & 372 Tweedsmuir Avenue

jeff.leiper@ottawa.ca
victorm@ystreetcapital.com
dallarosa@fotenn.com
tim.gray@sympatico.ca
frederic.sua@telus.com
Stephen.bohan@rvca.ca
rf_rp@ottawa.ca
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allisonmargotsmith@outlook.com
judyhcameron@gmail.com
sarahmacri@hotmail.com
planification@ecolecatholique.ca

APPROVED

By Lorna Dagg at 1:43 pm, Nov 21, 2025

Notification List - Council Decision

File no. D02-02-25-0023 Municipal Address. 255, 249 Richmond Road & 372 Tweedsmuir Avenue	Councillor Jeff Leiper jeff.leiper@ottawa.ca	Victor Menasce (owner) Young Street Capital 4019 Carling Avenue, Suite 201B Ottawa, ON K2K 2A3 victorm@ystreetcapital.com
Lisa Dalla Rosa (applicant) Fotenn Planning & Design 420 O'Connor Street Ottawa, ON K2P 0P4 dallarosa@fotenn.com		Westboro Community Association c/o Tim Gray tim.gray@sympatico.ca
Telus c/o Frederic Sua frederic.sua@telus.com	RVCA c/o Stephen Bohan Stephen.bohan@rvca.ca	Research and Forecasting, PRED rf_rp@ottawa.ca
Andrew McCreight Manager, Development Review Central Andrew.McCreight@ottawa.ca	Benoit Lebeau blebeau2016@gmail.com	Jane Bailey jsbailey369@gmail.com
Ariel Grostern arielgrostern@yahoo.com	Allison Smith allisonmargotsmith@outlook.com	Judith Cameron judyhcameron@gmail.com
Sarah Macri sarahmacri@hotmail.com	Karolyn Bois Conseil des ecoles catholiques du Centre-Est planification@ecolecatholique.ca	

APPROVED

By Lorna Dagg at 1:43 pm, Nov 21, 2025



MEMO / NOTE DE SERVICE

To /
Destinataire Lorna Dagg and
Shaun Kerridge
Planning, Real Estate and Economic
Development Department

File/N° de fichier:
D02-02-25-0023

From /
Expéditeur Nastassia Pratt

Subject / Object Notice of Passage – Zoning
Amendment 255, 249 Richmond Road
and 372 Tweedsmuir Avenue

Date: November 17, 2025

On _____, City Council has approved a rezoning of the above-noted lands and pass an amendment to the applicable Zoning By-law. Noted below and attached is the information required for the notice of passage of the by-law.

TYPE OF BY-LAW

☒ Zoning By-law	☐ Temporary Use (Section 39)	☐ Interim Control (Section 38)	☐ Holding Provision (Section 36)
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NOTIFICATION / INFORMATION ATTACHED

Name of French Planner: Evode Rwagasore	Included
Explanatory Note (<u>English only</u>).	Included
Name, email <u>and</u> mailing address of Owner.	Young Street Capital (c/o Victor Menasce, victorm@ystreetcapital.com) 4019 Carling Avenue Suite 201B Ottawa, ON K2K 2A3
Name, email <u>and</u> mailing address of Applicant.	Fotenn Planning & Design (c/o Lisa Dalla Rosa, dallarosa@fotenn.com) 420 O'Connor St, Ottawa, ON K2P 0P4
Name and contact for all persons / community organizations / advisory committees / technical agencies who either made an oral submission to Committee (refer to record of proceedings), a written submission to the City or requested to be notified of the decision.	Included

Location Map and/or Key Map (Bilingual) <u>only for Notice of Passing</u> and Notice of passing of Interim Control Advertisements *.	Included
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*A notice of passing of an interim control by-law must also include a copy of the by-law and an explanation of its purpose and effect, and a statement that “Council has the authority to extend the period during which the by-law will be in effect to a total period not exceeding two years”.

ADDITIONAL INFORMATION TO BE INCLUDED IF APPLICABLE

Is the land that the by-law applies to, subject to:			
An application to amend an official plan	☐ YES	☒ NO	File Number:
A Minister's zoning order	☐ YES	☒ NO	File Number:
An approval of a plan of subdivision or	☐ YES	☒ NO	File Number:
An approval of a consent	☐ YES	☒ NO	File Number:

From: [Pratt, Nastassia](#)
To: [Dagg, Lorna](#)
Cc: [Forhan, Eric](#); [Kerridge, Shaun](#)
Subject: RE: PLEASE PROVIDE - FW: Council, Nov 12-2025 / Minor ZBLA - 249 and 255 Richmond Road and 372 Tweedsmuir Avenue.
Date: November 17, 2025 10:09:57 AM
Attachments: [Richmond_255_249_Tweedsmuir_372_Location_Map.jpg](#)
[Richmond_255_249_Tweedsmuir_372_Location_Map.pdf](#)
[Explanatory Note NP.docx](#)
[Notification List - 255-249 Richmond Rd - 2025-11-17.docx](#)
[Pending Zoning By-law Notice Checklist NP.docx](#)

Hi Lorna,

I hope that you had a great weekend :)

As requested, please find the materials attached. Let me know if you need me to revise anything.

Thanks and all the best,
Nastassia.

[Nastassia Pratt](#)
[Planner I](#)
[Development Review - Central](#)

Classified as City of Ottawa - Internal / Ville d'Ottawa - classé interne

From: Dagg, Lorna <Lorna.Dagg@ottawa.ca>
Sent: November 12, 2025 9:33 AM
To: Pratt, Nastassia <nastassia.pratt@ottawa.ca>
Cc: Kerridge, Shaun <Shaun.Kerridge@ottawa.ca>
Subject: PLEASE PROVIDE - FW: Council, Nov 12-2025 / Minor ZBLA - 249 and 255 Richmond Road and 372 Tweedsmuir Avenue.

Hi Nastassia

As a courtesy, Shaun and I have attached the updated documents you will need to fill in and return to us (as well as the location map) for the November 12, 2025, Council for your Zoning amendment relating to 249 and 255 Richmond Road and 372 Tweedsmuir Avenue.

Please note that the Notification List now has two new additions. The Development Review Manager has been added and the Research and Forecasting contact is to be included only if the proposed development includes residential units. At this stage you will also need to select from the drop down in the header (Council Decision).

Please also note that the 'Pending Zoning By-law Notice Checklist' requires the email address, Canada Post mailing address and first name and last name of the owner and applicant.

If you have any questions, please don't hesitate to ask.

Thanks in advance.

Lorna

Classified as City of Ottawa - Internal / Ville d'Ottawa - classé interne

From: Aiello, Sammy <sammy.aiello@ottawa.ca>

Sent: November 07, 2025 2:02 PM

To: Brodie, Meagan <meagan.brodie@ottawa.ca>; Bolton, Megan <megan.bolton1@ottawa.ca>; Bowles, Sydney <sydney.bowles@ottawa.ca>; Zheng, Yingxin <yingxin.zheng@ottawa.ca>; Cloutier, Emely <Emely.Cloutier@ottawa.ca>

Cc: Pratt, Nastassia <nastassia.pratt@ottawa.ca>; Zoning Interpretation / Interpretation Zonage <ZoningInterpretationZonage@ottawa.ca>; Dagg, Lorna <Lorna.Dagg@ottawa.ca>; Kerridge, Shaun <Shaun.Kerridge@ottawa.ca>

Subject: Council, Nov 12-2025 / Minor ZBLA - 249 and 255 Richmond Road and 372 Tweedsmuir Avenue.

Please find the following by-law attached for your review:

A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 249 and 255 Richmond Road and 372 Tweedsmuir Avenue.

COUNCIL AUTHORITY:

City Council November 12, 2025

Delegated Authority

By-law No. 2025-69

Schedule "I", s. 59

Regards,

Sammy Aiello

By-Law Writer and Interpretations Officer I

Planning, Development, and Building Services {PDBS}

City of Ottawa | Ville d'Ottawa

613.580.2424 ext./poste 41255

Classified as City of Ottawa - Internal / Ville d'Ottawa - classé interne