

Subject: Zoning By-law Amendment – 295 and 355 Deschâtelets Avenue

File Number: ACS2025-PDB-PSX-0044

Report to Planning and Housing Committee on 21 May 2025

and Council 28 May 2025

**Submitted on May 15, 2025 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

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Ward: Capital (17)

**Objet : Modification du Règlement de zonage – 295 et 355, avenue
Deschâtelets**

Dossier : ACS2025-PDB-PSX-0044

Rapport au Comité de la planification et du logement

le 21 mai 2025

et au Conseil le 28 mai 2025

**Soumis le 15 mai 2025 par Derrick Moodie, Directeur, Services de la planification,
Direction générale des services de la planification, de l'aménagement et du
bâtiment**

**Personne ressource : Jack Smith, Urbaniste II, Examen des demandes
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Quartier : Capitale (17)

REPORT RECOMMENDATIONS

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.

RECOMMANDATIONS DU RAPPORT

Comité de Planification et du Logement :

1. Recommander au Conseil d'approuver une modification du Règlement de zonage 2008-250 visant les 295 et 355, avenue Deschâtelets, des biens-fonds 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.
2. Approuver l'inclusion de la section du présent rapport consacrée aux détails de la consultation, en tant que « brève explication », dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffe municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 28 mai 2025 », à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

EXECUTIVE SUMMARY

Staff Recommendation

Planning staff recommend approval of the Zoning By-law Amendment for 295 and 355 Deschâtelets Avenue to permit a 30 unit Planned Unit Development with revised zoning standard requirements.

The applicant has requested to reduce front, corner, and rear setbacks, increase permitted projections, establish waste management requirements, and specific Planned Unit Development provisions relating to provisions as private way widths, setbacks, and landscaping.

Applicable Policy

The following policies support this application:

Official Plan

The proposed development aligns with the intent of policies within Sections 5.2.1.4, 5.2.2.2, 5.2.2.3, and 5.2.4.1 by increasing housing stock and density within an approved Plan of Subdivision in close proximity to the Main Street Corridor.

The proposal aligns with Sections 6.3.1.2, 6.3.1.4, 6.3.1.5, 6.3.2.1 and 6.3.2.3 of the Official Plan by providing a low-rise built form containing missing-middle housing within the Neighbourhood designation.

Secondary Plan

The proposed development demonstrates consistency with Policies 2.1.4, and 2.2.8 b) of the Secondary Plan by providing a low-rise built form of three storeys which respects the surrounding built cultural heritage assets through materiality, high-quality landscape treatments, and the maintaining of views from the Grand Allée to the Deschâtelets Building by respecting the views established by the tree line along the Grand Allée.

Sections 3.3.18, 3.3.19, 3.3.20, and 3.3.21 outline neighbourhood policy areas pertaining to land use, built form, design, connectivity, landscaping, heritage, and public realm treatment. The proposed development demonstrates consistency with these Secondary Plan policies by providing uniform symmetrical development blocks which provides a range of ground-oriented housing types that are respective of surrounding land uses through the built form, materiality, landscaping, and public realm interface.

Other Matters

Heritage Implications

Immediately to the east, the site abuts a future park known as “Forecourt Park” within Greystone Village (325 Deschâtelets Ave). This property is designated under Part IV of the *Ontario Heritage Act* and contains the “Deschâtelets Building”.

Staff have reviewed the proposal and support the siting of the buildings relative to the Grand Allée as being appropriate and having no adverse impacts. The setback relationship to Grand Allée does not have an adverse impact on the tree lined Grand Allée and views to the Forecourt Park and heritage building.

Public Consultation/Input

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for Development Applications.

Correspondence was received from approximately 10 individuals, one of which expressed support. Concerns relating to tree plantings, provisions of walkways and sidewalks, deviation from the original proposal at the time of subdivision to a more autocentric proposal, separation from the adjacent park and preservation of the heritage views from the Grand Allée were raised.

A public open house between the applicant and members of the Old Ottawa East Community Association (OOECA) occurred on June 4, 2024, to solicit feedback on the proposed development.

RÉSUMÉ

Recommendation du Personnel

Le personnel des services d'urbanisme recommande d'approuver la modification du Règlement de zonage visant les 295 et 355, avenue Deschâtelets, afin de permettre la réalisation d'un complexe immobilier de 30 logements qui ferait l'objet d'exigences révisées en matière de normes de zonage.

La demande fait état d'une réduction des retraits de cour avant, d'angle et arrière, d'une augmentation des saillies autorisées, de l'application d'exigences de gestion des déchets et de l'application de dispositions relatives à la largeur des voies privées, aux retraits et à l'aménagement paysager propres à un complexe immobilier.

Politique applicable

Les politiques suivantes appuient cette demande :

Plan officiel

L'aménagement proposé est conforme à l'intention des politiques énoncées aux articles 5.2.1.4, 5.2.2.2, 5.2.2.3 et 5.2.4.1 en augmentant le parc de logements et la densité dans un plan de lotissement approuvé à proximité d'un couloir de rues principales.

La proposition s'harmonise avec les articles 6.3.1.2, 6.3.1.4, 6.3.1.5, 6.3.2.1 et 6.3.2.3 du Plan officiel en prévoyant une forme construite de faible hauteur comportant des logements intermédiaires manquants dans la désignation de quartier.

Plan secondaire

L'aménagement proposé est cohérent avec les politiques 2.1.4 et 2.2.8 b) du Plan secondaire, car il prévoit une forme bâtie de faible hauteur sur trois étages qui respecte les actifs bâtis du patrimoine culturel environnants par la matérialité, la réalisation d'aménagements paysagers de haute qualité et le maintien des panoramas depuis la Grande Allée jusqu'à l'édifice Deschâtelets en préservant la vue déterminée par la ligne des arbres le long de la Grande Allée.

Les articles 3.3.18, 3.3.19, 3.3.20 et 3.3.21 décrivent les zones d'application de la politique de quartier relativement à l'utilisation des terres, à la forme bâtie, à la conception, à la connectivité, à l'aménagement paysager, au patrimoine et au traitement du domaine public. L'aménagement proposé est cohérent avec ces politiques du Plan secondaire en prévoyant des îlots d'aménagement symétriques et uniformes qui fournissent une gamme de types de logements de plain-pied respectant les utilisations des terres environnantes par l'entremise de la forme bâtie, de la matérialité, de l'aménagement paysager et de l'interface du domaine public.

Autres questions

Répercussions sur le patrimoine

Immédiatement à l'est, l'emplacement est adjacent à un futur parc connu sous le nom de « parc Forecourt » dans Greystone Village (325, av. Deschâtelets). Cette propriété est désignée en vertu de la partie IV de la Loi sur le patrimoine de l'Ontario et abrite l'« édifice Deschâtelets ».

Le personnel a examiné la proposition et estime que l'emplacement choisi pour les bâtiments par rapport à la Grande Allée est approprié et n'a aucun impact négatif. La relation de retrait avec la Grande Allée n'a pas d'incidence négative sur la Grande Allée bordée d'arbres et sur les panoramas vers le parc Forecourt et l'édifice patrimonial.

Consultation et commentaires du public

La notification et la consultation du public se sont déroulées conformément à la Politique d'avis et de consultation publique approuvée par le Conseil pour les demandes d'aménagement.

Nous avons reçu des lettres d'une dizaine de personnes, dont l'une exprimait son appui. Des préoccupations ont été soulevées concernant la plantation d'arbres, l'aménagement d'allées piétonnières et de trottoirs, l'écart par rapport à la proposition originale au moment du lotissement vers une proposition plus autocentrée, la séparation du parc adjacent et la conservation des panoramas patrimoniaux depuis la Grande Allée.

Une séance portes ouvertes à laquelle participait le demandeur et les membres de la Old Ottawa East Community Association (OOECA) a eu lieu le 4 juin 2024 afin de solliciter des commentaires sur le projet d'aménagement proposé.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

295 and 355 Deschâtelets Avenue

Owner

Greystone Village Inc.

Applicant

Greystone Village Inc. (c/o Regional Group)

Architect

Hobin Architecture

Brief History

The zoning application D02-02-24-0062 was deemed complete on January 09, 2025, and was therefore subject to the new minor zoning procedures that have staff delegated authority. This application is before the Planning and Housing Committee because the Ward Councillor removed delegated authority from staff due to concerns over the building setbacks from the Grande Allée, and concerns associated with tree planting and landscaping through the Grande Allée. The same concerns were expressed by the Old Ottawa East Community Association, requesting revisions to the proposed development, and the Ward Councillor requests that the feedback of the community be respected and plans for application be revised accordingly by the Owner.

Staff have evaluated the proposed development and zoning relief sought and maintain the position of recommending approval for the reasons outlined in this report.

Description of site and surroundings

The subject site includes two municipal properties known as 295 and 355 Deschâtelets Ave which are located in Greystone Village within the Old Ottawa East neighbourhood. The two properties are located on the eastern side of the C-shaped curved Deschâtelets Ave Right-of-Way. The lots are separated in the middle by the Grand Allée entrance to Forecourt Park.

Both properties are currently vacant and are irregularly shaped. The property at 295 Deschâtelets Ave (also known as Block 29, Plan 4M-1596) is located north of the Forecourt Park. It is a corner lot with approximately 52 metres of frontage along Oblats Avenue and 70 metres of frontage on Deschâtelets Avenue and is approximately 2,520 square metres in area. The property at 355 Deschâtelets Ave (also known as Block 28, Plan 4M-1596) is located south of the Forecourt Park; it has approximately 127 metres of frontage along Deschâtelets Avenue and is approximately 2,416 square metres in area.

To the north, the subject site abuts the Oblats Avenue Right-of-Way, beyond which is a 3-storey building known as the “Convent of the Sisters of the Sacred Heart” (15 and 17 Oblats Ave). This building is on the Heritage Registry and is currently being proposed to be converted into a residential building along with an addition. Further north, beyond the convent building, is Springhurst Ave and the established low-rise residential neighbourhood of Old Ottawa East. Immediately to the east, the site abuts a future park known as “Forecourt Park” within Greystone Village (325 Deschâtelets Ave). This property is designated under Part IV of the *Ontario Heritage Act* and contains the

“Deschâtelets Building”. Further east is Scholastic Drive and the Rideau River. South of the site is low- and mid-rise residential, Saint Paul University, Clegg Street, Brantwood Park, and the established low-rise residential neighbourhood of Old Ottawa East. To the west, the site abuts Deschâtelets Ave Right-of-Way, beyond which is an 8-storey residential building (10 Oblats Ave) and a surface parking lot (155 Hazel St). Further west is Main Street, which is recognized as a Mainstreet Corridor in the Official Plan.

Summary of proposed development

The Minor Zoning By-law Amendment (File No. D02-02-24-0062) seeks to allow amendments to the existing zoning exception. The parent R3Q zone is being retained, and permits Planned Units Developments.

The proposal seeks to permit a Planned Unit Development (PUD) consisting of 18 semi-detached and 12 townhouse residential dwelling units, for a total of 30 dwelling units which have active at-grade entrances along Deschâtelets Avenue, des Oblats Avenue, and future Forecourt Park. Vehicular access is provided to each dwelling unit from private car courts which have access from Deschâtelets Avenue and des Oblats Avenue.

The proposal includes the retention of the two existing trees within the Grand Allée. Additional tree plantings within the Grand Allée will continued to be reviewed through the corresponding Site Plan Application.

The associated Site Plan Control application (File No. D07-12-24-0130) is intended to facilitate the development of the lands following the Zoning By-law Amendment.

Summary of requested Zoning By-law amendment

The application seeks to amend the existing R3Q[2306] (Residential Third Density, Subzone Q, Exception 2306) to revise the site-specific zoning exception by adding new provisions and removing or amending existing provisions. These provisions will address setbacks, projections, waste management, and specific Planned Unit Development provisions relating to such things as private way widths, setbacks, and landscaping.

The Zoning By-Law Amendment proposes site specific amendments to:

- Permit a minimum front yard setback of 2.0 metres, whereas 3.0 metres is required.
- Permit a minimum rear yard setback of 2.0 metres, whereas 7.1 metres (Block 28) and 7.5 metres (Block 29) is required.

- Permit a minimum corner side yard setback of 2.0 metres, whereas 3.0 metres is required.
- Despite Section 65 (Permitted Projections into Required Yards):
 - Permit a maximum permitted projection into a required setback for a balcony of 2.5 metres, whereas 2.0 is required.
 - Permit a maximum permitted projection to a property line for a balcony and stairs of 0.2 metres, whereas 0.6 metres (Stairs) and 1 metres (balcony) is required.
- Despite Section 131 (Planned Unit Development)
 - Permit a minimum width of a private way of 4.5 metres, whereas 6.0 metres is required.
 - Permit a minimum setback for any wall of a residential use building to a private way of 0 metres, whereas 1.8 metres is required.
 - Permit a minimum setback for any garage for a carport entrance from a private way of 0 metres, whereas 5.2 metres is required.
 - Permit no soft landscaping between a dwelling unit and a private way, whereas soft landscaping is required.
- Section 144 (Alternative Yard Setbacks affecting Low-rise Residential Development in the R1 to R4 Zones within the Greenbelt) does not apply.
- A waste storage area must be fully enclosed within a building or structure
- Despite Section 55 (Accessory Uses, Buildings and Structures)
 - A waste storage area is permitted to be located within an interior yard.
 - A waste storage area is not subject to any setbacks requirements from any other buildings located on the same lot.
- The lands zoned R3Q[2306] are considered one lot for zoning purposes.

The zoning by-law amendment also seeks to remove the following requirements from the site-specific exception:

- Minimum corner side yard setback: 3 metres.

- Section 136 (Maximum Number of Attached Dwelling Units in a Townhouse Dwelling) does not apply.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for Development Applications.

Correspondence was received from approximately 10 individuals, one of which expressed support. Concerns relating to tree plantings, provisions of walkways and sidewalks, deviation from the original proposal at the time of subdivision to a more autocentric proposal, separation from the adjacent park and preservation of the heritage views from the Grand Allée were raised.

A public open house between the applicant and members of the Old Ottawa East Community Association (OOECA) occurred on June 4, 2024, to solicit feedback on the proposed development.

For this proposal's consultation details, see Document 3 of this report.

For this proposal's consultation details, see Document 3 of this report.

Official Plan designation(s)

The subject properties are located within the Inner Urban Transect Policy Area, as per Schedule A of the Official Plan. Policy 4 of Section 5.2.1 supports increases in existing residential densities to sustain the full range of services within hubs and corridors in order to support the growth of 15-minute neighbourhoods. Policy 2 of Section 5.2.2 prioritizes walking, cycling, and transit, with the accommodation of motor vehicle access and movement providing doing so does not erode the public realm nor undermine the priority of pedestrians, cyclists, and transit users. Policy 5.2.2 3) d) outlines that where new development is proposed to include parking as an accessory use, such parking shall be hidden from the public realm and be accessed by driveways that minimize the impact on the public realm. Policy 5.2.4 1) outlines that Neighbourhoods within the Inner Urban Transect within a short walking distance of Corridors shall accommodate residential growth to meet the Official Plan's Growth Management Framework in Section 3, Table 3b which set forth a Target Residential Density Range of 60 to 80 dwelling units per net hectare, as well as provide for missing-middle housing up to four-

storeys to permit higher-density low-rise residential development with an emphasis on framing the public right-of-way.

Schedule B2 further identifies the property as being within the Neighbourhood Designation and “evolving” overlay. Neighbourhoods permit a mix of building forms and densities to support ongoing gradual, integrated, sustainable, context-sensitive development, and where an overlay directs evolution, gradual well-planned transformation. Policy 2 of Section 6.3.1 outlines permitted building heights within neighbourhoods shall generally be low-rise. Policy 4 of Section 6.3.1 allows a range of residential built forms and the creation of missing middle housing. Policy 5 of Section 6.3.1 outlines the Zoning By-law will distribute densities in the neighbourhood by allowing higher densities in areas closer to but not limited to rapid transit stations, corridors, and major neighbourhood amenities. Policy 1 of Section 6.3.2 outlines that approvals under the Planning Act will allow innovative building forms, which includes the development of a single lot to produce missing middle housing to support the creation of 15-minute neighbourhoods. Policy 3 of Section 6.3.2 outlines that within the Inner Urban Transect covered by the Evolving Neighbourhood overlay, urban built form as described in Table 6 of the Official Plan is anticipated to support increases of density. The Evolving Neighbourhood overlay, which is applied to areas in close proximity to Hubs and Corridors is meant to signal a gradual evolution over time that will see a change in character to support intensification, including guidance for new built forms and more diverse functions of land.

Other applicable policies and guidelines

Old Ottawa East Secondary Plan

The subject properties are designated Neighbourhood Low-Rise within “Policy Area 3 - East side of Main Street, Springhurst Avenue to Clegg Street”, as per Schedule A of the Old Ottawa East Secondary Plan and are subject to a maximum building height of four-storeys as per Schedule B of the Secondary Plan.

Section 2 of the Secondary Plan outlines general land designation and design policies which provide direction on land use, urban design, and compatibility of new development with existing uses and built heritage resources. Policy 4 of Section 2.1 outlines that height within the Neighbourhood Low-rise area will not exceed four-storeys. Policy 8b of Section 2.2 outlines that development will respect the built and cultural heritage value of heritage buildings in the design of all new development.

Section 3 outlines the policy direction for neighbourhood policy areas. Policy 18 of Section 3.3 seeks to achieve a diversity of uses, activities, and people within the Policy Area 3 boundaries through the provision of a variety of residential building types, complementary architectural treatment and consistent design treatment of common elements. Policy 19 of Section 3.3 seeks to create a pedestrian-friendly environment along street frontages and main facades with ground level entrances facing the street, and accessible from the public sidewalk. Policy 20 of Section 3.3 provides policy direction to conserve the Allée and forecourt of the Deschâtelets building as cultural heritage landscape and respect the cultural heritage value in the design of all new development. Policy 21 of Section 3.3 seeks to integrate existing trees in the development to the extent possible, provide high-quality landscaped spaces within the development, and improve connectivity through the community.

Urban Design Guidelines

The proposed development is also subject to the Urban Design Guidelines for Low-Rise Infill Housing. These guidelines apply to all buildings up to and including four-storeys across the Inner Urban Transect with the primary objective of ensuring that development of low-rise infill includes, but is not limited to, enhancing streetscapes, protecting and expanding established landscaping, creating a compact urban form, achieving a good fit within an existing neighbourhood, housing variety, emphasis on windows and doors rather than garages, incorporate more landscaping, and create at-grade living spaces that promote interaction with the street.

Heritage

The subject land is adjacent to a property designated under Part IV of the Ontario Heritage Act (60 des Oblats Avenue). This property is the location of a future park known as Forecourt Park and includes the Deschâtelets Building. A heritage permit is not required for the proposal; however, the proposal was reviewed by heritage staff with respect to the way the proposal related to the adjacent heritage attributes, such as materials, design, and siting.

Like seen elsewhere within the Greystone Village development, natural materials are being used to relate to the high-quality construction of the Deschâtelets Building. In addition to the heritage building, some landscape features of the site are also included in the designation. This includes the Grand Allée which connects the Deschâtelets building to Main Street, and the Forecourt Park (open space in front of the Deschâtelets Building). The Grand Allée is characterized by large trees, lining a paved roadway. These trees help to frame the view of the Deschâtelets Building from Main Street and

will be maintained through this proposal. Careful consideration of the siting of the new construction means that the trees will be protected and maintained. The existing trees framing the Grand Allée are proposed to be retained, and additional tree plantings are being considered through the corresponding Site Plan Control application.

The view from Main Street will not be impacted by the proposed development. The new townhouses have been sited to frame the semi-circular shape of the Forecourt. The separation of the units by private ways allows for views of the Deschâtelets Building along Deschâtelets Avenue. Additionally, the Forecourt will be preserved and enhanced by a future park.

Planning rationale

Further detail is provided in the rationales below, and while staff appreciate the concerns highlighted by the Ward Councillor and Community Association, requiring the development to move the buildings back and/or redesign the development is not something that staff can reasonably justify. The siting of the buildings relative to the Grand Allée have been assessed by various staff, including planning, forestry, parks, heritage and urban design, with the consensus being that the proposed development is appropriate and has no adverse impacts. Furthermore, having considered the policies in the Official Plan, as highlighted in this report, staff are of the opinion that the proposed development is consistent with the policy framework.

Official Plan

The proposed development aligns with the intent of policies within Sections 5.2.1.4, 5.2.2.2, 5.2.2.3, and 5.2.4.1 by increasing housing stock and density within an approved Plan of Subdivision in close proximity to the Main Street Corridor. The development will facilitate the creation of 30 dwelling units consisting of 12 townhouse dwellings and 18 semi-detached dwellings, which will provide for a residential density of approximately 62 units per net hectare, meeting the City's Growth Management Framework and contributing towards the development of a 15-minute neighbourhood. The development provides pedestrian connections to the surrounding community in close proximity to transit, thereby supporting active transportation. The proposal also screens vehicular facilities by internalizing the garages at the rear and sides of the buildings, minimizing their impact to the public realm.

The proposal aligns with Sections 6.3.1.2, 6.3.1.4, 6.3.1.5, 6.3.2.1 and 6.3.2.3 of the Official Plan by providing a low-rise built form containing missing-middle housing within the Neighbourhood designation. The development also exceeds the City's density

targets in close proximity to the Main Street Corridor and the adjacent future major neighbourhood amenity area, being Forecourt Park. The development exhibits an urban pattern of development as prescribed by the Evolving Overlay and described in Section 5, Table 6 of the Official Plan, including a direct built-form relationship with the public realm, principal entrances at grade, a minimum of two-functional storeys, formal landscaping including soft landscaping, trees, and hard surfacing, and parking that is concealed from the street.

Old Ottawa East Secondary Plan

The proposed development demonstrates consistency with Policies 2.1.4, and 2.2.8 b) of the Secondary Plan by providing a low-rise built form of three storeys which respect the surrounding built cultural heritage assets through materiality, high-quality landscape treatments, and the maintaining of views from the Grand Allée to the Deschâtelets Building by respecting the views established by the tree line. Further tree plantings within the Allée are being considered through the concurrent Site Plan Control application.

Sections 3.3.18, 3.3.19, 3.3.20, and 3.3.21 outline neighbourhood policy areas pertaining to land use, built form, design, connectivity, landscaping, heritage, and public realm treatment. The proposed development demonstrates consistency with these Secondary Plan policies by providing uniform symmetrical development blocks which provides a range of ground-oriented housing types that are respective of surrounding land uses through the built form, materiality, landscaping, and public realm interface. The proposal provides for individual garages to screen vehicular uses from the right-of-way while also providing street facing primary entrances and landscaping to improve the public realm. The buildings integrate with the Grand Allée and Forecourt Park by selecting complementary building materials and colours to integrate with the Deschâtelets Building and the associated heritage landscape. Preservation of the existing trees are being provided to maintain the heritage views and pedestrian connections from Main Street.

Requested Relief - Zoning By-law Amendment

The requested relief from the Zoning By-law is also consistent with the policy and regulatory framework. The following summarizes the additional site-specific zoning provisions and planning rationale:

Reduced Setbacks and Permitted Projections

Permitting a 2-metre setback from the front lot line, a 2-metre setback from the rear lot line, a 2-metre setback from the corner lot line, and revised permitted projections requirements for balconies and stairs within these setbacks are suitable and appropriate development standards that ensure the development best frames and has the most direct interface with the public realm. The subject properties are located adjacent to City right-of-way and Parkland, and the proposed setbacks and projections provide for an urban pattern of development consistent with the Inner Urban Transect, Evolving Overlay, and Neighbourhood Designation policies. Similarly, the proposed setbacks are consistent with and compatible with the existing character of the area for similar low-rise built form typologies. Staff assessed the setback relationship to Grand Allée and have no concern and opine that the location of the proposed building does not have an adverse impact on the tree lined Grand Allée and views to the Forecourt Park and heritage building.

The provisions eliminating setbacks and soft landscaping requirements between the private way from the dwelling units and garages are also appropriate as these car courts function as a large internal shared driveway, as opposed to a traditional private way which would consist of an internal private road network which would require additional internal yard and driveway interfaces to the dwelling units. Further, soft landscaping treatments have been prioritized adjacent to City right-of-way.

Removal of Section 144 Requirements

The removal of Section 144 is appropriate, as the proposed development is consistent with the approved plan of subdivision.

Waste Management

The waste management provisions provide for a safe and sanitary centralized waste collection area for resident to store their waste, as municipal centralized waste collection will be required for this development.

One Lot for Zoning Purposes

The “One Lot for Zoning Purposes” provision is consistent with the functionality and intent of a PUD.

Removal of Exemption from Section 136

The removal of Section 136 (Maximum number of Attached Dwelling Units in a Townhouse Dwelling) is appropriate given the proposed development does not propose more than 8 townhouse units in a single row, as well as more than 16 dwelling units within a townhouse dwelling unit.

Urban Design Guidelines for Low-Rise Infill Housing

The proposed development is consistent with and implements a number of the guidelines contained within the Urban Design Guidelines for Low-Rise Infill Housing. The proposal facilitates the creations of a mix of townhouse and semi-detached dwelling units that are three-storeys in height, ensuring the scale and character of the streetscape and surrounding neighbourhood are being adhered to. Active entrances, glazing, and high-quality architectural treatment have a direct interface with the proposed development which improve the pedestrian experience and activate the surrounding public assets. The proposed development increases density in close proximity to the Main Street corridor, providing a walkable development in close proximity to commercial uses, and all parking is screened and separated from the public realm by being contained within the respective private garages accessed from the internal car court.

Provincial Planning Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2024 Provincial Planning Statement.

RURAL IMPLICATIONS

There are no rural implications in association with this report due to the location of the subject site.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Menard removed Delegated Authority on April 24, 2025, and provided a letter outlining the remaining concerns. Please see Document 4 for Councillor Menard's comments.

LEGAL IMPLICATIONS

With the passage of Bill 185, as amended, a zoning by-law amendment is only subject to appeal by "specified persons", essentially utility providers and government entities,

and the registered owner of a parcel of land subject to the amendment. If Council determines to refuse the amendment, reasons must be provided. It is anticipated that a hearing of two to four days would be required. Depending on the reasons for refusal, it would be necessary for an external planner to be retained and possibly other witnesses depending on the reasons for the refusal.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no servicing constraints identified for the proposed rezoning at this time. Servicing capacity requirements to be confirmed at time of site plan. Sanitary capacity is only provided as a guide at time of rezoning. Allocation of sanitary capacity is typically committed on a first come first served basis at time of site plan application.

FINANCIAL IMPLICATIONS

In the event the applications are refused and appealed, it would be necessary to retain an external planner. This expense would be funded from within the existing Planning Services operating budget.

ACCESSIBILITY IMPACTS

No accessibility concerns have been identified through review of this application. The new buildings will be required to meet the accessibility criteria contained within the Ontario Building Code.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- A city that has affordable housing and is more livable for all.
 - Increase housing supply and support intensification.
- A city that is green and resilient.
 - Plant, grow and preserve the urban tree canopy along roadways.
- A city that is more connection with reliable, safe, and accessible mobility options.
 - Support sustainable transportation for residents.

- Improve transit reliability.

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for making a decision on this application under the *Planning Act* expired on April 09, 2025.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Councillor Menard Comments – Ward 17 (Capital)

CONCLUSION

Staff support the proposed zoning By-law Amendment to facilitate the redevelopment of the properties and recommend approval of the application. Staff are of the opinion that the proposed land use will provide an increased housing stock on vacant parcels of land, as well as improve the pedestrian realm within the Greystone Village Plan of Subdivision, contributing to the creation of missing-middle housing and improvement of a 15-minute neighbourhood in close proximity to the Main Street corridor and major neighbourhood amenities, being the future Forecourt Park.

The proposed zoning relief is appropriate for the proposed development and reflect a building envelope which improves the public realm and provides for an urban pattern of development consistent with the policy framework while respecting the heritage views established by the tree lined Grand Allée, representing good planning. The proposal is consistent with the City's Official Plan, Old Ottawa East Secondary Plan, and applicable Urban Design Guidelines, as highlighted in this report.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

The Planning, Development and Building Services Department will prepare an implementing by-law and forward it to Legal Services.

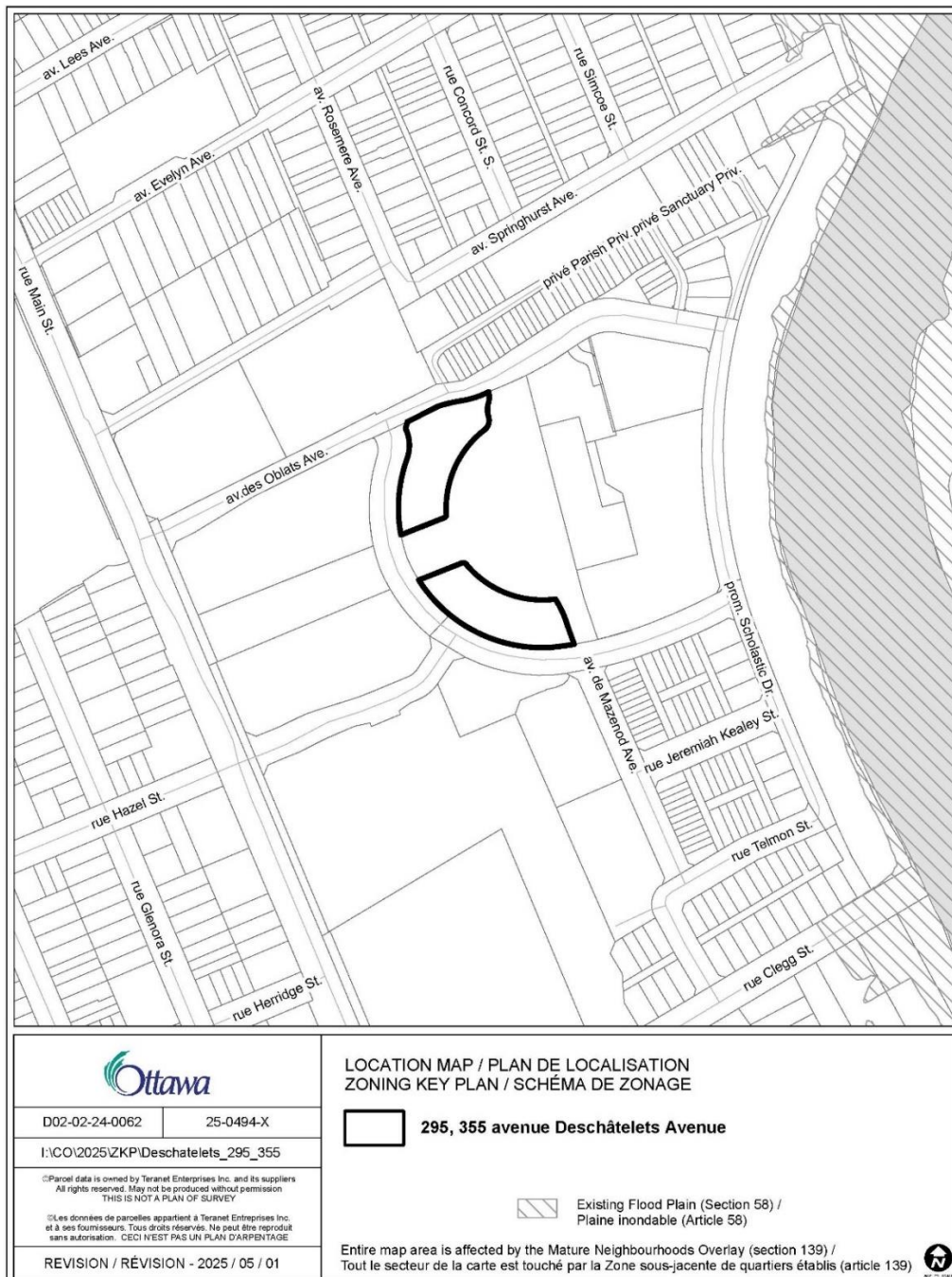
Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoottawa.ca)

Location map depicting the subject properties, zoned R3Q[2306] (Residential Third Density, Subzone Q, Exception 2306), subject to site specific amendments outlined in this report.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 295 and 355 Deschâtelets Avenue:

Amend Exception 2306 of Section 239 - Urban Exceptions of By-law 2008-250 with provisions similar in effect to the following:

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

- Minimum Front Yard Setback: 2.0 metres.
- Minimum Rear Yard Setback: 2.0 metres.
- Minimum Corner Side Yard Setback: 2.0 metres.
- Despite Section 65 (Permitted Projections into Required Yards):
 - i. Maximum permitted projection into a required setback for a balcony: 2.5 metres.
 - ii. Maximum permitted projection to a property line for a balcony and stairs: 0.2 metres.
- Despite Section 131 (Planned Unit Development)
 - i. Minimum Width of a private way: 4.5 metres.
 - ii. Minimum setback for any wall of a residential use building to a private way: 0 metres.
 - iii. Minimum setback for any garage or carport entrance from a private way: 0 metres.
 - iv. No soft landscaping is required between a dwelling unit and the private way.
- Section 144 does not apply.
- A waste storage area must be fully enclosed within a building or structure
- Despite Section 55, a waste storage area is permitted to be located within an interior yard
- Despite Section 55, a waste storage area is not subject to any setbacks requirements from any other buildings located on the same lot
- The lands zoned R3Q[2306] are considered one lot for zoning purposes.

b) In Column V, Provisions, remove the text:

- Minimum corner side yard setback: 3 metres.
- Section 136 does not apply.

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. One public open house between the applicant and members of the Old Ottawa East Community Association (OOECA) occurred on June 4, 2024, to solicit feedback on the proposed development.

Comments in Support

Support for the addition of new housing on the subject properties and the level of density proposed. Please ensure continuous sidewalks are provided through the entrances to the building.

Staff response:

For the reasons outlined in the staff report, the Zoning By-law Amendment is recommended for approval. Sidewalks and walkways are proposed along the exterior extent of the proposed development.

Original Concept – Approved Plan of Subdivision

Concerns with proposed development, as the original plan of subdivision contemplated curved back-to-back townhouses responding to the forecourt site to a less dense and less unique form of development which is automobile oriented.

Staff response:

The proposed development remains consistent with the Official Plan by providing missing-middle housing at a density which exceeds the requirements of the City's Growth Management Framework for the Inner Urban Transect in the Neighbourhood Designation.

The development positively responds to the City's adjacent right-of-way, being the road network and future Forecourt Park but having a direct architectural and landscape interface which positively interfaces with the public realm. Vehicular parking is located within the proposed buildings, interior to the site, to minimize the impacts of vehicular related facilities on the public realm and keeping vehicular facilities (car court) interior to the site. The car courts provide further views to the Forecourt Park and Deschâtelets Building from Deschâtelets Avenue and Des Oblats Avenue.

De Mazenod Avenue Extension

Concerns that the development would impede the extension of the De Mazenod Avenue. Greystone Resident should have unobstructed access to the future Forecourt Park.

Staff response:

The proposed development does not impede any works on De Mazenod Avenue. The development is fully contained within the boundaries of the subject lands, and access to the Forecourt Park will be maintained through the Grand Allée and surrounding vehicular and pedestrian networks.

Tree Plantings

The proposed development should provide for the planting of trees surrounding the proposed development within the Forecourt Park and Grand Allée. To provide visual separation between the private development and public parkland.

Staff response:

Through the concurrent Site Plan Control application, Staff are in review of potential tree plantings along the Grand Allée adjacent to the Deschâtelets right-of-way to enhance the tree line which establishes views from Main Street to the Deschâtelets Building.

The proposed development is intended to have a positive and active interface with the Grand Allée and future Forecourt Park by providing for entrances, high-quality architectural treatment, and minimal separation from the surrounding public lands, which is consistent with the Official Plan policies which support an urban pattern of development on the subject lands.

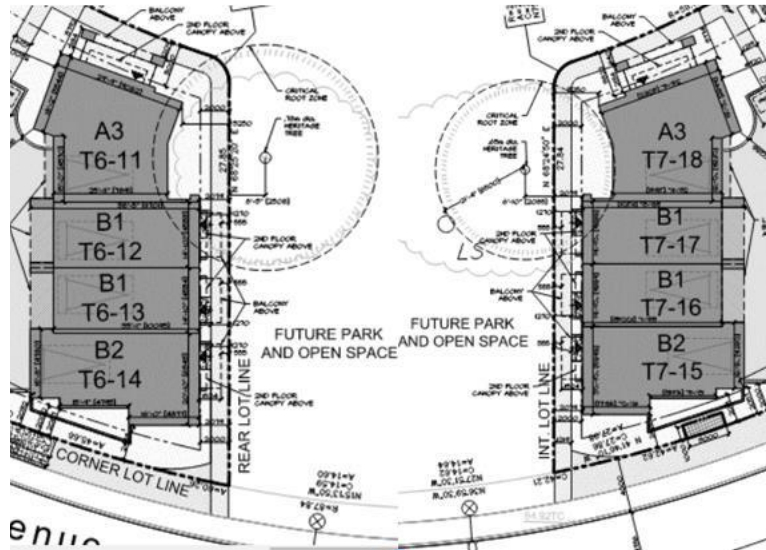
Regarding tree plantings in the future Forecourt Park, as the park is subject to future design by the City's Parks and Recreational Facilities Department no plantings are provided as the final design is subject to further consultation and approvals.

Old Ottawa East Community Association Comments

In response to the many rezoning provisions that The Regional Group seeks for the above-noted application, we have only ***one request: push back the units bordering the Grande Allée so that the full viewscape of the Deschâtelets Residence and critical root zones are continued*** as established by the southern facades of the Milieu

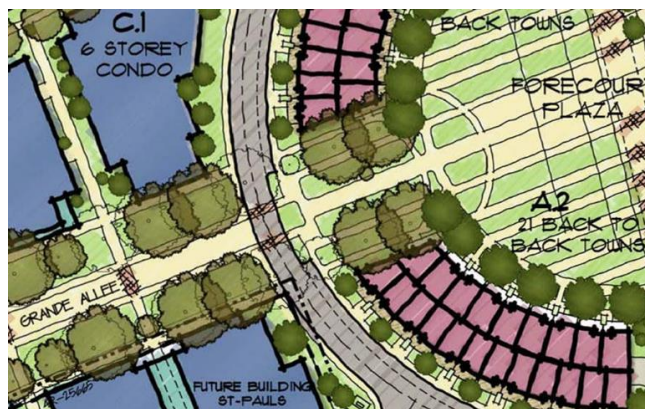
and Ballantyne apartments and by the northern facades of the yet-to-be-built-but-comparable buildings on the southern, Saint Paul University side of the Grande Allée.

Specifically, we ask that units T7-17, T7-16, and T7-15 be shifted southerly so that their northern facades line up with the northern facade of T7-18; and that units T6-12, T6-13 and T6-14 be shifted northerly so that their southern facades line up with the southern façade of T6-11. A rough estimate is that the six units in question would have to be shifted 2.2 meters.



Proposed Units Bordering the Grande Allée

Our request is based on the original 2011 plan for the redevelopment of the Oblates lands and the subsequent Oblate Redevelopment Concept Plan of 2015 that The Regional Group created and had approved. ***Both of these plans show the continuous viewscape along both sides of the Grande Allée***, as per images below, rather than being constrained by the proposed units along the Grande Allée.





3. Back-to-back Townhomes

Framing the proposed festival plaza, these 3½-storey structures will serve to reinforce the existing heritage landscape and architecture while providing a more urban housing option.

With high visibility on all sides, each building facade will be designed as a front. Cladding materials will be selected to harmonize with the heritage Deschâtelets Building.

The design of each unit will be flexible to facilitate a single unit to be converted to a live/work unit or a duplex with a ground floor income flat.

A common underground garage will serve each building with discrete access from the ends. These units will be developed as condominiums.

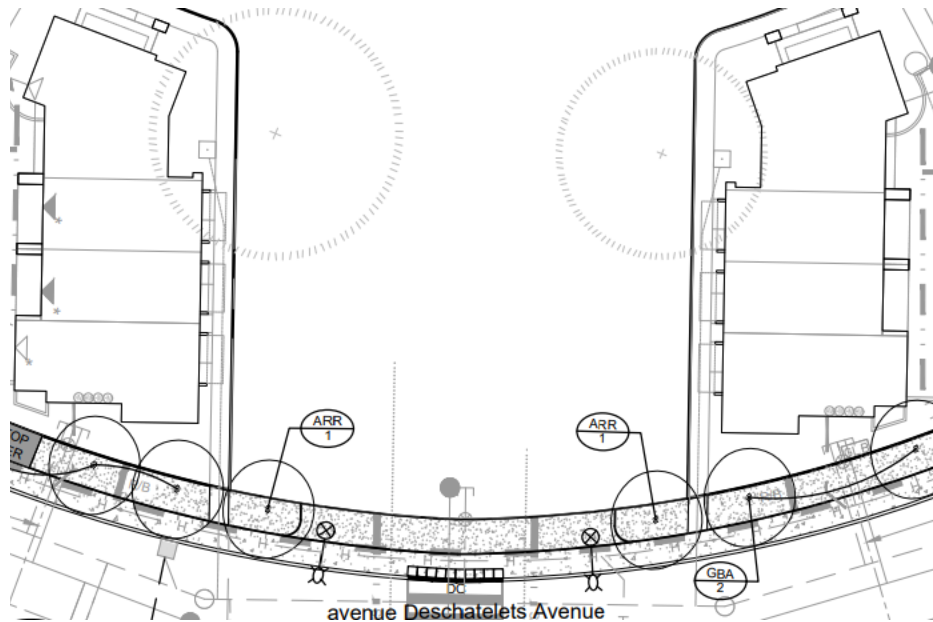
Images of Original Plan (2011) and Regional's "Oblates Lands Redevelopment" (2015)

In our video meeting with City and the Councillor's staff February 14, 2025, City staff suggested that the existing canopy trees were already limiting the viewscape so the proposed location of the Forecourt units bordering the Allée really wouldn't have an effect. This perspective ignores several realities. The first is that for half of the year, foliage doesn't exist so it doesn't block the view. Secondly, and of greater importance, as one walks along the Grande Allée towards the Deschâtelets Building, the view should be opening up, not closing down, so that the new Forecourt Park and the full face of the Deschâtelets Building come into view.

The design brief of the rezoning application notes, "Great care was taken when configuring the footprint of these blocks [T7-18 and T6-11] to accommodate the critical root zones of the heritage trees near the intersection of the Grande Allée with the Forecourt Park." This is excellent but ***we are seeking the above-described shifts of the other Allée-adjacent units so that new trees opposite them can have comparably-sized critical root zones that will allow the new trees to grow to be massive "heritage trees" like those that are being protected and that line the rest of the Allée to the west.***

The "Heritage Impact Assessment, Addendum H, Greystone Forecourt Townhomes" states, "To ensure the viability of new trees planted in line with the two existing trees, consideration should be given to limiting the footprints of three B1 and B2 Units to the west, fronting onto the Allée. "(p18). But this advice has been ignored by Regional.

Specifically, at least two more trees should be planted on each side of the Grande Allée and these trees should be of a species that is one of the those that compose the rest of the Grande Allée and that will, with time, be massive canopy trees. The current plan seems to envisage one additional tree (“ARR/1”) on each side of the Allée but these trees seem to be more in line with other proposed trees for Deschâtelets Avenue rather than with the Grande Allée. Further, the proposed species, “Redpointe” maples, have a maximum height of only 45 feet, considerably less than the established trees of the Allée. The proposed plan should be enhancing - not diminishing - the Grande Allée.



The application's lack of new "canopy" trees along the Allée, as shown above, is contrary to the original plan.



The "Urban Design Brief" (p51) gives a sense for where additional trees should be planted along the Grande Allée, however, these trees are not shown in the "Planting Plans."

Regional's response to the OOECA planning committee on its request has been that their engineers say that such a shift of these units would result in inadequate turning radii for vehicles entering the garages off the paved courts. We find it highly ironic that the City may be willing to let parking and driveways be a dominant factor in the layout of this final phase of Greystone Village. Elsewhere in Old Ottawa East and in the City, parking provisions are being greatly reduced.

Also, the approved concept for the Forecourt area had 42 units of back-to-back towns with underground parking with minimal driveways. But now Regional is proposing 28 percent fewer units with lots of surface parking and driveways. We acknowledge Regional's explanation that the underground parking would have been uneconomical, however, their greatly changed and less attractive plan should not come with the added disadvantage of a reduced Grande Allée provision.

For the most part, The Regional Group has worked well with the community over the last decade. Greystone Village is a notable success on numerous counts. Along the way, the community association has supported many rezoning issues as Regional has sought changes to the approved plan and zoning. Also, in considerable part because of the community association successfully advocated for major infrastructure improvements like the Flora Footbridge and a rebuilt Main Street, Old Ottawa East has become a more desirable community, something that has enhanced the value of all of the new residences in Greystone Village and, undoubtedly, the profitability for The Regional Group. On this Grande Allée issue, ***we feel that Regional is not respecting their original plan or the sole request of the community association in regards to ensuring there is a full corridor all along the Grande Allée.***

The proposed units encroaching on the viewscape and on critical root zones for new canopy trees is shortsighted and a betrayal of the original plan, all for the sake of making previously-unplanned parking and driveways slightly better for a few new residents.

Surely the City can persuade Regional to value the overall impact of the new Forecourt development on the heritage-protected Grande Allée over making it easier for a few new residents to park their cars. It will be interesting to see if PDBS and the heritage experts of the City of Ottawa side with the developers or the community on this issue.

The community's request will not reduce the number of critical housing units. Indeed, as mentioned, Regional is proposing to build 30 rather than the originally planned 42 dwelling units. ***It's rather a question of whether a few residents will have better parking rather than whether the full community will have a glorious Grande Allée***

being fully supported as an essential part of Old Ottawa East for the next century or longer. Let's not be shortsighted about this.

Staff response:

With respect to the proposed setbacks for the units abutting the Grand Allée, Block 28 has a zoning compliant interior side yard setback of 2.0 metres, whereas 1.8 metres is required. Relief is required to provide for the 2-metre setback for the units abutting the Grand Allée on Block 29, as the lot line abutting the Grand Allée is by definition considered a rear lot line. The developer is requesting the reduced rear yard setback adjacent to the Allée in order to provide for a consistent and symmetrical development which activates the Grand Allée by providing for a shallow lot depth which is consistent with the urban pattern of build form anticipated within the Inner Urban Transect and Neighbourhood Designation policies.

With respect to the views to the Deschâtelets Building from Main Street, this view is being maintained through the proposed development as it is ultimately the tree line along the Grand Allée which frames and establishes the views from Main Street. Planning and Heritage Staff have reviewed the proposed development and have indicated a satisfactory level of separation, and no impediment of the views established by the existing tree line as a result of the proposed development. Further, the heritage reference plan which established the boundaries of the Grand Allée narrows as it approaches the future Forecourt Park.

Critical root zones are being maintained and Forestry Staff have found the proposed plantings and protections as being adequate to preserve the existing trees. New tree plantings are being considered through the ongoing Site Plan Control application along the Grand Allée which would improve the existing tree line.

Document 4 – Councillor Comments

The Office of Capital Ward Councillor Shawn Menard (the councillor for the ward in which 295 and 355 Deschâtelets Avenue are located)—upon reviewing the proposal for 295 and 355 Deschâtelets Avenue and the response by the Planning Committee of the Old Ottawa East Community Association (OOECA)—wishes to express our agreement with the assessment of the OOECA Planning Committee, as expressed in their letter titled, *295 355 Deschâtelets 25045 revised_.pdf*.

While we support the letter, and its requests, in its entirety, we will highlight key aspects of the letter, specifically, their primary request to:

Push back the units bordering the Grande Allée so that the full viewscape of the Deschâtelets Residence and critical root zones are continued as established by the southern facades of the Milieu and Ballantyne apartments and by the northern facades of the yet-to-be-built-but-comparable buildings on the southern, Saint Paul University side of the Grande Allée.

We agree that units T7-17, T7-16 and T7-15 should be shifted southerly, aligning their northern façade with that of T7-18; and that units T6-12, T6-13 and T6-14 should be shifted northerly, aligning their southern façade with that of T6-11.

The OOECA Planning Committee is correct in their argument that development should not impinge on a continuous viewscape along both sides of the Grande Allée, as depicted in both the original 2011 re-development plan for the Oblates lands, as well as the Oblate Redevelopment Concept Plan of 2015.

We agree that “as one walks along the Grande Allée towards the Deschâtelets Building, the view should be opening up, not closing down, so that the new Forecourt Park and the full face of the Deschâtelets Building come into view.”

Further, we share concerns about the number, species and placement of trees to be planted on each side of the Grande Allée. The trees to be planted should have comparably-sized critical root zones to the existing trees, so that they may grow to similar height and size of the existing trees. Such uniformity of tree size would better align with the vision for the Grand Allée and the overall development.

We understand the challenges that can befall a development of this size within an established inner-urban community, and we commend many of the creative designs and solutions that have been implemented so far as part of the Greystone Village

development. We are certainly pleased to have this new development within our community, and we are confident that it will contribute positively to the vitality and livability of the neighbourhood.

As the Planning Committee (Old Ottawa East) notes:

The community's request will not reduce the number of critical housing units. Indeed, as mentioned, Regional is proposing to build 30 rather than the originally planned 42 dwelling units. ***It's rather a question of whether a few residents will have better parking rather than whether the full community will have a glorious Grande Allée being fully supported as an essential part of Old Ottawa East for the next century or longer.***

Additionally, failing to align the setbacks of the development at 295 and 355 Deschâtelets Avenue will require the removal of a large sugar maple on the northern side of the Grande Allée. This tree is an asset to the community, who has explicitly called for its retention. Original plans at this site also called for the retention of this tree. At the time, the tree was deemed healthy and according to forestry staff, it can remain viable for a decade, if not more.

We are confident that the community's requests can be accommodated without putting undue burden on the developer or the future occupants—in fact, the community's requests will result in an improved urban environment and greater neighbourhood enjoyment for those very residents.

As such, we request that the feedback of our community be respected and plans for application D02-02-24-0062 be revised accordingly by The Regional Group.