

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

Location of Minor Re-zoning: 1461, 1485 and 1495 Heron Road

File No.: D02-02-26-0064

Date of Application: August 5, 2026

This MINOR ZONING BY-LAW AMENDMENT application, for the land zoned CM2, INZ, GRN/INZ [2991]-h, NMU [2990] S502-h and CM2 [2990] S502-h, in Zoning By-law 2026-50, as shown on the attached Zoning Key Plan, and submitted by Canada Lands Company, is to permit 1,100 dwellings as detailed in the attached Supporting Documentation.

This application was processed as a minor re-zoning under the minor re-zoning categories of 11.6 (5) (a) modification of performance regulations and 11.6 (5) (b) extension of a zoning boundary to reflect addition of lands to existing property.

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

1. That the Zoning Map of Zoning By-law 2026-50 be amended to amend the zoning over 1485 Heron Road (Area A on the Zoning Key Plan) so that it reads NMU [2990] S502;
2. That the Zoning Map of Zoning By-law 2026-50 be amended to amend the zoning over 1461 and 1485 Heron Road (Area B on the Zoning Key Plan) so that it reads CM2 [2990] S502, and:
3. That an exception be amended to Zoning By-law No. 2026-50 for this property with provisions similar in effect to the following:
 - i) Amend Exception [2990] of Part 15 - Exceptions of By-law 2026-50 with provisions similar in effect to the following:
 - a) In Column V, Provisions, remove the text:
 - xi) Minimum setback of 2.5 metres after the 4th storey
 - xii) Maximum building width and length of 60 metres for mid-rise buildings (5+ storeys).

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

- Subsection 205(1) does not apply
- Subsection 702(7) does not apply

ii) Amend Exception [2991] of Part 15 - Exceptions of By-law 2026-50 with provisions similar in effect to the following:

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

- Subsection 205(1) does not apply.



September 24, 2026

Date

Allison Hamlin,
Manager, Development Review All Wards
Planning, Development and Building Services
Department

Enclosures: Minor Re-zoning By-law Amendment Supporting Information
Document 1 – Location Map
Document 2 – Zoning Key Plan

MINOR ZONING BY-LAW AMENDMENT APPLICATION SUPPORTING INFORMATION

File Number: D02-02-26-0064

SITE LOCATION

1461, 1485 and 1495 Heron Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

In 2023, Canada Lands Company submitted a Zoning By-law Amendment application to rezone the site to facilitate its redevelopment as a mixed-use development. City Council approved the Zoning By-law Amendment application in October 2024 and designated the site under Part IV of the Ontario Heritage Act for its design and cultural heritage value. Following this approval, the federal government announced the creation of Build Canada Homes, a new federal agency tasked with constructing affordable housing. Canada Lands Company has since been absorbed by Build Canada Homes. The federal government selected the subject site as one of Build Canada Homes' development sites and Build Canada Homes have since refined the concept plan.

The revised concept plan features a private ring road, retention and adaptive reuse of most of the existing buildings on site, demolition of buildings C and K, relocation of the stacked townhouses from the northwest corner of the site to the interior of the campus, and refinements to building footprints and orientation. The revised concept plan includes a range of building heights from 3 to 9 storeys as per the approved Zoning By-law Amendment. At full build out, the revised concept plan will yield approximately 1,100 dwelling units, which is consistent with the previous demonstration plan from 2024.

The subject Minor Zoning By-law Amendment application seeks to amend the following site-specific provisions in Urban Exception 2990 based on the revised concept plan:

- Remove the requirement for a setback of 2.5 m after the 4th storey;
- Remove the maximum building width and length for mid-rise buildings;
- Permit additional vertically attached dwelling units; and
- Permit development on a lot that does abut a public street.

It also seeks to amend the following site-specific provisions in Urban Exception 2991 based on the revised concept plan:

- Permit development on a lot that does abut a public street.

The application also seeks to extend zoning boundaries to reflect a land transfer between Build Canada Homes and the Ottawa Catholic School Board. The Committee of Adjustment approved a series of consent applications in February 2026 to facilitate

this land swap.

A separate Minor Zoning By-law Amendment (refer to separate DAR) seeks to remove the holding provisions in Urban Exception 2990 and 2991 to facilitate the redevelopment of the site. These holding provisions were added as part of the previous Zoning By-law Amendment approved by City Council in October 2024 to address parkland dedication, heritage conservation, and municipal servicing capacity.

Residential Units and Types

Dwelling Type	Number of Units
Apartment and stacked	1,100

DECISION AND RATIONALE

This application is approved for the following reasons:

- It is consistent with the 2024 Provincial Planning Statement, specifically Section 2.2 Housing.
- It conforms to the Official Plan, specifically the sections that provide direction for intensification and diversifying housing options by encouraging a variety of housing typologies to meet the needs of diverse households and provide housing that is affordable (2.2.1.3) and recognize the need to build accessible, inclusive communities, and design for all ages; to develop equitable, inclusive, gender and age-friendly communities (2.2.4.2). Further, The Official Plan also provides direction to address the needs of those households with low-income levels and other vulnerable groups.
- Heritage comments are supportive. Approval of the Concept Plan was recommended in the Heritage Permit application report to Built Heritage Committee on September 9, 2026. The recommendation includes heritage comments as follows:

The proposed Concept Plan conserves the overall value of the Campanile Campus despite the proposed demolition of Buildings C and K. Despite the rearrangement of some of the density and the removal of two buildings, the overall plan conserves the core of the campus and positions new additions and constructions as framing elements to Building A and the quadrangles. Buildings D, E and J were previously considered for partial retention through the Conservation Design Guidelines and associated demonstration plans. The detailed conservation approach for these buildings will be determined through the submission of a Conservation Plan along with future applications under the OHA.

- Staff support extending the NMU [2990] S502 zoning that currently exists on most of the site to cover the newly constituted site that will result from the severance and lot line adjustment approvals are perfected. The area of CM2 [2990] S502 along Heron Road will remain.
- Staff support the removal of the fourth floor stepback and building length requirements as these are required for cost-effective Modern Methods of Construction (MMC) and will not have an undue amenity impact. The buildings on the Concept Plan are either L-shaped or integrate heritage facades to minimize the perception of building length. The layout of the buildings permits an extensive pedestrian network.
- Staff support the removal of the eight unit limit on vertically attached dwellings in Section 707 (7) of the Zoning By-law. Although this does not apply to any of the dwelling types shown on the current Concept Plan, it was requested out of an abundance of caution in case vertically attached dwellings are introduced in the future, most like in place of the currently proposed stacked dwellings.
- Staff support the removal of the requirement for frontage in Section 205 (1) of the Zoning By-law as it is procedural only. Currently, relief is not required as only the future school lot that will be created when the severance is perfected will not have frontage and a minor variance has been approved to address this. However, the transition provisions in Section 110 (5) of the Zoning By-law only preserve this minor variance until March 11, 2029 and the applicant would like to preserve it beyond this date.

RELATED APPLICATIONS

- D09-04-26-0041 – Heritage Permit

CONSULTATION DETAILS

Councillor Marty Carr provided 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 six residents and concerns raised included the following:

- Changes from previous Concept Plans in relation to building heights, footprints and location.
- Removal of the fourth level stepbacks and the impact on building bulk and overshadowing.

- Removal of the maximum building width and length (60 m) for mid rise buildings and the impact on building bulk and overshadowing and on the heritage buildings
- Impact on birds.
- Impact on Wren's Way.
- Fulsomeness of the engineering review to lift the hold.

Response to Public Comments

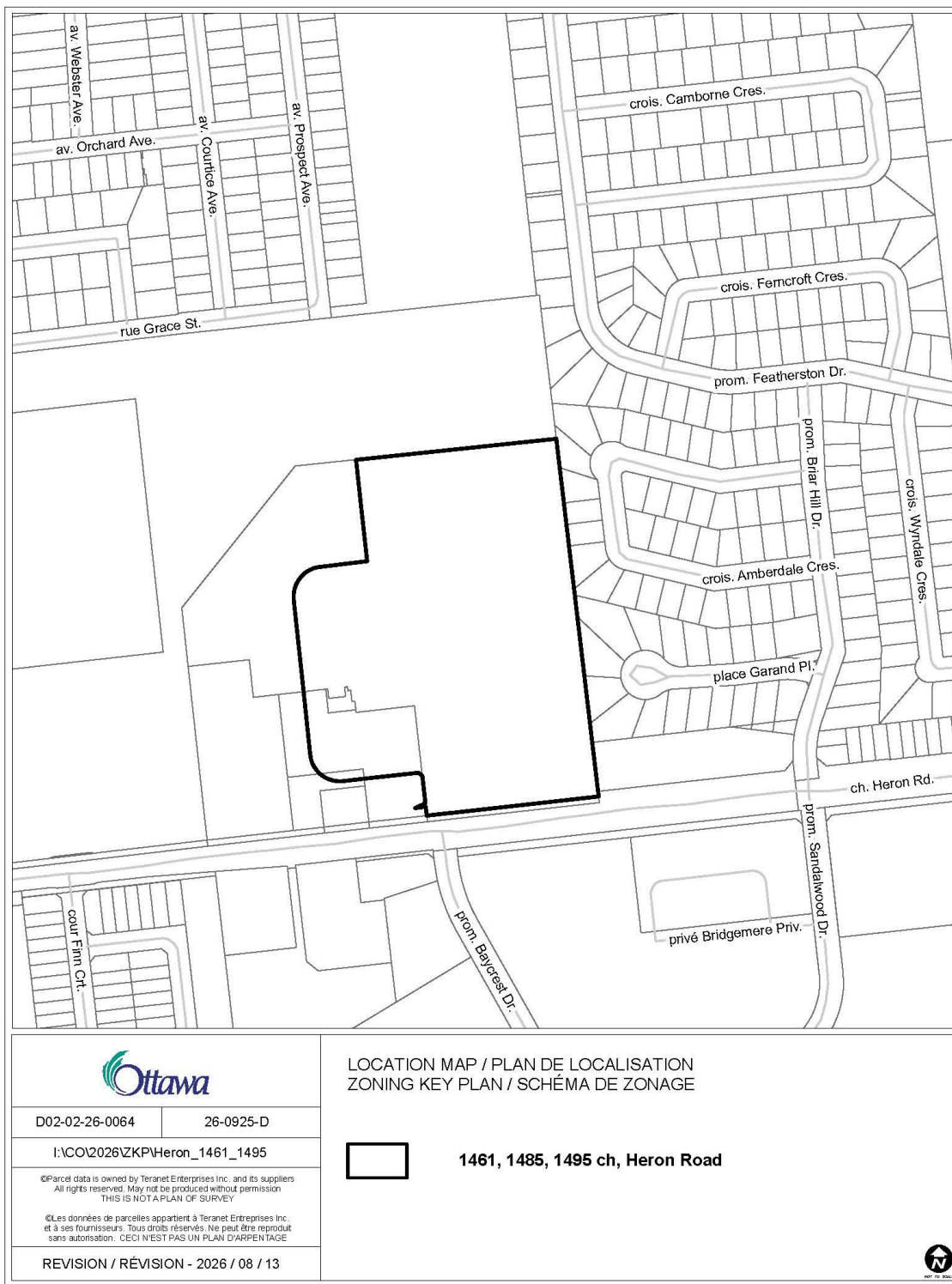
- Schedule 502, which formed part of the 2024 Zoning By-law Amendment, continues to control building heights and locations. There is no proposal to amend or remove it.
- Potential targeted setbacks in specific locations will be addressed as part of a complete review of building designs during future Site Plan Control applications. They will be removed from the zoning to enable flexibility.
- The hold will only be lifted once a functional servicing report confirming that municipal water supply and sanitary sewer capacity is adequate for the proposed development, is approved to the satisfaction of the General Manager of Planning, Development and Building Code Services or their designate

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

Contact: James Ireland, Tel: 343-999-6367 or e-mail james.ireland@ottawa.ca

Document 1 – Location Map



Document 2 – Zoning Key Map

