

 BUILDING TO BE DEMOLISHED
 FACADE RETENTION
 FULL EXTERIOR RETENTION



This zoning review is based on the new Zoning By-law 2026-50 which came in effect on March 11, 2026.

The Contractor shall verify and be responsible for all dimensions.
DO NOT scale the drawing - any errors or omissions shall be
reported to Stantec without delay.

Part of Lot 20,
Junction Gore,
City of Ottawa

v. All parcels subject to Exception 2990 are considered one lot for zoning purposes.

vi. Maximum building heights are as per Schedule 502.

vii. No new buildings are permitted in Area E on Schedule 502. This provision does not apply to below grade structures or parking.

x. Except for mixed-use buildings within 120m of Heron Road, all non-residential uses are only permitted on the ground floor and second storey of a mixed-use building.

xi. Minimum setback of 2.5m after the 4th storey.

xii. **Maximum building width and length of 60m for mid-rise buildings (5+ storeys).**

xiii. Despite Subsection 74(3), buildings connected above the ground by features such as pedways, bridges, or other connections that create additional gross floor or gross leasable floor area, are not considered one building for the purpose of applying maximum building length.

xiv. Minimum setback of 14.25m from a parcel zoned R1.

xv. A building or structure must be at least 3m from any lands zoned O1.

xvi. No maximum Floor Space Index.

xvii) The holding symbol may only be removed from all or part of the lands subject to the 'h' symbol following the completion of the following:

a. A heritage impact assessment that demonstrates compliance with the 1495 Heron Road Conservation Design Guidelines is approved, to the satisfaction of the General Manager of Planning, Development and Building Code Services or their designate, together with any required permits under Sections 33 or 34 of the Ontario Heritage Act.b. A functional servicing report is approved confirming that municipal water supply and sanitary sewer capacity is adequate for the proposed development, to the satisfaction of the General Manager of Planning, Development and Building Code Services or their designate.

xviii) Partial removal of the holding symbol may be considered to facilitate phased development. Approval of an application to partially lift the holding provision will be based on satisfying the applicable conditions for that phase of development as determined by the General Manager of Planning, Development, and Building Code Services.

The holding symbol may only be removed from all or part of the lands subject to the 'h' symbol following the completion of the following conditions:

a. a heritage impact assessment that demonstrates compliance with the 1495 Heron Road Conservation Design Guidelines is approved, to the satisfaction of the General Manager of Planning, Development and Building Code Services or their designate, together with any required permits under Sections 33 or 34 of the Ontario Heritage Act.

b. A minimum 5000m2 park less any deductions applicable by the provision of affordable housing is dedicated to the City in a location and configuration to the satisfaction of the General Manager of Recreation, Cultural and Facilities or their designate.

Private Driveway to be designed with temporary parking spaces - location and number of spaces to be confirmed at detailed engineering design

Conceptual Site Plan
1495 Heron Road
September 3, 2026

Project No.	Scale	
160410368	HORZ - 1 : 750 	
Drawing No.	Sheet	Revision

CP2.10 1 of 1 0

