



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

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Location of Minor Re-zoning: 400 Jessie Chenevert Walk

File No.: D02-02-25-0084

Date of Application: December 3, 2025

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This MINOR ZONING BY-LAW AMENDMENT application, for the land zoned Mixed-Use Centre Zone, Subzone 19, Urban Exception 2952 (MC19 [2952]), in Zoning By-law **2008-250**, and zoned Hub Zone 2, subzone D (H2D [2952]) in Zoning By-law **2026-50** as shown on the attached Zoning Key Map, and submitted by Fotenn Consultants Inc., on behalf of Extendicare Canada Inc, is to permit a long term care (LTC) home 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 added to Zoning By-law No. 2008-250 for this property with provisions similar in effect to the following:
  - a) Rezone the lands as shown in Document 1.
  - b) Add a new exception xxx1 to Section 239 - Urban Exceptions in Zoning Bylaw 2008-250 with provisions similar in effect to the following:
    - i. In Column I, Exception Number, add the text “[xxx1]”
    - ii. In Column II, Applicable Zones add the text “MC19[xxx1]”
    - iii. In Column V, Provisions, add the text
      - “Maximum front yard setback from a lot line abutting Jessie Chenevert Walk: 23m
      - Maximum corner side yard setback from a lot line abutting Portico Way: 16m
      - Clause 192(19)(h) does not apply.

- Clause 192(19)(k) does not apply.
- Minimum drive aisle width does not apply.
- Minimum width of aisle accessing a loading space does not apply.
- Outdoor refuse screening does not apply”.

c) For Zoning By-law **2026-50** - add a new exception xxx1 to Part 15 - Urban Exceptions with provisions similar in effect to the following:

iv. In Column I, Exception Number, add the text “[xxx1]”

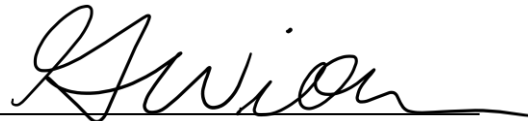
v. In Column II, Applicable Zones add the text “H2D[xxx1]”

vi. In Column V, Provisions, add the text:

- “Despite Subsection 902(7), the front lot line is Jessie Chenevert Walk.
- “Maximum front yard setback from a lot line abutting Jessie Chenevert Walk: 23m
- Maximum exterior side yard setback from a lot line abutting Portico Way: 16m
- Subsection 902-4(5) does not apply.
- Subsection 902-4(8) does not apply.
- Minimum drive aisle width does not apply.
- Minimum width of aisle accessing a loading space does not apply.
- Outdoor refuse screening does not apply.
- Despite Clause 604(2)(a), parking is permitted in the front yard abutting Jessie Chenevert Walk.
- Despite Clause 604 (2)(b), parking is permitted in the yard abutting Portico Way.”

June 1, 2026

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Date



Geraldine Wildman,  
Manager, Development Review South  
Planning, Development and Building Services  
Department

Enclosures: Minor Re-zoning By-law Amendment Supporting Information  
Document 1 – Zoning Schedule 2008-250  
Document 2 – Zoning Schedule 2026-50

## MINOR ZONING BY-LAW AMENDMENT APPLICATION SUPPORTING INFORMATION

File Number: D02-02-25-0084

### SITE LOCATION

400 Jessie Chenevert Walk, and as shown on Document 1.

### SYNOPSIS OF APPLICATION

A minor zoning by-law application and associated site plan control application for a Long-Term Care Home were submitted to the City. The long-term care home is proposed to be 4-storeys in height with 256 beds, communal amenity space and 94 surface parking spaces. Outdoor communal amenity area for residents and staff will be provided within a secured courtyard internal to the site as well as within an outdoor patio on the west side of the building. An embellished landscaped area will be provided at the corner of Earl Armstrong Road and Portico Way to enhance the public realm and to provide an additional walking and sitting area for residents.

There are strict regulations in place by the Provincial Long-Term Care Homes Act 2007 to ensure the care and safety of the residents. As a result, there are several zoning provisions (from bylaws 2008-250 and 2026-50) that cannot be met by the proposal.

### Residential Units and Types

Dwelling Type	Number of Beds
Beds in a long-term care home	256

### DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is consistent with the Provincial Planning Statement.
- The proposal conforms to the Official Plan. The overall development contributes to intensification, supports the emergence of a 15-minute neighbourhood and contributes to the range of housing options available, as indicated in the Official Plan's Growth Management Framework.
- The proposal is consistent with the Riverside South Secondary Plan, as the overall development contributes to achieving density targets and adds to the range of housing options within the Riverside South community.

The requested relief supports the Secondary Plan's emphasis on the creation of a lively and attractive public realm, while accommodating the operational requirements of a long-term care home.

- Requested Relief:
  - a. Maximum Front Yard Setback:  
A maximum front yard setback of 23 metres along Jessie Chenevert Walk is approved, as it is necessary to accommodate the operational requirements of a Long-Term Care Home.
  - b. Maximum Corner Side Yard Setback:  
A maximum rear yard setback of 16 metres along Portico Way is approved, as it is necessary to accommodate the operational requirements of a Long-Term Care Home.
  - c. Front Façade Glazing:  
A reduction in front façade glazing to less than 50% is approved, as it is required to accommodate the operational requirements of a Long-Term Care Home.
  - d. Active Entrance Location:  
Locating the principal active entrance on Portico Way instead of Earl Armstrong Road is approved, as it is necessary to accommodate the standard floorplate regulations of a Long-Term Care Home.
  - e. Minimum Drive Aisle Width:  
A reduced minimum drive aisle width of from 6.7 to 5.8 m is approved, as it is limited in scope, maintains adequate functionality and is in an area in which parking is only located on one side of the aisle.
  - f. Loading Space Aisle Width:  
A reduced loading aisle width from 9 m to 6 m is approved, as demonstrated by submitted turning movements which illustrate that the loading space and refuse collection area are not impeded and remain functional.
  - g. Landscaping buffer for refuse containers and compactor:  
A reduction of the landscape buffer for the inground refuse containers is considered appropriate, as the Earth Bins are more aesthetic in appearance, and need to be accessible from both sides for the functioning of the home and of the waste collection. Landscaping on the east side would be very narrow and would likely not survive. The potential, future garbage compactor is buffered from public and residents' view by an appropriate landscape screen, and doors for access by the collection vehicles.

## **RELATED APPLICATIONS**

- Site Plan Control: D07-12-25-0150

## **CONSULTATION DETAILS**

Councillor Steve Desroches is aware of this application.

### **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 2 residents and concerns raised included the low-rise massing and utilitarian design of the building, use of the building and specific types of traffic that could ensue.

#### Response to Public Comments:

The residents were advised that the use of a long term care home was permitted at the site and that the minor zoning application was to deal with setback issues. They were also told that the remainder of the lands in the Town Centre area are to be designed with mixed-use buildings to provide a city centre look and feel.

### **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 processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority.

**Contact:** Tracey Scaramozzino, Tel: 613-580-2424 ext. 12545, or e-mail: [tracey.scaramozzino@ottawa.ca](mailto:tracey.scaramozzino@ottawa.ca)




**Document 1 – Zoning Key Map (2008-250)**



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-25-0084	26-0343-D	<b>400 cours. Jessie Chenevert Walk</b>	
I:\CO\2026\ZKP\Jessie_Chenevert_400_V_2008-250		Area A to be rezoned from MC19 [2952] to MC19 [xxx1] Le zonage du secteur A sera modifié de MC19 [2952] à MC19 [xxx1]	
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REVISION / RÉVISION - 2026 / 03 / 31			

## Document 2 – Zoning Key Map (2026-50)



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-25-0084      26-0343-D		<b>400 cours. Jessie Chenevert Walk</b>	
I:\CO\2026\ZKP\ <b>Jessie Chenevert_400_V_2026-50</b>		 Area A to be rezoned from H2D [2952] to H2D [xxx1] Le zonage du secteur A sera modifié de H2D [2952] à H2D [xxx1]	
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small>		 Airport Influence Area Overlay (section 503) / Surzone d'influence de l'exploitation de l'aéroport (article 503)	
REVISION / REVISION - 2026 / 03 / 31		