

## Bria Aird

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**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

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**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 m<sup>2</sup>, 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

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**From:** Bria Aird <[aird@fotenn.com](mailto:aird@fotenn.com)>

**Sent:** June 16, 2022 10:03 AM

**To:** Castro, Phil <[phil.castro@ottawa.ca](mailto:phil.castro@ottawa.ca)>

**Cc:** Miguel Tremblay <[tremblay@fotenn.com](mailto: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 m<sup>2</sup> (from page 6 of the SPA arch package, attached)
- Total GFA: 34,256 m<sup>2</sup> (from the attached General Statistics page, also updated within the spreadsheet)
- Residential GFA: 33,978 m<sup>2</sup> (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](mailto:phil.castro@ottawa.ca)>

**Sent:** June 15, 2022 1:13 PM

**To:** Bria Aird <[aird@fotenn.com](mailto: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 m<sup>2</sup> 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