

December 14, 2023

**Mr. Kelby Lodoen Unseth**

Planner II  
Development Review (South Services)  
Planning, Real Estate and Economic Development  
City of Ottawa  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1

Via Email: [kelby.lodoenunseth@ottawa.ca](mailto:kelby.lodoenunseth@ottawa.ca)

**RE: Planning Rationale Addendum No. 2  
Zoning By-law Amendment and Plan of Subdivision  
3930 and 3960 Riverside Drive, Ottawa  
File No. D02-02-23-0004 & D07-16-23-0001**

Dear Mr. Lodoen Unseth,

Fotenn Planning + Design ('Fotenn') previously prepared a Planning Rationale, dated December 22, 2022 and Planning Rationale Addendum No. 1 dated October 4, 2023, to support Zoning By-law Amendment and Plan of Subdivision applications for the lands known as 3930 and 3960 Riverside Drive in the City of Ottawa (the 'subject site').

This report addresses the request to change the boundaries of the proposed zoning to permit a mid-rise building on one of the blocks proposed within the subdivision.

This Planning Rationale Addendum No. 2 should be read in conjunction with the original December 2022 Planning Rationale and October 2023 Planning Rationale Addendum No. 1. All opinions and findings of the original report remain valid, except as otherwise described below.

## Proposed Zoning By-law Amendment

The lands are currently zoned "General Mixed-Use, Subzone 1, Exception 1719, subject to Schedule 251, Maximum Height 137 above sea level (GM1[1719] S251 H(137 A.S.L.))" in the City's comprehensive Zoning By-law. Exception 1719 was introduced through the previous Zoning By-law Amendment (By-law 2010-19) and amended in 2018 and contains site-specific provisions relating to the development of the lands.

The proposed Zoning By-law Amendment would amend the zoning of the subject site to "Residential Third Density, Subzone Z, Urban Exception XXX (R3Z[XXX])" for the detached and townhouse dwellings and "General Mixed Use, Subzone 1, Urban Exception XXX, Schedule YYY (GM1[XXX] SYYY)" for the mid-rise and high-rise apartment dwellings.

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For the R3Z[XXX] subzone, an exception is required to seek relief on the minimum required rear yard setback for townhouse dwellings.

For the GM1[XXX] SYYY subzone, a new site-specific schedule will establish permitted building heights for the apartment blocks, while the site-specific exception would provide relief from some site-specific provisions.

Previously, the GM1[XXX] SYYY zone did not include block 69 to 77 on the plan but this Addendum seeks to add those lands to the new zone, to permit the option of a mid-rise building on the lands. Previously the lands were proposed as townhouses.

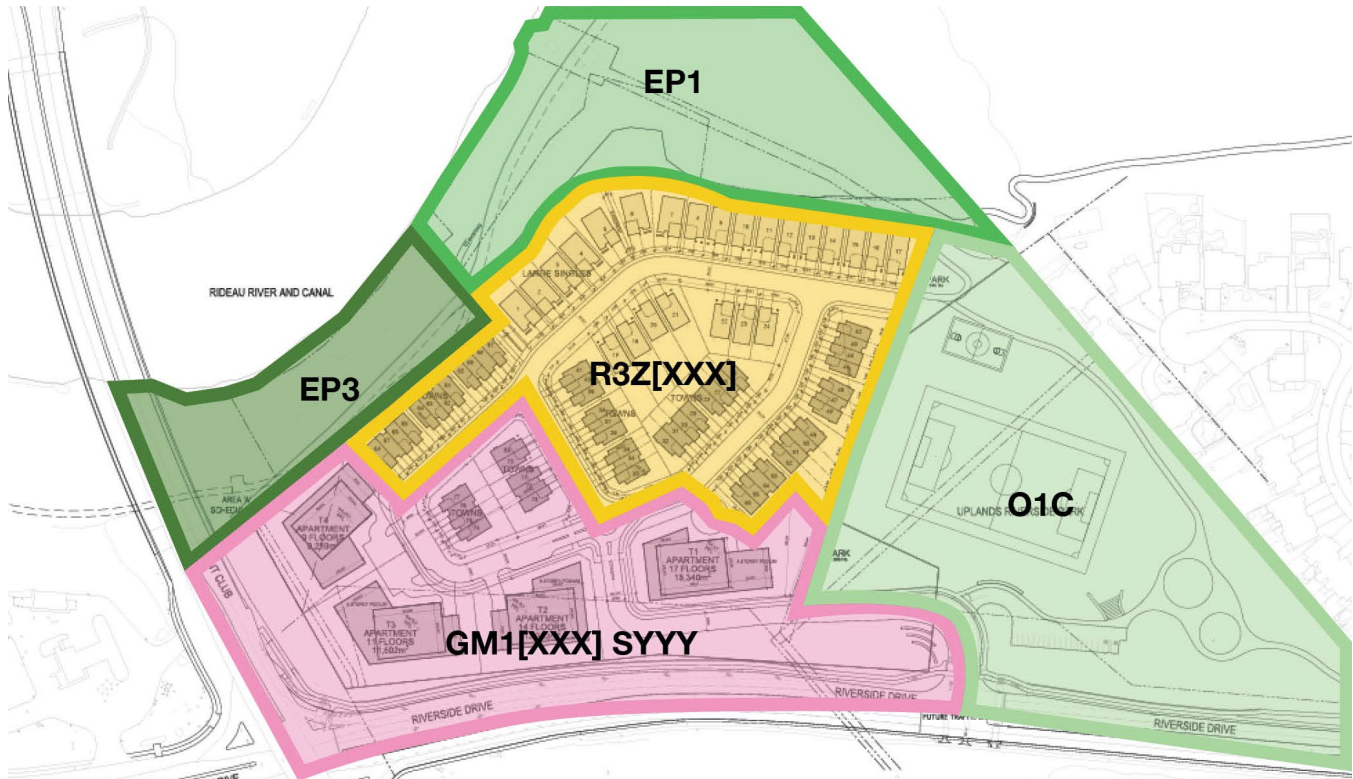


Figure 1: Revised Proposed Zoning Map

Specifically, the proposed Amendments would:

#### **Remove Schedule 251**

Schedule 251 restricts residential uses within Area A and is based on an outdated outline of the Airport Operating Influence Zone (AOIZ). The limit of the AOIZ follows Hunt Club Road and therefore Schedule 251 is proposed to be removed to permit residential uses on the whole site, subject to the outcomes of the Noise Study.

#### **Establish New Height Schedule**

A new site-specific height schedule for the apartment blocks would permit heights that are consistent with the Airport Zoning Regulation. The proposed heights would be absolute, as specified in the exception, to limit any projections over the height limit.

#### **Allow “Apartment Dwelling, High-Rise” to use the full Floor Space Index**

Subzone 1 of the GM zone currently limits development to 50% of the permitted floor space index. Specific uses, including residential uses permitted in the GM zone, are excluded from this requirement. The proposed amendment would add

“Apartment Dwelling, High-Rise” to the list of permitted land uses in section 188(7)(c) to allow the buildings to use the full floor space index.

**The existing zoning of the subject property permits a mid-rise building (9 storeys) on the parcel in question. The proposed Zoning By-law Amendment has only been amended to maintain that block within the GM zone, rather than down-zoning it within the R3 zone. As outlined in the December 2022 Planning Rationale and the October 2023 Planning Rationale Addendum, the mid-rise building height conforms to the relevant policies of the Official Plan. The design of the block will be evaluated through a future Site Plan Control application.**

**In Fotenn’s opinion, the proposed heights are appropriate and represent good planning that is in the public interest.**

Should you have any questions, please don’t hesitate to contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Black", written in a cursive style.

Paul Black MCIP RPP  
Associate, Planning // Managing Director