Built Heritage Committee /
Comité du patrimoine bâti

Motion

Meeting date /
Date de la réunion : **15 September 2026 / 15 septembre 2026**

Agenda No. /
Ordre du jour nº : **34**

Title /
Titre : **1485 and 1495 Heron Road – Heritage Permit Application**

ACS File No. /
Dossier nº (ACS) : **ACS2026-PDB-RHU-0050**

Item No. /
Point nº : **4.4**

Re / Objet : **Replacement for Document 4 and Replacement image for Page 7 of Report and Replacement Report Recommendations**

Moved by / Motion de : Vice-Chair S. Plante

WHEREAS Report ACS2026-PDB-RHU-0050 is related to a Heritage Permit application for 1485-1495 Heron Road, a property designated under Part IV of the Ontario Heritage Act; and

WHEREAS the property owner has applied for a Minor Zoning By-law Amendment to remove the requirement for a step back above the fourth storey and this requested relief is outlined in the report; and

WHEREAS an incorrect version of the site Concept Plan was included in the report and illustrates a step back above the fourth storey; and

WHEREAS revisions to the report recommendations will provide clarity regarding the scope of the delegated authority and the approvals being recommended to Council; and

WHEREAS the delegation of authority for future applications under Section 33 of the *Ontario Heritage Act* should be limited in scope to applications that implement the Concept Plan; and

WHEREAS to ensure transparency in decision-making, all future heritage applications subject to the proposed additional delegation of authority should be circulated to heritage stakeholders and the public; and

THEREFORE BE IT RESOLVED that the Concept Plan included as Document 4 to the report be replaced with the Concept Plan dated September 3, 2026, as attached; and

BE IT FURTHER RESOLVED that the annotated Concept Plan included on page 7 of the report be replaced with the revised annotated Concept Plan, as attached; and

BE IT FURTHER RESOLVED that the Recommendations of the report be replaced with the following:

1. **Approve the demolition of Buildings C and K at 1485 and 1495 Heron Road, as identified in Document 1, conditional upon the submission of a Conservation Plan as outlined in this report.**
2. **Issue a heritage permit for demolition under Section 34 of the Ontario Heritage Act to permit demolition of Buildings C and K, as identified in Document 1.**
3. **Delegate approval authority to the Program Manager, Heritage Planning Branch, Planning, Development and Building Services Department, for future applications under Section 33 of the Ontario Heritage Act at 1485 and 1495 Heron Road, conditional upon the following:**

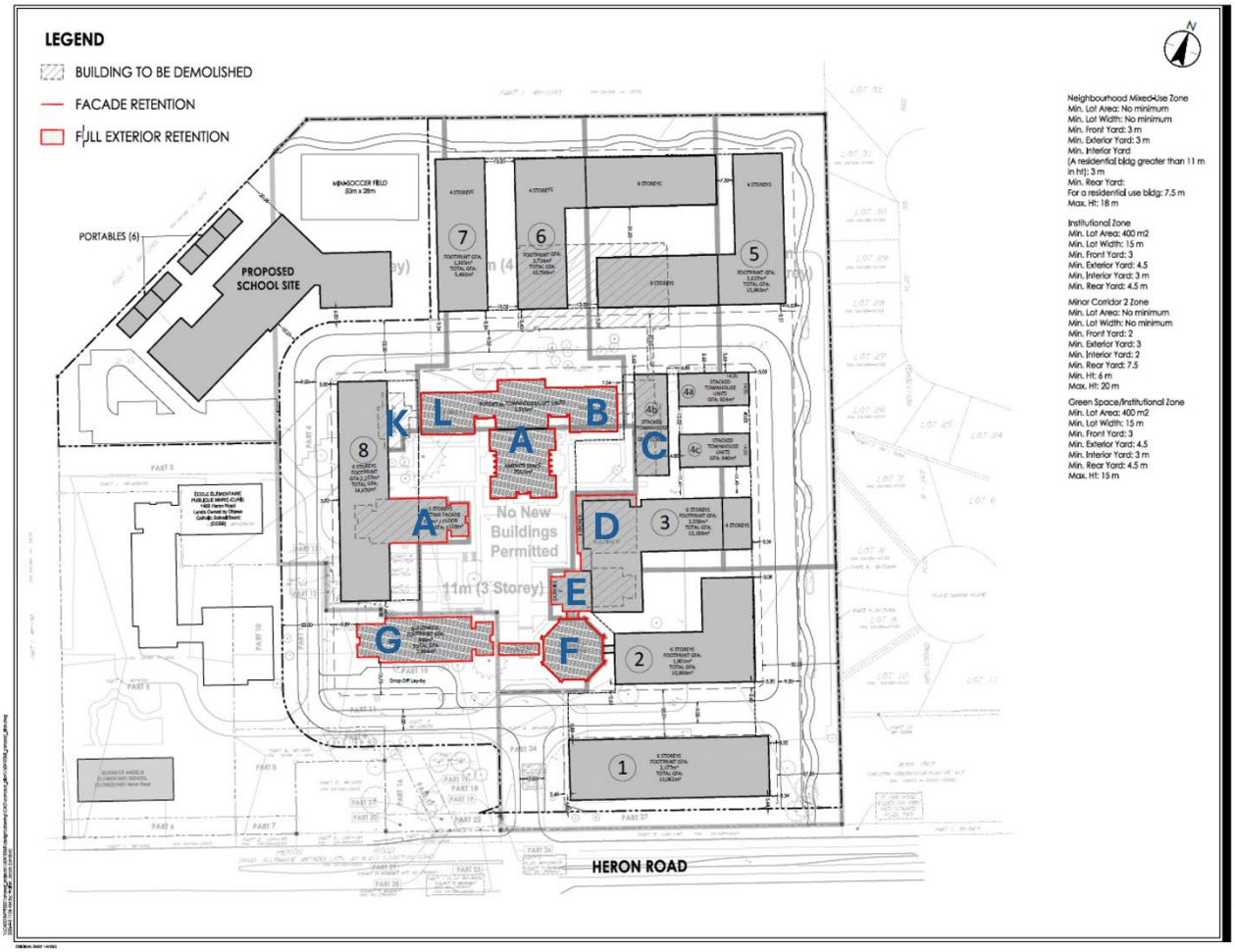
   a. The delegation of authority is limited to applications required to implement the Concept Plan attached as Document 4, as amended from time to time;

   b. All proposed alterations and new construction meet the intent of the *1495 Heron Road Master Plan – Conservation Design Guidelines*, attached as Document 6;

   c. A Conservation Plan and/or addenda to the Heritage Impact Assessment are submitted to the satisfaction of the Program Manager, Heritage Planning Branch;

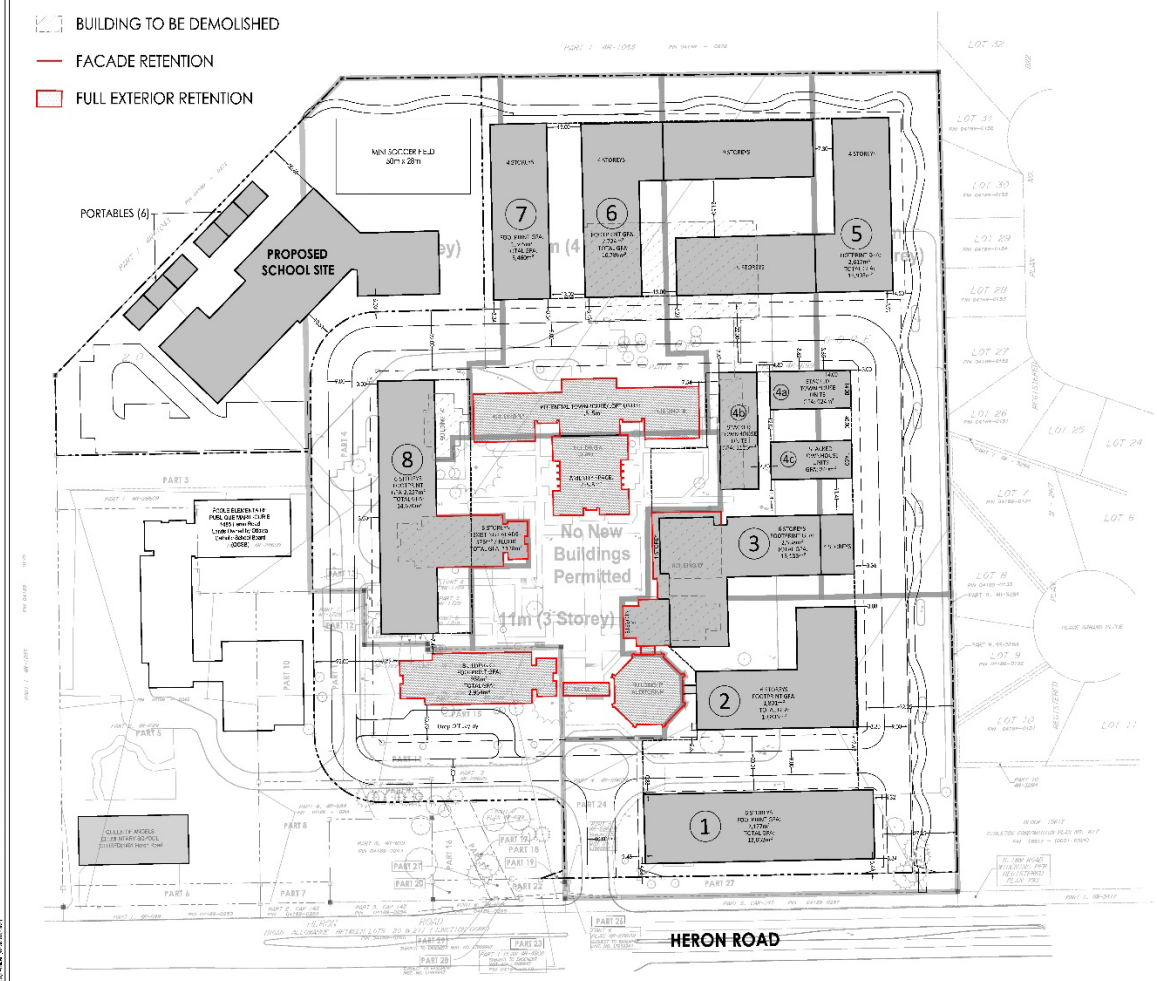
4. **Direct Staff to develop a public engagement approach for future applications under the *Ontario Heritage Act* in consultation with the Ward Councillor and Build Canada Homes;**
5. **Direct Staff that all future applications under the *Ontario Heritage Act* for 1485 and 1495 Heron Road subject to the additional delegated authority be circulated to the Built Heritage Committee, Heritage Ottawa, and local residents,**

6. **Direct staff to share any future iterations of the Concept Plan that may arise after Council approval of this report with the Built Heritage Committee, Heritage Ottawa and local residents**


LEGEND
BUILDING TO BE DEMOLISHED
FACADE RETENTION
FULL EXTERIOR RETENTION
PROPOSED SCHOOL SITE
PORTABLES (6)
MINI-SOCCER FIELD
50m x 28m
No New Buildings Permitted
11m (3 Storey)
HERON ROAD
A
B
C
D
E
F
G
K
L
1
2
3
4a
4b
4c
5
6
7
8
Neighbourhood Mixed-Use Zone
Min. Lot Area: No minimum
Min. Lot Width: No minimum
Min. Front Yard: 3 m
Min. Exterior Yard: 3 m
Min. Interior Yard
(A residential bldg greater than 11 m in ht): 3 m
Min. Rear Yard:
For a residential use bldg: 7.5 m
Max. Ht: 18 m
Institutional Zone
Min. Lot Area: 400 m2
Min. Lot Width: 15 m
Min. Front Yard: 3
Min. Exterior Yard: 4.5
Min. Interior Yard: 3 m
Min. Rear Yard: 4.5 m
Minor Corridor 2 Zone
Min. Lot Area: No minimum
Min. Lot Width: No minimum
Min. Front Yard: 2
Min. Exterior Yard: 3
Min. Interior Yard: 2
Min. Rear Yard: 7.5
Min. Ht: 6 m
Max. Ht: 20 m
Green Space/Institutional Zone
Min. Lot Area: 400 m2
Min. Lot Width: 15 m
Min. Front Yard: 3
Min. Exterior Yard: 4.5
Min. Interior Yard: 3 m
Min. Rear Yard: 4.5 m
Max. Ht: 15 m

LEGEND

- BUILDING TO BE DEMOLISHED
- FACADE RETENTION
- FULL EXTERIOR RETENTION



Neighbourhood Mixed-Use Zone
Min. Lot Area: No minimum
Min. Lot Width: No minimum
Min. Front Yard: 3 m
Min. Exterior Yard: 3 m
Min. Interior Yard
(A residential bldg greater than 11 m in ht): 3 m
Min. Rear Yard:
For a residential use bldg: 7.5 m
Max. Ht: 18 m

Institutional Zone
Min. Lot Area: 400 m2
Min. Lot Width: 15 m
Min. Front Yard: 3
Min. Exterior Yard: 4.5
Min. Interior Yard: 3 m
Min. Rear Yard: 4.5 m

Minor Corridor 2 Zone
Min. Lot Area: No minimum
Min. Lot Width: No minimum
Min. Front Yard: 2
Min. Exterior Yard: 3
Min. Interior Yard: 2
Min. Rear Yard: 7.5
Min. Ht: 6 m
Max. Ht: 20 m

Green Space/Institutional Zone
Min. Lot Area: 400 m2
Min. Lot Width: 15 m
Min. Front Yard: 3
Min. Exterior Yard: 4.5
Min. Interior Yard: 3 m
Min. Rear Yard: 4.5 m
Max. Ht: 15 m

Stantec
400-1331 Clyde Road
London ON N6K 0G6
tel. 519-645-2007
www.stantec.com

This zoning review is based on the new Zoning By-law 2026-30 which came in effect on March 11, 2026.

Liability Note
The Contractor shall verify all site conditions, including all utilities, prior to the start of any work. Any discrepancies shall be reported to the Consultant immediately. Do not scale the drawing. All dimensions shall be verified on site.

Legal Description
Part of Lot 20
Junction Gore
City of Ottawa

Exception 2990
v. All parcels subject to Exception 2990 are considered one lot for zoning purposes.
vi. Maximum building heights are as per Schedule 502.
vii. No new buildings are permitted in Area B on Schedule 502. This provision does not apply to below grade structures or parking.
x. Except for mixed-use buildings within 120m of Heron Road, all non-residential uses are only permitted on the ground floor and second storey of a mixed-use building.
x. Minimum stepback of 2.5m after the 4th storey.
xi. Maximum building width and length of 60m for mid-rise buildings (5+ storeys).
xii. Despite Subsection 74(3), buildings connected above the ground by features such as pedways, bridges, or other connections that create additional gross floor or gross leasable floor area, are not considered one building for the purpose of applying maximum building length.
xiv. Minimum setback of 14.25m from a parcel zoned R1.
xv. A building or structure must be at least 3m from any lands zoned O1.
xvi. No maximum Floor Space Index.
xvii) The holding symbol may only be removed from all or part of the lands subject to the 'h' symbol following the completion of the following: a. A heritage impact assessment that demonstrates compliance with the 1495 Heron Road Conservation Design Guidelines is approved, to the satisfaction of the General Manager of Planning, Development and Building Code Services or their designate, together with any required permits under Sections 33 or 34 of the Ontario Heritage Act; b. A functional servicing report is approved confirming that municipal water supply and sanitary sewer capacity is adequate for the proposed development, to the satisfaction of the General Manager of Planning, Development and Building Code Services or their designate.
xviii) Partial removal of the holding symbol may be considered to facilitate phased development. Approval of an application to partially lift the holding provision will be based on satisfying the applicable conditions for that phase of development as determined by the General Manager of Planning, Development, and Building Code Services.

Exception 2991
The holding symbol may only be removed from all or part of the lands subject to the 'h' symbol following the completion of the following conditions:

a. A heritage impact assessment that demonstrates compliance with the 1495 Heron Road Conservation Design Guidelines is approved, to the satisfaction of the General Manager of Planning, Development and Building Code Services or their designate, together with any required permits under Sections 33 or 34 of the Ontario Heritage Act.

b. A minimum 5000m2 park area any reductions applicable by the provision of affordable housing is dedicated to the City in a location and configuration to the satisfaction of the General Manager of Recreation, Cultural and Facilities or their designate.

Note:
Private Driveway to be designed with temporary parking spaces - location and number of spaces to be confirmed at detailed engineering design

Title
Conceptual Site Plan
1495 Heron Road
September 3, 2026

Project No.	Scale	
160413368	1:1072 – 1 : 750 (7.5 0 15m)	
Drawing No.	Sheet	Revision
CP2.10	1 of 1	0