

July 14, 2020

Jean-Charles Renaud, Planner II  
 Planning and Growth Management Department  
 City of Ottawa 110 Laurier Avenue W. Ottawa, ON K1P 1J1

Dear Mr. Renaud,

**RE: Greystone Village – Subdivision Unit Count History**

This letter summarizes the evolution of Regional Group’s Greystone Village subdivision and change in overall unit count from the Draft Plan of Subdivision Plans (2015) to the current subdivision plans (2021), which includes units built to date, the Phase 3 proposal, and concept for Regional’s remaining lands for full-build out.

**Old Ottawa East CDP / Secondary Plan Demonstration Plan – 2011**



The Demonstration Plan was prepared for the East side of Main Street Springhurst to Clegg precinct in the Old Ottawa East Community Design Plan / Secondary Plan.

The Demonstration Plan illustrated a development scenario for the Oblats Father and Sister of the Sacred Heart Lands and achieves the intensification target established for the precinct.

**Old Ottawa East Secondary Plan  
 Section 10.2.3 Intensification Target**

*“[...] The target areas include Traditional Mainstreets and Mixed-use Centres, such as Main Street and Lees Avenue East in Old Ottawa East. The charts below outline the minimum number of new dwelling units and jobs for these areas. [...]”*

***Oblats Lands, Sacre Coeur - 1000 dwelling units***

## Greystone Village Draft Subdivision – Site Concept Plan – 2015



In 2015, the Regional Group closed to the Oblats Lands purchase from the Oblats Fathers. The Draft Plan of Subdivision was approved in October 2015.

**At the time of Draft Approval, the estimated dwelling count unit for the Greystone Subdivision (Oblats Lands) was 916 residential units.**

- Single Detached: 38 units
- Row Housing (Townhomes): 116 units
- Apartments (Rental and Condo): 720 units  
*Note: 150 units were assigned to Deschâtelets Building*
- Back-to-Back Townhouse: 42 units

### **Phase 3 Lands:**

The Phase 3 lands were always envisioned to be one of the last pieces of the puzzle to be developed. Several different ideas and concepts for the development of the lands have been explored over the years as different uses and proposals were studied for the Deschâtelets building which were departures from the original concept plan.

In 2016/2017, lands were sold to others to construct a retirement residence, an additional use of land not contemplated as part of the original plans.

In late 2017, as a result of conversations with the City, lands north of the Deschâtelets building was reserved for a Community Gymnasium Facility, an additional use of land not contemplated as part of the original plans.



**Greystone Village – Current Subdivision – Planned and Constructed (2021)**



As of July 2021, the estimated dwelling count unit for the Greystone Subdivision (Oblats Lands) is 957 residential units  
 + 145 rooming units in retirement residence (built by others)

- Single Detached: 51 units
- Row Housing (Townhomes): 84 units
- Apartments (Rental and Condo): 780 units
- Back-to-Back Townhouse: 42 units

**Phase 3 Lands:**

In 2020, the Deschâtelets Building was sold to the Conseil des écoles catholiques du Centre-Est (CECCE), an additional land use not contemplated as part of the original plans.

The lands to the north of the Deschâtelets Building continues to be reserved for a Community Gymnasium Facility.

The remaining lands owned by Regional Group in the block have been used for the current Phase 3 development proposal.

**Old Ottawa East Secondary Plan**

**Section 10.2.3 Intensification Target:**

The minimum intensification target for the Oblats and Sacre Coeur Lands is **1000 dwelling units**.

- Greystone Village (Regional / eQ): 957 residential units
- Retirement Residence: 145 rooming units
- Corners on Main (Portion of Sacre Coeur Lands / Domicile – Approved in 2015): 142 residential units

**Current Precinct Total: 1245 units**

Please do not hesitate to contact us if you require any additional information or have any further questions.

Thank you,

Regional Group