

**5. Zoning By-law Amendment - 15 and 17 des Oblats Avenue**

**Modification du Règlement de zonage – 15 et 17, avenue des Oblats**

**Committee recommendation(s)**

**That Council approve an amendment to Zoning By-law 2008-250 for 15 and 17 des Oblats Avenue as shown in Document 1, to permit the adaptive re-use of a former convent building into a residential use building, with a four-storey addition on the northwest side of the property, as detailed in Document 2..**

**Recommandation(s) du Comité**

**Que le Conseil approuve une modification du Règlement de zonage 2008-250 visant les 15 et 17, avenue des Oblats, un bien-fonds illustré dans le document 1, afin de permettre la réutilisation adaptative d'un ancien couvent en immeuble résidentiel assorti d'un rajout de quatre étages du côté nord-ouest de la propriété, comme l'expose en détail le document 2.**

**Documentation/Documentation**

- 1 Report from the Director, Planning Services, Planning, Real Estate and Economic Development, dated June 9, 2023 (ACS2023-PRE-PS-0074)  
  
Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 9 juin 2023 ( ACS2023-PRE-PS-0074)
- 2 Extract of draft Minutes, Planning and Housing Committee, June 21, 2023  
  
Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 21 juin 2023

Zoning By-law Amendment - 15 and 17 des Oblats Avenue

ACS2023-PRE-PS-0074 - Capital (17)

Councillor Johnson declared interest on this item and did not participate in discussions or vote.

John Bernier, Planner II, Planning, Real Estate and Economic Development (PRED), presented an overview of the report recommendations and answered questions from the Committee. Andrew McCreight, Manager Development Review – Central was also present and responded to questions. A copy of the slide presentation is filed with the Office of the City Clerk.

The Applicant/Owner as represented by Patricia Warren and Lisa Dalla Rosa, Fotenn, provided an overview of the Application and responded to questions from Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

Also present to respond to questions were the following:

- Vimal Lad, Forum
- Andrew Harte, CGH Transportation
- Bob Woodman Woodman Architects
  - Juan Gomez, Woodman Architects

The Committee heard from the following delegations:

- Adriana Beaman expressed concerns with no parking being provided for future residents, the development being a poor fit within the city's existing plans and the inappropriate design of the addition and categorization of the fifth floor amenity space.

- Ron Rose, Old Ottawa East Community Association, although pleased with the development offering semi affordable housing, repurposing a building in the community and providing a mid-block connection, there are significant concerns with the density of the development, residential parking and the location of the amenity space.
- James McPhee noted it is somewhat unrealistic to develop a building offering no parking spaces to tenants when residents will have cars which will add to the current traffic and on street parking issues in the area.

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated June 11, 2023 from Scott Rousseu
- Email dated June 12, 2023 from Donna Walsh

S. Menard, Ward Councillor for the area, was present and participated in the discussion and questions of the delegation and Staff.

Following discussion on this item, the Committee carried the report recommendations as presented.

#### **Report Recommendation(s)**

- 1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 15 and 17 des Oblats Avenue as shown in Document 1, to permit the adaptive re-use of a former convent building into a residential use building, with a four-storey addition on the northwest side of the property, as detailed in Document 2.**
- 2. That Planning and Housing Committee recommend Council approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for**

**Planning and Housing  
Committee  
Report 11  
June 28, 2023**

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**Comité de de la planification et  
du logement  
Rapport 11  
Le 28 juin 2023**

**Items Subject to *the Planning Act* 'Explanation Requirements'  
at the City Council Meeting of June 28, 2023, subject to  
submissions received between the publication of this report  
and the time of Council's decision.**

**Carried**