

February 23, 2021

**Mr. Michael Boughton**

Planner III  
Development Review, Suburban Services East  
City of Ottawa  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1

Via Email: [michael.boughton@ottawa.ca](mailto:michael.boughton@ottawa.ca)

**RE: Submission 2 Planning Memo  
Plan of Subdivision and Zoning By-law Amendment Applications  
1154, 1172, 1176, 1180 & 1208 Old Montreal Road, Ottawa**

Mr. Boughton,

As you are aware, Plan of Subdivision (D07-16-18-0001) and Zoning By-law Amendment (D02-02-18-0021) applications were submitted in May 2018 and comments were deemed complete April 2018. First round technical circulation comments were received from you in July 2018. Enclosed is a response to these comments.

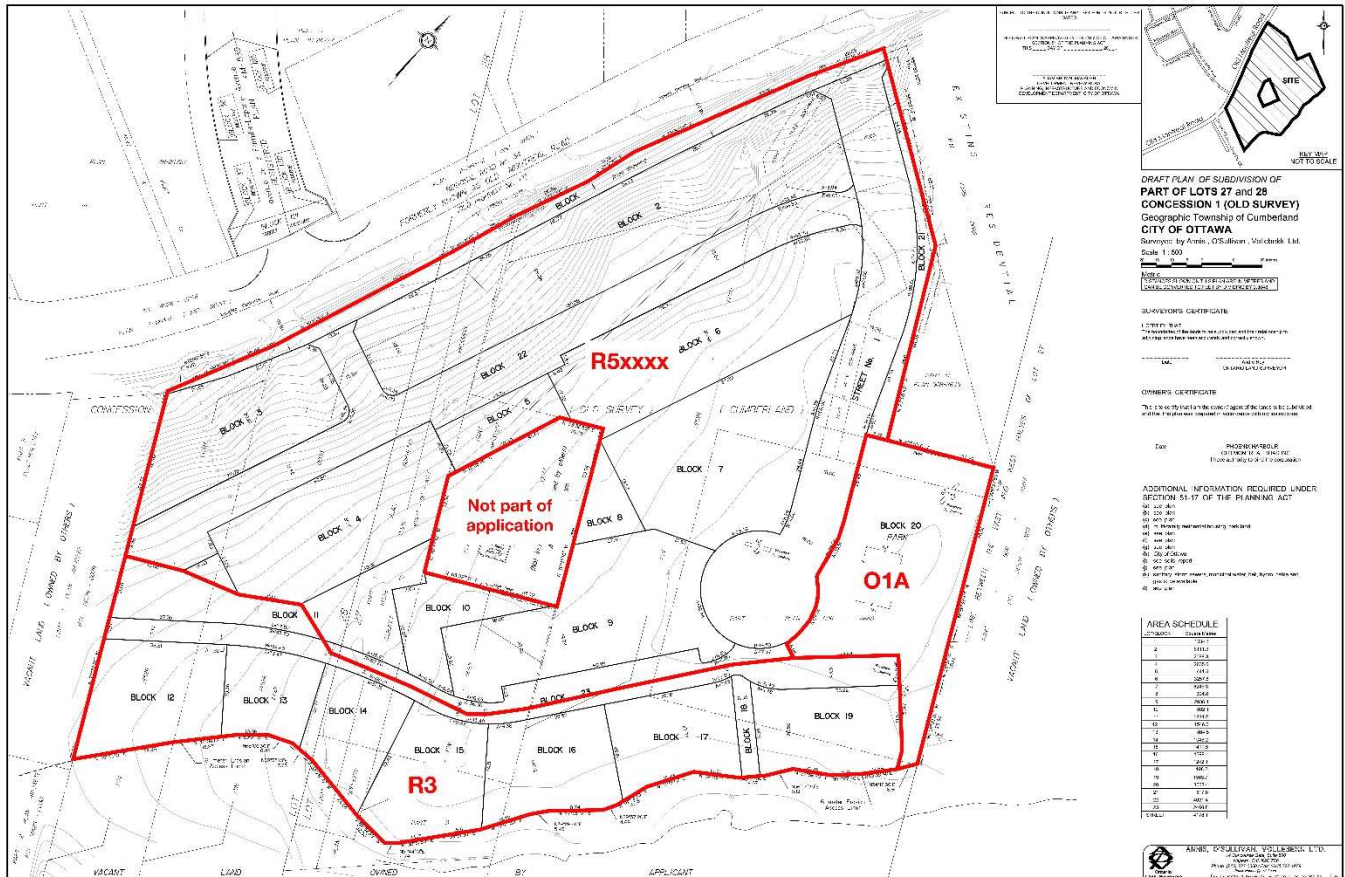
The proposed Concept Plan has been revised since the original subdivision based on the comments received. The revised Concept Plan is enclosed and continues includes a mix of apartment and townhouse dwellings. The proposed concept includes a total of 492 dwelling units, which includes 380 apartment units, 80 townhouse units, and 32 back-to-back, stacked townhouse units. The challenging grade of the site continues to present challenges for the development of the lands. The proposed buildings are arranged to allow for the terracing of the site to achieve appropriate built forms using underground parking garages to act as retaining walls. A 0.36 hectare public park is proposed in the southeast corner of the development property and a multi-use pathway is envisioned along the north edge of the creek corridor offering connections to the east and west in the future. The proposed land uses are distributed as follows:

<b>Proposed Uses</b>	<b>Number of Residential Units</b>	<b>Number of Lots or Blocks</b>	<b>Area in Hectares (ha)</b>
<b>Row Housing (Townhouse)</b>	37	12-17, 19	0.89
<b>Apartments + Urban Townhouses</b>	333	2-4, 6	1.31
<b>Apartments</b>	90	7	0.32
<b>Stacked Townhouse</b>	32	9	0.29
<b>Park</b>	N/A	20	0.36
<b>Pathway</b>	N/A	18	0.02
<b>Roads – Public</b>	N/A	Street No. 1	0.42
<b>Roads – Private</b>	N/A	22, 23	0.65
<b>Other</b>	N/A	1, 5, 8, 10, 11, 21	0.55
<b>TOTAL</b>	<b>492</b>	<b>-</b>	<b>4.81</b>

The proposed revisions to the plan demonstrate a development with a density of approximately 102 units per gross hectare, or 175 units per net hectare.

## Proposed Zoning

Based on the comments received, and the revisions to the Concept Plan, Fotenn proposes the following zoning for the lands:



The proposed mix of R3 and R5 zones to permit the proposed development. The R3 zone would apply along the south edge of the site and would permit the proposed townhouse dwellings. The R5 zone would contain an exception to clarify that the permitted uses include only mid-rise buildings as proposed. Subzones and/or exceptions may be required for both zones to establish site-specific provisions for the lands. The proposed public park would be zoned O1A, consistent with other parks in the City of Ottawa. The existing dwelling at the centre of the property is not proposed to be rezoned as part of the application. These lands would retain their Rural Residential zoning.

Please do not hesitate to contact the undersigned if you have any questions.

Regards,

Paul Black, MCIP RPP  
Senior Planner

Emilie Coyle, MCIP RPP  
Planner