

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

Location of Minor Re-zoning: 1750 and 1790 Heatherington Road

File No.: D02-02-26-0021

Date of Application: April 2, 2026

This MINOR ZONING BY-LAW AMENDMENT application, for the land zoned N4C [2982] in 2026-50, as shown on the attached Zoning Key Map, and submitted by Mark Ouseley, FoTenn, on behalf of Ottawa Community Housing, is to permit two four-storey apartment buildings 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 2026-50 be amended to amend the zoning over 1750 and 1790 Heatherington Road so that it reads N4C[xxx1]; and
2. That these exceptions be added to Zoning By-law No. 2026-50 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 Part 15 - 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: “N4C[xxx1]”;
 - iii) In Column V, Provisions, add the text:
 - “The required and provided residential and visitor parking may be located on lands zoned N4C[xxx1].
 - Minimum exterior side yard setback: 2.4 m.
 - Minimum setback of permitted projection to lot line: 0 m.

- Minimum Aggregated Soft Landscaping in rear yard: 5 per cent of the rear yard.
- Minimum setback for a bicycle structure from a lot line: 0.5 m.
- Despite Subsection 613(10), a long-term bicycle parking area may be covered and is not required to be enclosed or secured by a locking door
- Minimum Width of Landscaped Buffer For a parking lot: 0 m.
- Minimum total landscaping in a Parking Lot: 0 square metres.
- Despite any other provision of this By-law, a principal entrance may be located on an interior side façade and directly access a private drive aisle.”

September 10, 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

MINOR ZONING BY-LAW AMENDMENT APPLICATION SUPPORTING INFORMATION

File Number: D02-02-26-0021

SITE LOCATION

1750 and 1790 Heatherington Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The property is located on the west side of Heatherington Road, approximately 60m south of the intersection of Walkley Road and Heatherington Road. Commercial development is located to the north, while low density residential development is located to the east and south. The larger property abuts the rear portion of the Ministry of Transportation Driver Examination Centre located on Walkley Road. Heatherington Park is located to the southwest. 1750 Heatherington Road is the southern most property, and is noted as Lot 13 in associated studies submitted by the applicant. 1790 Heatherington Road is the northern most property, and is noted as Lot 1 in the associated studies submitted by the applicant.

The site is currently zoned N4C [2982], Neighbourhood Subzone 4 and C, Exception 2982 in Zoning By-law 2026-50. The N4C zone permits a full range of housing options. The exception currently permits a parking rate for an apartment dwelling, low-rise of 0.25 spaces per unit.

For 1750 and 1790 Heatherington Road, a Minor Zoning By-law Amendment application is required to By-law 2026-50 to allow parking provided for either building on either lot, a reduced exterior side yard setback, projections up to the lot line, reduced landscaping in and around the parking lot, and permit the bicycle enclosure to be located closer to the property line and without a locked door. The original reduced parking rate found in the exception is no longer required as By-law 2026-50 does not require parking at this location and the proposal meets visitor parking requirements.

This is required in order to permit the construction of two four-storey apartment buildings with a total of 90 housing units, including affordable housing.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	90
Stacked	
Townhouse	

Semi-detached	
Detached	
Dwelling Units / Additional Dwelling Units	

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 subject site is within the Outer Urban Transect, as shown on Schedule A – Transect Policy Areas, and is designated Neighbourhood within the Evolving Neighbourhood Overlay, as per Schedule B3 – Outer Urban Transect, City of Ottawa Official Plan. The Evolving Neighbourhood Overlay is applied to areas near Hubs and Corridors, to indicate a gradual change in character to support intensification through new built forms, more diverse functions, and low-rise construction up to four storeys. Section 4.2 of the Official Plan encourages a range of housing typologies across the affordability spectrum, including targets for affordable housing and assistance for non-profit housing providers through Zoning By-law amendments. Section 4.2.1 indicates that the value to the public interest of development application requirements must be balanced with the impact to housing affordability. This proposal will support the City in achieving the targets outlined in the City's 10-Year Housing and Homelessness Plan, which are referenced in Section 4.2.2 of the Official Plan. Regarding Section 4.2, the Department prioritized this application's timelines and reviewed the proposed amendments to consider some flexibility when applying development standards.
- The proposal is consistent with the Urban Design Guidelines for Low-Rise Housing in that it includes elevations that face the public realm, includes primary entrances facing the street, and has provided some room for landscaping.
- Shared parking is appropriate as the two sites will be owned and operated by Ottawa Community Housing and so parking can be allocated as required between the two sites. Exterior yard setback reduction is minimal and will have little impact on adjacent properties. Projections permitted up to the lot line are in isolated locations, will enhance articulation and prominence of entrances facing the street, and provide accessibility with ramps. Maintenance is still possible with little impact on adjacent properties. Landscaping in and around the parking lot has been reduced, but is provided elsewhere as the overall landscaped space on the property exceeds 30%. Although a number of amendments are required to landscaped areas, there still remains room for tree planting and amenity area and so the intention of the by-law is maintained. The bicycle enclosure provision modification is appropriate as convenient access is more desirable for the future

residents, weather protection is still provided, and the interior placement of bicycle parking as well as there being an active staff presence anticipated with the proposed development which will ensure it is secure. The provision related to location of principal entrance reflects a temporary condition where the main entrance faces a driveway which is anticipated to eventually become a road through a related plan of subdivision, ensuring the intent of provision is maintained.

RELATED APPLICATIONS

- Site Plan Control Application D07-12-26-0034

CONSULTATION DETAILS

Councillor Jessica Bradley provides concurrence for delegated authority for this report.

and

Councillor Jessica Bradley indicated the following:

Councillor Bradley concurs with the application; however, she has concerns with the proposed reductions to landscaping requirements. This area of the city already has among the lowest levels of tree canopy coverage, and every effort should be made to preserve and enhance opportunities for landscaping and tree planting as part of new development.

Requests that staff and the applicant revisit the proposed landscaping reductions through the Site Plan Control process and identify opportunities to increase landscaping and tree canopy wherever feasible, particularly within and around the parking areas. While the need to support the delivery of affordable housing is recognized, the Councillor does not support unnecessary reductions to landscaping where alternative design solutions may be available

Response to Councillor Comments

Staff will review this with the applicant to determine if space within the parking area can be provided to accommodate additional landscaping and tree canopy. While there are reductions proposed to landscaped area in and around the parking area, landscaping and trees are provided elsewhere on the site. There are 16 trees being removed, many in poor condition, but the landscaping plans proposed 36 trees being added to the site for a net increase of 20 trees.

Public Comments

Summary of Comments - Public

This application was subject to the [Public Notification and Consultation Policy requirements](#) for minor re-zoning amendment applications. No comments were received by residents.

Response to Public Comments (where applicable)

Technical Agency/Public Body Comments

Summary of Comments –Technical

N/A

Advisory Committee Comments

Summary of Comments – Advisory Committees

N/A

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: Erin O’Connell Tel: 613-580-2424, ext. 27967 or e-mail: erin.oconnell@ottawa.ca

Document 1 – Zoning Key Plan

