



June 5, 2026

Jack Smith, Planner II
Development Review, Central
Planning, Development and Building Services Department
City of Ottawa
110 Laurier Avenue West
Ottawa, Ontario
K1P 1J1

**RE: Application for Minor Zoning By-law Amendment
100 Bareille-Snow Street, Block 21 on Registered Plan 4M-1771**

This planning rationale brief has been prepared on behalf of Wateridge Lifestyles Ltd. in support of an application for a minor zoning by-law amendment for land known municipally as 100 Bareille-Snow Street in the City of Ottawa (the “subject land”). The subject land is described legally as Block 21 on Registered Plan 4M-1771. The subject land was included in a previously approved application for Draft Plan of Subdivision Approval (City File No. D07-16-15-0003) and is the subject of a current application for Site Plan Control Approval (City File No. D07-12-26-0020). The purpose of the Site Plan Control application is to facilitate the development of the southern portion of the subject land with a six storey, 188-unit retirement dwelling with below grade parking.

The subject land is designated Neighbourhood and is subject to the Evolving Neighbourhood overlay per the 2021 City of Ottawa Official Plan. The subject land is zoned General Mixed-Use, Subzone 31 (GM31) per City of Ottawa Comprehensive Zoning By-law 2008-250 and is zoned Minor Corridor 1 Subzone A (CM1A) per City of Ottawa Comprehensive Zoning By-law 2026-50. The proposed use is permitted pursuant to the Official Plan and the Zoning By-laws. As illustrated on the enclosed material, the proposed development largely complies with the applicable zoning regulations, however zoning relief is required to permit a 6th floor floorplate located above 20 metres to exceed 750 square metres in area and to permit a canopy to exceed the maximum permitted projection into a required yard. Below is a summary of the relevant zoning regulations and requested relief.

<i>Provision</i>	<i>By-law Section</i>	<i>Required</i>	<i>Proposed</i>
Zoning By-law No. 2008-250			
Maximum Size & Extent of Permitted Projection of Canopy	Section 65 (1) Table 65 (4) (b) (i)	½ Depth of Front or Rear Yard, But Not Closer Than 0.6m To Lot Line	Depth Equal to Required Front or Rear Yard, Not Closer Than 0.0m to Lot Line
Maximum Building Area of Each Floorplate Over 20 Metres	Section 188 (31) (d) (i)	750m ²	1,850m ²

<i>Provision</i>	<i>By-law Section</i>	<i>Required</i>	<i>Proposed</i>
Zoning By-law No. 2026-50			
Minimum Setback from Lot Line of Canopy Projection	Section 203 (7) (a)	0.6m	0.0m
Maximum Projection in Front or Rear Yard of Canopy	Section 203 (7) (b) (ii)	½ Depth of Front or Rear Yard	Depth of Front or Rear Yard
Maximum Building Area of Each Floorplate Over 20 Metres	Section 906-1 (3) (a)	750m ²	1,850m ²

MAXIMUM BUILDING AREA OF EACH FLOORPLATE OVER 20 METRES

The proposed retirement dwelling has a building height of six storeys and 23.625 metres measured from average grade at the base of the main wall of the building to the top of the parapet. It is noted that the proposed heights of the first, second, and third storeys exceed a typical storey height. These storeys include communal amenity areas such as an auditorium and swimming pool, and assisted care and memory care spaces with specific mechanical and equipment needs that require increased heights. The proposed sixth storey slab is 19.25 metres above average grade. Thus, a portion of the sixth storey is above 20.0 metres and per the Zoning By-laws, that storey must be limited to a maximum gross floor area of 750 square metres.

The first and sixth storey of the proposed retirement dwelling have a gross floor area of 2,929.2 square metres and 1,843.8 square metres respectively, meaning there is an approximately 37% reduction to the area of the sixth storey floorplate compared to the first storey floorplate. The proposed increase to the maximum area of the sixth floor, from 750 square metres to 1,843.8 square metre, will allow for the minimum number of units required to make the project feasible. A building stepback is proposed above the third storey. The combination of the reduced floorplate size between the lower and upper storeys and the stepback provided will prevent the appearance of a bulky tower and will contribute positively to the skyline and views in the area. In addition, the provided rear and corner side yard setbacks exceed the minimum requirements of the Zoning By-laws, which further increases the separation between the proposed sixth storey and adjacent lands. As a result, no negative impacts are anticipated to result from the proposed increase to the maximum area of the sixth storey floorplate, a portion of which is above 20.0 metres.

MAXIMUM SIZE & EXTENT OF PERMITTED PROJECTION OF CANOPY

The proposed retirement dwelling features a vehicular pick-up and drop-off zone at the Tawadina Road building entrance. This area is used for resident pick-ups and drop-offs, as well as by emergency services vehicles. A canopy is proposed to cover this area to provide protection from the elements. The Zoning By-laws permit such a canopy to project into the required rear yard a maximum

depth equal to half of the required rear yard setback, provided that the projection is no closer than 0.6 metres to a lot line. In this instance, a canopy is permitted to project 3.75 metres into the required 7.5 metres setback. A 3.75 metres projection will not allow for a canopy sized to cover both vehicle lanes. Given the purpose of the proposed canopy is to provide shelter from the elements for the entire pick-up/drop-off zone, we are seeking relief from the relevant provisions in order to permit the canopy to project into the setback an extent equal to the required setback and be located 0.0 metres from a lot line.

The proposed canopy is 8.3 metres wide, 10.5 metres deep, and 5.075 metres high. It will be setback 0.0m from the lot line. Under the canopy is a building entrance, a sidewalk with depressed curb, and a 6.0-metre-wide two-way driveway. The proposed canopy is supported by four structural columns, with the two closest to Tawadina Road being setback 0.30 metres from the lot line. As illustrated on the enclosed elevations, the columns will feature the same architectural stone veneer that is proposed for the building. The color of the canopy will match or complement the proposed awnings located above the ground floor windows and doors. These features ensure the proposed canopy blends in with the building façade. There are existing street trees along the Tawadina Road right-of-way. As illustrated on the enclosed landscape plan, seven large deciduous tree plantings and two large coniferous tree plantings are proposed along the Tawadina Road frontage, along with several planting beds that will feature shrubs, perennials, and ornamental grasses. The proposed landscape features in this area, in combination with the proposed canopy, will enhance the curb appeal of the proposed building while providing protection from the elements for the building's residents. Negative impacts on the adjacent right-of-way are not anticipated.

Based on the forgoing, the proposed increase to the maximum permitted building area of the sixth storey floorplate and the increase to the maximum permitted projection of the canopy is appropriate for the subject land. I respectfully opine that the proposed minor zoning by-law amendment represents good planning.

Thank you for your consideration. Should you have any questions regarding the above or require any further information, please do not hesitate to contact the undersigned at bridgette@keeperco.ca or 613.807.5000.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'B. Alchawa', with a stylized flourish at the end.

Bridgette Alchawa, MCIP, RPP
Land Use Planner