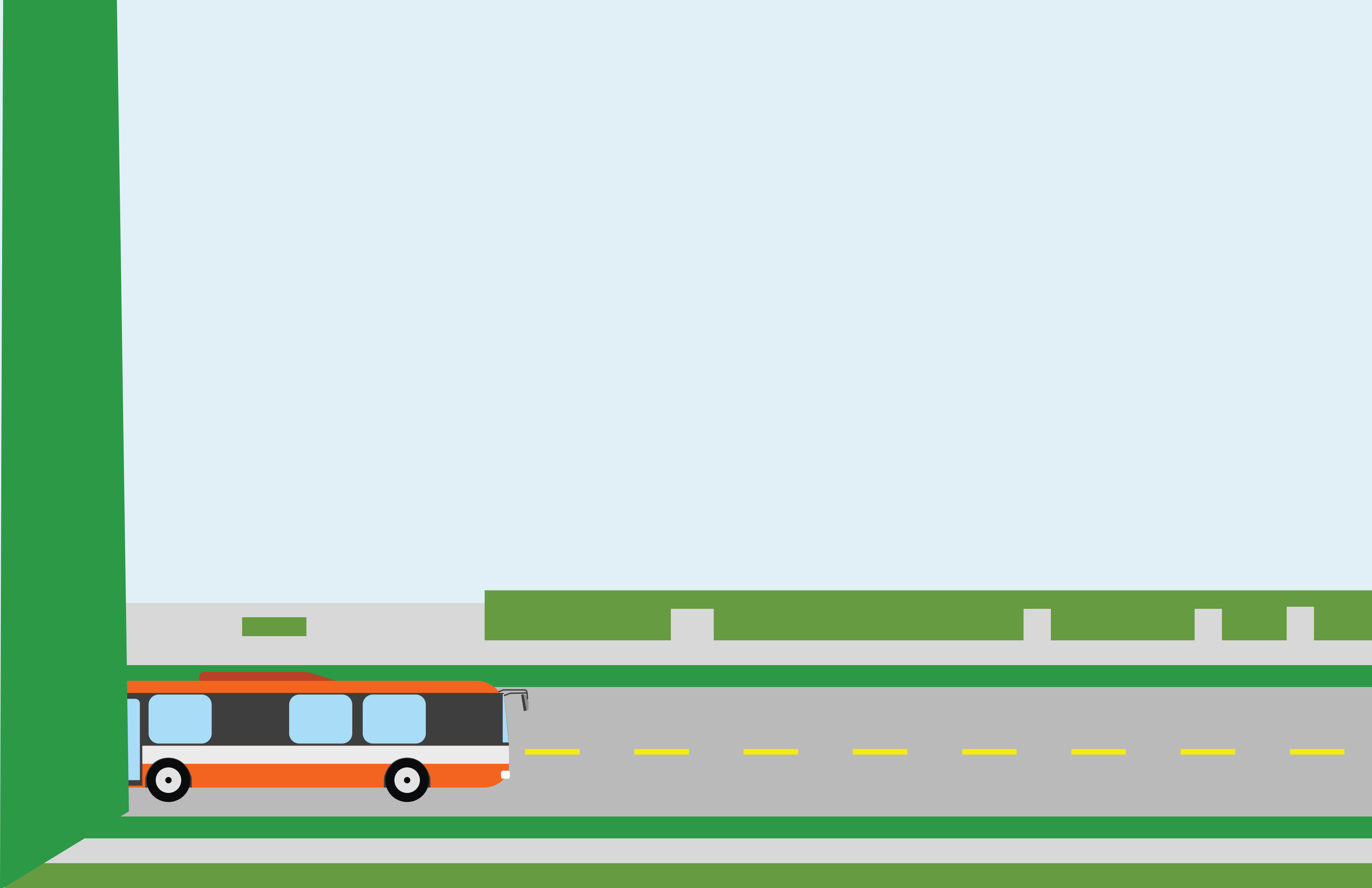




0 Table of Contents

Table of Contents

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1 Project Description

Developer
Osgoode Properties

Architect
SRN Architects

Landscape Architect
STUDIO tla

Planner
Fotenn Planning and Design

Project Summary

The proposed development contemplates the development of 3 buildings comprised of stacked back to back townhouses, which collectively consist of 72 dwellings units. The subject property presently is occupied by two 9-storey residential buildings and associated at-grade parking. The townhouse buildings are proposed to be located along the Othello Avenue frontage, and address the low-rise character of the area to the west. As opposed to addressing the Mainstreet Corridor frontage along St. Laurent Boulevard.

In total, 452 parking spaces are located on site, to provide both the existing buildings and proposed buildings a 1:1 parking ratio. Bicycle parking for the townhouses is also provided at a ratio of 1:1. The site is also within 600 metres of future rapid transit, projected to be located at Smyth Road and St. Laurent Boulevard.

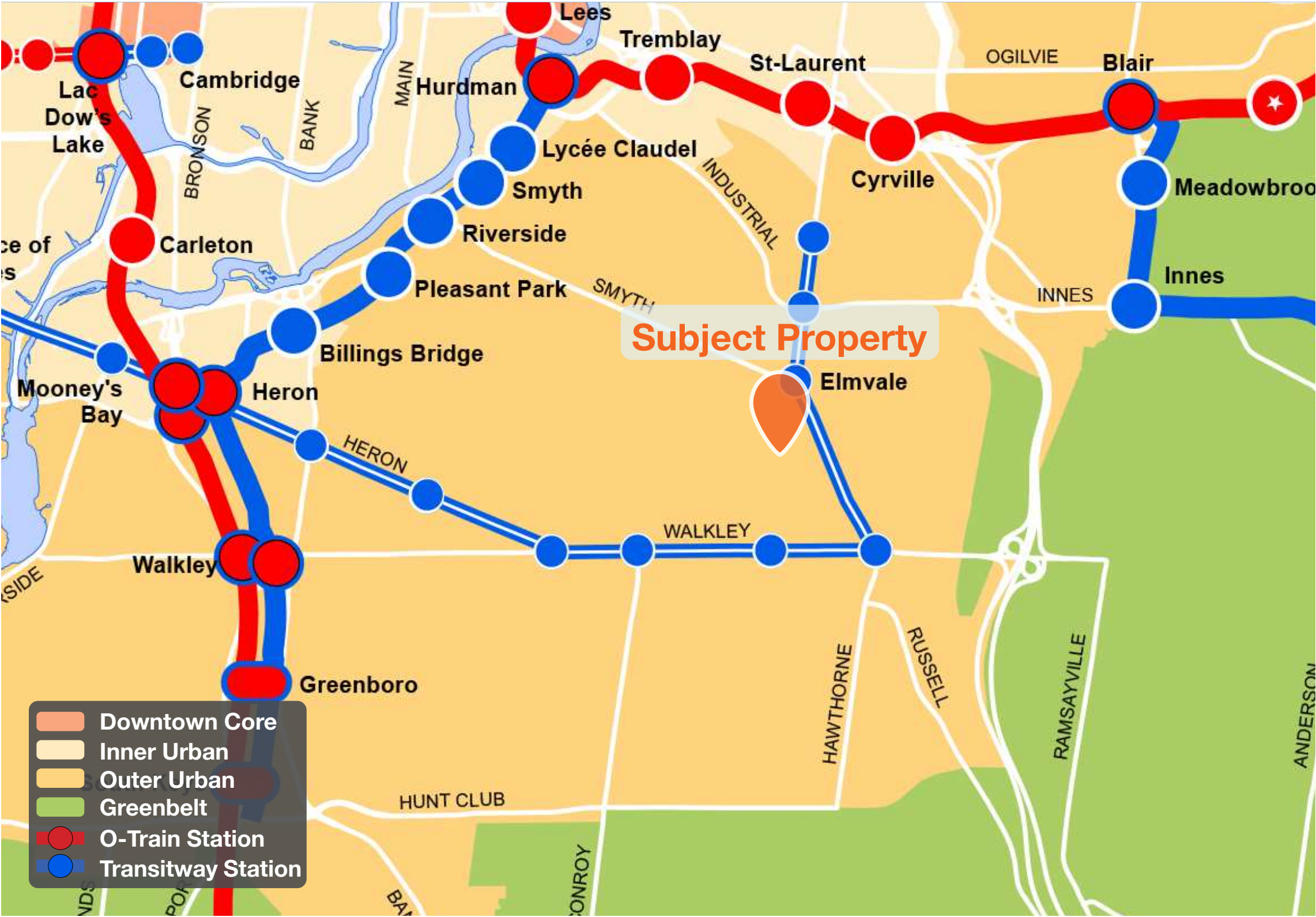
A parkland dedication is provided at the north-west corner of the site. The location was chosen to coordinate with the proposed amenity area contemplated in the abutting Elmvale Acres Secondary Plan, to the north.

Key Statistics

- / **Heights:** 15 metres
- / **Residential Units:** 72 units (stacked townhouse) 376 units (existing)
- / **Dwelling Type:** 48 2-bedroom, 24 3-bedroom
- / **Vehicle Parking:** 87 (72 residential, 15 visitor)
- / **Amenity Area:** 486 square metres (6.75m² / unit)
- / **Communal Amenities:** 3,042.5 square metres

2 Design Directives

Policy Context - Official Plan



As identified on Schedule A of the Official Plan, the subject property is located within the **Outer Urban Transect**. The Outer Urban Transect comprises neighbourhoods inside the Greenbelt built in the last third of the twentieth century.

It is the desire of the Official Plan to introduce more viable public transit and active mobility options and encourage more diverse housing options. It is understood that more transformative changes in built form will be located in key areas around Hubs, Corridors, and in areas near rapid transit stations.

The proposed development is located within 600 metres of a future bus rapid transit station, as identified of Schedule A.

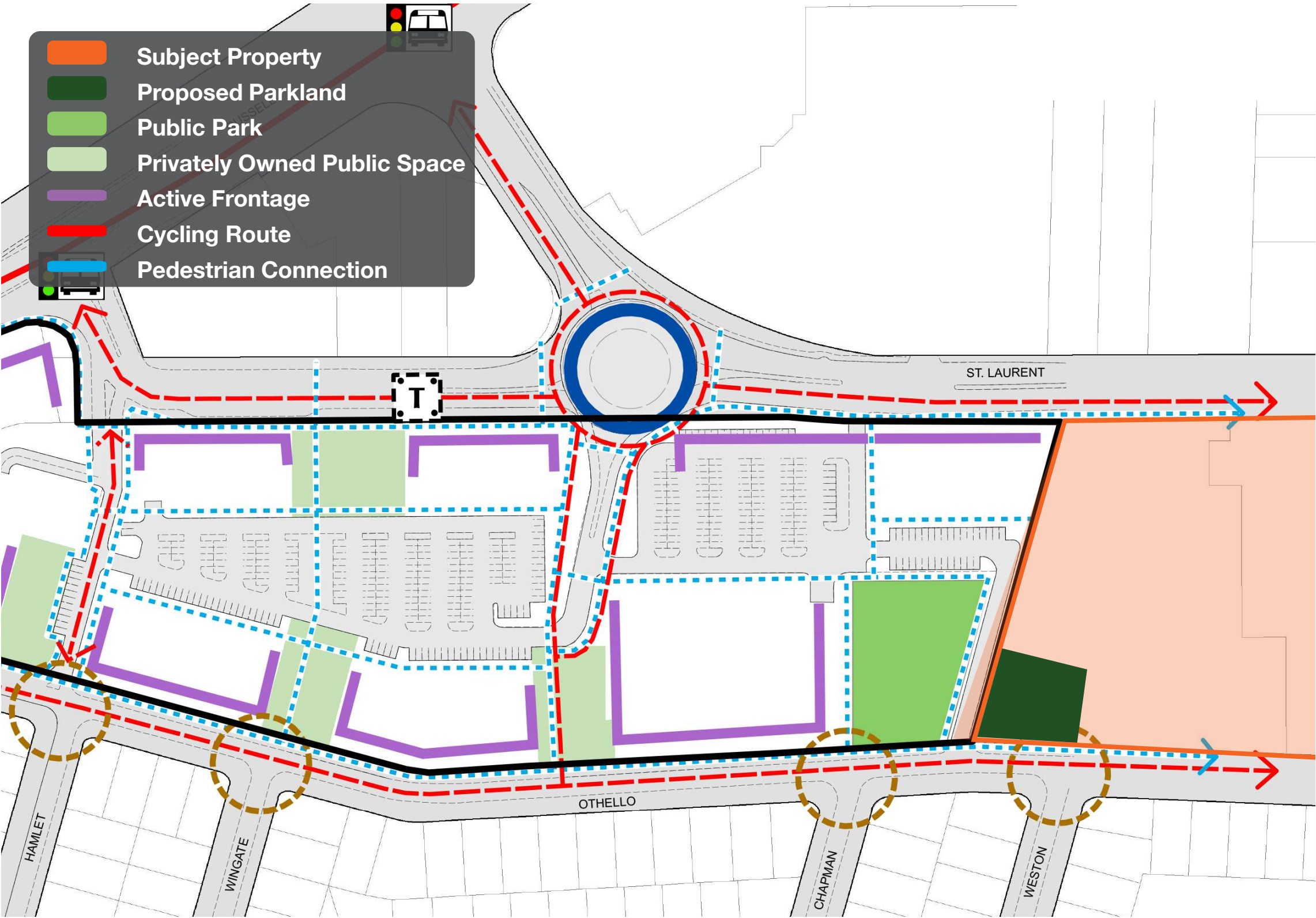
Schedule A — Transect Policy Areas, City of Ottawa Official Plan

Policy Context - Official Plan



As identified on Schedule B3, the subject property is designated Minor Corridor with Hub designation height policies . The Corridor designation applies to bands of land along specified streets whose planned function combines a higher density of development, a greater

Policy Context - Elmvale Acres Secondary Plan



The subject property is not located within the Elmvale Acres Secondary Plan. However, it immediately abuts the study area to the south. The purpose of this secondary plan is to guide the redevelopment of the Elmvale Acres Shopping Centre at 1910 St. Laurent Boulevard, as well as the parcel of land located at the southwest corner of the intersection of Smyth Road and Russell Road known as 1990 Russell Road.

The proposed development looks to integrate the parkland dedication area into the area identified in the Secondary Plan for parkland, to create a large parcel which can provide greater levels of programming and use the growing neighbourhood.

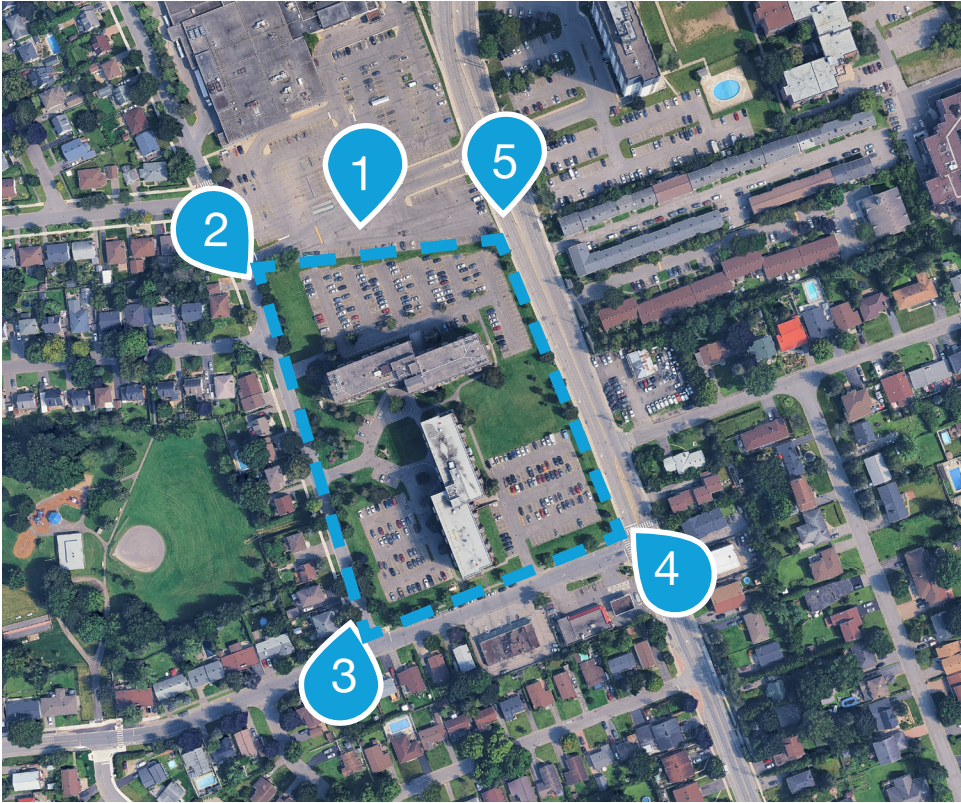
Schedule B —Public Realm and Transportation Plan, Elmvale Acres Secondary

3 Site, Context, & Analysis



Aerial image of the subject property and surrounding area.

Site Photos



Site Analysis - Surrounding Recent Development Proposals



Aerial image of the subject property and proposed development in the surrounding area.

Site Analysis - Surrounding Amenities



Aerial image of the subject property and amenities in the surrounding area.

Site Analysis - Transit Network



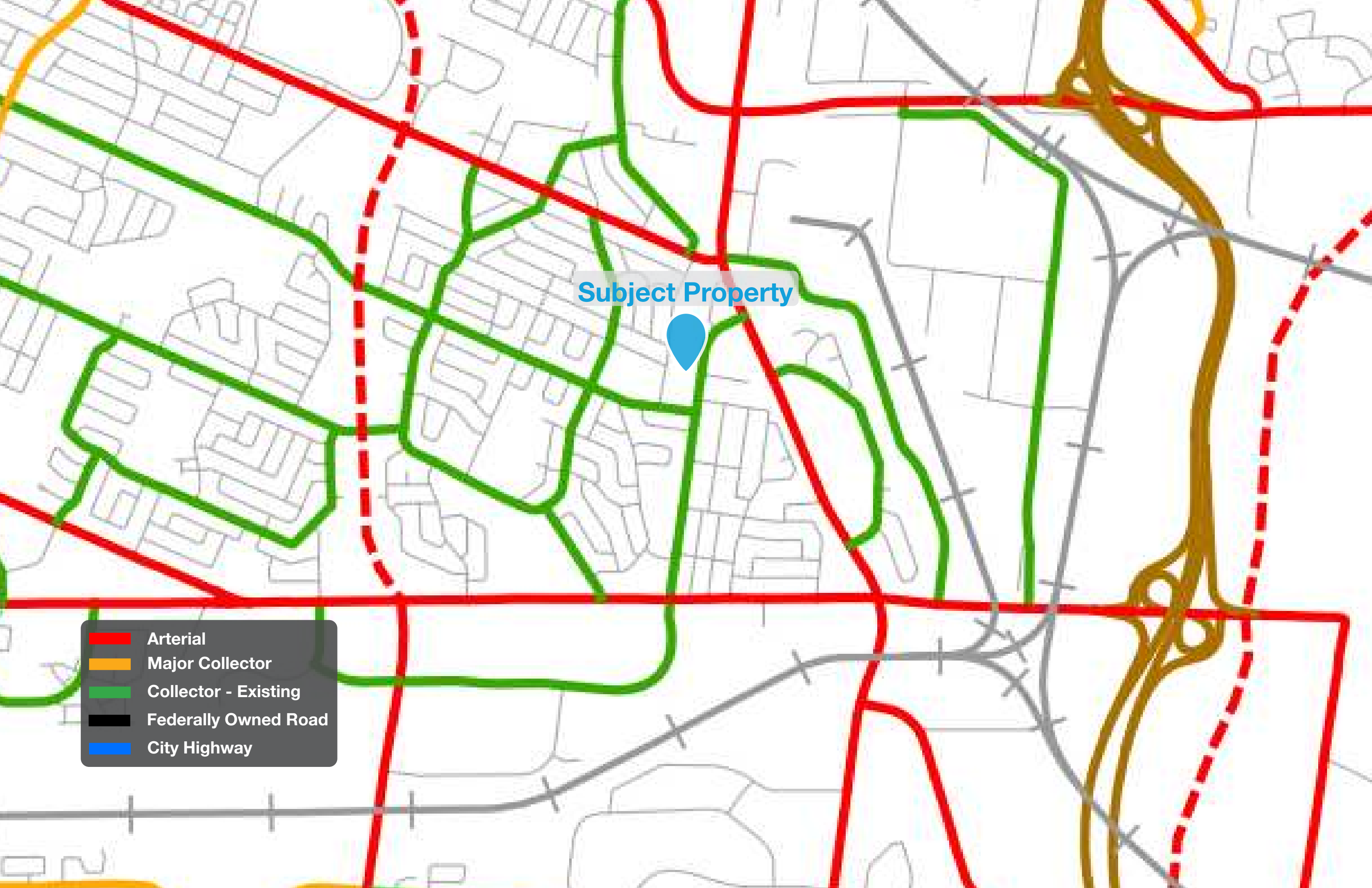
As identified on Schedule C2, the subject property is located approximately 500 metres from the future BRT station, projected to be located at the corner of St Laurent Boulevard and Industrial Avenue. Local OC Transpo services are also readily available, having bus stops (heading both north and south) located immediately in front of the subject property, on St Laurent Boulevard. Services available include the 40, 41, 48, and 49 routes.

Schedule C2 - Transit Network, City of Ottawa Official Plan.

Site Analysis - Active Transportation Network

As identified in the City of Ottawa Transportation Masterplan, the subject property is located in close proximity to a Spine Route, which offer travel to the major cross-town bike pathways and major pathways which provide dedicate pedestrian and cyclist travel throughout the broader City.

Map 1 - Cycling Network, City of Ottawa Transportation Masterplan



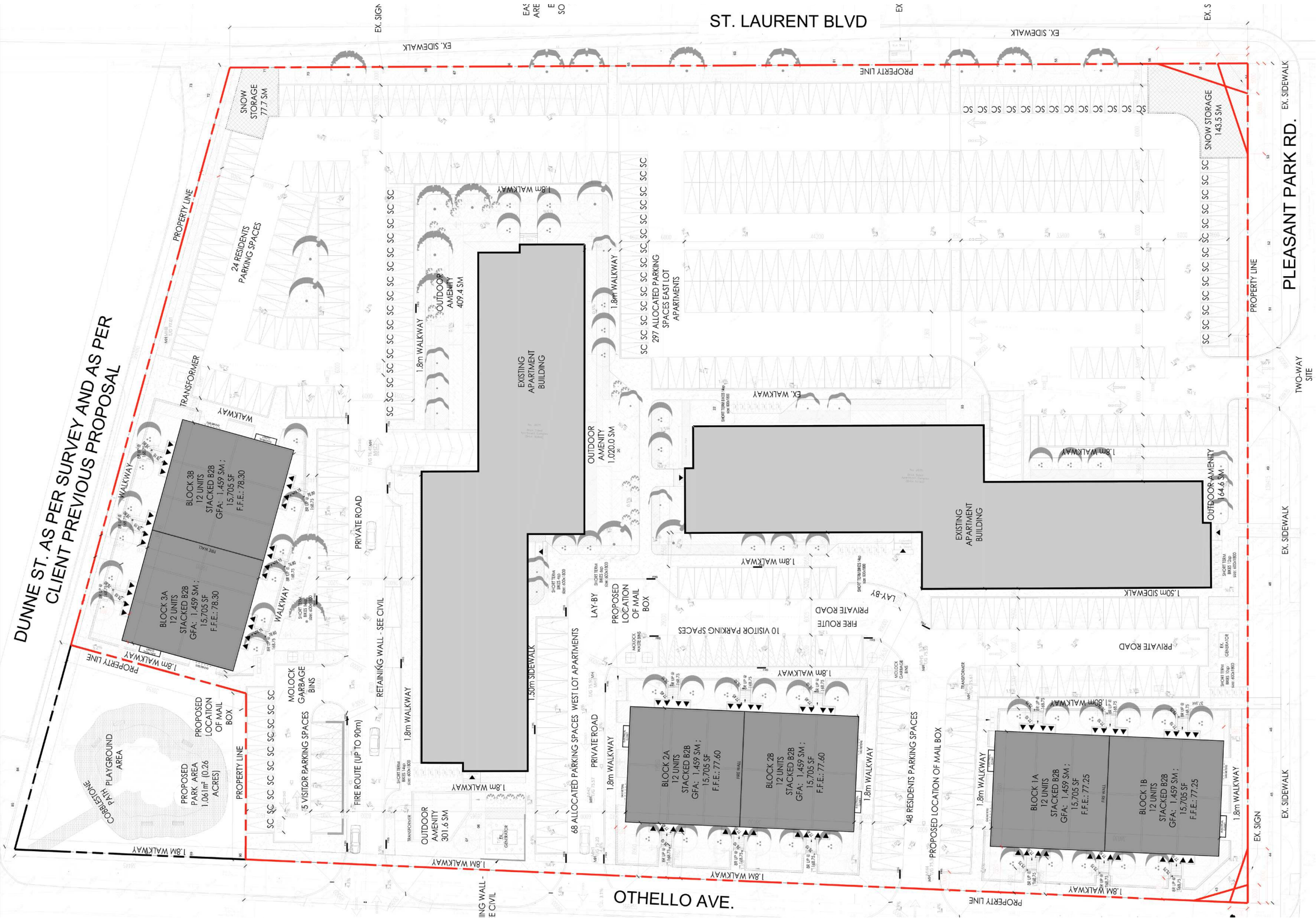
Subject Property



- Arterial
- Major Collector
- Collector - Existing
- Federally Owned Road
- City Highway

4 Design

Proposed Development - Site Plan



ZONING TABLE - July 2025		
Item 1218	Requirement	Proposed
Minimum Lot Area	No minimum	24,340.44 SM / 259,856 SF / 5.97 AC
Minimum Lot Width	No minimum	205.3m
Minimum Front and Corner Yard Setback	6m, must have 50% of the building wall within 4.5 m of the property line	3.0m
Minimum Interior Side Yard Setback	No minimum	3.0m
Rear Yard Setback	N/A	N/A
Minimum Building Height	10 m	15m
Minimum Building Height	7.5 m	
Maximum FSI	No maximum	N/A
Vehicle Parking	0.5 per unit (existing) = 224 spaces 0.2 per unit (future) = 90 spaces	432 spaces (1.0 combined)
Bicycle Parking	0.5 per dwelling unit	min. 1 per unit for new towns + existing
Vehicle Parking Space Dimensions	2.6 m x 5.2 m (avg) 2.6 m x 6.7 m (parallel) 2.4 m x 4.6 m (small car) * up to 50% of spaces can be for small car	2.6 m x 5.2 m (avg) 2.6 m x 6.7 m (parallel) 2.4 m x 4.6 m (small car) 63 spaces (13.5%) are small car 9,308.94 per unit
Amenity Space	6m ² per unit, of which 50% is to be communal	communal = 5,40m ² per unit
Glazing requirement	A minimum of 50% of the surface area of the ground floor facade, measured from the average grade up to a height of 4.5 metres, facing a public street must be comprised of transparent glazing and active customer or resident entrance access doors	N/A
Parking Lot Landscaping Area	Abutting a street - 3m Other cases - 1.5 m (for contains less than 100 spaces)	15% 3m 1.5m min
Parking Lot Landscaping Buffer	located at least 9.0 m from a lot line abutting a public street, 3 m from other lot lines	33m to lot line abutting street; 9m to other lot line
Outdoor refuse collection and refuse loading areas	screened from view by an opaque screen with a minimum height of 2.0 metres, or where in-ground refuse container is provided, the screening may be achieved with soft landscaping	underground system

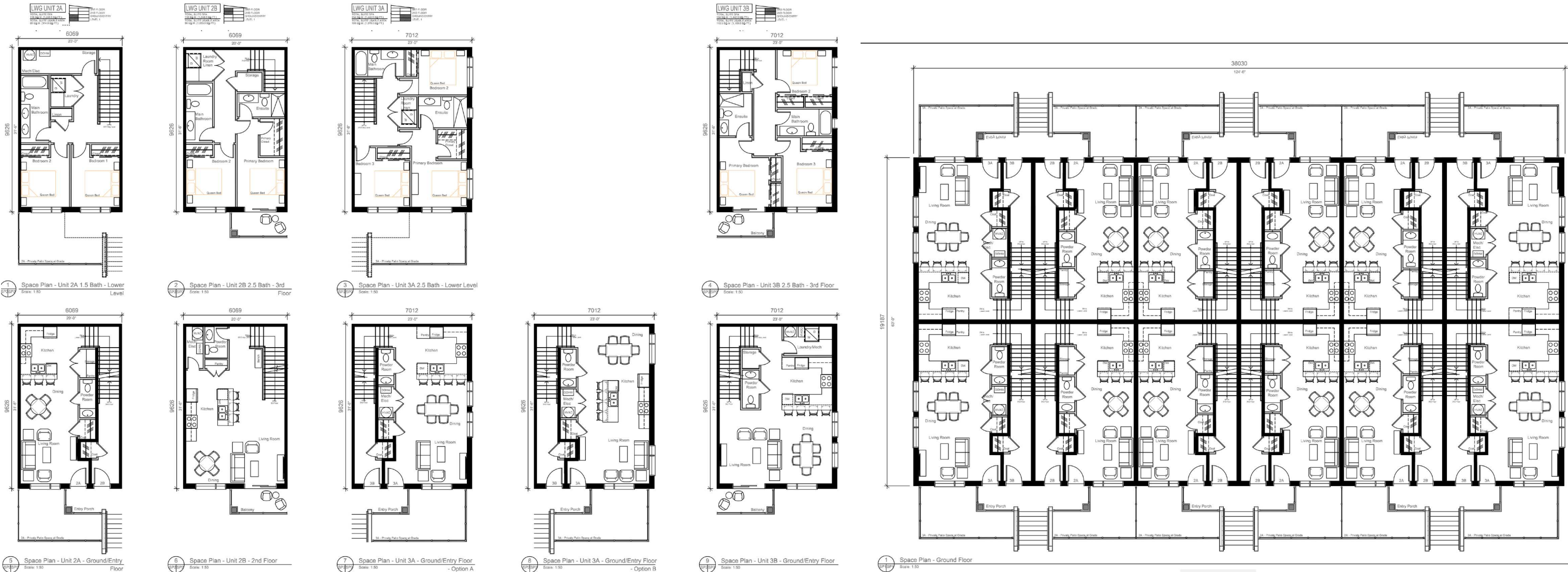
2025 OTHELLO AVE RESIDENTIAL DEVELOPMENT OTTAWA, ONTARIO	
Project Statistics JULY 2025	Project No: S24016
1.0 Site Area	
Developable Area	2.41 hectares / 5.96 acres / 24,138.9 sq.m. / 259,829 sq.ft.
Park Conveyance	0.11 hectares / 0.26 acres / 1,061.4 sq.m. / 11,425 sq.ft.
Daylight Triangles	0.01 hectares / 0.02 acres / 76.55 sq.m. / 824 sq.ft.
Gross Site Area	2.53 hectares / 6.25 acres / 25,276.9 sq.m. / 272,077 sq.ft.
2.0 Gross Floor Area	
2.1 Townhouses	
Block 1	729.41 729.41 729.41 729.41 2,917.6 sq.m. / 31,405 sq.ft.
Block 2	729.41 729.41 729.41 729.41 2,917.6 sq.m. / 31,405 sq.ft.
Block 3	729.41 729.41 729.41 729.41 2,917.6 sq.m. / 31,405 sq.ft.
Total GFA	2,188.23 2,188.23 1,458.82 1,458.82 8,792.9 sq.m. / 94,216 sq.ft.
3.0 Unit Count	
3.1 Stacked Towns	
Block 1	24 units
Block 2	24 units
Block 3	24 units
Total Units	72 units
3.2 Existing Apartments (client provided)	
North Building	188 units
South Building	188 units
Total units	376 units
3.3 Total units	
Existing Apartments (client provided)	376 units
Stacked Towns	72 units
Total Units	448 units
4.0 Unit Mix (stacked towns)	
Block 1	2 bed 16 units / 8 units
Block 2	2 bed 16 units / 8 units
Block 3	2 bed 16 units / 8 units
Total Proposed Units	48 units / 24 units / 72 units / 67% / 33% / 100%
5.0 Vehicular Parking	
5.1 Provided Parking Spaces	
Existing Apartments	309.0 standard / 56 small car / 365 total / 0.97 ratio
Stacked towns	72.0 standard / 10 small car / 82 total / 1.21 ratio
Total Proposed Parking Spaces	437.0 standard / 66 small car / 503 total / 1.01 ratio
6.0 Bicycle Parking Provided	
Existing apartments	0.04 ratio / 14 parking spaces
Stacked towns	1 ratio / 76 parking spaces
Total Provided Bicycle Parking	90 parking spaces
7.0 Lot Coverage	
existing north apartment building	16.241 ratio / 17,482 sq.m. / 6.4% coverage
existing south apartment building	16.271 ratio / 17,514 sq.m. / 6.4% coverage
block 1	729.4 ratio / 7,851 sq.m. / 2.9% coverage
block 2	729.4 ratio / 7,851 sq.m. / 2.9% coverage
block 3	729.4 ratio / 7,851 sq.m. / 2.9% coverage
Total Building Areas	5,439.4 sq.m. / 58,549 sq.ft.
Gross site area	25,276.9 sq.m. / 272,077 sq.ft.
Lot Coverage	22%
8.0 Amenity Areas	
Existing Private Outdoor Amenity	1,161 sq.m. / 12,497 sq.ft. / 3.09 ratio (SM per Unit) / 28.5% %
Existing Indoor Amenity	525 sq.m. / 5,651 sq.ft. / 1.17 ratio (SM per Unit) / 12.9% %
New Private Outdoor Amenity	486 sq.m. / 5,231 sq.ft. / 6.75 ratio (SM per Unit) / 11.9% %
Common Outdoor Amenity	1,806 sq.m. / 19,494 sq.ft. / 4.23 ratio (SM per Unit) / 46.6% %
Total	4,068 sq.m. / 43,783 sq.ft. / 9.08 ratio (SM per Unit) / 100.0% %

Proposed development Site Plan

September 2025

2025 Othello Avenue
Urban Design Brief

Proposed Development - Floor Plans

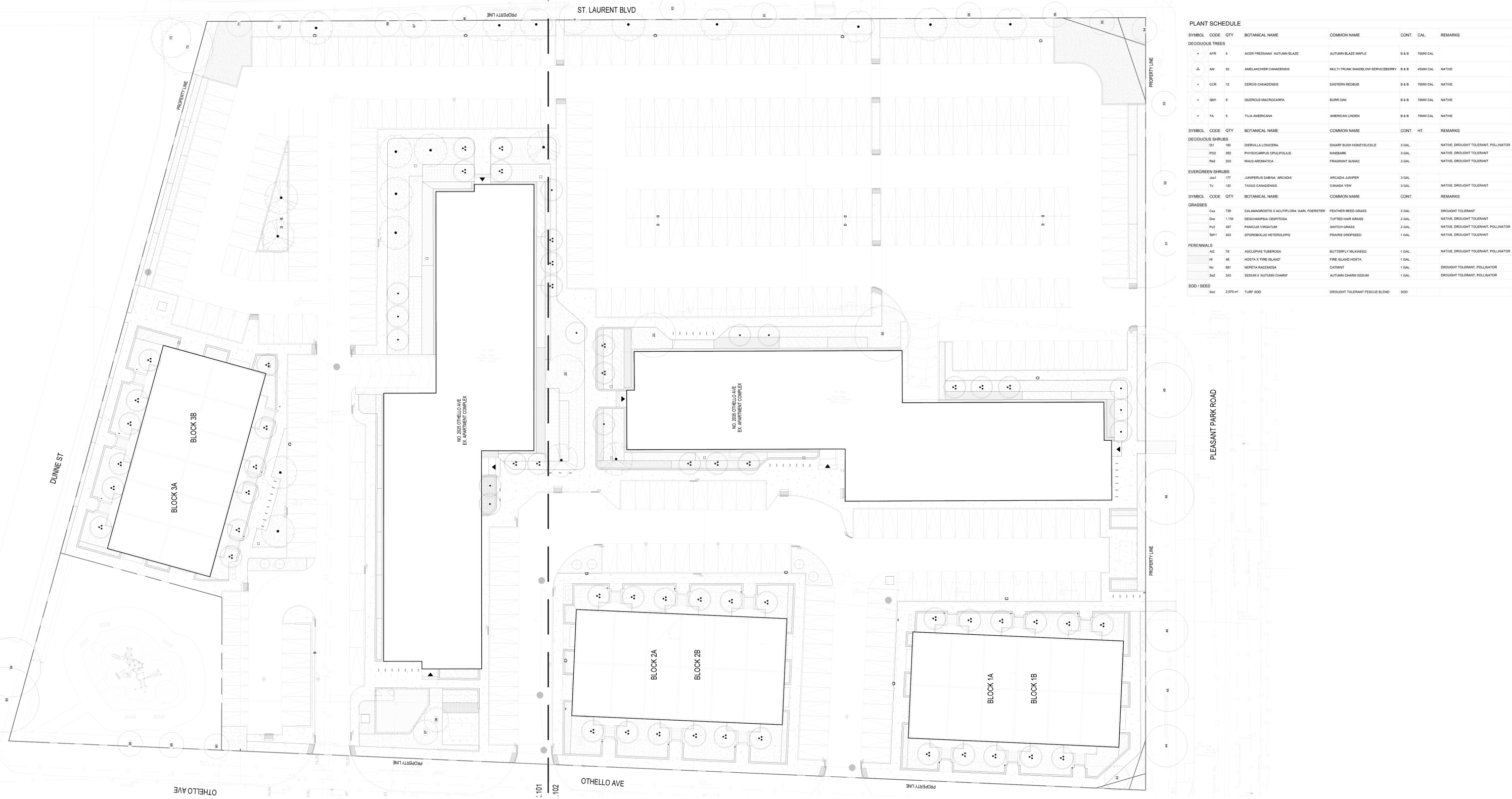


Proposed Development - Building Elevations



Proposed development Building Elevations (TYP Block)

Proposed Development - Landscape Plan



Proposed development Landscape Plan

