

<p><b>3. Zoning By-law Amendment - 295 &amp; 355 Deschâtelets Avenue</b></p> <p><b>Modification du Règlement de zonage - 295 &amp; 355, avenue Deschâtelets</b></p>
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**Committee recommendation(s)**

**That Council approve an amendment to Zoning By-law 2008-250 for 295 and 355 Deschâtelets Avenue, as shown in Document 1, to permit a planned unit development consisting of 30 dwelling units, as detailed in Document 2.**

**Recommandation(s) du comité**

**Que le Conseil approuve une modification du Règlement de zonage 2008-250 visant les 295 et 355, avenue Deschâtelets, des biensfonds illustrés dans le document 1, afin de permettre la réalisation d'un complexe immobilier de 30 logements, comme l'expose en détail le document 2.**

**Documentation/Documentation**

1. Extract of draft Minutes, Planning and Housing Committee, May 21, 2025  
  
Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 21 mai 2025
2. Director's Report, Planning Services, Planning, Development and Building Services, dated May 15, 2025 (ACS2025-PDB-PSX-0044)  
  
Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 15 mai 2025 (ACS2025-PDB-PSX-0044)

Modification du Règlement de zonage - 295 & 355, avenue Deschâtelets

File No. ACS2025-PDB-PSX-0044 – Capitale (17)

Jack Smith, Planner II, Planning, Real Estate and Economic Development Department (PRED) provided an overview of the report and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The Committee heard from the following delegations:

1. John Dance, Old Ottawa East Community Association\* is requesting a minor (2m) setback increase for 6 units along the Grande Allée to align them with the 2 units already set back for trees. The setback will provide critical root zones for large maples and better views of the Deschâtelets and Forecourt.
2. Paul Goodkey\* provided slides that spoke to trees planted along the Grande Allée and two large trees to be maintained. A further 2 m setback is encouraged for the Forecourt townhouses to provide space for the trees to mature.

[ \* Individuals / groups marked with an asterisk above either provided comments in writing or by e-mail; all submissions and presentations are held on file with the Office of the City Clerk. ]

The Applicant/Owner as represented by Evan Garfinkel, Regional Group, Greg Winters, Novatech Engineers and Marc Thivierge, Hobin Architecture 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.

Following discussion, the Committee carried the report recommendations as presented.

**Report Recommendation(s)**

**That Planning and Housing Committee:**

- 1. Recommend Council approve an amendment to Zoning By-law 2008-250 for 295 and 355 Deschâtelets Avenue, as shown in Document 1, to permit a planned unit development consisting of 30 dwelling units, as detailed in Document 2.**
- 2. 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 Items Subject to the Planning Act 'Explanation Requirements' at the City Council Meeting of May 28, 2025," subject to submissions received between the publication of this report and the time of Council's decision.**

**Carried**