



15-17 Des Oblats Avenue

Minor Zoning By-law Amendment Planning Rationale

Prepared by Batory Planning + Management – December 2025

BÁTORY
Planning + Management

EXECUTIVE SUMMARY

Batory Planning + Management has been retained by Forum 15 Oblats GP Inc. (the 'applicant') with respect to a proposed residential development at 15-17 Des Oblats Avenue (herein referred to as the 'Subject Site'). In 2023, a Zoning By-law Amendment was approved by Ottawa City Council for the adaptive re-use of the former convent on the Subject Site to permit residential uses with a four-storey addition on the northwest side of the property.

Following the Zoning By-law Amendment approval, the project proceeded to construction. Significant structural challenges have been encountered during construction due to the required retrofit of the existing building and structural connections to the new building extension. As a result, it was determined that the rooftop amenity area is required to be removed in order for construction to progress.

The overall development concept remains largely the same, with the only difference being the removal of the indoor and outdoor rooftop amenity space. Despite the requested reduction in amenity space, the proposal maintains a variety of indoor amenity across the project, on the basement level and on Floors 1 through 4, as well as the outdoor amenity area provided in the interior open-air courtyard to serve building residents.

This memo summarizes the original proposal, revised proposal, and evaluates the planning merits of the requested amendment. A Zoning Conformity Report is included as an appendix.

In our view the requested amendment represents a minor change to the previously approved development that, overall, continues to reflect the intent of the City of Ottawa Official Plan, Council's original decision in approving the redevelopment of the site, and represents good planning.



1.

LOCAL CONTEXT OVERVIEW

1. LOCAL CONTEXT OVERVIEW

1.1 SITE + LOCAL CONTEXT OVERVIEW

The Subject Site is an irregularly shaped through-lot, with roughly 100 metres of frontage on both Des Oblats Avenue and Springhurst Avenue. The Subject Site has a total area of approximately 6,775 square metres and has a lot depth of approximately 71 metres.

The Subject Site consists of a vacant 4-storey brick building that was originally built in 1915 as a convent. The building has since undergone several changes, including the addition of floors in 1926, and new wing extended towards Springhurst avenue in 1954. The resulting structure of the building is unique, as the original building was constructed with wood, the 1926 addition was constructed with steel, and the 1954 addition was constructed with concrete. The building's varied structural components have resulted in challenges in the redevelopment of the Subject Site, which is addressed further in the next sections of this report.

The surrounding neighbourhood consists of several low-rise to high-rise residential developments, various institutional uses (religious facilities, schools, etc.), as well as small-scale retail and commercial uses.

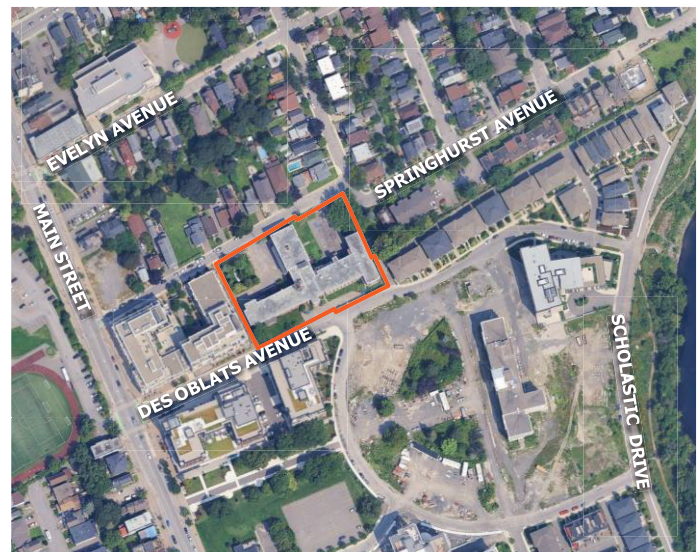
The surrounding context is as follows:

North: Predominantly low-rise residential uses, including detached dwellings and low-rise apartment buildings.

South: Saint Paul University Campus, as well as a park and trail system along the Rideau River.

East: Low-rise residential uses in the form of townhouses, the Greystone Village Retirement building, and the Rideau River.

West: Low to mid-rise residential buildings, additional institutional uses, as well small retail and commercial uses.



Site context aerial photo.

2.

PROPOSED DEVELOPMENT

2. PROPOSED DEVELOPMENT

2.1 ORIGINAL DEVELOPMENT CONCEPT

On June 28, 2023, a Zoning By-law Amendment was approved by City Council for a redevelopment of the Subject Site. The proposed development sought to convert a former convent building into residential use, with a four-storey addition on the northwest side of the property.

The approved development included a total of 284 rental units, of which 216 units are studios, 12 units are 1-bedroom layouts, 46 units are 2-bedroom layouts, and 10 units are 3-bedroom layouts. The development features a 10% parkland dedication (678 square metres), as well as 1,949.36 square metres of combined indoor and outdoor amenity space. Additionally, the development includes a mid block connection linking Des Oblats Avenue to Springhurst Avenue along the west side of the property, as well as a front entrance plaza with vibrant streetscaping.

The approved development includes a comprehensive Transportation Demand Management (TDM) strategy to encourage active and transit supportive modes. This includes: providing a significant amount of bike parking (418 spaces) exceeding the City's bike parking rates; locating bike parking throughout the site in both indoor and outdoor areas; providing 10 rental bikes; providing 27 vehicle parking spaces for visitors, of which up to 5 spaces can be used for car share; and providing preloaded presto cards for tenants upon execution of a lease.

The Subject Site was previously subject to multiple zone categories, with the northern portion of the site designated as R4UD[1848]-h, and the southern portion of the site designated as R5B[1846]-h. The Zoning By-law Amendment requested the following:

- Rezoning the northeast corner of the Subject Site to O1 (Parks and Open Space Zone) to secure parkland dedication.
- Permitting the amenity penthouse to exceed the height limit on the Springhurst Avenue side of the building.
- Reducing the required resident parking to 0.
- Amending the interior side yard setback to allow for setbacks ranging from 0.03 to 4.19 metres, which acknowledges the existing building and proposed addition.
- Minimizing the landscaped buffer between the parking lot and the street to a zero-metre buffer.
- Allowing front yard parking for two car-share vehicles on Des Oblats Avenue.
- Enabling up to five visitor parking spaces to be repurposed for car-sharing.
- Increasing the bicycle parking rate to 1.3 spaces per unit.

The Zoning By-law Amendment was approved on Wednesday June 28, 2023. The northeast corner of the Subject Site is now zoned O1, and the rest of the Subject Site is now zoned R5B[2884] S474.



Rendering of the front plaza and streetscaping along Des Oblats Avenue. This space is envisioned as a neighbourhood amenity.



Rendering of the front entrance with landscaped garden on Des Oblats Avenue.



Rendering of the interior outdoor courtyard. This space is envisioned as private space for tenants of the building.



Rendering of the ground floor work café. The space is designed with varied textures and design materials to create a vibrant atmosphere.



Rendering of multi-purpose interior amenity space



Rendering of amenity space designed with varied textures and design materials, and seating areas.

2.2 REVISED DEVELOPMENT CONCEPT

Since the Zoning By-law Amendment approval on June 28, 2023, the project has proceeded to construction. During construction, significant structural challenges have been encountered. As previously discussed, the structure of the existing building is combined of wood, steel, and concrete. This has lead to complications with the retrofit of the existing building and its connection to the new building extension.

As a result of these challenges, it was determined that the rooftop amenity area is required to be removed in order for construction to progress. The removal of the rooftop amenity areas allows the applicant to continue to advance the proposed development to deliver a significant amount of new rental housing for the community, which remain supported by amenity space in other areas of the building.

In addition to the removal of the rooftop amenity space, a small interior adjustment is proposed to proposed dwelling units. In consultation with City staff, the applicant has removed one redundant

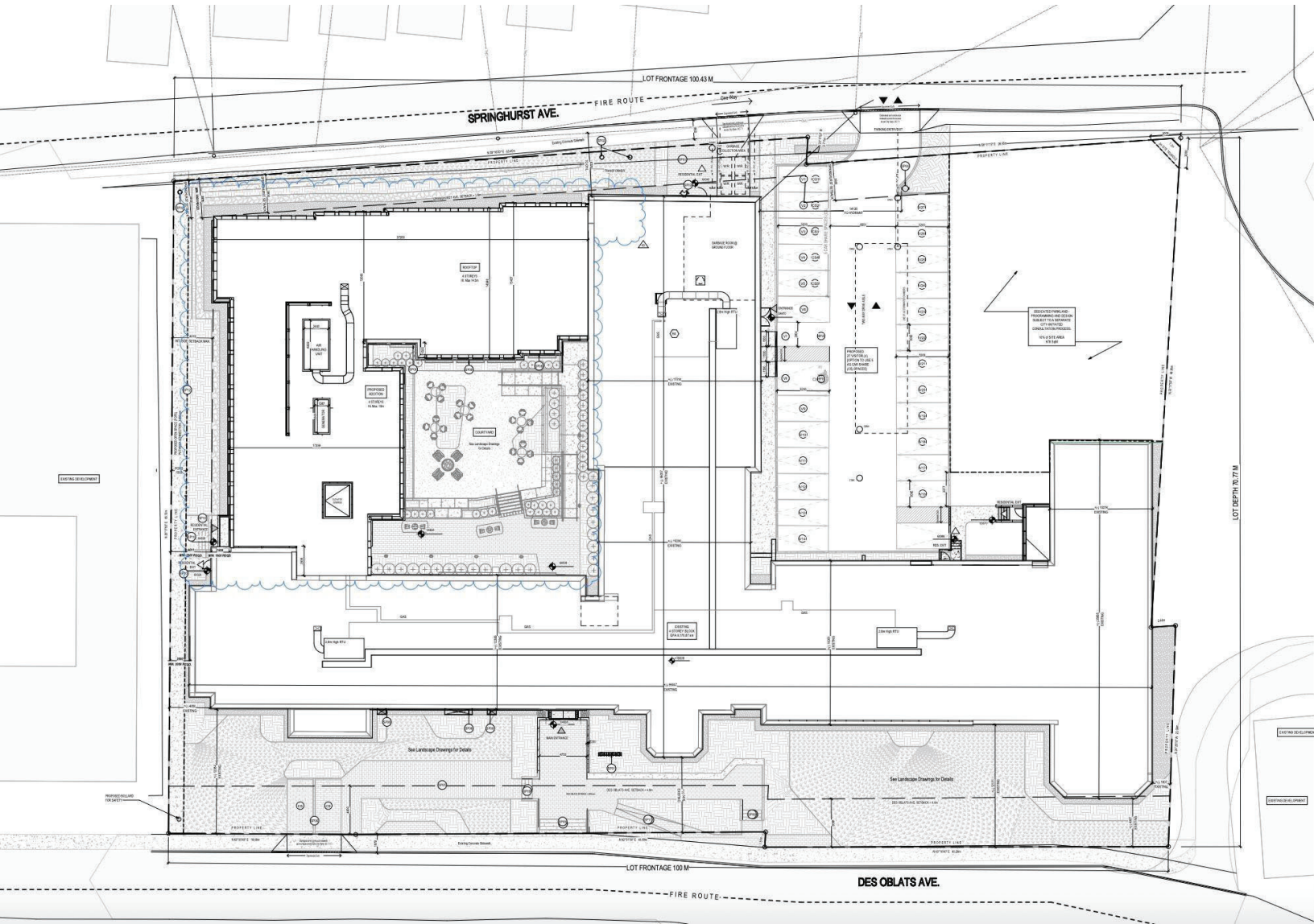
washroom from each of the 2-bedroom and 3-bedroom dwelling units. No changes were made to the number or mix of proposed units, just the layouts of the 2-bedroom and 3-bedroom units. The removal of the washroom amounts to an additional 10% of livable space in those dwelling units.

As detailed in the table below, the removal of the rooftop amenity area results in a reduction of 633.06 square metres of amenity space, of which 345.33 square metres is outdoor space and 287.73 square metres is indoor amenity space. Following the removal of the rooftop amenity area, the revised development proposes 1,316.3 square metres of amenity space, whereas 1,776 square metres is required for low-rise apartment dwellings as per Table 137(11) in the City's Zoning By-law 2008-250.

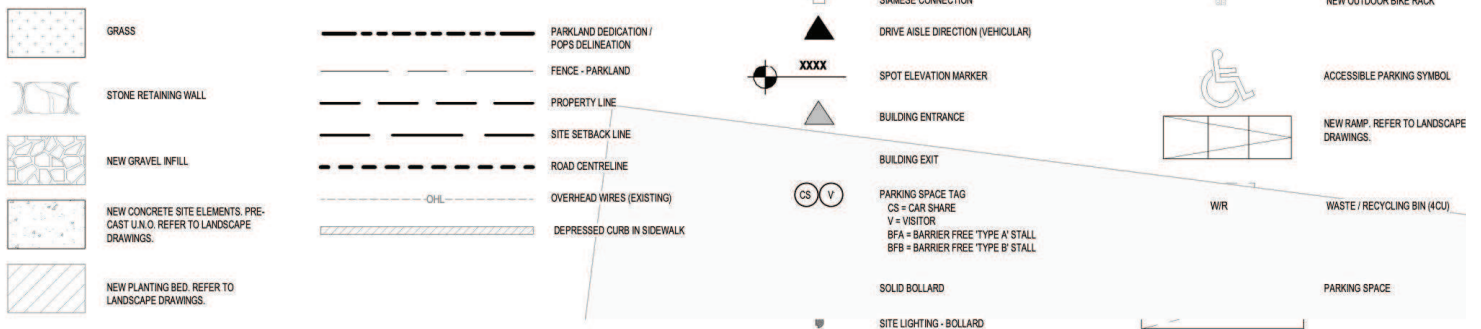
In consultation with City staff on the proposed change to remove the amenity space, the owner was advised that a Minor Zoning By-law Amendment application was required. As per the City of Ottawa's Terms of Reference, the Zoning Conformity Report is included as an appendix to this Planning Justification Report on Page 26.

Level/floor	Indoor Amenity (sqm)	Outdoor Amenity (sqm)	Total Amenity Per Floor (sqm)
Basement	129.13	0	129.13
Ground	198.39	794.1	992.49
Second	79.18	0	79.18
Third	59.19	0	59.19
Fourth	56.31	0	56.31
REMOVED – Fifth/Rooftop	287.73	345.33	633.05

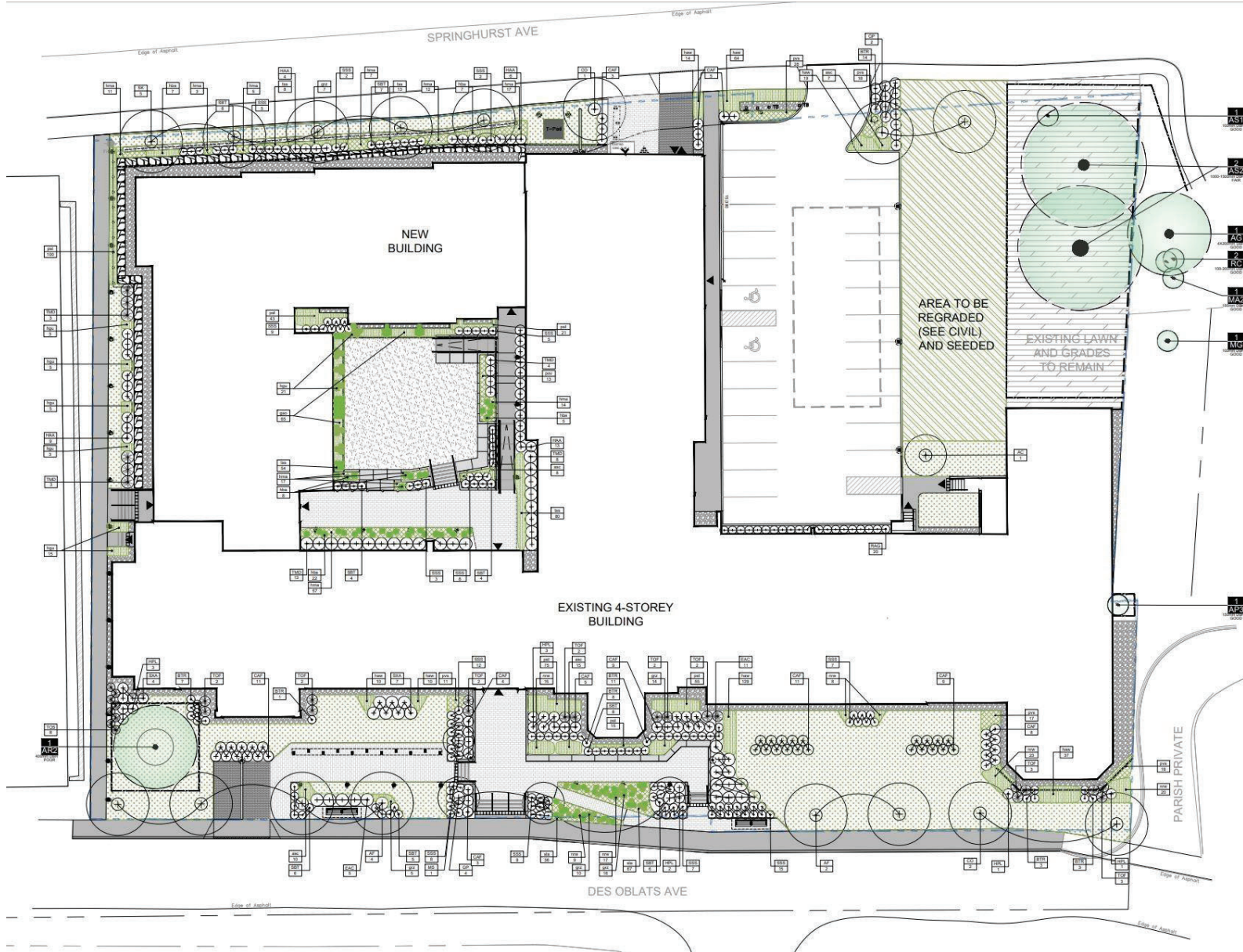
Summary of changes to the proposed amenity space



SITE PLAN LEGEND:



Revised site plan. Rooftop amenity space removal highlighted in blue.



Proposed landscaping plan.

— — — — —	LIMIT OF PROPERTY	●	LOW-LEVEL LIGHT BOLLARD, SEE ELECTR. ENG.
○	EXISTING TREE TO REMAIN AND PROTECT REFER TO L100 FOR SPECIES	○	LIGHT POLE, SEE ELECTR. ENG.
+	NEW DECIDUOUS TREE	—	WALL MOUNTED LIGHT, SEE ELECTR. ENG.
+	NEW DECIDUOUS SHRUBS	■	NEW SODDED AREAS
+	NEW CONIFEROUS SHRUBS	■	NEW SEEDED AREA (PARKLAND)
+	NEW BIKE RACKS	■	NEW PERENNIALS / ORNAMENTAL GRASSES
+	NEW FREESTANDING BENCH WITH BACK AND ARM RESTS	■	NEW CRUSHED STONE PAVEMENT, SEE L-600-01
+	NEW FREESTANDING BENCH	■	NEW PRECAST CONCRETE PAVERS (PEDESTRIAN), SEE L-600-02
—	NEW METAL CHAINLINK	■	NEW PRECAST CONCRETE PAVERS (VEHICULAR), SEE L-600-03
—	NEW METAL GUARDRAIL	■	NEW PEA STONE SURFACE, SEE L-600-08
—	NEW METAL HAND RAIL	■	NEW PRECAST CONCRETE STAIRS / WALL / SEAT WALLS
—	ROOT BARRIER	■	NEW POURED IN PLACE CONCRETE PAVEMENT

3.

PLANNING FRAMEWORK & ANALYSIS

4. PLANNING FRAMEWORK & ANALYSIS

4.1 PROVINCIAL PLANNING STATEMENT

Overview

On October 20, 2024, the Province declared the Provincial Planning Statement, 2024 (the “PPS”) to be in force, replacing the previous Provincial Policy Statement as well as the Growth Plan for the Greater Golden Horseshoe and building upon housing-supportive policies from both documents. The PPS is a consolidated statement of the government’s policies on land use planning, providing provincial policy direction on key land use planning issues that affect communities, such as: building more housing where it’s needed; making land available for development; creating opportunities for economic development and job creation; planning for the appropriate infrastructure; protecting the environment and important resources; and directing development away from natural or human-made hazards, such as flood prone areas.

The PPS is intended to be read in its entirety, and all relevant policies are to be applied to each situation, as noted in Policy 6.1.1. In instances where an Official Plan has yet to be updated to be consistent with the Provincial Planning Statement, or before other applicable planning instruments have been updated accordingly, Policy 6.1.7 directs that the Planning Authority must still make a decision that is consistent with the Provincial Planning Statement.

The PPS acknowledges the role that land use decisions make in how our communities grow and prosper. The document envisions growing housing options to respond to the full range of needs in communities across the province, and the optimization of investments in infrastructure and public facilities through the prioritization of compact transit supportive design.

Chapter 2 of the PPS concerns policy direction for building homes and sustaining strong, competitive communities. Policy 2.1.6 directs that Planning authorities support the achievement of complete communities by:

- Accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses.
- Improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society.
- Improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

Regarding housing, Policy 2.2.1.a) directs that Planning authorities establish and implement minimum targets for the provision of housing that is affordable to low- and moderate-income households, and coordinate land use planning and planning for housing to address the full range of housing options including affordable housing needs. Policy 2.2.1.b) directs that Planning authorities provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future, and all types of residential intensification, including the development and redevelopment of underutilized commercial sites, which result in a net increase in residential units. Policy 2.2.1.c) and d) direct that Planning Authorities: promote densities for new housing that efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and, require transit-supportive development, prioritizing intensification in proximity to transit corridors and stations.

Section 3.9 of the PPS contains policies for public spaces, recreation, parks, trails, and open space that encourage the creation of healthy, active, and inclusive communities through the planning and provision of public streets, safe spaces, and facilities that meet the needs of pedestrians, foster social interaction, facilitate active transportation, and encourage community connectivity. Moreover, it speaks to planning and providing for the needs of all ages and abilities in the distribution of publicly accessible built and natural settling for recreation, including community facilities, parkland, public spaces, and open space areas (3.9.1).

Section 4.6 of the PPS establishes policy priorities for cultural heritage and archaeological resources. Policy 4.6.1. intends that built heritage resources and cultural heritage landscapes be conserved.

Analysis

The redevelopment of the subject site continues to conform to the policies of the Provincial Planning Statement (2024), implementing the document's high-level strategic growth objectives for new development and the promotion of complete communities. The revised proposal continues to include many aspects that contribute to transit-supportive complete communities, including: a range of unit sizes and types in an apartment form, public space improvements, the provision of a variety of building amenities, and the adaptive reuse of an existing structure. Of note, despite not being identified by the Built Heritage Sub-Committee as meeting the threshold for designation under the Ontario Heritage Act, a grove of trees and the Blessed Virgin statue on the site are being preserved along with the building itself, aligning with the heritage objectives identified in the Old East Ottawa Secondary Plan.

The balanced supply of vehicle parking and bike parking across the proposal encourages both active transportation and transit use. The revised development continues to result in the efficient use of land in an area identified for contextually appropriate growth. The redevelopment of the site in general accordance with the concept development plan conforms to the policies of the PPS, achieving a multitude of land use objectives and facilitating the development of a new residential building to contribute to a transit-supportive complete community.

4.2 CITY OF OTTAWA OFFICIAL PLAN

Overview

The Ottawa Official Plan is a key foundational policy document that directs how the city will grow over time. The Official Plan positions Ottawa to be flexible and resilient city where people want to live, work, and play. This Official Plan seeks to set the stage for the city to reach a population of 2 million.

The Subject Site is designated as an Evolving Neighbourhood within the Inner Urban Transect as identified by Schedule A of the Official Plan. The designation encourages mid- to high density development tied to transit access, infrastructure capacity, and appropriately scaled building heights and massing.

The lands are also situated within the Old Ottawa East Secondary Plan, Policy Area 3. The property is split-designated with the northern half being Neighbourhood Low-Rise (up to four storeys) and the southern half being Neighbourhood Mid-Rise (up to six storeys). The policies for this area aim to guide its redevelopment into a diverse, sustainable, and integrated urban environment that focuses on creating a vibrant and pedestrian-friendly Main Street. Policy 18.a. of the Old Ottawa East Secondary Plan encourages a diverse mix of residential types, while Policy 18.b. encourages a diverse mix of uses to support the Plan's objective for 15-minute neighbourhoods.

Section 4.6.6 in the Official Plan directs the development of low-rise, mid-rise, and high-rise buildings to meet the City's intensification targets while considering liveability for all. To achieve this,

Policy 4.6.6(4) directs amenity areas to be provided in residential development to serve the needs of all age groups, consider all seasons, and take into account future climate conditions. For mid-rise to high-rise development, this direction includes areas that are designed with appropriate protection from heat, wind, extreme weather noise and air pollution, as well as designing multi-functional indoor amenity spaces with access to natural light and are designed to support residents during extreme heat events, power outages or other emergencies.

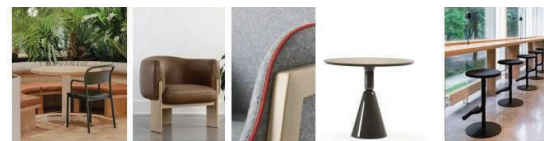
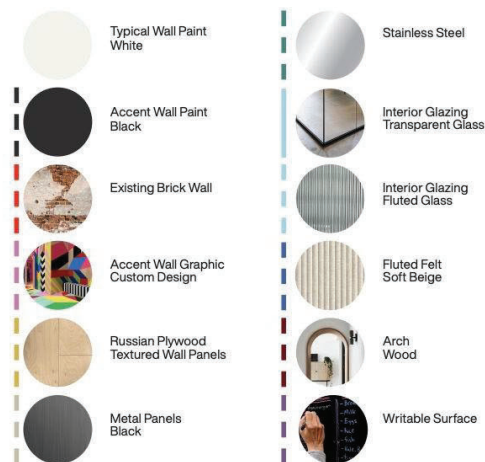
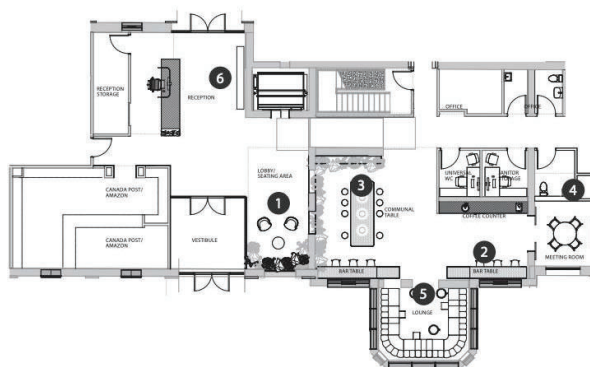
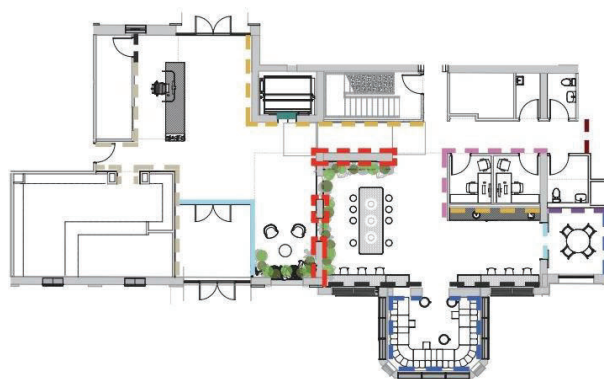
Analysis

The revised development of the site continues to be characterized by the conversion of an existing building into a rental apartment building with limited on-site parking, and various building amenities, aligning with the Plan's objectives for complete walkable communities that introduce a range of new housing options, in accordance with Policies 18.a. and b. of the Old Ottawa East Secondary Plan, and the intent of the Evolving Neighbourhood designation.

The proposed revision to the previous approval removes the indoor and outdoor rooftop amenity area while maintaining the indoor amenity on the basement level and on Floors 1 through 4, as well as the ground floor outdoor amenity area. The revised plan provides 1,316.3 square metres of amenity space for an average of 4.63 square metres per unit.

Despite the removal of the rooftop amenity area, the proposed development continues to provide several high-quality amenity spaces across the project. Indoor amenity spaces continue to be integrated on each level of the building, including a gym and yoga studio in the basement, work café and bar on the ground floor, meeting rooms and collaboration spaces on levels 2 and 4, and a library and study room on level 3. The proposed indoor amenity spaces are designed to be multipurpose, catering to a variety of needs while offering residents unique areas to work, play, and interact with one another.

The proposed development continues to include a 794.1 square metre centralized courtyard, landscaped with various species of trees, shrubs, and plants, as well as several tables and seating areas. The distribution of space and the spectrum of programming result in an amenity rich building that will support future residents in a variety of ways, aligning with the objectives of Policy 4.6.6.(4).



1 Lobby/Seating Area

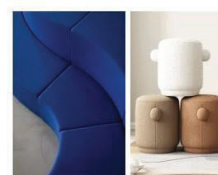
2 Bar Table



3 Communal Table



4 Meeting Room

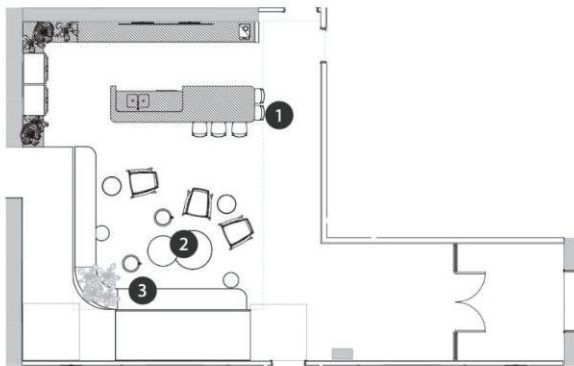
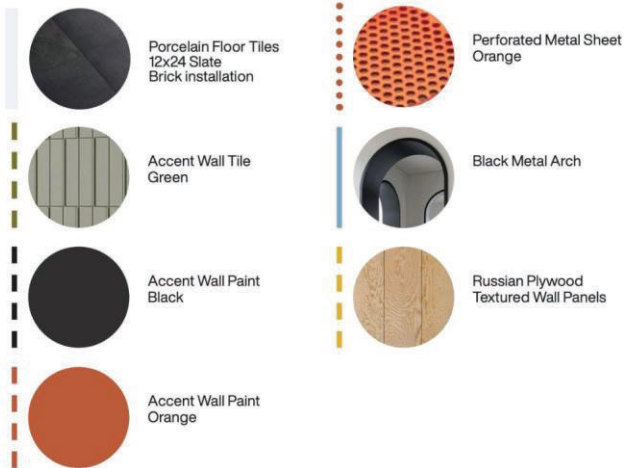
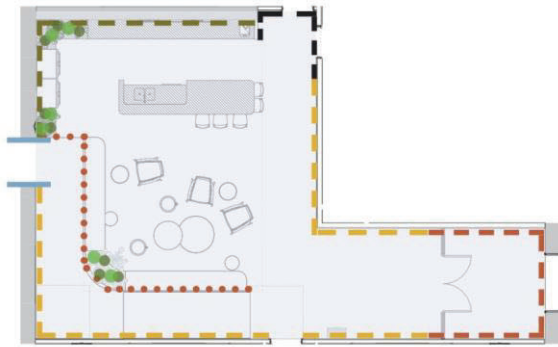


5 Lounge Seating



6 Bench

Proposed ground floor lobby and café finishes & furniture intentions

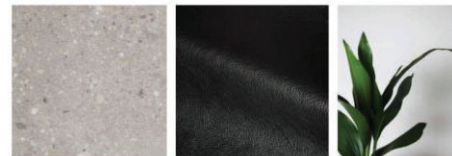


1 Bar Seating

Suspended lighting over counter

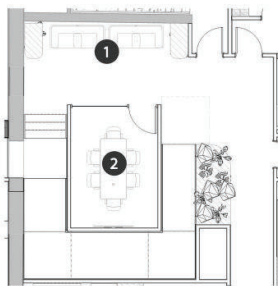
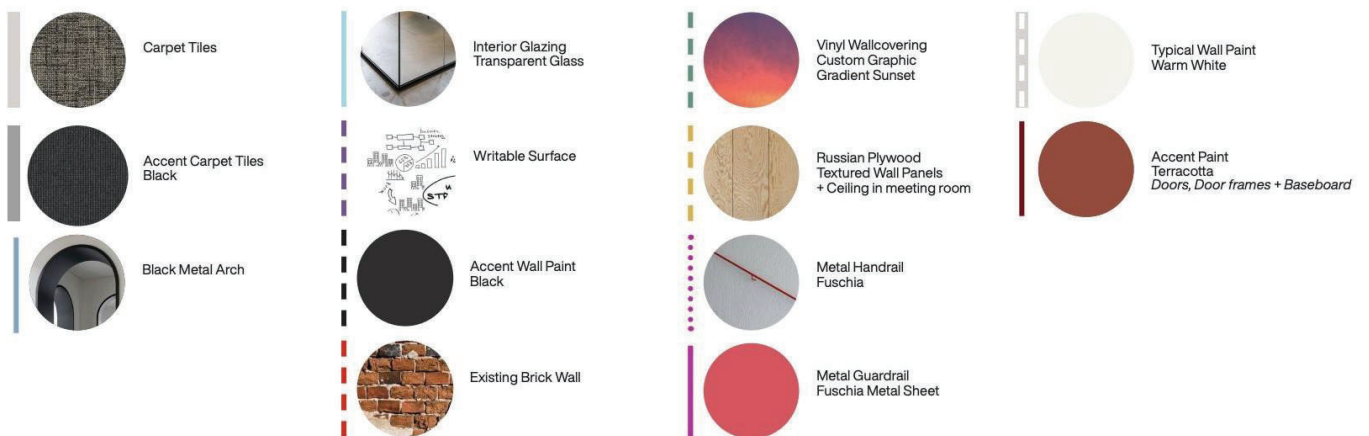
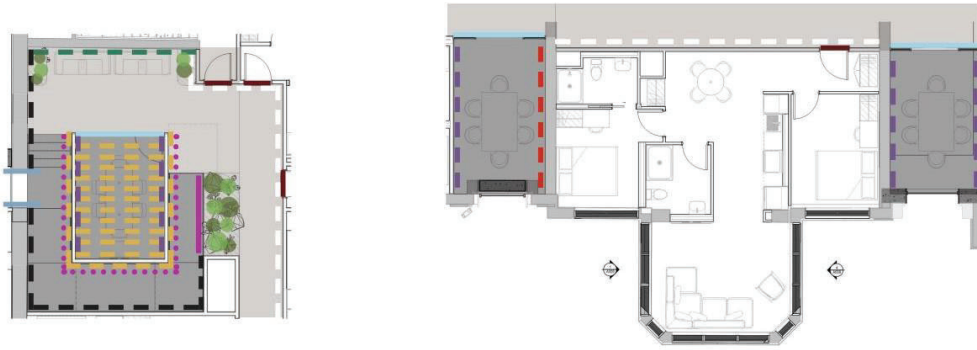


2 Lounge



3 Concrete banquette - Vinyl seat pad

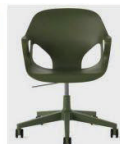
Proposed ground floor bar finishes and furniture intentions



1 Open Collaboration



2 Meeting Room



Suspended neon light

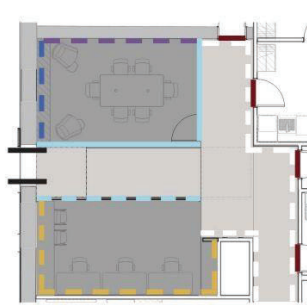


3 Meeting Room

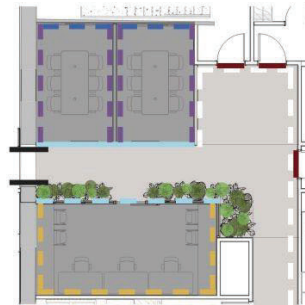


Oversized dome lampshade

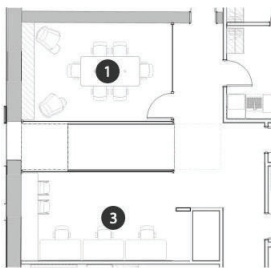
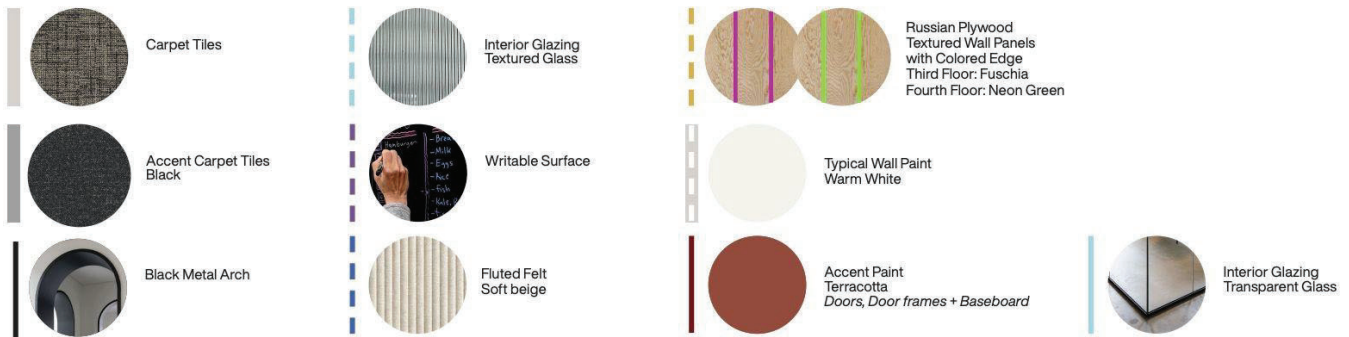
Proposed level 2 finishes and furniture intentions



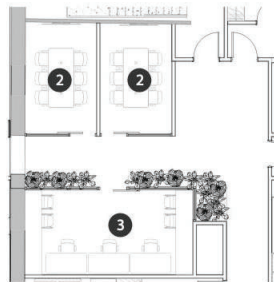
Third Floor Amenities



Fourth Floor Amenities



Third Floor Amenities



Fourth Floor Amenities



Bar height table

2 Collaboration Room



1 Library

Standard height table

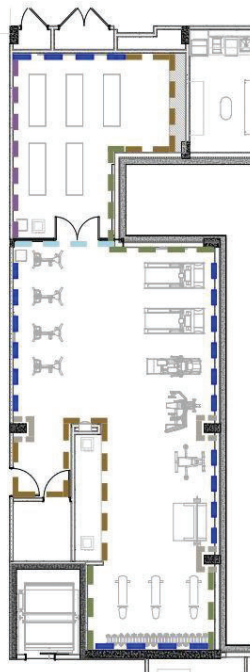
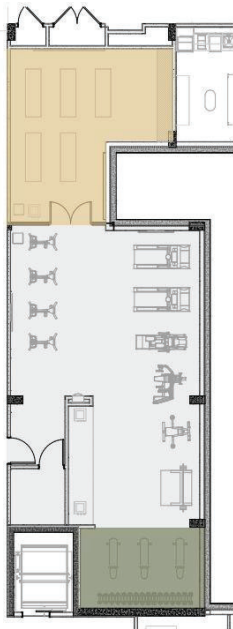


Sit-stand table

3 Study Room



Proposed level 3-4 finishes and furniture intentions



Proposed basement finishes and furniture intentions

Complete communities generally contain buildings that are served by a healthy mix of on-site amenity that caters to the needs of residents while providing an abundance of local public and commercial amenities. In this case, the requested reduction in amenity space is appropriate when considering the Subject Site's proximity to an abundance of neighbourhood amenities. Within walking distance, there are several cafés, fast-food chains, local restaurants, and a bookstore.

The Jack Purcell Community Centre is approximately a 9-minute bus ride away, and includes a swimming pool as well as programming for all ages including camps, adult fitness programs, and several sports and art programs. By transit, the Subject Site is an 8 minute ride to the Ottawa Hospital (Riverside Campus), a 24 minute ride to the University of Ottawa main campus (or 13 minute ride to the University of Ottawa Lee Campus). Further, the Subject Site is located within a 20 minute transit ride to Downtown Ottawa, which boasts several community and cultural amenities.

Notably in terms of outdoor amenity, residents of the building will also have access to 678 square metres of parkland dedicated space directly adjacent to property, as well as the Rideau River Nature Trail (~5 minute walk) that travels alongside Rideau River. There are also several sports fields and parks in proximity to the Subject Site including Brantwood Park (~11 minute walk), which features tennis courts, baseball diamonds, a pool and splashpad, and Springhurst Park (~8 minute walk), which includes a basketball court, outdoor gym, and playground.

During the previous consultation on the previously requested Zoning By-law amendment, neighbours raised concerns about the rooftop amenity space due to noise and overlook impacts. Although the rooftop amenity space was considered appropriate and was ultimately approved by Council, the removal of the amenity space on the roof retroactively addresses these community comments.

In prior discussions on the proposed development, city staff noted that considerable amenity space was needed to support the proposed units which are smaller on average than those in more typical multi-unit developments in the City. Despite the removal of the rooftop amenity, the proposed development continues to provide considerable indoor amenity on the basement level and on floors 1 through 4, and in a ground floor outdoor amenity area. The locational variety and range of programming opportunities created by these spaces is extensive and will help support a range of amenity options for residents of the building to a greater degree than were a singular large indoor and outdoor space provided, as is often the case with larger multi-unit development.

The revised proposal continues to align with the various goals and objectives of the Official Plan, contributing to a complete community by including a range of unit sizes and types in an apartment form adapted within an existing building, providing public space improvements and a variety of building amenities, and a balanced supply of vehicle parking and bike parking. The revised proposal broadly reflects the intent of Council's original approval for the redevelopment of the site and continues to implement the policies of the Official Plan and the vision of the PPS.

Other Decisions to Reduce Amenity Space

Ottawa City Council has approved other development applications for apartment development with less than the required amenity area where doing so represented good planning according to city staff.

In February 2025, staff recommended that Council approve a 50-unit, 6-storey residential apartment building at 2040 Arrowsmith Drive with a total amenity area of 1.28 square metres per dwelling unit. Part of the rationale for supporting less overall amenity was due to the outdoor amenity space not meeting the requirements of the City's Environmental Noise Control Guidelines for an Outdoor Living Area (OLA)/Outdoor Amenity Area. The staff report notes that despite the lower amenity space, staff were satisfied that sufficient recreational area on the lot that functions as amenity space was proposed, and sufficient open space was available nearby that is away from road noise.

In July 2020, Council staff recommended that Council approve amendments to Zoning By-law 2008-250 for 246 Gilmour Street to permit the development of a six-storey apartment building containing 22 dwelling units and an amenity space provision of 5.0 square metres per unit. The staff report recommended the reduced provision of amenity space as the site was a through-lot without a rear yard and rooftop amenity spaces were designed with considerable setbacks to mitigate overlook and privacy impacts.

At 2040 Arrowsmith Drive the site's location near off-site outdoor space helped rationalize a 1.28 square metre per unit amenity space provision, while in the case of 246 Gilmour Street, the existing conditions of the site, being a through lot without a rear yard, and the design of the rooftop amenity to mitigate privacy impacts, helped rationalize a 5.0 square metre per unit amenity space provision.

In the case of the proposed development, the removal of the rooftop amenity area is being requested primarily for reasons related to complications with the retrofit of the existing building, however its removal also inadvertently addresses community concerns regarding potential for overlook and noise impacts from the rooftop amenity on nearby properties. Further the existing conditions of the site and building with is being retrofitted to support new rental housing, constraints the site to a degree where providing more outdoor amenity space is not possible. Finally, the site is located within walking distance of numerous parks and open spaces which provide added outdoor amenity options.

While the proposed reduction in amenity space is being requested for reasons related to construction and the retrofit of the existing building, the reduction is justified for site specific, area context, and impact reasons which were similarly the basis of staff's justification for recommending reduced amenity space requirements in other instances at 2040 Arrowsmith Drive and 246 Gilmour Street.

5.

CONCLUSION

5. CONCLUSION

The revised development proposal removes the previously approved indoor and outdoor rooftop amenity area due to challenges with the construction and the retrofit of the existing building. The rooftop amenity area is required to be removed in order for construction to progress.

Despite the requested reduction in amenity space, the proposal maintains a variety of indoor amenity across the project, on the basement level and on Floors 1 through 4, as well as the outdoor amenity area provided in the interior open-air courtyard. The proposed amenity spaces can be programmed for a range of functions to serve building residents in the project's comparatively more compact rental housing units. The site is also proximate to an abundance of local public and commercial amenities including park spaces.

The requested amenity space reduction is consistent with with staff-supported and Council-approved reduced amenity space requirements in other instances at 2040 Arrowsmith Drive and 246 Gilmour Street.

The revised plan aligns with the policies of the PPS and continues to implement the policies of the Official Plan, providing a range of housing in an adaptively reused structure, an appropriate balance of bike and vehicle parking, public space improvements, and a variety of indoor and outdoor amenity areas. The revised proposal continues to contribute to a complete community and represents good planning.

We respectfully request that City Council amend the Zoning By-law 2008-250 as it applies to the Subject Site to reflect the revised provision of indoor and outdoor amenity area.

Respectfully submitted by:

A handwritten signature in black ink, appearing to read "G. Uens".

Graig Uens, MCIP, RPP

Director of Planning

Batory Planning + Management

A handwritten signature in black ink, appearing to read "V. Naso".

Valerie Naso

Planner

Batory Planning + Management

APPENDIX

ZONING CONFORMITY REPORT

PROJECT INFORMATION

Review Date	December 10, 2025	Official Plan Designation	City of Ottawa OP: Evolving Neighbourhood - Inner Urban Transect Old Ottawa East SP: Neighbourhood Low-Rise (north) & Neighbourhood Mid-rise (south)
Municipal Address(es)	15 and 17 des Oblats Avenue	Legal Description	LOTS 4, 5, & 6, PART OF LOT 3, PART OF BLOCK 'A' REGISTERED PLAN 243 AND LOTS 91, 165, 166, 167, 168 AND THE REAR PASSAGE REGISTERED PLAN 110574 AND PART OF LOT 'H' CONCESSION D (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA
Scope of Work	Adaptive re-use of convent building into a residential building, with a four-storey addition on the northwest side of the property		
Existing Zoning Code	R5B[2884] & O1	By-law Number	2008-050
Schedule 1/1A Area:	S474	Overlays Applicable:	Evolving Neighbourhood

ZONING REVIEW

Proposed Zone/Subzone	R5B [2884] S474		
Zoning Provisions & Applicable Section, Exception, or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Low-rise residential apartment	Low-rise residential apartment	YES
Minimum Lot Width	18 m	100 m	YES
Minimum Lot Area	540 sqm	6,776 sqm	YES
Maximum Building Height	14.5 m	14.5 m	YES
Permitted Projections Above the Height Limit Section 64 & 65, Exception 2884 (By-law 2023-309)	Permitted projections listed in S.64 and S.65 are not subject to the height limits set out in S474. Area A on S474 permits a projection above the height limit that may include indoor amenity rooms with associated washroom facilities with a maximum cumulative floor area of 350 sqm and a maximum projection above the height limit of 4.5 m.	4.5 m mechanical penthouse <i>Note: The indoor amenity projection has been removed as part of this Minor Zoning By-law Amendment.</i>	YES
Minimum Front Yard Setback	3 m	Oblats Avenue: 4.8 m Springhurst Avenue: 3.8 m	YES
Minimum Corner Side Yard Setback	3 m	N/A	N/A
Minimum Rear Yard Setback Section 135	3 m	Oblats Avenue: 4.8 m Springhurst Avenue: 3.8 m	YES
Minimum Interior Side Yard Setback Exception 2884 (By-law 2023-309)	0.03 m to 4.19 m	0.03 m to 4.19 m	YES

ZONING REVIEW (CONTINUED)

Zoning Provisions & Applicable Section, Exception, or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Landscaped Area (total lot)	30%	30% (2,032 sqm)	YES
Amenity Area Section 137 (Table Row 11) and Section 137(6)(a)	Total: 15 sqm per dwelling unit up to eight units, plus 6 sq, per unit in excess of 8 = 1,776 sqm	1,316 sqm	NO
	Communal: 100% of the amenity area required for the first 8 units =120 sqm Communal amenity area for the first 8 units must: <ul style="list-style-type: none"> • Be located at grade and in the rear yard; • Be landscaped; • Consist of at least 80% soft landscaping; 	120 sqm, located at grade, along Oblats Avenue, with 80% soft landscaping	YES
Parkland Dedication	10% Parkland dedication at north-east corner of the site (rezoned to O1 – Parks and Open Space)	10% of lot area (678 sqm)	YES
Total Number of Residential Units	284 residential dwelling units with a mix of Studio, One, Two, and Three bedrooms	284 residential dwelling units with a mix of Studio, One, Two, and Three bedrooms	YES

ZONING REVIEW (CONTINUED)

Zoning Provisions & Applicable Section, Exception, or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Vehicle Parking Spaces Exception 2884 (By-law 2023-309)	Residential: 0 On-street: 0 Visitor: 27 surface spaces, up to 5 which could be used as Car Share	Residential: 0 On-street: 0 Visitor: 27 surface spaces, up to 5 which could be used as Car Share	YES
Minimum Bicycle Parking Spaces Exception 2884 (By-law 2023-309)	1.3 spaces/dwelling unit = 370	390 Indoor 28 Outdoor	YES
Minimum Width of Landscaped Buffer of Parking Lot Exception 2884 (By-law 2023-309)	0 m	0 m	YES
Landscaped Area – Parking Lot	15%	16.2%	YES
Minimum Width of Driveway	6 m	6 m	YES
Minimum Width of an Aisle Providing Access to Parking Space	6 m	6.5 m	YES
Location of Parking Exception 2884 (By-law 2023-309)	2 Car Share spaces along Des Oblates Avenue	2 Car Share spaces along Des Oblates Avenue	YES

DRAFT LIST OF REQUESTED RELIEF FROM ZONING BY-LAW

By-law Requirement or Applicable Section	By-Law Requirement	Proposal
Amenity Area Section 137 – Table Row 11(II)	15 sqm per dwelling unit up to eight units, plus 6 sqm per unit in excess of 8.	15 sqm per dwelling unit up to eight units, and 4 sqm per unit in excess of 8.



Signature of Applicant

Dayna Gilbert

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