



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

Location of Minor Re-zoning: 125, 135, 145 Blanca Street (Parent address: 1515 Earl Armstrong Road).

File No.: D02-02-26-0014

Date of Application: February 19, 2026

This MINOR ZONING BY-LAW AMENDMENT application, for the land zoned Mixed-Use Centre Zone, Subzone 19, Exception [2956], Schedule 269 (MC19 [2956] S269), in Zoning By-law 2008-250, and zoned Hub Zone 2, subzone D, exception [2956], Schedule 269 (H2D [2956] S269) in Zoning By-law 2026-50, as shown on the attached Location Map and submitted by Vincent Denomme, Urbandale Corporation, is to permit a commercial development 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-laws No. 2008-250 and 2026-50 for this property with provisions similar in effect to the following:

Amend Exception [2956] of Section 239 Urban Exceptions of By-law **2008-250** with provisions similar in effect to the following:

- a) In Column V, Provisions, add the text
 - iv) Despite Section 103, the maximum parking space provisions do not apply.
 - v) Despite Clause 192(19)(f), the maximum front and corner side yard setbacks do not apply.

Amend Exception [2956] of Section 1502 - Urban Exceptions of By-law **2026-50** with provisions similar in effect to the following:

- b) In Column V, Provisions, add the text:

iv) "Despite Section 602, the maximum parking space provisions do not apply.

v) Despite Subsection 9024(3), the maximum front and exterior side yard setbacks do not apply.

March 11, 2026

Date



Geraldine Wildman,
Manager, Development Review South
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: D02-02-26-0014

SITE LOCATION

125, 135, 145 Blanca Street (Parent address: 1515 Earl Armstrong Road), and as shown on Document 1.

SYNOPSIS OF APPLICATION

In 2022, a Site Plan Control application was submitted for this site to permit a phased development of 11, 1-storey retail buildings, and 1, 4-storey office building.

After the application was approved, the Riverside South Secondary Plan was approved, which introduced a new zone and inadvertently caused the development to be non-compliant with zoning. This minor Zoning By-law Amendment is a compliance exercise that will provide minor relief to allow the remaining buildings to move forward as per the approved site plan. No changes to the approved site plan are proposed through this minor rezoning application.

The following performance standards require relief:

- Maximum front and corner side-yard setbacks
- Maximum number of parking spaces

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal and requested relief as related to this site plan were already approved based on the Zoning By-law that was in effect in 2022.

RELATED APPLICATIONS

- Site Plan Control - D07-12-22-0169
- Plan of Subdivision - D07-16-22-0010

CONSULTATION DETAILS

Councillor Steve Desroches 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 two residents who were asking for clarification on the purpose of the minor zoning application.

Technical Agency/Public Body Comments

Summary of Comments –Technical

No technical comments were received.

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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