

**Subject: Zoning By-law Amendment - 2510 and 2502 Saint-Laurent Boulevard,
1900 and 1920 Walkley Road, 2990 and 3000 Conroy Road, and 2425 Don Reid
Drive**

File Number: ACS2026-PDB-PS-0033

Report to Planning and Housing Committee on 18 February 2026

and Council 25 February 2026

**Submitted on February 6, 2026 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

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Ward: Gloucester-Southgate (10)

**Objet : Modification du Règlement de zonage - 2510 et 2502, boulevard
Saint-Laurent, 1900 et 1920, chemin Walkley, 2990 et 3000, chemin Conroy, et
2425, promenade Don Reid**

Dossier : ACS2026-PDB-PS-0033

Rapport au Comité de la planification et du logement

le 18 février 2026

et au Conseil le 25 février 2026

**Soumis le 6 février 2026 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 : Gloucester-Southgate (10)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2502 and 2510 Saint-Laurent Boulevard, 1900 and 1920 Walkley Road, 2990 and 3000 Conroy Road, and 2425 Don Reid Drive, as shown in Document 1, to facilitate a 160-unit townhouse development, park block, and block for future development, 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 February 25, 2026," 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 l'urbanisme et du logement recommande au Conseil d'approuver une modification au règlement de zonage 2008-250 pour les 2502 et 2510, boulevard Saint-Laurent, les 1900 et 1920, chemin Walkley, 2990 et 3000, chemin Conroy, et 2425, promenade Don Reid, comme indiqué dans le document 1, afin de faciliter la construction d'un ensemble de 160 maisons en rangée, d'un parc et d'un terrain destiné à un développement futur, comme détaillé dans le document 2.
2. Que le Comité de l'urbanisme et du logement approuve l'inclusion de la section « Détails de la consultation » du présent rapport dans la « brève explication » du résumé des observations écrites et orales du public, qui sera préparé par le bureau du greffier municipal et soumis au conseil dans le rapport intitulé « Résumé des observations publiques écrites et orales pour les points soumis aux « exigences d'explication » de la *loi sur l'urbanisme* lors de la réunion du conseil municipal du 25 février, 2026 », sous réserve des observations reçues entre la publication du présent rapport et la date de la décision du conseil.

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

2502 and 2510 Saint-Laurent Boulevard, 1900 and 1920 Walkley Road, 2990 and 3000 Conroy Road, and 2425 Don Reid Drive.

Owner

Claridge Homes (Walkley) Inc.

Applicant

Robert Tran, Novatech

Description of site and surroundings

The subject lands encompass several separate parcels generally located south of Walkley Road, west of Conroy Road, north of Saint-Laurent Boulevard, and east of Don Reid Drive. The subject lands are currently undeveloped, with previous buildings on the property having been demolished. Surrounding uses include, on the northeast corner of this block of land are two restaurants and a gas station, and offices are located on the southeast and southwest corners. East, west, and south of the site are light industrial uses primarily including office and warehouse uses within the Ottawa Business Park. Immediately to the west across Don Reid Drive is the Cornerstone EarlyON Child and Family Centre and Heatherington Nursery School, with low-rise residential to the northwest.

Summary of proposed development

The proposed development is to include 160 townhouse units to be constructed with private streets as part of an associated Plan of Condominium application (D07-04-24-0009) and Plan of Subdivision application (D07-16-25-0005), and Site Plan Control Application (D07-12-22-0155). This will also create a 0.43-hectare park block. Vehicular access to the site will be from Saint-Laurent Boulevard and Don Reid Drive.

The site was previously subject to an Official Plan Amendment, Zoning By-law Amendment, and Site Plan Control application to permit the development of a large format retail food store and gas bar. The retail food store and gas bar development did not proceed to construction, however following the approval, the buildings at 1900

Walkley Road, 2425 Don Reid Drive, 2510 Saint-Laurent Boulevard, and 3000 Conroy Road were demolished, and the subject lands have remained undeveloped since.

The current zoning of General Mixed-use, Urban Exception [1327] (GM[1327]) was geared toward a different use than is currently proposed and is no longer applicable, and as such the current exception is proposed to be removed from the subject lands. The zoning amendment is to change the zoning to GM[xxx1] to remove the maximum floor space index of two, which is not typically applied to low-rise residential development.

Summary of requested Zoning By-law amendment

The lands are currently zoned General Mixed-Use, Urban Exception [1327] (GM[1327]) that is intended to permit a mix of uses including residential. The zoning amendments are proposed to permit the development of 160 townhouse units by creating an urban exception GM(xxx1) to remove the previous urban exception and maximum floor space index under 187(3)(g).

The Parks and Open Space designation (O1) will be utilized to define the 0.43-hectare park block.

DISCUSSION

Public consultation

The public consultation process included a mailed notice to property owners within 120.0 metres of the development and four on-site signs were placed facing Walkley Road, Conroy Road, Saint-Laurent Boulevard, and Don Reid Drive.

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

Official Plan designation(s)

Within the City of Ottawa Official Plan (OP), the site is identified as follows:

On Schedule B3 – Outer Urban Transect designates the lands with the Neighbourhood designation and Evolving Neighbourhood Overlay.

Schedule C1 – Protected Major Transit Station Areas, a future at-grade BRT station is identified in the area of the Walkley Road and Conroy Road intersection.

Schedule C2 – Transit Network (Ultimate) – Walkley Road is identified as Transitway – At-Grade Crossings, and Conroy Road is defined as a Transit Priority Corridor.

Schedule C3 – Active Transportation Network (Urban) – Major Pathway is identified along Conroy Road and through the green space north of Walkley Road, east of Ryder Street.

Schedule C4 – Urban Road Network, Walkley Road and Conroy Road are existing arterials, Saint-Laurent Boulevard and Don Reid Drive are existing collectors.

Schedule C12 - Urban Greenspace, north of Walkley Road and east of Ryder Street is Open Space.

Planning rationale

Land Use

The Neighbourhood designation outlined under Section 6.3 in the Official Plan (OP) defines the Neighbourhood as allowing a range of low-rise building forms. The proposal includes 160 townhouse units on three private streets and a 0.43-hectare park block. Section 5.3 also promotes the creation of ground-oriented low-rise built forms to be consistent with the established pattern of built form within the Outer Urban Transect.

There are existing commercial uses on the southwest corner of Walkley Road and Conroy Road, office uses on the northwest corner of Conroy Road and Saint-Laurent Boulevard, and northeast corner of Saint-Laurent Boulevard and Don Reid Drive. Locating residential and commercial areas in proximity improves accessibility, supports local economic growth, and enables these functions to complement each other, contributing to the OP's overall objective in creating 15-minute neighbourhood.

Transportation and Active Transportation

The proposed development will create a vehicular access point on Don Reid Drive and two on Saint-Laurent Boulevard. Sidewalk connections will be provided to Don Reid Drive, Saint-Laurent Boulevard, Conroy Road, and Walkley Road, which is consistent with OP policy 4.1.2, Promote healthy 15-minute neighbourhoods.

Site Servicing

The site is serviceable with municipal water, sanitary sewers, and storm sewers from Don Reid Drive, Saint-Laurent Boulevard, and Conroy Road.

Parkland Dedication

Parkland dedication requirements will be satisfied with the creation of a 0.43-hectare park, which is consistent with OP policy 4.4.1. The park block is to be located on the west side of the property adjacent to Don Reid Drive with additional pedestrian access

provided through walkway blocks from Canal Builders Private to the east, and Millwrights Private to the north.

Amendment

The exception requested with the GM[xxx1] zone will remove the maximum floor space index under 187(3)(g), as well as the current urban exception [1327]. Urban Exception [1327] was implemented for a different use and development form than is currently proposed and is no longer applicable, and as such the removal of the current urban exception is supportable. The zoning amendment is to change the zoning to GM[xxx1] to remove the maximum floor space index of two, which is not typically applied to low-rise residential development and is also supportable.

The development of the future block may be subject to further planning approvals.

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 direct implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR(S)

Ward Councillor Jessica Bradley is aware of the application related to this report.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

Asset Management staff has reviewed and provides the following comments:

Infrastructure Servicing AMI:

Water Servicing: Water BC provided October 2022, no concerns.

Sanitary Servicing: no concerns

Stormwater Servicing: Site will be controlled via stormwater management and controlled to the 5-year predevelopment release rate with a runoff coefficient of less than 0.5. No concerns.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

Sidewalks connect the development to existing sidewalk infrastructure on all four sides of the development, and two internal walkway blocks help provide access to the public park. All buildings within the development will be constructed in accordance with the Ontario Building Code.

ENVIRONMENTAL IMPLICATIONS

A 0.43-hectare park block is to be created on a section of the property that already includes a number of existing mature trees. Existing trees within the park block are to be retained where possible, and locations for additional tree planting will be identified in the park development plan.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- A city that is green and resilient.
- A city that is more connected with reliable, safe and accessible mobility options.

APPLICATION PROCESS TIMELINE STATUS

The Council approved timeline **has not been met**. This application (Development Application Number: D02-02-22-0101) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity of issues associated with the site.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Site Plan

CONCLUSION

The Planning, Development and Building Services Department recommends approval of the application to rezone the lands as shown in Document 1 from GM[1327] to GM[xxx1] and O1 to create 160 townhouse dwelling units and a park block. The application aligns with the direction of the Official Plan and is consistent with the Provincial Planning Statement.

DISPOSITION

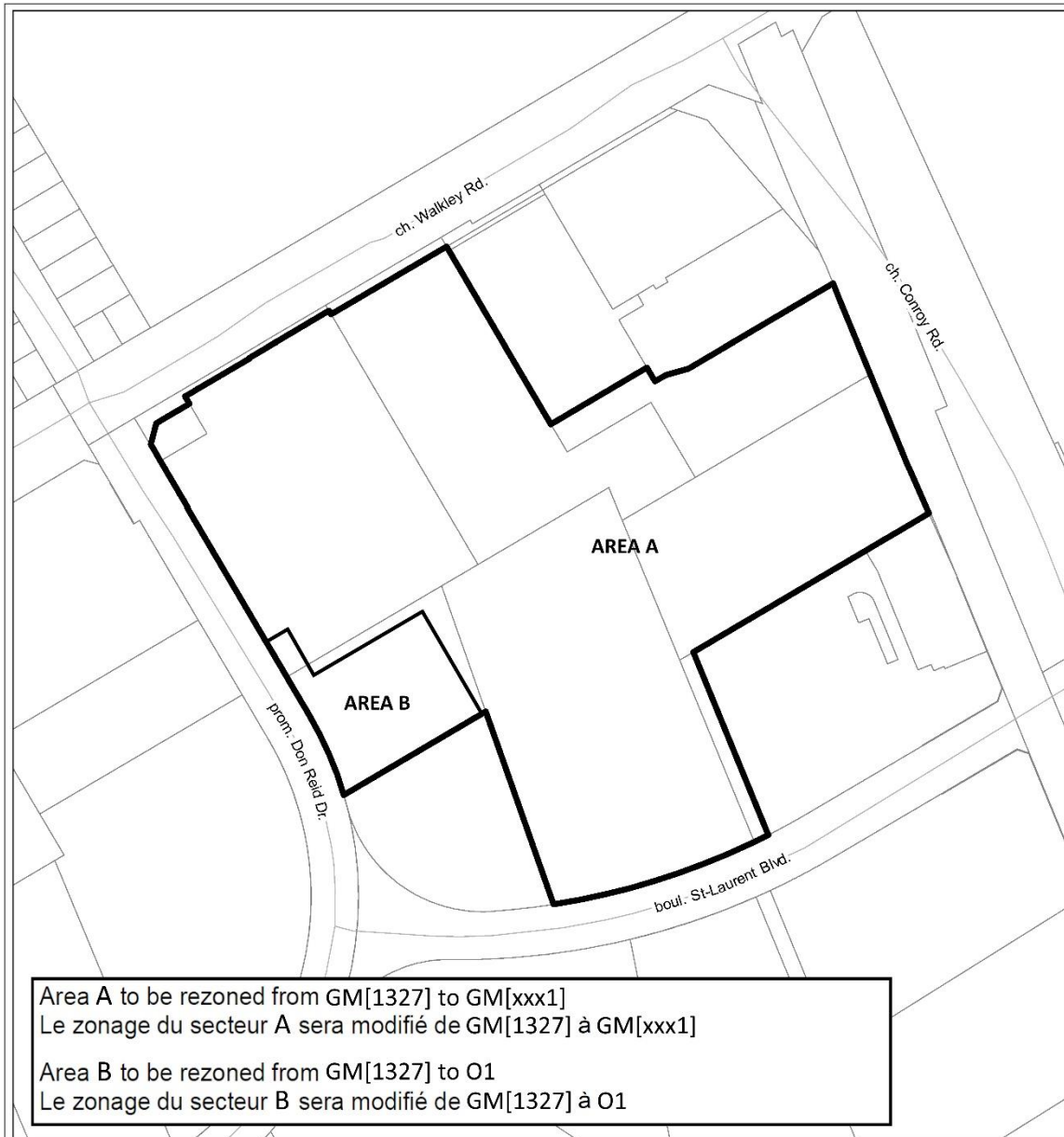
The Planning, Development and Building Services Department will prepare an implementing by-law and forward it to Legal Services.

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



Area A to be rezoned from GM[1327] to GM[xxx1]
 Le zonage du secteur A sera modifié de GM[1327] à GM[xxx1]

Area B to be rezoned from GM[1327] to O1
 Le zonage du secteur B sera modifié de GM[1327] à O1

		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-22-0101	25-0912-L		2510, 2502, boulevard Saint-Laurent Boulevard, 1900, 1920, chemin Walkley Road, 2990, 3000, chemin Conroy Road, et 2425, promenade Don Reid Drive
I:\CO\2025\Subdivision\StLaurent_2510			
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REVISION / RÉVISION - 2026 / 01 / 30			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 2502 and 2510 Saint-Laurent Boulevard, 1900 and 1920 Walkley Road, 2990 and 3000 Conroy Road, and 2425 Don Reid Drive:

1. Rezone the lands as shown in Document 1;
2. Add a new exception xxx1 to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a) In Column I, Exception Number, add the text “xxx1”
 - b) In Column II, Applicable Zones add the text for example, GM[xxx1]
 - c) In Column V, Provisions, add the text:
 - maximum floor space index does not apply.

Document 3 – Consultation Details

Notification and Consultation Process

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. Thirteen comments were received through the circulation of this application.

Public Comments and Responses

Comment:

Five responses stated support for the development with commenters stating support for infill and low-rise housing options in the area.

Comment:

Concerns were raised that pedestrian and cycling infrastructure and connectivity require improvements around the Walkley Road and Conroy Road intersection, as well as along Walkley Road. The multi-use pathway along the western side of Conroy Road does not connect to the multi-use pathway on the northside of Walkley Road and there are no separated cycle lanes on Walkley Road.

Response:

While the site does not front onto the intersection of Walkley Road and Conroy Road, the companion Plan of Subdivision application will be dedicating 139.0-metres of frontage along Walkley Road for right of way widening. The dedication of land for road widening will ensure adequate space for future roadway and transportation projects.

Comment:

The roads within the development appear to be narrow. What is the snow removal plan?

Response:

The roads within the development will be private and will be owned and maintained by the condominium corporation, which includes snow plowing and snow removal. It is anticipated that snow will be removed from the site. The width of the private way must be a minimum of 6.0-metres and this plan has a minimum of 7.0-metres, with many stretches being 8.50-metres or larger.

Comment:

It is requested that parkland be dedicated and protected so that it cannot be later developed into a non-park use.

Response:

A 0.43-hectare park block is to be created through the Plan of Subdivision application along the Don Reid Drive frontage. Many mature trees have been identified for retention within this park block and will be incorporated into the park development plan. This park block will be zoned Parks and Open Space (O1).

Comment:

What is the reasoning for the need to remove the Floor Space Index (FSI) zoning provision?

Response:

The Floor Space Index that is found in the current zoning by-law is to be removed from many zoning designations within the new City of Ottawa Zoning By-law, including the new zoning for this site. The intent of the Floor Space Index is to restrict the development size based on the area of the property, however other policies within the Official Plan and zoning by-law restrict development such as setbacks, and height restrictions. Additionally, the townhouse development is consistent with the density target defined in for the Outer Urban Transect in the Official Plan at 51 units per net hectare.

Comment:

Will affordable housing be included?

Response:

The developer is intending for market-rate housing for this stage of development.

Comment:

The stormwater management plan indicates the use of "super pipes" for water storage, is this common?

Response:

The stormwater management for the site is controlled using surface and subsurface (superpipe) storage. This is an acceptable method, and common for private developments.

Community Organization Comments and Responses

Adjacent community associations stated:

“The South Keys Greenboro Community Association supports this Claridge development of more affordable housing in Ward 10. It is our understanding that the by-law variances in floor space and distance allowances is compensate by the inclusion of dedicated parkland. We recommend that the dedicated parkland be protected so that it cannot later be developed.”

“Guildwood Residents Alliance (GRA), a City-registered residents organization representing nearly 100 residents of Guildwood Estates, Ottawa, wishes to provide comments about the development proposal by Claridge Homes at 2510 Saint-Laurent Boulevard in Ottawa South. Land use: GRA supports Claridge Homes' decision to use this vacant commercial land for residential housing, in particular low-rise missing middle housing. Claridge Homes is showing leadership with this project and is helping increase the stock of highly needed missing middle housing that will hopefully be accessible to middle-income families and to seniors wishing to downsize. The Claridge development will provide an appropriate housing solution between the scales of the detached houses and high-rise apartment buildings in the surrounding neighbourhoods. Claridge's development consisting of low-rise missing middle housing is in line with Ottawa's new Official Plan and consistent with legislated provincial priorities.”

Document 4 – Site Plan

