

**MINOR ZONING BY-LAW AMENDMENT APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW**

Location of Minor Re-zoning: 15 and 17 Des Oblats Avenue

File No.: D02-02-25-0094

Date of Application: January 15, 2026

This MINOR ZONING BY-LAW AMENDMENT application, for the land zoned R5B[2884] S474 (Residential Fifth Density Zone, Subzone B, Exception 2884, Schedule 474), in Zoning By-law 2008-250, and N5C(2884) S474 (Neighbourhood 5 Zone, Subzone C, Exception 2884, Schedule 474), in Zoning By-law 2026-50 as shown on the attached Location Map, and submitted by Dayna Gilbert, Forum Asset Management, on behalf of Forum 15 Oblats Group Inc., is to permit a reduced minimum amenity area requirement as detailed in the attached Supporting Documentation.

This application was processed as a minor re-zoning under the minor re-zoning category of modifications to performance regulations only.

This MINOR ZONING BY-LAW AMENDMENT IS RECOMMENDED TO BE APPROVED and the following action is required:

1. That an exception be amended to Zoning By-law No. 2008-250 for this property with provisions similar in effect to the following:

Amend Exception [2884] of Part 15 Urban Exceptions of By-law 2008-250 with provisions similar in effect to the following:

- a) In Column V, Provisions, add the text:
 - i. Despite Section 137, a minimum of 4.5 square metres of amenity space is required per dwelling unit.
 - ii. Amenity Area may be located in a provided yard abutting Des Oblats Avenue
2. That an exception be amended to Zoning By-law No. 2026-50 for this property with provisions similar in effect to the following:

Amend Exception [2884] of Part 15 Urban Exceptions of By-law 2026-50 with provisions similar in effect to the following

a) In Column V, Provisions, add the text:

- i. Despite Section 208, a minimum of 4.5 square metres of amenity space is required per dwelling unit.
- ii. Amenity Area may be located in a provided yard abutting Des Oblats Avenue

March 31, 2026

Date



Andrew McCreight,
Manager, Development Review Central
Planning, Development and Building Services
Department

Enclosures: Minor Re-zoning By-law Amendment Supporting Information
Document 1 - Location Map

MINOR ZONING BY-LAW AMENDMENT APPLICATION SUPPORTING INFORMATION

File Number: D02-02-25-0094

SITE LOCATION

15 and 17 Des Oblats Avenue, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site represents a through lot with 98.8 metres of frontage along Oblats Avenue, 99.9 metres of frontage along Springhurst Avenue, and a total lot area of 6,774 square metres. The subject site is located within the Old Ottawa East neighbourhood. The neighbourhood can be characterized by a variety of low-, mid- and high-rise residential developments as well as institutional uses and parkland/greenspace. The area north of the subject property is composed of mainly residential detached dwellings and low-rise apartment buildings. South of the site is the Saint Paul University Campus and mid-rise mixed-use buildings. East of the property there exists low-rise townhouses, the Greystone Village Retirement building, and greenspace along the Rideau River. Finally, immediately west of the site are mid-rise buildings and two schools, with low-rise residential buildings further west towards the UNESCO World Heritage Rideau Canal.

A Site Plan Control application (D07-12-22-0124) and Zoning By-law Amendment application (D02-02-22-0083) were previously approved on the subject lands, permitting additions to the former convent builds on-site to construct a new low-rise apartment building containing 184 dwelling units. The subject lands are currently undergoing construction to facilitate the previously approved development.

As a result of the ongoing construction of the development, the applicant is seeking to eliminate the indoor and outdoor communal amenity areas located on the rooftop of the building given the structural intervention and limitations of constructing additions to the existing former convent building, resulting in relief being required from the Zoning By-law to address deficiencies relating to the minimum amenity area requirements applying to the development. A new green roof is proposed in replacement of the rooftop amenity area.

The proposed Minor Zoning By-law Amendment seeks to permit a total of 1297.53 square metres of amenity, whereas 1,776 square metres is required. The remaining amenity areas proposed through the site's Site Plan approval are otherwise to remain unchanged.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	284

DECISION AND RATIONALE

This application is approved for the following reasons:

- The development is consistent with the Provincial Planning Statement (2024) by contributing to the intensification and redevelopment of the subject lands, provision of a variety of housing options within close proximity to multimodal transportation options, and providing reducing climate change impacts through a green roof and geothermal system.
- The development is consistent with the policies and intent of the Strategic Directions outlined within the Official Plan. The proposed development achieves Policy 2.2.1 1) by intensifying an underutilized lot within the urban boundary, and Policy 2.2.1 3) by continuing to provide public amenities notwithstanding the reduction in amenity area, including the parkland conveyance, mid-block connection, privately owned publicly accessible space (POPS), and tree plantings throughout the site. The proposal also implements the policies contained within Section 2.2.3 2), 4), and 5) by retaining and retrofitting an existing building for residential development, reducing the urban heat island effect through a newly proposed green roof as well as soft landscaping in the front yard, and through the utilization of a geothermal heating system.
- The development is consistent with the Growth Management policies contained within Section 3 of the Official Plan. The proposal exceeds the density targets set in Table 3b with approximately 466 units per hectare thus helping achieve the intent of the intensification policies of Section 3.2, which directs intensification to occur within the City's urban areas.
- The development is consistent with the policies and intent of the Citywide Policies contained within Section 4 of the Official Plan. The proposal implements Section 4.1.2 6) by providing for a mid-block connection between Springhurst Avenue and Des Oblats Avenue, providing for a private extension of the public network. The development implements Section 4.6.3 2) by providing for a POPS that contributes positively to the public realm, as well as Section 4.6.4 3) through the inclusion of a new green roof replacing the rooftop amenity area.
- The development is consistent with the policies and intent of the Inner Urban Transect policies contained within Section 5 of the Official Plan. The development meets the intent of Section 5.2.1 by enhancing the urban pattern of built form and site design, and helps prioritize walking, cycling and transit. The

development also implements Section 5.2.2 by continuing to provide a mid-block connection providing residents with access to frequent bus service on Main Street and to the Lees O-Train Station.

- The development is consistent with the Neighbourhood Designation policies within Section 6 of the Official Plan. The proposed development implements policies 6.3.1 2) and 5) by providing low-rise residential development which increases density in close proximity to the Main Street corridor and other neighbourhood amenities. Further, the elimination of the rooftop amenity area allows the development to reduce the building height by approximately 3 metres, mitigating the massing impacts of the building to the surrounding low-rise context, resulting in a more sensitive development to adjacent land uses. The development implements 6.3.2 3) by providing for a development with an urban pattern of development, consistent with the designation policies within the Inner Urban Transect, as well as 6.3.2 4) by establishing a pattern of built form with zoning standards which contributes to a well designed through lot along both Des Oblats Avenue and Springhurst Avenue.
- The development is consistent with the policies and intent of the Old Ottawa East Secondary Plan. The proposal is consistent with Section 2.1 4) and 5) by providing for a four-storey low-rise building that is set back from the street and positively contribute to providing more attractive sidewalks through a POPS, front yard amenity area, and parkland conveyance to the City. The subject lands are located within Policy areas 3 and 4 within the Secondary Plan Area. The proposed development implements Section 3.3 18) by providing for a building which provides residential tenure contributing to the diversification of the neighbourhood, complementary architecture to the existing context and previous covenant buildings on-site, and providing compatibility with the existing lower-profile neighbourhoods to the north along Springhurst Avenue. It also implements Section 3.3 21) and 22) by providing a mid-block connection achieving connectivity through the public pedestrian street network, and implementing a green roof and geothermal heating system as sustainable design measures to promote sustainability. The development implements Section 3.4 24) and 25) by generally maintaining the traditional pattern of development along the street with a focus on pedestrian priority while also providing intensification close to the Main Street corridor.
- The requested relief to reduce the required amenity area continue to maintain the intent of the zoning by-law to provide for an adequate amount of high-quality passive and active recreational space for resident. All proposed amenity space within the development is communal amenity space, offering the ability for all residents to benefit through the incorporation of a Gym and Yoga Studio, various bar, café, work and study areas, meeting and collaboration rooms, as well as outdoor amenity areas within an internalized year-round geothermally heated courtyard and within the front yard of the building. Additionally, there are a number of spaces on-site which do not meet the definition of amenity space, but provide an opportunity for residents use and leisure, including the proposed

POPS, mid-block connection, parkland conveyance, a public plaza, and changerooms/laundry rooms which will be furnished in a way to allow for resident interaction within the space. Additionally, the removal of the rooftop amenity area with a green roof support mitigates the massing impacts of the building to the adjacent mid-rise buildings to the west and low-rise context to the north.

- The proposed development continues to represent good land use planning.

RELATED APPLICATIONS

- Zoning By-law Amendment - D02-02-22-0083
- Site Plan Control – D07-12-22-0124

CONSULTATION DETAILS

Councillor Shawn Menard provides concurrence for delegated authority for this report.

Public Comments

Summary of Comments - Public

This application was subject to the [Public Notification and Consultation Policy requirements](#) for minor re-zoning amendment applications. Comments were received by approximately seven residents, including the Old Ottawa East Community Association. One resident expressed opposition, while three expressed in support. Concerns raised included the treatment and quality views of the rooftop, the impacts of mechanical equipment, construction impacts on the neighbourhood, maintaining the mid-block connection, and quality of provided amenity areas.

Old Ottawa East Comments.

Thank you for the opportunity to the Ottawa East Community Association to respond to the application for minor zoning bylaw amendment for the above property. Given the quantity and availability of the neighbouring amenities surrounding the development, the OECA has no objection to this reduction of amenity space, especially if this is to be market housing for people who have a high level of social and physical mobility. However, the impact of a very high proportion of studio apartments should be a consideration by the City. These units will depend more than larger units on external amenities, so any residual interior and exterior amenity space should be adequate for the use and of a high quality.

The interior amenity space is modest in area for the large population (300+) that is being served, and the remaining outdoor space is more lightwell than courtyard. It will be almost always in shade (only good in a heat-wave), and will be acoustically more “lively” than an unenclosed space and will have an adverse impact on the apartments that surround this space. Given these comments we encourage the City to carefully review the quality of the amenity space provided.

Response to Public Comments

Treatment of the Rooftop

A green roof is proposed in place of the rooftop amenity area, provision for a green and sustainable measure which will continue to provide for high-quality views of the rooftop from adjacent land uses. The removal of the indoor rooftop amenity area will also result in the reduction of the overall impact of the massing of the building by approximately three metres, providing a more consistent low-rise massing that is compatible with the surrounding context. The rooftop mechanical equipment will continue to be screened to mitigate the views from the adjacent mid-rise building.

Mechanical Noise

The rooftop mechanical equipment will remain screened and is required to meet the recommendation of the previously approved Noise Report and Provincial requirements established by the Ministry of Environment, Conservation and Parks.

Construction Impacts

Building permits have been issued for to construct the approved development, which are subject to applicable traffic management and construction requirements established by the City and Province.

Mid-Block Connection

The mid-block connection remains part of the proposed development, and no changes to the mid-block connection are occurring as part of this zoning approval.

Quality of Provided Amenity Areas

The proposed amenity area remains of high-quality and adequate use of future residents. The development will continue to have 1297.53 square metres of amenity space, all of which will be communal space for use of every resident. Amenity spaces will include a Gym and Yoga Studio, various bar, café, work and study areas, meeting and collaboration rooms, as well as outdoor amenity areas within an internalized year-round geothermally heated courtyard and within the front yard of the building. Additionally, there are a number of spaces on-site which do not meet the definition of amenity space, but provide an opportunity for residents use and leisure, including the proposed POPS, mid-block connection, parkland conveyance, a public plaza, and changerooms/laundry rooms which will be furnished in a way to allow for resident interaction within the space

Technical Agency/Public Body Comments

Summary of Comments –Technical

All technical agency correspondence was forwarded to the applicant, and the applicant was advised to contact technical agencies directly for additional information and requirements.

APPLICATION PROCESS TIMELINE STATUS

This Minor Zoning By-law amendment application was processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority.

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Document 1 - Location Map

