

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

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Location of Minor Re-zoning: 2080 Walkley Road

File No.: D02-02-26-0028

Date of Application: April 9, 2026

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This MINOR ZONING BY-LAW AMENDMENT application, for the land zoned IL in Zoning Bylaw 2008-250 and IM in Zoning By-law 2026-50 and, as shown on the attached Zoning Key Map, and submitted by Tim Beed, FOTENN, on behalf of Desjardins Financial Security Life Assurance Company, is to permit interior alterations of the existing building to accommodate a medical facility 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 the Zoning Map of Zoning By-law 2008-250 be amended as shown in Document 1.
2. That the Zoning Map of Zoning By-law 2026-50 be amended as shown in Document 2.
3. 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 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 “IL[xxx1]”.
    - iii. In Column V, Provisions, add the text:

- Maximum gross floor area for a medical facility: 3,000 square metres.”

4. That an exception be added to Zoning By-law No. 2026-50 for this property with provisions similar in effect to the following:

c) Rezone the lands as shown in Document 2.

d) Add a new exception xxx1 to Part 15 – Urban Exceptions 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: “IM[xxx1]”.

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

- “Clause 1003(2)(a) and (b) do not apply to medical facility.
- Maximum gross floor area for a medical facility: 3,000 square metres.”

May 26, 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 and Zoning Key Plan (2008-250)  
Document 2 – Location Map and Zoning Key Plan (2026-50)

## MINOR ZONING BY-LAW AMENDMENT APPLICATION SUPPORTING INFORMATION

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File Number: D02-02-26-0022

### SITE LOCATION

2080 Walkley Road, and as shown on Document 1.

### SYNOPSIS OF APPLICATION

The subject site is located on the south side of Walkley Road, approximately 350 metres east of Conroy Road and 800 metres west of St. Laurent Boulevard. The site has a frontage of approximately 136.66 metres, an area of approximately 20,824.91 square metres and is currently occupied by a one-storey light industrial building with associated parking. There are residential and institutional uses, north of Walkley Road; light industrial uses south of Walkley Road, surrounding the site; and a hydro corridor located 320 metres south of the site.

The development proposes internal changes to the existing building to accommodate a medical facility of approximately 2,650 square metres. No new parking spaces are proposed as a result of the development, as the current parking lot configuration complies with the minimum number of parking spaces required.

The site is within the Outer Urban Transect, designated as a Minor Corridor, and is currently zoned Light Industrial Zone (IL) under Zoning By-law 2008-250 and Mixed Industrial Zone (MI) under Zoning By-law 2026-50. The Zoning By-law Amendment seeks to establish a site-specific exception to increase the maximum permitted gross floor area for a medical facility from 300 square metres to 3,000 square metres under Zoning By-law 2026-50. The proposed size of the medical facility complies with Zoning By-law 2008-250.

The site is designated Outer Urban Transect and Minor Corridor in the Official Plan.

### DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is consistent with the Provincial Planning Statement as the establishment of a medical facility is within Settlement Areas where efficient use of land and resources is being achieved given that the medical facility will be in an existing building.
- The proposal is consistent with the Official Plan as outlined below:
  - The property is designated 'Minor Corridor' within the 'Outer Urban' Transect of the Official Plan. Development within Corridors will generally

permit residential and non-residential uses that support the evolution toward 15-minute neighbourhoods.

- Section 2.2.2 Economic Development policies in the Official plan, which direct major employment to Hubs, Corridors, and Special Districts, and require that such jobs be compatible with and mix with residential uses.
- The subject site fronts on Walkley Road, designated Minor Corridor on Schedule B3 – Outer Urban Transect; Corridors will generally permit residential uses and such non-residential uses that integrate with a dense, mixed-use urban environment. The proposed medical facility integrates into the existing urban environment, as the site abuts lands within the Mix Industrial designation to the south, thereby creating a transition between small-scale light industrial uses and more sensitive uses contemplated in the Minor Corridor designation.
- The zoning to increase the maximum square footage permitted will allow for the proper function of the medical facility. The amendment of the zoning will cap the size of a medical facility to 3,000 square metres to ensure the remaining square footage of the building can accommodate other permitted uses within its footprint.

## **RELATED APPLICATIONS**

- N/A

## **CONSULTATION DETAILS**

Councillor Jessica Bradley is aware of the application and 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. There were no comments received.

### **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.

## **Advisory Committee Comments**

### Summary of Comments – Advisory Committees

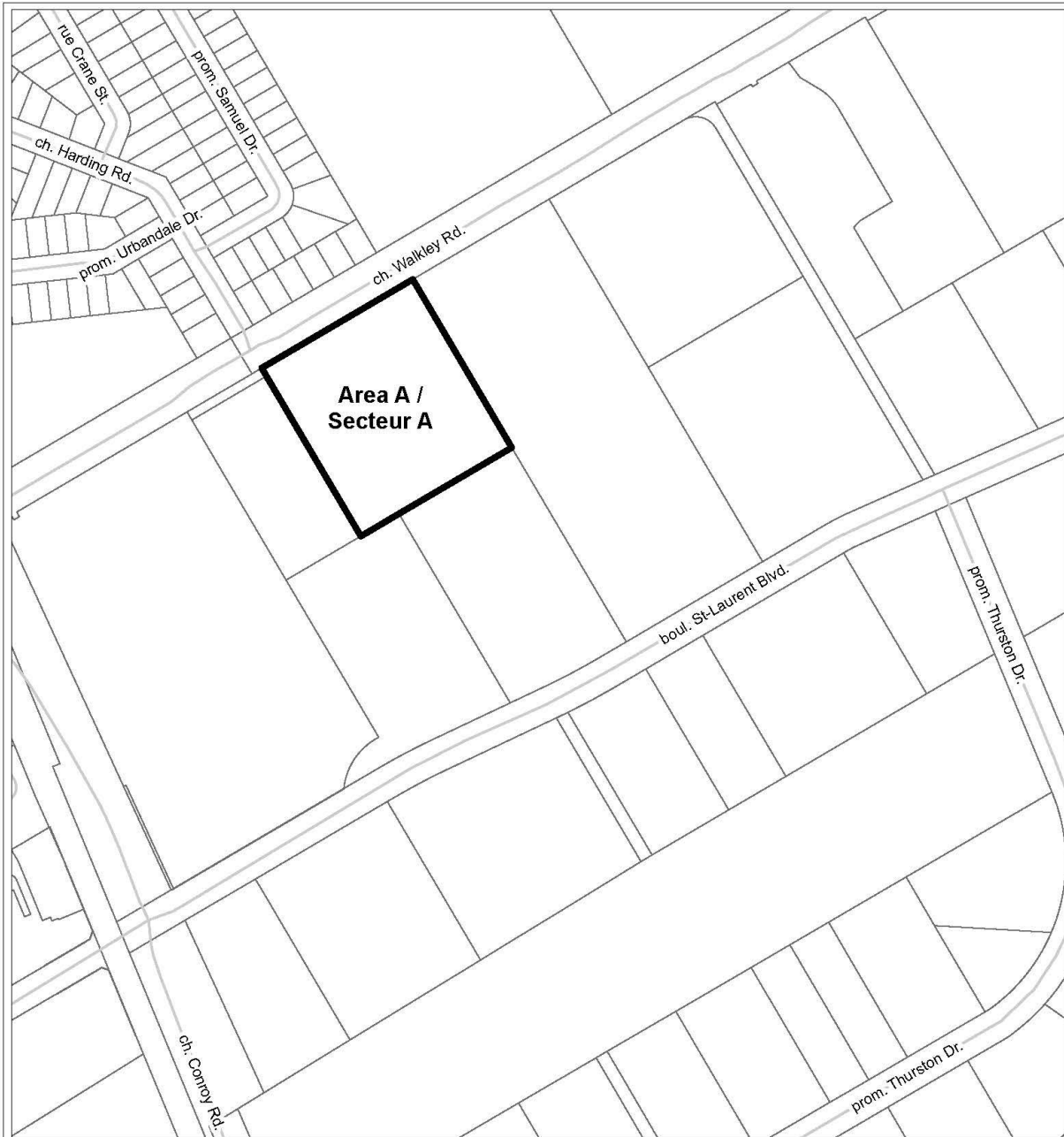
N/A




## **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:** Solé Soyak Tel: 613-315-1597 or e-mail: [Sole.Soyak@ottawa.ca](mailto:Sole.Soyak@ottawa.ca)



# Document 1 - Location Map and Zoning Key Plan (2008-250)



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-26-0022	26-0528-D	<b>2080 chemin Walkley Road</b>	
I:\CO\2026\ZKP\Walkley_2080_V_2008_250		 Area A to be rezoned from IL to IL[xxxx] Le zonage du secteur A sera modifié de IL à IL[xxxx]	
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REVISION / RÉVISION - 2026 / 05 / 12			

## Document 2 - Location Map and Zoning Key Plan (2026-50)



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-26-0022	26-0528-D	<b>2080 chemin Walkley Road</b>	
I:\CO\2026\ZKP\Walkley_2080_V_2026_50		 Area A to be rezoned from IM to IM[xxxx] Le zonage du secteur A sera modifié de IM à IM[xxxx]	
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