

# Zoning By-law Amendment and Site Plan Control Proposal Summary

**Owner:** Mattamy Homes

**File N°:** D07-12-21-0224/D02-02-21-0156

**Applicant:** Fotenn Consultants Inc.

**Comments due date:** 22 February 2022

**Applicant Address:** 396 Cooper Street, Suite 300,  
Ottawa, ON K2P 2H7

**Development Review Planner:** Michael Boughton

**Applicant E-mail:** petryshyn@fotenn.com

**Ward:** 19 – Cumberland

**Applicant Phone Number:** (613) 730-5709

**Ward Councillor:** Catherine Kitts

## Site Location

2370 Tenth Line Road

## Applicant's Proposal

The City of Ottawa has received a Zoning By-law Amendment and Site Plan Control application to rezone the site zoned "General Mixed-Use, Exception 950" to expand the current zone exception to also permit residential uses, and to include modified provisions related to setbacks, landscape buffers, and minimum parking requirements to facilitate the proposed mixed-use development.

## Proposal Details

The subject 3.64-hectare site is located in Avalon West, a neighbourhood located in South Orleans, in Cumberland Ward 19. Brian Coburn Boulevard bounds the subject site to the north, Tenth Line Road to the east, Décoeur Drive to the south, and a school site and residential dwellings to the west. Please refer to the attached Location Map.

The 36,386-square metre property is a T-shaped lot and has approximately 160 metres of frontage along Tenth Line Road, 92 metres of frontage along Brian Coburn Boulevard, and 65 metres of frontage along Décoeur Drive. The property is currently vacant and does not include the vacant corner parcels of land on the southwest and northwest corners of Brian Coburn Boulevard and Tenth Line Road or Décoeur Drive and Tenth Line Road.

Immediately north of the site is Brian Coburn Boulevard, an Arterial Road, along which is a commercial plaza and low-rise residential dwellings are situated. To the east and south are predominantly low-rise residential dwellings with a variety of dwelling types. To the west are low-rise townhouse dwellings, in addition to an elementary school, École élémentaire Catholique Notre-Place.

The site plan control application proposes the construction of 16 three-storey blocks, consisting of four mixed-use blocks featuring ground-oriented commercial uses with residential apartments above and 12 residential blocks containing stacked townhouse units located throughout the interior of the site. A total of 240 residential units and 3,170 square metres of commercial space is proposed. A total of 439 vehicle parking spaces are provided, 279 for residential dwelling units, 31 for commercial condominium units, 123 for the commercial component, and 48 for visitor parking spaces. A total of 134 bicycle parking spaces are provided throughout the site. The subject area contains a total of 3,527 square metres of amenity area for the residential units, with 1,329 square metres proposed as outdoor communal amenity space.

The zoning by-law amendment application proposes to rezone the subject lands from GM [950] to permit low-rise residential apartment and stacked townhouse dwellings that are otherwise not permitted by the current zone in effect, and to apply an additional exception to the applicable parking provisions that would reduce the minimum number of required unit parking spaces from 288 to 279 spaces. Additionally, the amendment seeks an exception to reduce the 1.8-metre required minimum setback from any wall of a residential building to a private way to 1.47 metres as it applies to one specific dwelling block. Finally, the amendment provides relief to reduce the minimum width of landscaped buffer for lots containing over 100 parking spaces which abuts an adjacent property from 3.0 metres to 1.24 and 1.51 metres.

## Related Planning Applications

Zoning By-law Amendment Application (File No. D07-12-21-0224)

Site Plan Control Application (File No. D02-02-21-0156)

## Timelines and Approval Authority

The “On Time Decision Date”, the target date the application will be considered by the City’s Planning Committee, is 14 April 2022. A decision on the Site Plan Control application will follow the Planning Committee and Council deliberation on the Zoning By-Law Amendment application.

## Submission Requirements

### Zoning By-law Amendment

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Ottawa before approval is given, the person or public body is not entitled to appeal the decision of the Council of the City of Ottawa to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Ottawa before approval is given, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

## Request to Post This Summary

If you have received this notice because you are the owner of a building within the area of the proposed development, and the building has at least seven (7) residential units, it is requested that you post this notice in a location visible to all of the residents.

## Stay Informed and Involved

1. Register for future notifications about this application and provide your comments either by mailing the notification sign-up form in this package or by e-mailing me and adding File No. D07-12-21-0224 and/or D02-02-21-0156 in the subject line.
2. Access submitted plans and studies regarding this application online at [ottawa.ca/devapps](http://ottawa.ca/devapps).
3. If you wish to be notified of the decision on the application, you must make a written request to me. My contact information is below.
4. Should you have any questions, please contact me.

## Michael Boughton, RPP, MCIP

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## Street-level View (Aerial)

