

Bria Aird

From: Bria Aird
Sent: June 16, 2022 3:25 PM
To: Castro, Phil
Cc: Miguel Tremblay
Subject: RE: City Staff Comments, Initial Submission - Zoning Amendment & Draft Plan of Subdivision Applications, 3484 Innes Rd., 240 & 270 Lamarche Ave. (D02-02-21-0118 & D07-16-21-0033)

Hi Phil,

Now that we have the spreadsheet correct, we can use it to adjust if the other numbers shift around a little bit, but I agree that if the area is thrown off by a couple square metres in the translation to the draft Plan, then we can address it in the next phase.

Thanks for working this out with me!

[Bria Aird, RPP MCIP \(she/her\)](#)

Planner

T: 613.730.5709 x224

M: 613.408.6286

From: Castro, Phil <phil.castro@ottawa.ca>
Sent: June 16, 2022 10:41 AM
To: Bria Aird <aird@fotenn.com>
Cc: Miguel Tremblay <tremblay@fotenn.com>
Subject: RE: City Staff Comments, Initial Submission - Zoning Amendment & Draft Plan of Subdivision Applications, 3484 Innes Rd., 240 & 270 Lamarche Ave. (D02-02-21-0118 & D07-16-21-0033)

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Bria, this looks good, thank you.

1,963 m², right?

I don't want to make more work, but I assume you will need a revised area certificate for the subdivision, correct? I know it's hard to put the cart before the horse at this stage so if we are a little off (either way) we can figure it out on the next phase.

Again, thank you and good work on this,

Phil Castro, MCIP, RPP
Planner 2, Parks and Facilities Planning
Recreation, Cultural and Facility Services Dept.,
City of Ottawa
100 Constellation Drive, Ottawa K2G 6J8
Tel. 613-580-2424 x16616

From: Bria Aird <aird@fotenn.com>

Sent: June 16, 2022 10:03 AM

To: Castro, Phil <phil.castro@ottawa.ca>

Cc: Miguel Tremblay <tremblay@fotenn.com>

Subject: RE: City Staff Comments, Initial Submission - Zoning Amendment & Draft Plan of Subdivision Applications, 3484 Innes Rd., 240 & 270 Lamarche Ave. (D02-02-21-0118 & D07-16-21-0033)

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Hi Phil,

I've attached an updated calculation sheet. I took the second "Mixed Use Building" sheet to calculate required dedication for that block, as well as a proportional dedication rate that blends the retail and apartment rate based on their relative GFAs. This seems to make sense to me as a good approach for a mixed-use building within a plan of subdivision - let me know if you agree.

The adjusted numbers are from the following sources:

- Commercial GFA: 278 m² (from page 6 of the SPA arch package, attached)
- Total GFA: 34,256 m² (from the attached General Statistics page, also updated within the spreadsheet)
- Residential GFA: 33,978 m² (calculated based on the above)

I also took a crack at cleaning up the other Mixed Use Building CL sheet.

Would you be able to confirm the calculation today?

Thanks!

Bria Aird, RPP MCIP *(she/her)*

Planner

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From: Castro, Phil <phil.castro@ottawa.ca>

Sent: June 15, 2022 1:13 PM

To: Bria Aird <aird@fotenn.com>

Subject: RE: City Staff Comments, Initial Submission - Zoning Amendment & Draft Plan of Subdivision Applications, 3484 Innes Rd., 240 & 270 Lamarche Ave. (D02-02-21-0118 & D07-16-21-0033)

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I get: 1,957 m² based on the attached.

Give me a call and we can look at it together this afternoon

Phil Castro, MCIP, RPP

Planner 2, Parks and Facilities Planning

Recreation, Cultural and Facility Services Dept.,

City of Ottawa

100 Constellation Drive, Ottawa K2G 6J8