



**4000 OLD
RICHMOND
ROAD
&
572 MOODIE
DRIVE**

PLANNING RATIONALE | DESIGN BRIEF
FOR
MAJOR ZONING BY-LAW AMENDMENT
AND
NEW - SITE PLAN CONTROL – COMPLEX
APPLICATION
FOR
Jami Omar Mosque
RESIDENTIAL PROPOSAL

Ottawa, Ontario
February 11, 2022

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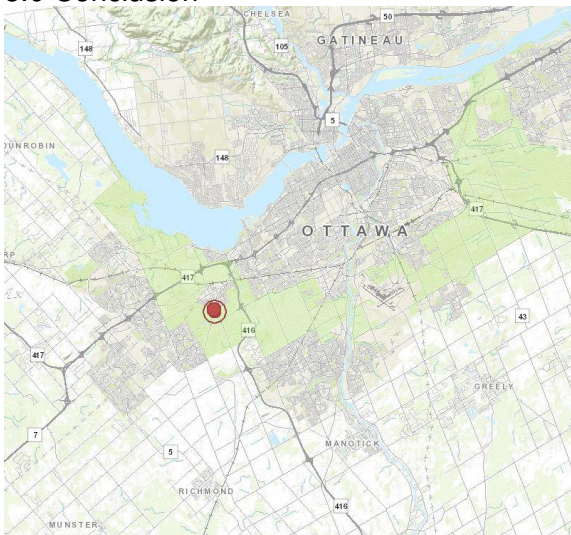
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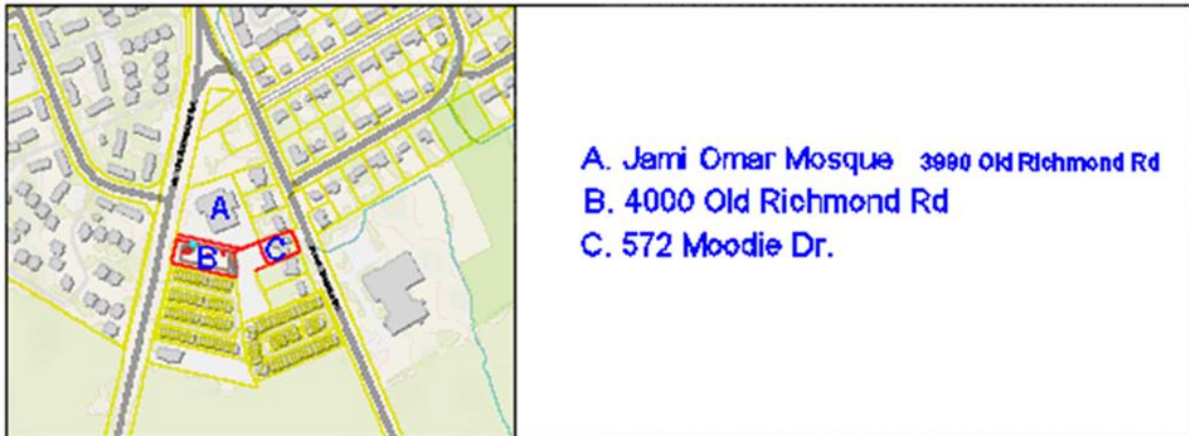
1.0 INTRODUCTION

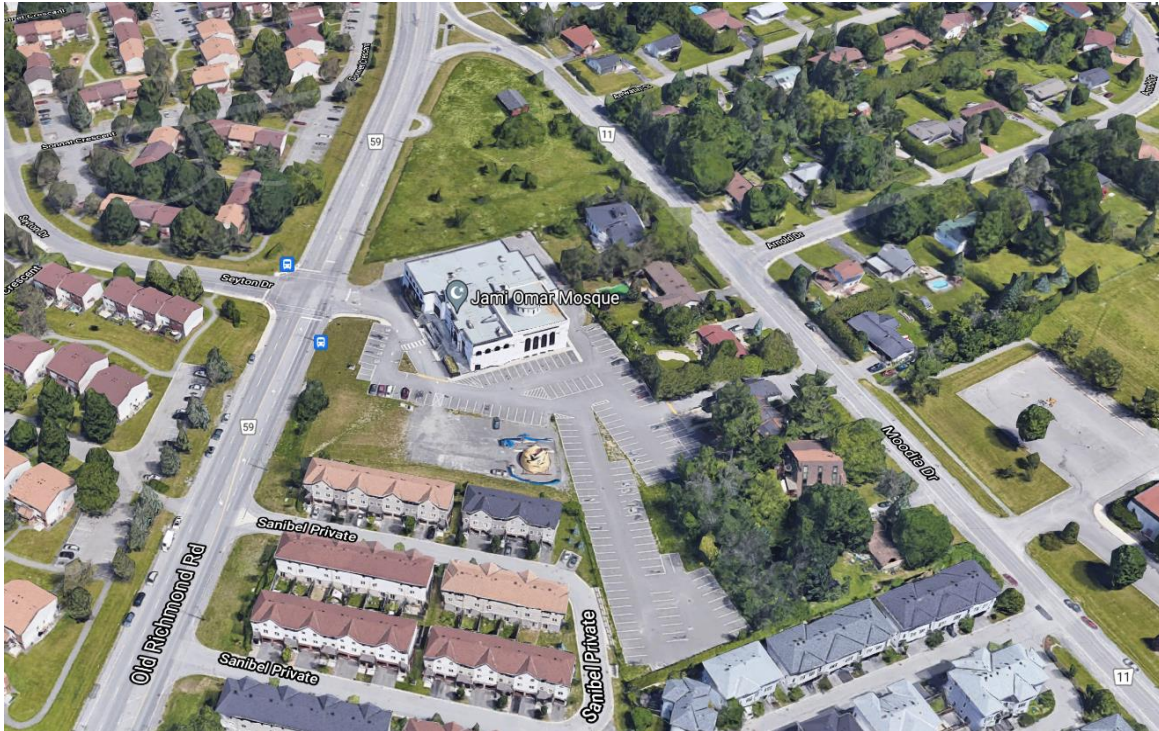
The intent of this Planning Rationale and Design Brief is to provide planning justification in support of a Rezoning and Site Plan Control application for the two properties known municipally as 4000 Old Richmond Road and 572 Moodie Drive, registered as Part of Lots 32 and 33, Concession 5 (Rideau Front) Geographic Township of Nepean, City of Ottawa. The purpose is to be able to construct two new buildings on the properties. This Planning Rationale and Design Brief demonstrates how the proposed developments conform to the policy of the City of Ottawa Official Plans (OP) and comply with the intentions of the City of Ottawa Zoning By-law 2008-250.

The long-term vision for this property, including the proposed buildings, is to create a “campus of care” for the community on the site. Support for the concept has been discussed with the Province of Ontario, specifically the Ministry of Community and Social Services (MCSS), Canada Mortgage and Housing Corporation (CMHC), and several local ward Councilors.

The proposed building at 4000 Old Richmond Road is intended to provide social housing. It would be an affordable community apartment building with some care services, such as food delivery, when required. It is intended for independent people who may have disabilities, may need emergency shelter or may have other social needs. The vision is to provide support outside of a hospital environment to a vulnerable segment of the population

The proposed building at 572 Moodie Drive will be rental units, the intent to meet more general community needs for housing, and provide some relief from the current housing shortage.





Location plan

2.0 SITE LOCATION AND CONTEXT

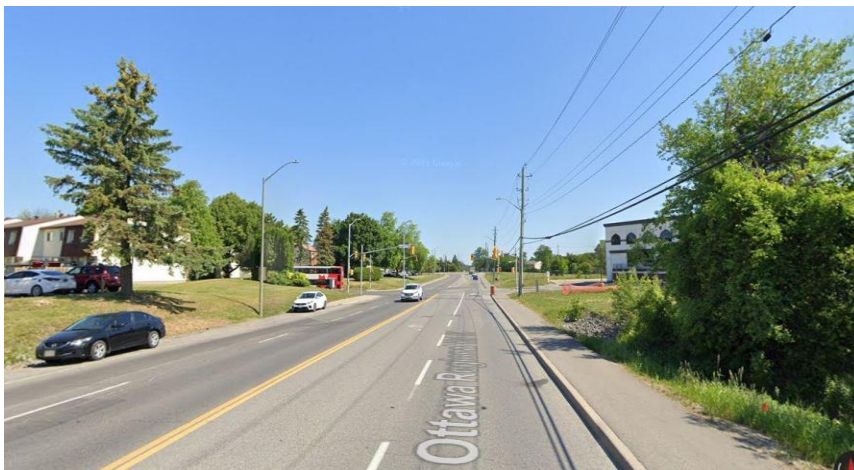
2.1 SITE LOCATION

The properties are within the Urban boundary of the Official plan and within the Outer Urban Area in Schedule A of the new Official Plan. It is in Ward 8; College Ward, in the Bells Corners West neighbourhood and the current councilor for this area is Rick Chiarelli. The Greenbelt with it's recreational amenities, is a short walk away.

The name "Old Richmond Road" refers to its change in status beginning at the intersection of Robertson Road (which was previously called Richmond Road) from the time when Moodie Drive became the major road. The properties are just south of the convergence of these two roads.



Aerial view showing Bell's Corners and the greenbelt (Jami Omar Mosque is red A)



Four lane Old Richmond Rd (Mosque & 4000 Old Richmond Road is on right)



Two lane Moodie (572 Moodie is above on left)

2.1.1 EXISTING SITE CONDITIONS – 4000 Old Richmond Road



View to Jami Omar Mosque and existing vacant lot at 4000 Old Richmond Road from across the street, (June, 2019)



View to Jami Omar Mosque from existing vacant lot, 3990 Old Richmond Road (June, 2019)



View to existing townhouses at Sanibel Private looking east and south across the existing vacant lot at 4000 Old Richmond road (June, 2019)



View to existing townhouses at Sanibel Private looking west towards 4000 Old Richmond Road from the back of 592 Moodie



View from the Jami Omar Mosque at 3990 Old Richmond Road

2.1.2 EXISTING SITE CONDITIONS - 572 Moodie Drive



Front of 572 Moodie Drive from across the street (June, 2019) looking North



Front of 572 Moodie Drive from across the street (June, 2019) looking South

The existing building at 572 Moodie (where the stacked townhomes are proposed) is currently vacant because it was damaged as a result of flooding. There are significant grading issues at this site.



Closer view of front of building at 572 Moodie Drive (June, 2019)



Development on Moodie 60 m to the south



Winter scene rear of 572 Moodie Drive (January, 2020) from Moodie Drive



Rear of existing building at 572 Moodie Drive (June, 2019)

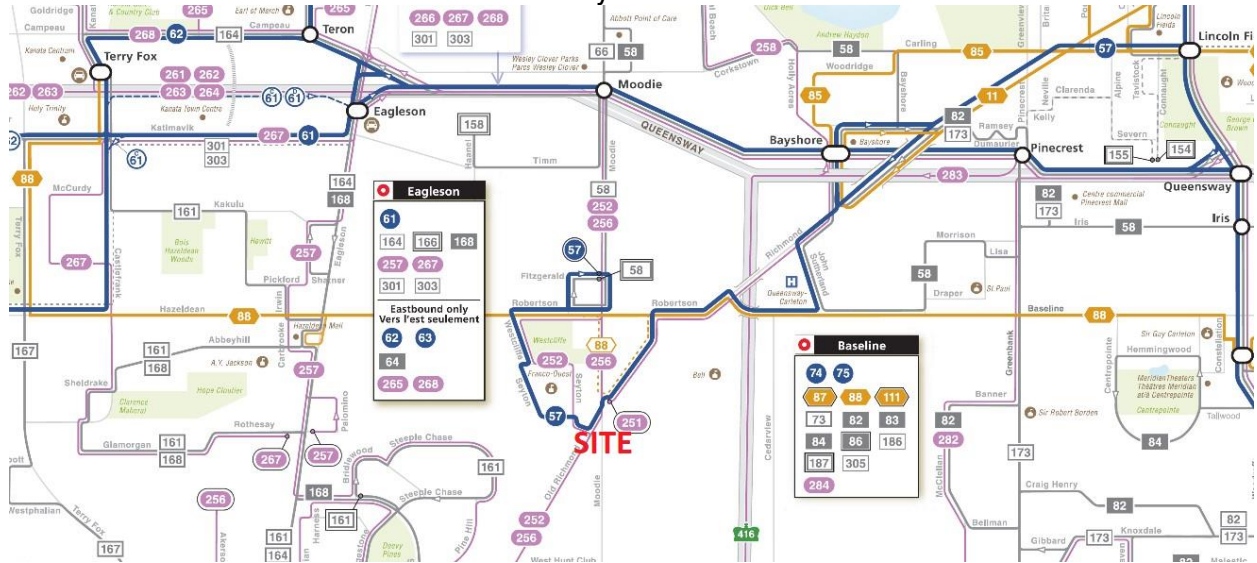
2.2 COMMUNITY CONTEXT

One of the objectives of this project is to provide housing for people who wish to stay in the neighbourhood, close to their family and community. The “campus of care” will have close ties with the existing Mosque in the provision of supportive housing and amenities.

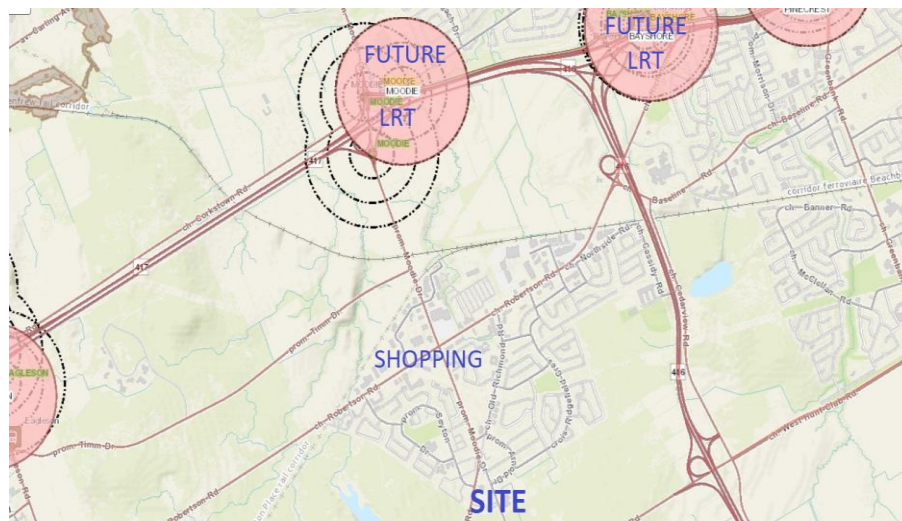
This site offers a potential to assist in the development of a walkable community. There are sidewalks along Old Richmond Road, leading to Bell's Corner shopping and amenities, which are to the north along Robertson Road (an arterial main street). There are schools, the Aubrey Moodie Park, and other services are nearby. The Greenbelt is only 150 meters away, with forest pathways leading to the NCC Stoney Swamp hiking area. The neighbourhood provides year around activity possibilities.

2.3 PUBLIC TRANSPORTATION NETWORK

There is OC Transpo service along both Moodie and Old Richmond Road which goes to the future Transit station at Moodie and at Bayshore.



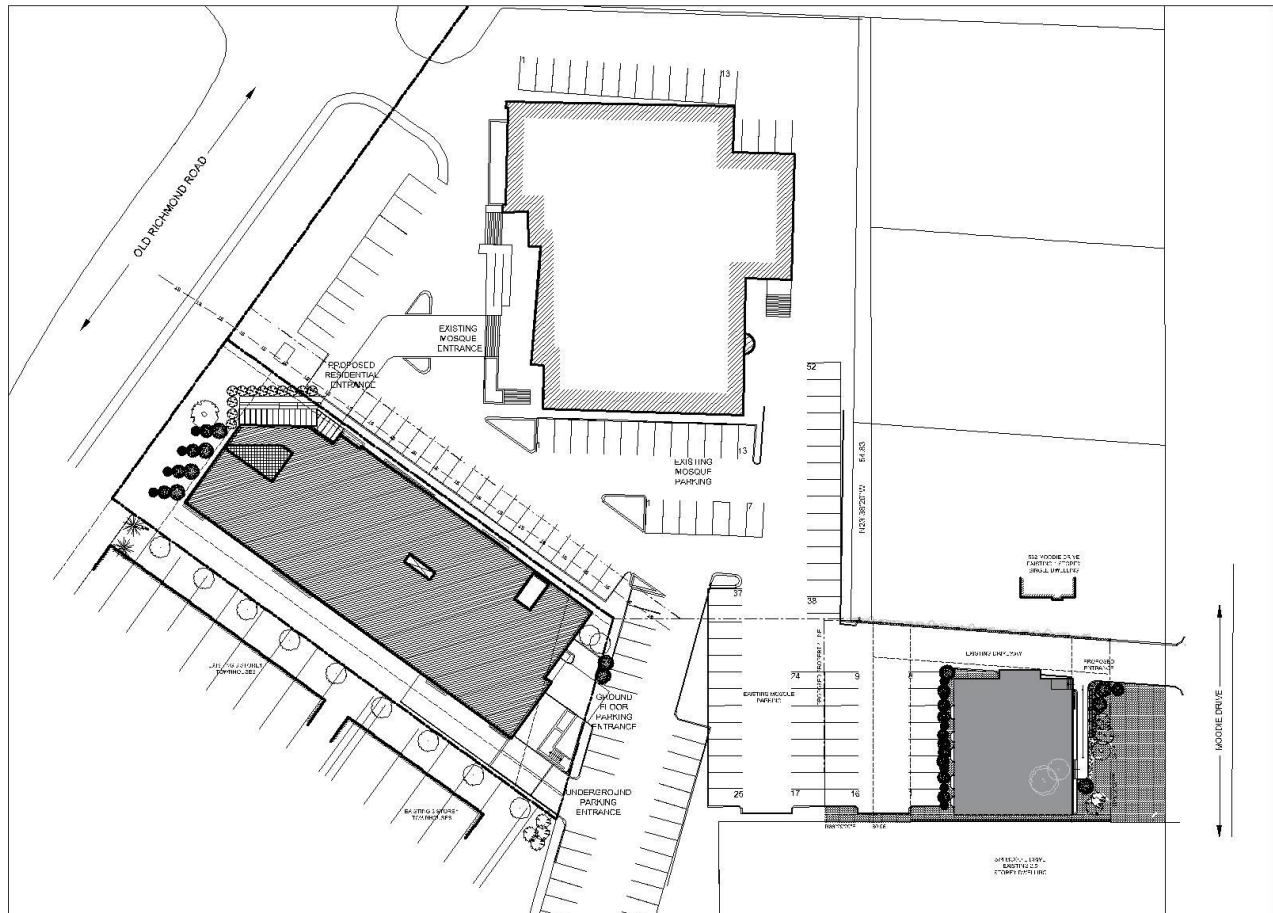
The 57 bus is a regular service bus, 7 days a week, there are 3 other buses that are not as regular.



It is a 20-minute walk from Site to shopping.

3.0 THE PROPOSED DEVELOPMENT

The proposal is to construct two new buildings in order to achieve the long-term vision for the Mosque property, and for the community.



Site Plan

The apartment building, providing a level of community care, is proposed on the recently acquired parcel accessed from Old Richmond Road; and a block of stacked townhomes is proposed to replace the old Imam residence situated next to the Mosque, accessed from Moodie Drive.

The net amount of parking will increase as a result of the proposed development, however, there may be some shared parking between the existing Mosque and proposed residential buildings.

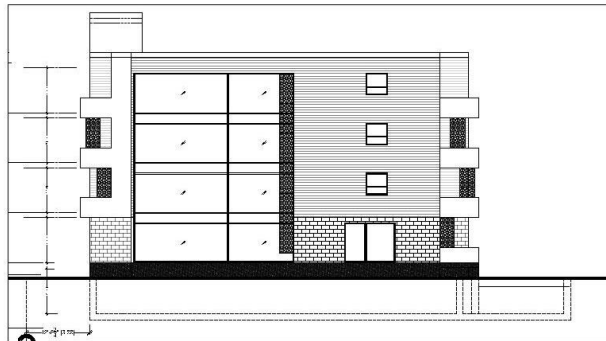
The proposed apartment dwelling building, low rise (providing some community care) is to be a four-storey building with 59 units. The building will have a total of 73 parking spaces within the building itself, which are to be located on the ground floor and one level of underground parking. Parking will also be shared with the Mosque. The term “community care facility” does not mean that nurses and/or other medical professionals will be regularly tending to the residents of the proposed 4-storey building, it will have a lighter level of care.

The proposed building is intended to convey a strong connection to the Mosque community and to the existing Mosque building. The two buildings will share a similar aesthetic and be connected by a pedestrian walkway. Residents of the proposed building will also have full access to the amenity spaces within the Mosque, in addition to the amenities already available in the community care facility/apartment building.

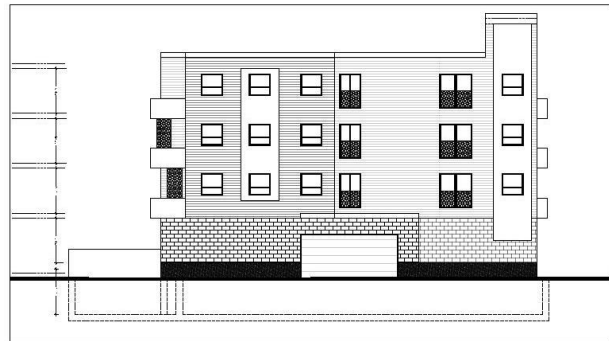
The building will function as an apartment building, with occupancy determined based on need. Although residents will primarily be the elderly, units will also be made available to members of other vulnerable populations. The units will be small; 50% will be approximately 400 ft² affordable units. The ground floor will have 8 barrier free units, the 2-4th floors will have 1 and 2 bedrooms, as well as some barrier free units.



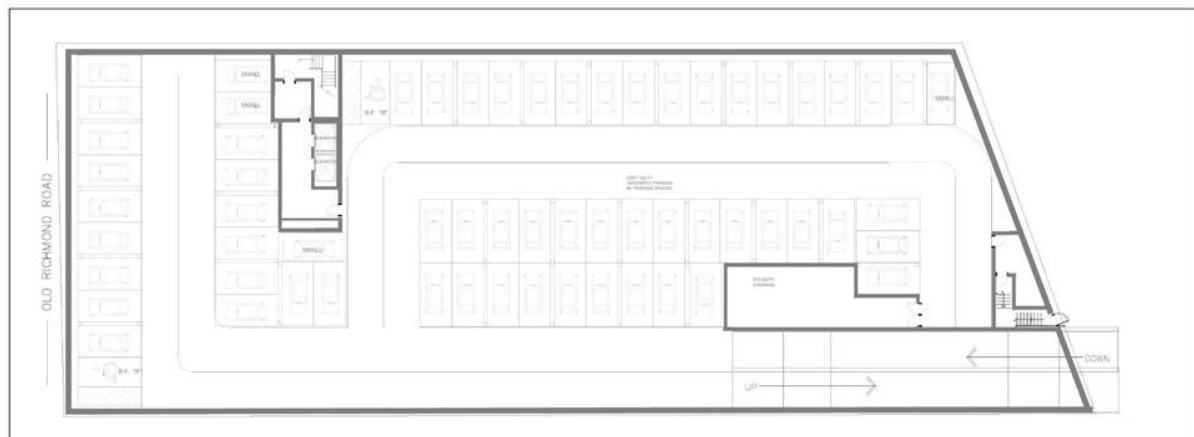
6 SOUTH (REAR) ELEVATION



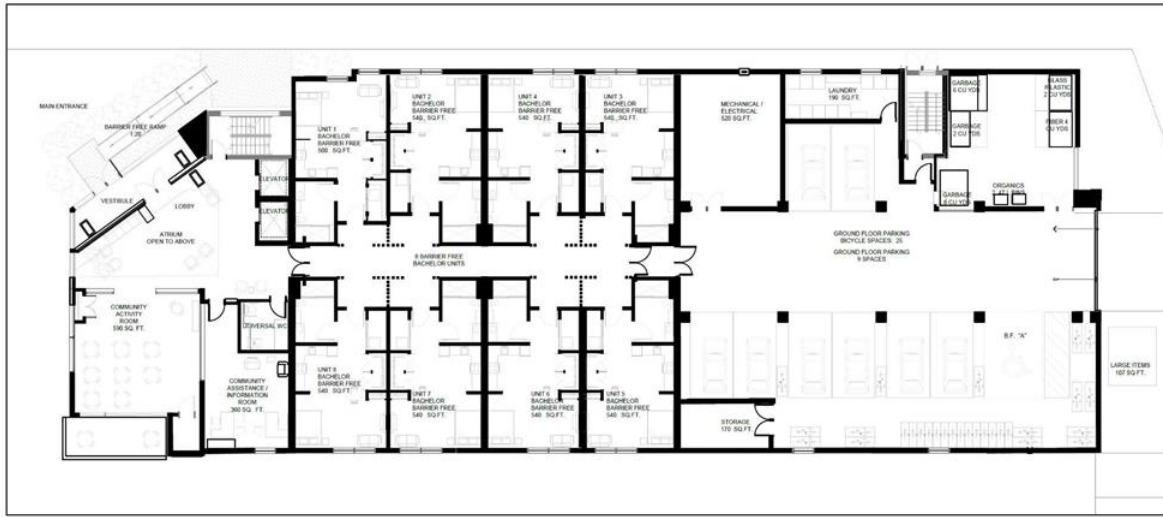
4 WEST (OLD RICHMOND ROAD) ELEVATION



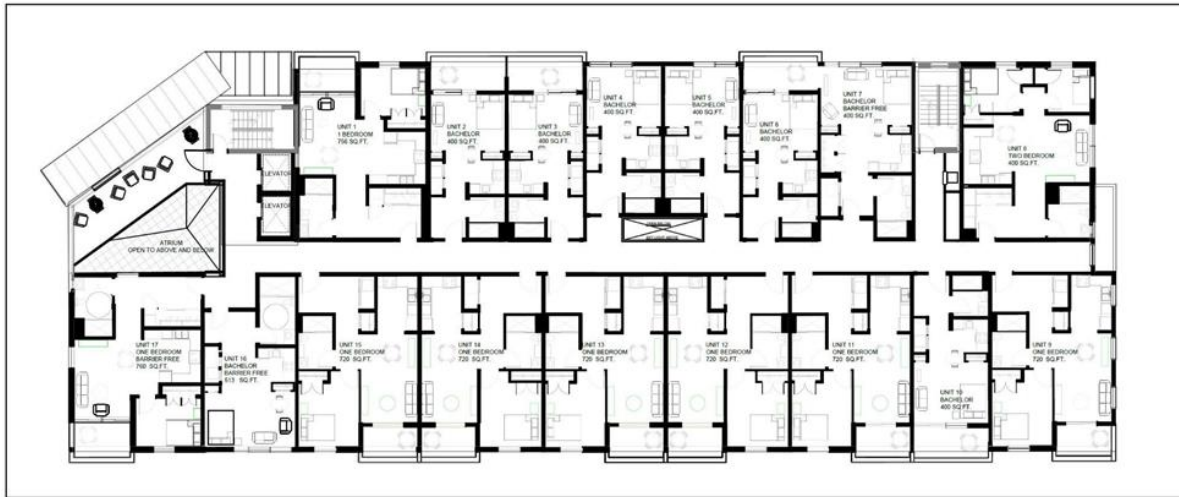
5 EAST ELEVATION



1 BASEMENT PARKING LAYOUT
Scale: 1/16"=1'-0"



2 GROUND FLOOR
 Scale: 1/16"=1'-0"

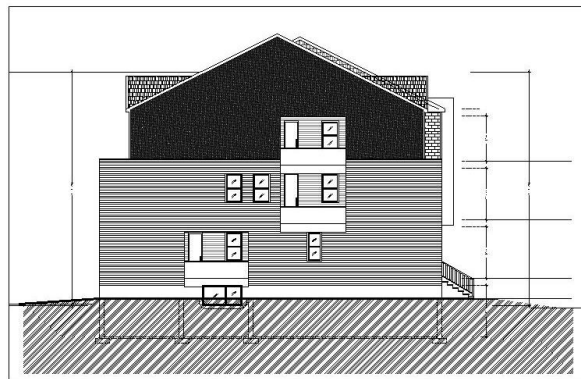


3 TYPICAL 2ND -4TH FLOOR
 Scale: 1/16"=1'-0"

At 572 Moodie, the existing building will be demolished. the proposed townhouse block will contain six stacked units. A total 8 parking spaces are proposed at the rear of the building, within the existing Mosque parking lot



7 REAR (WEST) ELEVATION



8 SOUTH ELEVATION

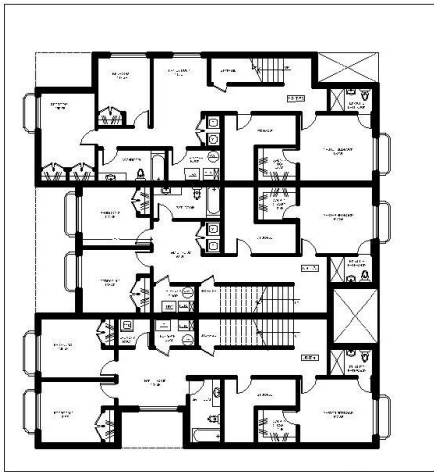
Zoning By-law Amendment - No.: PC2020-0025
4000 Old Richmond Road & 572 Moodie, Ottawa, ON | Planning Rationale & Design Brief |



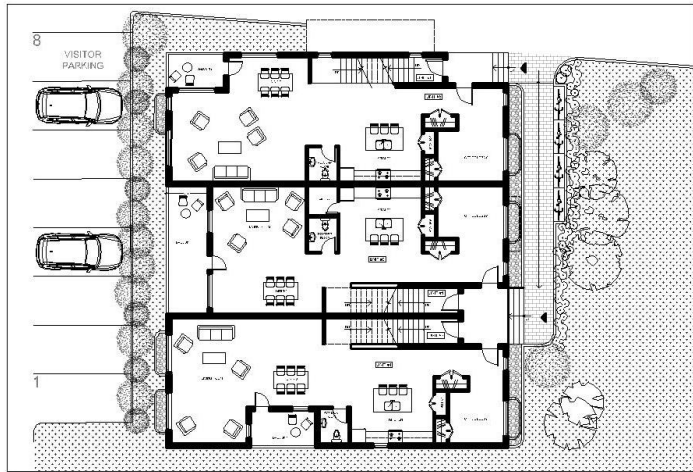
5 FRONT (EAST) ELEVATION



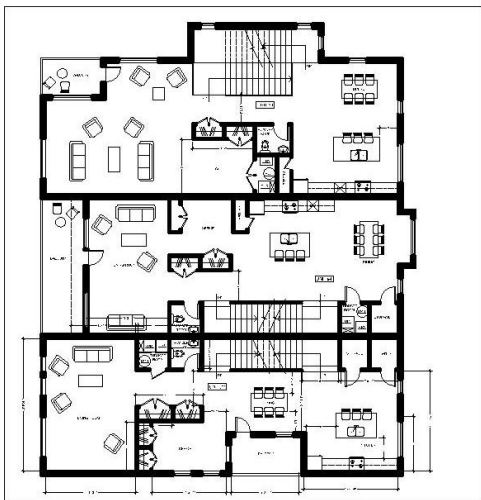
6 NORTH ELEVATION



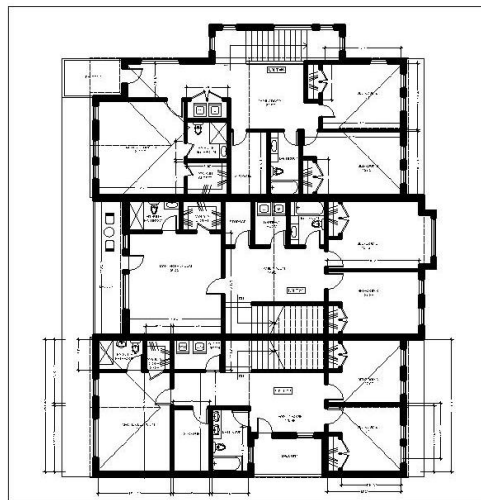
1 BASEMENT



2 GROUND FLOOR



3 SECOND FLOOR



4 THIRD FLOOR

4.0 POLICY AND REGULATORY FRAMEWORK

Sections 16(4), 16(5) and 35.2 of the Planning Act encourage inclusionary zoning policies regarding affordable housing units.

4.1 PROVINCIAL POLICY STATEMENT (PPS)

The following is from the PPS:

*“1.1.1 Healthy, liveable and safe communities are sustained by:
b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons),”* **This is a direct intention of this project. ... “to meet long-term needs;” As well as being affordable, a goal is to create a home for people at risk of being homeless and/or needing assistance.**

“e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;” **Transit will be further supported through this intensification.**

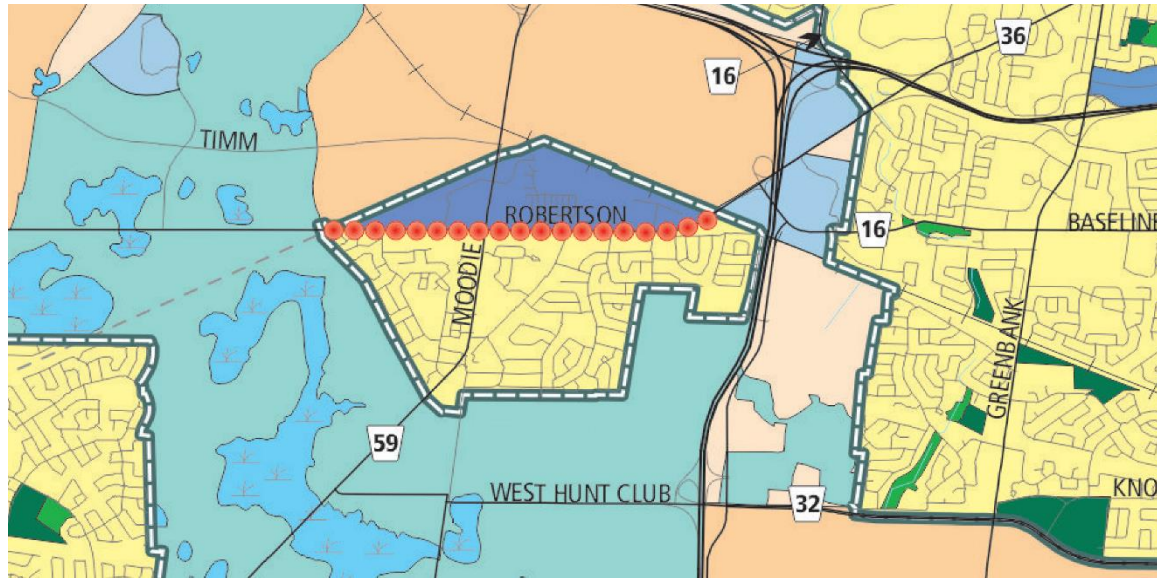
“1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development;” **The Provincial Policy Statement promotes intensification and this proposed redevelopment is a good example of making proper use of existing infrastructure.**

The area is accessible by bus and bicycle which will also reduce carbon emissions.

4.2 CITY OF OTTAWA OFFICIAL PLANS

The proposal is consistent with both of the current Official plans and makes efficient use of this land. The properties are within the General Urban Area in the old Official Plan and the Outer Urban Area in the New OP.



There are currently no secondary plans, community plans, or policy plans to further regulate the subject property. In light of the new Official Plan, the proposed intensification on this property is appropriate as it makes the best use of its potential. The unique location of the subject lot provides the opportunity to enhance community living in proximity to the existing Mosque and to amenities along Richmond Road, schools and services.

The City of Ottawa Official Plan supports the communities as a place for social connection, physical comfort, and health. It also supports new residential typologies that can help evolving areas integrate more housing units that suit the scale of the development on active roads and that fit in with neighbouring buildings.

The objective is to meet the Official Plan definition of affordable housing, based on rents not making up more than 30% of a household's gross income, either "market affordable" or "core affordable":

Market-affordable housing is "A dwelling unit for which a household at or below the 60th percentile of household income pays 30 percent or less of its gross income towards shelter costs... or any housing meeting the definition of affordable housing in the Provincial Policy Statement."

Core-affordable: "A dwelling unit for which a household generally at the 30th percentile of household income pays 30 percent or less of its gross income towards shelter costs for a residential unit with two or fewer bedrooms, and 40 per cent or less of its gross income for three bedrooms"

The New Official Plan supports new housing, particularly for lower income or more vulnerable residents. The project achieves growth by intensification rather than by greenfield development and provides for more complete community and affordable housing options. It encourages good urbanism in this neighborhood. It helps to achieve public health, environmental, climate and energy resiliency through intensification. The cultural intentions of the OP are advanced.

Health is advanced through integrating the 15-minute neighbourhood. This intensification supports amenities and housing supply and sustaining a walkable, local lifestyle and a healthy, resilient and sustainable neighbourhood. It encourages local services and facilities like schools and daycares and supports active, sustainable transportation, particularly for lower income or more vulnerable residents.

4.3 CITY OF OTTAWA COMPREHENSIVE ZONING BY-LAW 2008-250

At 4000 Old Richmond Road, the existing zoning is R1FF, the neighbouring property to the south is Zoned R4A[1652]

At 572 Moodie Drive the existing zoning is I1B[407]H15, this is as a result of being part of the Jami Omar Mosque. The properties to the north and south are zoned R1FF. Three properties to the North, the property was rezoned to R4Z(1288)-h in February 2006.

The proposal is to revise both properties to R4Z

The property is outside the Mature Neighbourhood Overlay (By-law 2020-289).

The purpose of the R4 - Residential Fourth Density Zone is to “allow a wide mix of residential building forms ranging from detached to low rise apartment dwellings in no case more than four storeys, in areas designated as **General Urban Area** in the Official Plan”....; and to “allow a number of other residential uses to provide additional housing choices within the fourth density residential areas;”...and to “regulate development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced”.

Stacked dwellings are permitted in this zone. Stacked Dwelling means a residential use building of four or fewer storeys in height containing four or more principal dwelling units where the units are divided horizontally and vertically, and in which each dwelling unit has an independent entrance to the interior.

The required amount of parking is 64 cars and the provided parking is '73'.

Zoning By-law Amendment - No.: PC2020-0025
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R4Z ZONING				
	4000 OLD RICHMOND RD LOW-RISE APARTMENT BUILDING		572 MOODIE STACKED DWELLING	
	REQUIREMENT	PROPOSED	REQUIREMENT	PROPOSED
MINIMUM LOT WIDTH	18 M	30.37 M	18	18 M
MINIMUM LOT AREA	450 M ²	2,396 M ²	450 M ²	1,341.9 M ²
MINIMUM FRONT YARD SETBACK	3 M	9.14 M	3 M	6 M
MINIMUM REAR YARD SETBACK	THE MINIMUM REQUIRED REAR YARD SETBACK IS 6 METRES. NOTWITHSTANDING THE FOREGOING, WHERE THE REAR LOT LINE ABUTS THE INTERIOR SIDE LOT LINE OF AN ABUTTING LOT, THE MINIMUM REQUIRED REAR YARD SETBACK IS EQUAL TO THE MINIMUM REQUIRED INTERIOR SIDE YARD SETBACK OF THE ABUTTING LOT ALONG EACH POINT OF THE SHARED LOT LINE.	3.39 M - 10.15 M	30% OF LOT DEPTH=18.29 M ²	20.17 M
MINIMUM INTERIOR SIDE YARD SETBACK	1.5 M (FOR HEIGHT LESS THAN 11 M), 3 M FOR HEIGHT GREATER THAN 11), OTHERWISE 6M	5.9 M & 1.22 M	1.5 M, 3 M OR 6 M	1.2 M
MINIMUM CORNER SIDE YARD SETBACK	N/A	N/A	N/A	N/A
MAXIMUM HEIGHT	14.5 M	12.5 M	14.5 M	11 M
CONDITIONAL USE	N/A	N/A		
PERMITTED PROJECTIONS INTO REQUIRED YARDS - BALCONIES, MAX. PROJECTION	2 METRES, BUT NO CLOSER THAN 1 METRE FROM ANY LOT LINE	0.6 M	2 METRES, BUT NO CLOSER THAN 1 METRE FROM ANY LOT LINE	2 METRES, BUT NO CLOSER THAN 1 METRE FROM ANY LOT LINE
	1.8 M INTO AN INTERIOR SIDE YARD, BUT NOT CLOSER THAN 0.6 M TO A SIDE LOT LINE	0.6 M		
PERMITTED PROJECTIONS INTO REQUIRED YARDS - CANOPIES AND AWNINGS	A DISTANCE EQUAL TO ½ THE DEPTH OF A FRONT, REAR OR CORNER SIDE YARD BUT NOT CLOSER THAN 0.6 M TO A LOT LINE,	0.6 M	1.8 M, BUT NOT CLOSER THAN 0.6 M TO A LOT LINE	1.8 M, BUT NOT CLOSER THAN 0.6 M TO A LOT LINE
AMENITY AREA	6 M ² PER DWELLING UNIT = 360 M ² COMMUNAL AMENITY AREA -A MINIMUM OF 50% OF THE REQUIRED TOTAL AMENITY AREA	281 M ² (50% COMMUNAL) X part of the site specific zoning application.	N/A	N/A
PARKING RATE			1.2/UNIT	1.2/UNIT
VISITOR PARKING RATE			0.2/UNIT	0.2/UNIT
LANDSCAPE PARKING SPACE			3.0 M	3.0 M

5.0 DESIGN BRIEF

5.1. COMPATIBILITY WITH OFFICIAL PLAN

The overall goal of the proposal is to create a community that enhances the potential of the location. The project makes good use of urban land and site design based on the Outer Urban transect context.

The projects move to comply with the New Official Plan, it is a 20-minute walk to shopping at Bell's Corners at the intersection of Moodie Dr. and the arterial main street Robertson Road, and it is close to schools.

The project moves towards establishment of street space allocated more to people from vehicles by adding density. It encourages walking along Moodie and Old Richmond Road. The buildings frame the streets in a move towards a more Urban typology.

By integrating with the existing Mosque building the project supports a vibrant and safe public realm.

The social agenda of the project also follows the intentions of the New Official Plan: *“attention to the needs of those households with the lowest 40 per cent of income levels, as well as other vulnerable groups... The City recognizes that many individuals ... may rely on long-term housing other than the traditional dwelling unit. The City shall enable the provision of housing options for such individuals*

4.2.4 3) The City may assist non-profit housing providers by including site-specific zoning amendments for such providers' lands as part of periodic omnibus or anomaly zoning amendments...

4.5.3 Promote partnerships through leadership, community engagement and incentives...

2) The city may work with faith groups in order to find approaches to the adaptive re-use of their places of worship that that preserve and honour their cultural heritage value”

This proposal reflects the new OP design guidelines.

5.2. URBAN DESIGN GUIDELINES FOR LOW-RISE INFILL HOUSING

The Urban Design Guidelines refer to Section 2.5.1 of the Official Plan, and quotes these objectives:

- To enhance the sense of community by creating and maintaining places with their own distinct identity*
- To define quality public and private spaces through development*
- To create places that are safe, accessible and are easy to get to, and move through*
- To ensure that new development respects the character of existing areas*
- The development of vacant or underutilised lots within previously developed areas;*
- Infill development;*

The lot fronting Old Richmond Road has its frontage facing almost directly west and therefore the proposed mass of the building has a little shading impact on yards to the north, west or east, since those areas are road or parking. The massing of the existing buildings to the south are a similar height. The proposed walkway leading up to the entrance level creates an outdoor

community living area and a pedestrian friendly and welcoming front. This main entrance area functions as place to rest and oversee the street life. The proposal offers 38 visitor bicycle parking spaces.

The proposed stacked dwellings provide the future tenants with rental apartments. The units are designed with projections at the front and balconies at the rear. The proposed projections playfully break the whole mass of the building and create a natural human scale.

5.3 ZONING PROVISIONS

For 4000 Old Richmond Road: after meeting with the City of Ottawa Planning staff, it was their opinion that 'Apartment Dwelling, Low Rise' would most accurately capture the proposed use as the units are self-contained 'dwelling units', no rooming units are proposed, and no in-house care is being provided.

Along Moodie, the rezoning of nearby property towards the north indicates that the City's intention is for higher density in this area.



Neighbouring properties showing higher density to the south

6.0 SUMMARY OF TECHNICAL STUDIES, REPORTS AND PLANS

6.1 SITE SERVICING AND STORMWATER MANAGEMENT REPORT

The Site Servicing and Stormwater Management Report was prepared by T.L. Mak Engineering consultants Ltd. No issues in relation to site servicing, stormwater services, or existing utility infrastructure were identified in this report, other than to oversize the service lines and internal plumbing and to consider booster pumps.

6.2 ROADWAY TRAFFIC NOISE ASSESSMENT STUDY

A detailed Roadway Traffic Noise Assessment Study was conducted by Gradient Wind Engineering for the purpose of assessing exterior noise levels generated by local roadway traffic. The noise levels exceed 55 dBA at the west façade of the proposed apartment building at 4000 Old Richmond Road, and during the day at Moodie. Noise mitigation measures will be required at some exterior walls and windows, as well as clauses in leasing agreements.

6.3 GEOTECHNICAL ASSESSMENT

EXP Services Inc. prepared a Geotechnical Report that found that the subject site is suitable for the proposed development. The proposed buildings are recommended to be founded on either bedrock or engineered fill. They are not to bear partly on bedrock and partly on engineered fill unless a transition zone or construction joints are provided.

6.4 PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

A Phase 1 Environmental Site Assessment prepared by Exp Services Inc. found that no environmental concerns were identified with respect to the current use or past of the surrounding lands. Based on the findings of this assessment, a Phase II – Environmental Site Assessment will not be required.

6.5 LIST OF SUPPORTING PLANS AND STUDIES

For the zoning and site plan applications pertaining to this proposed development, and as per the study and plan identification list, the following documents were submitted to the City:

- Site Plan Control Application Form;
- Survey Plan, Fairhall Moffatt & Woodland Ltd.
- Site Plan, Susan D. Smith Architect
- Architectural Building Elevation Drawings, Susan D. Smith Architect
- Planning & Design Brief, Susan D. Smith Architect
- Proposed Grading and Servicing Plan (Dwg. No. 819-106, G-1 Rev. 1) – For 400 Old Richmond Road, T.L. Mak Engineering Consultants Ltd
- Proposed Grading and Servicing Plan (Dwg. No. 819-106, G-2 Rev. 1) – For 572 Moodie Drive, T.L. Mak Engineering Consultants Ltd
- Proposed Roof Top Storm Water Management Plan (Dwg. No. 819-106, SWM-1 Rev. 1), T.L. Mak Engineering Consultants Ltd
- Proposed Erosion and Sediment Control Plan (Dwg. No. 819-106, ESC-1 Rev. 1), T.L. Mak Engineering Consultants Ltd
- Storm Drainage Area Plan (Dwg. No. 819-106, D-1 Rev. 1) – For 4000 Old Richmond Road, T.L. Mak Engineering Consultants Ltd
- Storm Drainage Area Plan (Dwg. No. 819-106, D-2 Rev. 1) – For 572 Moodie Drive, T.L. Mak Engineering Consultants Ltd

- Proposed Overall Site Servicing Plan (Dwg. No. 819-106, S-1 Rev. 1), T.L. Mak Engineering Consultants Ltd
- Storm Drainage Report (Report No. R-819-106) dated October 2021, T.L. Mak Engineering Consultants Ltd
- Serviceability Report (Report No. R-819-106A) dated October 2021, T.L. Mak Engineering Consultants Ltd.
- Landscape Plan, James B. Lennox & Associates Inc.
- Noise/Vibration Study, GradientWind Engineers & Scientists
- Geotechnical Study, Exp.
- Phase I Environmental Site Assessment, Exp.
- To come: CD containing PDF copies of all submission material listed above (one disc)

7.0 PUBLIC CONSULTATION STRATEGY

The proposed redevelopment of 572 Moodie Drive from Institutional to 6 town homes as well as a new development of a 4 story high affordable housing building at 4000 Old Richmond Road was initially discussed with Mayor Jim Watson and College Ward Councillor Rich Chiarelli on June 30 2018 during their visit at Jami Omar's annual community BBQ event. During that meeting, the planned initiative to develop the site was also discussed with the leadership and members of the neighboring community associations such as Arabetha Park, Westcliffe and Lynwood Village.

A working strategy formation meeting was held on March 4, 2019 with the then chair of Planning committee Jan Harder along with the staff of Susan Smith Architects and the president of the association, Anver Malam. The planning chair provided excellent insight into the process and encouraged the president to proceed, given the scarcity of affordable housing and unmet needs of the community elders.

Having confirmed encouraging support from the planning committee chair, the team was directed to organize a meeting with the senior staff of the community housing unit and was asked to discuss the proposed concept. As a result, a meeting was held on August 13, 2018 at 100 Constellation Drive offices with the city staff, Salma Hasan, her senior manager, Susan Smith Architect's team and the owner's representative Anver Malam, to explore options available for undertaking development of the affordable housing.

Immediately thereafter, an initial pre-consultation meeting with the planning department (Collet Gorni et al.) was held on September 26, 2018. The proposed development was discussed with the planning staff in detail. In turn the staff provided clear guidance on the process and set the expectation on various studies that may be required as part of the application submission. A second consultation meeting with the city staff along with other respective stake holders was held on February 04, 2020. In this meeting exact requirements were laid out by each representative department and a list of design documentation and required studies were presented to the architect team and owner representative. This has been documented in the minutes of the meeting.

Community consultation is an on-going process. A meeting was held between Jami Omar and Anglican Diocese of Ottawa (Christ Church Bell's Corners), who are building a similar affordable housing project at 3861 Old Richmond Road, to understand the lessons learned. As part of the original development of Jami Omar (site plan approved December 24, 2005) the neighborhood community associations and members are well versed with the activities of the mosque. Through the mosque's frequent outreach programs, there is a strong relationship between

the mosque and adjacent residents. The neighboring communities fully participate in the Mosque's quarterly blood drives, annual BBQs, interfaith dialogues, neighborhood safety issues and children's programs. During the Covid-19 lock down, Jami Omar volunteers reached out to the community for all kinds of support ranging from organizing vaccine clinics to delivering food to the needy.

After the first round of comments are received from the Planning process, and addressed, the Mosque will again reach out to the Community for a public meeting.

In light of the strong and proven relationship with the neighboring residents and community associations, we do not anticipate any objection or concerns.

8.0 CONCLUSION

We believe that the proposed design is compatible with the scale and use of this neighbourhood and complements the surrounding residential buildings. The proposed development represents an opportunity for intensification within this neighbourhood in a manner which is consistent with the existing development. The proposed development is in keeping with the design guidelines as it enhances the streetscape, respects the character of the existing built forms, and provides a strong emphasis on pedestrian access and orientation to the street. We met with the City Planner, Colette Gorni at a pre-consultation meeting, held with the City of Ottawa Planning Staff on February 4, 2020. Follow-up comments and the study and plan submission list were provided. The proposed development has been revised since the time of the pre-consultation meeting and has addressed the design comments provided.

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