

Subject: Zoning By-law Amendment – 258 Durocher Street

File Number: ACS2025-PDB-PSX-0073

Report to Planning and Housing Committee on 3 December 2025

and Council 10 December 2025

**Submitted on November 27, 2025 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

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Ward: Rideau-Vanier (12)

Objet : Modification du Règlement de zonage – 258, rue Durocher

Dossier : ACS2025-PDB-PSX-0073

Rapport au Comité de la planification et du logement

le 3 décembre 2025

et au Conseil le 10 décembre 2025

**Soumis le 27 novembre 2025 par Derrick Moodie, Directeur, Services de la
planification, Direction générale des services de la planification, de
l'aménagement et du bâtiment**

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Quartier : Rideau-Vanier (12)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 258 Durocher Street, as shown in Document 1, to permit an animal hospital, animal care establishment, a retail store, a retail food store and a training centre within an existing building, as detailed in Document 2.
2. That Planning and Housing Committee 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 December 10, 2025,” subject to submissions received between the publication of this report and the time of Council’s decision.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de la planification et du logement recommande au Conseil d’approuver une modification du Règlement de zonage n° 2008-250 pour la propriété située au 258, rue Durocher, comme le montre le document 1, en vue de permettre l’aménagement d’un hôpital vétérinaire, d’un établissement de soins des animaux, d’un magasin de détail, d’un magasin d’alimentation de détail et d’un centre de formation dans un bâtiment existant, comme l’explique en détail le document 2.
2. Que le Comité de la planification et du logement donne son approbation afin que la section du présent rapport consacrée aux détails de la consultation soit incluse 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 10 décembre 2025 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

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

258 Durocher Street

Owner

Ottawa Humane Society

Applicant

Fotenn Planning + Design (c/o Mark Ouseley)

Architect

N/A

Description of site and surroundings

The subject property is in the Vanier neighbourhood, on a rectangular, corner through lot. The subject property is approximately 3,930.0 square metres in size, with approximately 65.0 metres frontage along Durocher Street, 61.0 metres along St. Paul Street and 65.0 metres frontage along Desrosiers Street. The subject property is occupied by an existing, single-storey, low-rise institutional building that once served as a Canada Post mail depot and other institutional uses. A parking lot is located on the northern portion of the site with access from Durocher and Desrosiers Streets and a loading area is located at the west end of the existing building with access from Desrosiers Street. There are also several trees scattered throughout the site. The existing building and parking lot will generally remain the same and the existing trees will be retained.

The surrounding context consists of a mix of uses. To the north, the subject property abuts low-rise apartment buildings; to the east, the subject property abuts a public road and then low-rise apartment buildings, semi- and single detached buildings; to the south, the property abuts a public road and then a shopping plaza with a parking lot and low-rise commercial buildings; and to the west, the subject property abuts a public road and Vanier Parkway, separated by a landscaped buffer, beyond which is a residential neighbourhood featuring a mixture of building typologies.

Summary of proposed development

The existing building is proposed to be retrofitted to support the development of an Animal Welfare Hub. The proposed Animal Welfare Hub will provide services for community members who are unable to access animal care at private-sector clinics and provide a variety of services, including veterinary care and other supports that promote animal welfare and pet retention. These services align with the definitions of animal hospital and animal care establishment within Zoning By-law 2008-250.

The proposed Animal Welfare Hub will also include a retail store, retail food store and a training centre. The primary activities of the training centre component are community outreach and public education services. All proposed uses will be contained within the existing building. There are no kennels or dog runs proposed and the existing conditions (e.g. parking, loading, trees) of the subject property will generally remain unchanged.

Document 4 provides a Site Plan showing the existing conditions of the subject property and the proposed location of the Animal Welfare Hub within the existing building.

Summary of requested Zoning By-law amendment

The Zoning By-law Amendment proposes to rezone the subject property from “Minor Institutional, with Subzone A (I1A)” to “General Mixed Use Zone, Urban Exception XXXX, height suffix 14.5 metres [GM(XXXX) H(14.5)]”, as shown in Document 1. The purpose of the proposed Zoning By-law Amendment, as detailed in Document 2, is to establish a maximum building height of 14.5 metres (height suffix); prohibit land uses that do not align with the policies of the neighbourhood designation; and to permit non -residential uses within an existing building, including the proposed uses of animal hospital, animal care establishment, retail store, retail food store and training centre.

Urban Design Review Panel

This Zoning By-law Amendment application was not subject to Urban Design Review Panel.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. Comments received from residents in the community include general support for the proposal, notification requests and concerns regarding land use compatibility with existing residential uses.

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

Official Plan designation(s)

Section 1 of the Official Plan introduces the City of Ottawa's planning and policy context and documents the role of the Official Plan and how to use the Official Pplan.

Section 2 of the Official Plan provides the strategic directions. Section 2.1 provides "The Big Policy Moves" which are five broad policy directions that form the foundation to becoming the most liveable mid-sized city in North America over the next century. Section 2.2 provides "Cross Cutting Issues" which are themes that are implemented through the policies in multiple sections of the Official Plan to carry out its vision, goals and provide intent behind policies to guide urban planning and development decisions.

Section 3 of the Official Plan provides the Growth Management Framework policies, including policy direction on where growth is to occur, how it is to be managed and what density and form it will take.

Section 4 of the Official Plan provides citywide policy direction on mobility, housing, large-scale institutions and facilities, parks and recreation facilities, cultural heritage and archaeology, urban design, drinking water, wastewater and stormwater infrastructure, natural heritage, green space and the urban forest, water resources, school facilities and generally permitted uses.

Section 5 provides policy direction for six concentric policy areas called transects. The subject property is in the Inner Urban Transect Policy Area per Schedule 'A' of the Official Plan. This transects policy area includes older, pre-World War II neighbourhoods that immediately surround the Downtown Core, and the earliest post -World War II areas directly adjacent to them. The Inner Urban Transect is generally planned for mid- to high- density, mixed-use development, concentrated around Hubs and a network of Corridors, including lands within the Neighbourhood designation and Evolving Neighbourhood Overlay.

Section 6 provides policy direction for urban designations that are based on urban function rather than land use. Per Schedule 'B2' of the Official Plan, the subject property is designated Neighbourhood, with an Evolving Neighbourhood Overlay. The Neighbourhood designation permits low-rise residential and some non-residential uses.

Section 13 provides the relevant definitions: Development, 15-minute Neighbourhoods.

Planning rationale

The proposed rezoning from the "Minor Institutional, with Subzone A (I1A)" to "General Mixed Use Zone, Urban Exception XXXX, height suffix 14.5 metres [GM(XXXX)]

H(14.5)]”, as shown in Document 1, will permit the proposed uses of animal hospital, animal care establishment, retail store, retail food store and training centre. The proposed uses are in conformity with the policies of Section 6.3.1 of the Official Plan regarding the maximum permitted building height and the range and mix of uses permitted in the neighbourhood designation. The proposed uses are also in conformity with the policies of Section 6.3.3 of the Official Plan, including the criteria of Policy 3 for introducing small-scale non-residential uses within neighbourhoods.

The existing building is considered low-rise (at approximately 5.5 metres tall), and the rezoning proposal seeks to establish a maximum building height of 14.5 metres (height suffix), which would permit only low-rise development and prohibit an “apartment dwelling, mid-rise” and an “apartment dwelling, high-rise” in accordance with 187(6) of Zoning By-law 2008-250. The proposal is in conformity with the policies of the Neighbourhood designation that limit residential and non-residential uses to low-rise.

The proposed uses are appropriate per Policy 4 of Section 6.3.1, which allows for the Zoning By-law and approvals under the *Planning Act* to permit compatible and complementary small-scale non-residential uses and services (including retail, service, cultural, leisure and entertainment uses) that primarily serve residents in a walking distance to support the strengthening of 15-minute neighbourhoods. The proposal provides retail and service uses that are intended for community members in the surrounding area and therefore aligns with this policy.

The GM Zone was selected as the most appropriate zone, as the proposed uses are not permitted by the I1A Zone and the I1A Zone is primarily intended for community, institutional and emergency service uses. In contrast, the GM Zone permits a mix of residential, commercial and institutional uses that are compatible with each other. The list of permitted uses in the GM Zone generally align with the list of permitted uses currently proposed in the Neighbourhood Mixed-Use (NMU) Zone in the draft of the New Zoning By-law. The NMU Zone will apply to lands within the Neighbourhood designation, outside of Hubs and Corridors, which are currently zoned GM and suitable for a mix of uses that are complementary and compatible with primarily residential uses. As per the Evolving Neighbourhood designation, and mixed-use zones in the Zoning By-law, the intent of these locations are to:

- Strengthen locally oriented services and amenities in support of 15-minute neighbourhoods;
- Provide for flexible and adaptable space for residential and non-residential use;
- Support mixed-use development in appropriate locations in the Neighbourhood designation and recognize existing non-residential uses; and

- Establish zoning requirements that create contextually appropriate development for the surrounding area.

Therefore, the proposal will permit uses that align with the Official Plan and are consistent with the direction of the draft new Zoning By-law. Non-residential uses that are not appropriate for the Neighbourhood Designation within the Inner Urban Transect Policy Area, including the drive through facility and a technology industry, are recommended to be prohibited through this Zoning By-law Amendment to limit the potential for land use incompatibility with surrounding residential uses and maintain conformity with the Official Plan.

The proposal represents an adaptive reuse where the proposed uses will be contained within an existing building. The proposal satisfies the criteria of Policy 3 of Section 6.3.3 of the Official Plan as the proposed uses are considered small scale and will serve the surrounding lands; the subject property is conveniently located next to concentrations of residential development and can be easily accessed by pedestrians and cyclists from adjacent residential areas in the immediate surrounding area and along Montreal Road; the proposal supports community cohesion (training centre) and the development of 15 minute neighbourhoods (services, retail and retail food store); and no large volumes of vehicular traffic from outside the immediate area is anticipated to be generated.

Finally, staff have no concerns with the proposal as the uses will be contained within the existing building; the subject property is on the edge of the neighbourhood and bound by public roads on three sides (providing adequate separation from nearby low-density residential uses); and there are no changes proposed to the existing tree canopy, building envelope, parking or loading area. Therefore, the proposed land uses are appropriate and compatible with the surrounding site context.

The proposal is in conformity with the Official Plan and, for all the reasons provided above, the Zoning By-law Amendment requests are appropriate and represent good land use planning.

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 associated with the recommendations of this report.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Stéphanie Plante is aware of the application related to this report.

ADVISORY COMMITTEE(S) COMMENTS

There were no advisory committee comments received.

LEGAL IMPLICATIONS

There are no legal impediments to adopting the recommendations in this report.

RISK MANAGEMENT IMPLICATIONS

There are no risks associated with the recommendations of this report.

ASSET MANAGEMENT IMPLICATIONS

There are no servicing constraints identified for the proposed zoning at this time. Servicing capacity requirements to be confirmed at time of site plan. Sanitary capacity availability 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

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with the recommendations of this report. Accessibility requirements will be reviewed and determined at the time of building permit application.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Has a diversified and prosperous economy.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-25-0073) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications. The Council approved timeline has been met.

The statutory 90-day timeline for making a decision on this application under the *Planning Act* will expire on Monday, January 5, 2026.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Site Plan

CONCLUSION

The proposal is consistent with the Provincial Planning Statement (PPS) 2024 and is in conformity with the City's Official Plan. For the reasons detailed in this report, the Zoning By-law Amendment application is considered appropriate, and the development proposal represents good land use planning.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

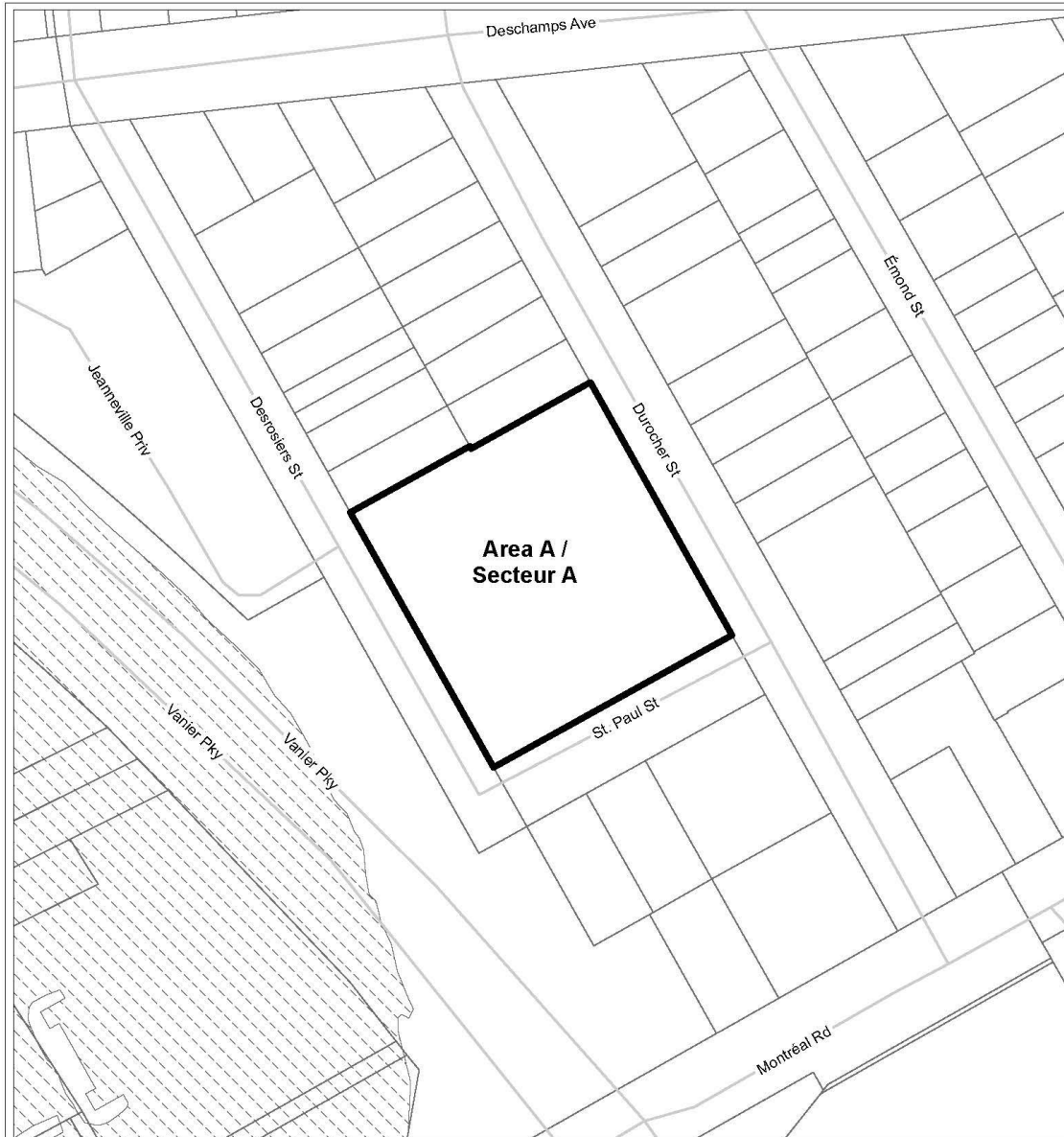
The Planning, Development and Building Services Department will prepare an implementing by-law and forward it to Legal Services.

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 – Zoning Key Map

For an interactive Zoning map of Ottawa visit geoOttawa



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHEMA DE ZONAGE	
D02-02-25-0073	25-1463-D	258 rue Durocher Street	
I:\CO\2025\ZKP\IDurocher_258		 Area A to be rezoned from I1A to GM(XXXX) H(14.5) Le zonage du secteur A sera modifié de I1A à GM(XXXX) H(14.5)	
©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY		©Les données de parcelles appartiennent à Teranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE.	
REVISION / RÉVISION - 2025 / 11 / 10		 Flood Plain - Area Specific Provisions (Section 58) / Plaine inondable - Dispositions propres à des emplacements (Article 58)	



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 258 Durocher Street:

- 1) Rezone the lands as shown in Document 1;
- 2) Add a new exception XXXX to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a) In Column I, Exception Number, add the text “XXXX”
 - b) In Column II, Applicable Zones add the text “GM[XXXX] H(14.5)”
 - c) In Column IV, Prohibited Uses, add the text:
 - drive-through facility
 - technology industry

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. Comments received from residents in the community include general support for the proposal, notification requests and concerns regarding land use compatibility with existing residential uses.

Public Comments and Responses

Comment:

Concerns regarding land use compatibility with adjacent residential uses, including potential snow storage, vehicular traffic and noise impacts.

Response:

- Snow storage will be required on-site and, where not possible, off-site storage will be required in accordance with the city's development and property standards.
- A Transportation Impact Assessment (TIA) was not required for the development as the proposed development would not generate sufficient traffic to warrant a TIA report.
- There are no anticipated noise impacts. The proposed uses will be confined within the existing building. Construction will generally be limited to the retrofit of the existing building. All construction and site preparation will be required in accordance with the City standards and requirements.



23 November 2025

Application for Zoning Bylaw Amendment for 258 Durocher (File # D02-02-25-0073)

Comments by the Vanier Community Association (VCA)

Summary:

The VCA supports this application by the Ottawa Humane Society to establish an animal welfare hub in Vanier at Vanier's old Post Office and to rezone the property from Institutional to Mixed Use (GM). The VCA considers this site as the former City of Vanier's post office to be a long under-utilized central community space. The post office served not only as a service provider for postal services but was designed as a community hub with landscaping features and outdoor community seating and gathering place. Despite years of relatively inactive use since the post office closure the site has continued to offer community green space with mature trees. Its re-use and the related operational presence as an animal welfare hub will contribute to the neighbourhood as a community social asset and hub and help address the chronic illicit activities which have been prevalent since the closure of the post office. The proposed rezoning to GM should retain the existing height limit (15 m) in the form of NMU 1 as per the proposed new comprehensive zoning bylaw), in the event of future redevelopment consistent with the proposed new N5 zoning in the evolving overlay for the immediate area which limits residential buildings to a 14.5 m height maximum. Consideration to apply for Brownfield and Montreal Rd District Community Improvement Programs (CIP) is recommended

General:

The VCA welcomes the application to re-use Vanier's old post office designed as a community hub in the 1970s and establish an animal welfare hub to serve the Vanier and neighbouring communities. The local presence of the Ottawa Humane Society to offer to residents affordable animal veterinary care and related services in a densely-populated lower income neighbourhood like Vanier is expected to contribute to community welfare and represents an important community benefit and asset. It can complement existing veterinary clinics and related services in Vanier and immediate area and improve affordability of 15-minute neighbourhood services consistent with the Official Plan. Collaboration with the existing Vanier Kibble Cupboard as appropriate may further enhance availability of affordable pet products. Re-use of the existing building and grounds serves to retain community built heritage, green space and mature trees. Re-use restores an active presence to help address chronic illicit activity which has prevailed since the closure of the post office.

Green space and Trees:

Canada Post designed the property as a community hub which offered generous green space and trees to a densely-populated city with limited tree canopy. Over the years, the maturing trees on the property contributed to Vanier's scarce tree canopy and offered residents an outdoor green gathering space only limited by the lack of functional presence to animate the space. The VCA, through its Beautification Committee, would be interested to explore with the Humane Society possible collaboration to support the renewed hub particularly for its outdoor spaces, recognizing the constraints identified in the environmental site assessments.

Rezoning:

The VCA has reservations to amend in the zoning bylaw amendment to allow for increased height to 18 m. Enabling the reuse of the existing one storey building does not require increased height permissions beyond the current 15 m. Any redevelopment should similarly be limited to the proposed NMU1 zoning height limit (15 m) under the new comprehensive zoning bylaw as proposed in the third draft, consistent with the proposed N5 14.5 m height limit in the evolving overlay for residential use. Elsewhere in Vanier (western sector) the proposed zoning for mixed use development is NMU1.

Brownfield and Montreal Rd District Community Improvement Plans (CIP):

Vanier faces on-going challenges to redevelopment related to contaminated soils resulting from past industrial and dumping practices. In the 1970s, when the post office was built, it is evident that while Canada Post did not invest in subsoil remediation, the building and outdoor spaces were designed whether through minimal sub-soil excavation, surface paving, above ground garden planters, concrete seating arrangements or perimeter tree planting to mitigate the risks to human health of the contaminate soils. The VCA recommends that the Ottawa Humane Society consider applying for a Brownfield CIP to further mitigate soil contamination especially to address any "hot spots". Similarly, the property is eligible for the Montreal Rd CIP. CIPs are designed to encourage the rehabilitation of lands and buildings to promote development. Its grants could assist in meeting costs related to a number of eligible expenditures related to retrofitting the building and site including landscaping. Supplementary benefits are also available to 'social enterprises' under the Montreal Rd CIP.

Community Consultations:

The VCA welcomes the offer for community consultations. The recent announcement by the City to advance consideration of the application from December 17 to December 3 makes scheduling of such a meeting difficult during this busy period, but following consideration of the zoning bylaw amendment and in the context of the site plan control review process, the VCA would be interested in convening such a meeting in coordination with the Ward 12 councillor.

Response:

- The proposal represents a retrofit of an existing building and the existing tree canopy will be retained.
- The details of the recommended zoning include a height suffix of 14.5 metres (m). Therefore, development will be limited to a low-rise built form, which aligns with policies of the Neighbourhood designation, as detailed in the staff report above.”

Document 4 – Site Plan

