

NOVATECH

Engineers, Planners & Landscape Architects

Engineering

Land/Site
Development
Municipal
Infrastructure
Environmental/
Water Resources
Traffic/
Transportation
Recreational

Planning

Land/Site
Development
Planning Application
Management
Municipal Planning
Urban Design
Expert Witness
(OLT)
Wireless Industry

Landscape Architecture

Streetscapes &
Public Amenities
Open Space, Parks &
Recreation
Community &
Residential
Commercial &
Institutional
Environmental
Restoration

5100 Robert Grant Avenue
Ottawa, Ontario
Planning Rationale

**Prepared for: Abbott Fernbank Holdings (c/o Regional
Group) Inc.**

Engineering excellence.

Planning progress.

Liveable landscapes.

**5100 ROBERT GRANT AVENUE
OTTAWA, ONTARIO**

**PLANNING RATIONALE
IN SUPPORT OF AN APPLICATION FOR
A MINOR ZONING BY-LAW AMENDMENT**

Prepared For:

Abbott Fernbank Holdings (c/o Regional Group) Inc.



Prepared By:



Engineers, Planners & Landscape Architects

Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario
K2M 1P6

June 8, 2026

Novatech File: 108180
Ref: R-2026-040

June 8, 2026

City of Ottawa
Planning, Development, and Building Services Department
110 Laurier Avenue West, 4th Floor
Ottawa, Ontario
K1P 1J1

Attention: Sean Moore, MCIP, RPP – Manager, Development Review (West)

**Reference: 5100 Robert Grant Avenue
Planning Rationale in Support of An Application for a Minor Zoning By-law
Amendment
Our File No.: 108180**

Novatech has been retained by Abbott Fernbank Holdings Inc. to prepare this Planning Rationale in support of an application for a *Zoning By-law Amendment* for their property municipally known as 5100 Robert Grant Avenue in Ward 6 – Stittsville. The herein will be referred to as the 'Subject Site'.

The Subject Site is a rectangular shaped, through lot with frontages along Robert Grant Avenue and Livery Street in the community of Stittsville situated on the east side of Robert Grant Avenue. The Subject Site is generally flat and currently vacant. The Subject Site has a total area of 1.50 hectares. The City of Ottawa approved a previous *Plan of Subdivision (City File No. (D07-20-21-0001))* application to create the parcel of land that includes the Subject Site and is registered as 4M-1503.

A *Zoning By-law Amendment* application is required to remove the requirement for a contiguous landscaped area or central plaza of at least 2500 square metres under *Urban Exception 2151* as part of *Zoning By-law 2008-250* and *Zoning By-law 2026-50*. The provision from *Urban Exception 2151* is no longer desirable or appropriate for the development of the lands given the existing context and approved developments surrounding the Subject Site no longer lends itself to a continuous landscape area. The removal of any communal landscape area or central plaza would make better use of land resources for residential development along a future designated transit corridor. It is anticipated a *Site Plan Control* application(s) will be filed for the Subject Site when the design details of the proposed development are known.

The Planning Rationale will demonstrate how the proposed development is consistent with the *Provincial Planning Statement (2024)*, conforms to the *City of Ottawa Official Plan (2022)* and *Fernbank Community Design Plan (2009)*, and complies with the most restrictive provisions of *Zoning By-law 2008-250* and *Zoning By-law 2026-50*.

NOVATECH



Nicole Thomson, BES (Planning)
Planner, Planning and Development

M:\2008\108180\Block 202 Village Green\DATA\Reports\Planning\20260608-5100RobertGrantAve-PlanningRationale.docx

Table of Contents

EXECUTIVE SUMMARY3

1.0 INTRODUCTION.....4

1.1 Site Location and Description 4

1.2 Community Context and Connectivity 5

1.3 Planning and Regulatory Context..... 9

 1.3.1 City of Ottawa Official Plan (2022) 9

 1.3.2 City of Ottawa Zoning By-law 2008-250 12

 1.3.3 City of Ottawa Zoning By-law No. 2026-50 13

2.0 DEVELOPMENT PROPOSAL14

2.1 Details of Proposed Amendment(s) 14

2.2 Surrounding Developments..... 15

3.0 PLANNING POLICY JUSTIFICATION.....18

3.1 Provincial Planning Statement 18

3.2 City of Ottawa Official Plan (2022) 21

 3.2.1 Strategic Directions & Cross Cutting Issues..... 21

 3.2.2 City-wide Policies..... 23

 3.2.3 Transect Policy Area..... 24

 3.2.4 Overlay Policy Area 25

 3.2.5 Designation..... 26

 3.2.6 Protection of Health and Safety 28

4.0 OTHER APPLICABLE PLANS OR STUDIES.....28

4.1 Fernbank Community Design Plan (2009) 28

5.0 CONCLUSION30

Figures

FIGURE 1: SUBJECT SITE AND SURROUNDING USES 5

FIGURE 2: LOOKING SOUTHWEST FROM THE SUBJECT SITE ON ROBERT GRANT AVENUE. 6

FIGURE 3: LOOKING NORTHWEST FROM THE SUBJECT SITE ON ROBERT GRANT AVENUE..... 7

FIGURE 4: LOOKING NORTH TOWARDS THE SUBJECT SITE FROM ROBERT GRANT AVENUE..... 7

FIGURE 5: LOOKING WEST FROM THE SUBJECT SITE ON ROBERT GRANT AVENUE. 8

FIGURE 6: EXCERPT FROM THE CITY OF OTTAWA OFFICIAL PLAN SCHEDULE B8 – SUBURBAN (EAST) TRANSECT WITH THE SUBJECT SITE ADDED BY NOVATECH. 9

FIGURE 7: EXCERPT FROM THE CITY OF OTTAWA OFFICIAL PLAN SCHEDULE C2 – TRANSIT NETWORK WITH THE SUBJECT SITE ADDED BY NOVATECH. 10

FIGURE 8: EXCERPT FROM CITY OF OTTAWA OFFICIAL PLAN SCHEDULE C4 – URBAN ROAD NETWORK WITH THE SUBJECT SITE ADDED BY NOVATECH. 11

FIGURE 9: EXCERPT FROM CITY OF OTTAWA OFFICIAL PLAN SCHEDULE C11-A – NATURAL HERITAGE SYSTEM (WEST) WITH THE SUBJECT SITE ADDED BY NOVATECH..... 12

FIGURE 10: EXCERPT OF THE SUBJECT SITE'S ZONING PER ZONING BY-LAW 2008-250 FROM GEOOTTAWA. 13

FIGURE 11: EXCERPT OF THE SUBJECT SITE'S ZONING PER ZONING BY-LAW 2026-50 FROM GEOOTTAWA. 14

FIGURE 12: EXCERPT OF THE WEST ELEVATION FROM ROBERT GRANT AVENUE PREPARED BY ABELE ARCHITECTURE DATED MARCH 29, 2023..... 15

FIGURE 13: EXCERPT OF THE NORTH ELEVATION ABUTTING THE SUBJECT SITE PREPARED BY ABELE ARCHITECTURE DATED MARCH 29, 2023. 15

FIGURE 14: EXCERPT OF THE NORTH ELEVATION ABUTTING THE SUBJECT SITE PREPARED BY ABELE ARCHITECTURE DATED MARCH 29, 2023. 16

FIGURE 15: EXCERPT OF THE SOUTH ELEVATION ABUTTING THE SUBJECT SITE PREPARED BY NEUF ARCHITECT(E)S DATED OCTOBER 27, 2023. 16

FIGURE 16: EXCERPT OF NEARBY DEVELOPMENTS ABUTTING THE SUBJECT SITE WITH MARKUP HIGHLIGHTING COMMERCIAL AND OPEN SPACE AREAS..... 17

FIGURE 17: EXCERPT FROM THE FERNBANK COMMUNITY DESIGN PLAN LAND USE PLAN WITH THE SUBJECT SITE ADDED BY NOVATECH..... 29

EXECUTIVE SUMMARY

Novatech has been retained by Abbott Fernbank Holdings Inc. (c/o Regional Group) to prepare this Planning Rationale in support of an application for a *Zoning By-law Amendment* for their property municipally known as 5100 Robert Grant Avenue in Ward 6 – Stittsville. The herein will be referred to as the 'Subject Site'.

The Subject Site is a rectangular shaped, through lot with frontages along Robert Grant Avenue and Livery Street in the community of Stittsville and situated on the east side of Robert Grant Avenue. The Subject Site is generally flat and currently vacant. The Subject Site has a total area of 1.50 hectares. The City of Ottawa approved a previous *Plan of Subdivision (City File No. (D07-20-21-0001))* application to create the parcel of land that includes the Subject Site and is registered as 4M-1503.

The Subject Site is designated as *Corridor – Minor and Neighbourhood* with an *Evolving Neighbourhood Overlay* as per *Official Plan (2022)* and designated as *Mixed Use* and *Village Green* as per the *Fernbank CDP Land Use Plan*. Under *Zoning By-law 2008-250* the Subject Site is zoned *Arterial Mainstreet, Urban Exception 2151 – AM[2151]* and zoned *Minor Corridor Zone 2, Urban Exception 2151 – CM2[2151]* under *Zoning By-law 2026-50*.

A *Zoning By-law Amendment* application is required to remove the requirement for a contiguous landscaped area or central plaza of at least 2,500 square metres from *Urban Exception 2151* as part of *Zoning By-law 2008-250* and *Zoning By-law 2026-50*. This provision from *Urban Exception 2151* is no longer desirable or appropriate for the development of the lands given the existing context and approved developments surrounding the Subject Site which no longer lends itself to a contiguous landscape area. The removal of the communal landscape area or central plaza requirement would make better use of land resources for development along a future designated transit corridor.

It should be noted that *Section 110(4)* of *Zoning By-law 2026-50* states that in areas zoned *Minor Corridor Zone 2 – CM2* that are located within *Area B – Urban Area, excluding Greenbelt* on *Schedule A13 – Subject to a Secondary Plan*, “the most permissive provisions apply in the primary zone, subzone, exception, schedule and other zone code suffixes”. The current exception requiring a contiguous landscaped area on the Subject Site is the most restrictive provision. However, *Section 110(4)* directs that the most permissive provisions prevails and therefore the contiguous landscaped area should not apply.

The Planning Rationale will demonstrate how the proposed development is consistent with the *Provincial Planning Statement (2024)*, conforms to the *City of Ottawa Official Plan (2022)* and *Fernbank Community Design Plan (2009)*, and complies with the most restrictive provisions of *Zoning By-law 2008-250* and *Zoning By-law 2026-50*.

1.0 INTRODUCTION

Novatech has been retained by Abbott Fernbank Holdings Inc. (c/o Regional Group) to prepare this Planning Rationale in support of an application for a *Zoning By-law Amendment* for their property municipally known as 5100 Robert Grant Avenue in Ward 6 – Stittsville. The herein will be referred to as the 'Subject Site'.

The Subject Site is a rectangular shaped, through lot with frontages along Robert Grant Avenue and Livery Street in the community of Stittsville and situated on the east side of Robert Grant Avenue. The Subject Site is generally flat and currently vacant. The Subject Site has a total area of 1.50 hectares. The City of Ottawa approved a previous *Plan of Subdivision (City File No. (D07-20-21-0001))* application to create the parcel of land that includes the Subject Site and is registered as 4M-1503.

A *Zoning By-law Amendment* application is required to remove the requirement for a contiguous landscaped area or central plaza of at least 2500 square metres from *Urban Exception 2151* as part of *Zoning By-law 2008-250* and *Zoning By-law 2026-50*. This provision from *Urban Exception 2151* is no longer desirable or appropriate for the development of the lands given the existing context and approved developments surrounding the Subject Site which no longer lends itself to a contiguous landscape area. The removal of the communal landscape area or central plaza requirement would make better use of land resources for development along a future designated transit corridor.

The Planning Rationale will demonstrate how the proposed development is consistent with the *Provincial Planning Statement (2024)*, conforms to the *City of Ottawa Official Plan (2022)* and *Fernbank Community Design Plan (2009)*, and complies with the most restrictive provisions of *Zoning By-law 2008-250* and *Zoning By-law 2026-50*.

1.1 Site Location and Description

The Subject Site is a rectangular shaped parcel of land situated in the community of Stittsville on the east side of Robert Grant Avenue. The Subject Site is generally flat and currently vacant. The Subject Site has a total area of 1.50 hectares (15,010.74 square metres). The Subject Site is a through lot with frontage along Robert Grant Avenue and Livery Street.

The Subject Site is legally described as follows:

BLOCK 202, PLAN 4M1503 CITY OF OTTAWA

West: Robert Grant Avenue abuts the Subject Site to the west. West of the Subject Site and Robert Grant Avenue is an active *Site Plan Control* (City File No. D07-12-21-0022) application for 10 blocks containing a total of 112 back-to-back townhomes currently under review by the City of Ottawa. A low-rise residential subdivision currently under construction as shown in **Figure 5**. Further west are additional low-rise residential buildings, including a mix of townhouses, detached, and semi-detached dwellings.



Figure 2: Looking southwest from the Subject Site on Robert Grant Avenue.



Figure 3: Looking northwest from the Subject Site on Robert Grant Avenue.



Figure 4: Looking north towards the Subject Site from Robert Grant Avenue.



Figure 5: Looking west from the Subject Site on Robert Grant Avenue.

1.3 Planning and Regulatory Context

1.3.1 City of Ottawa Official Plan (2022)

The Subject Site is designated as a *Corridor – Minor* and *Neighbourhood* with an *Evolving Neighbourhood Overlay* as per *Official Plan (2022) Schedule B8 – Suburban (East) Transect* as shown in **Figure 6**. The applicable policies under the relevant sections of the *Official Plan* are listed below. A description of the how the proposal responds to the policies then follows.

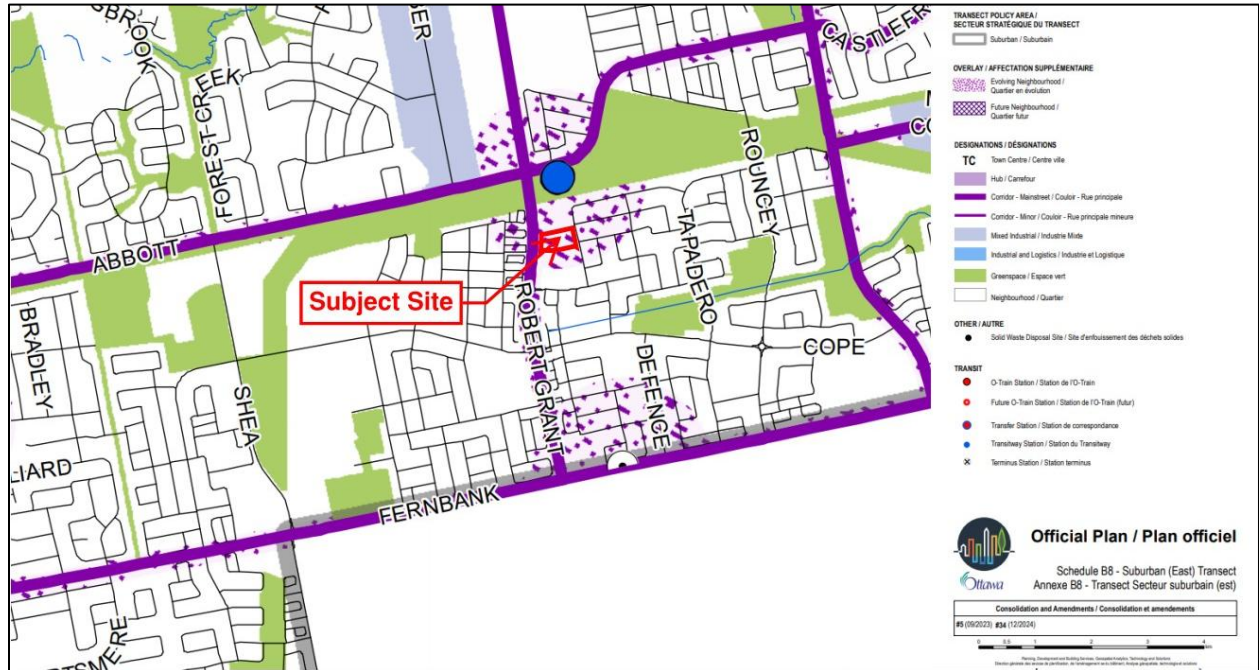


Figure 6: Excerpt from the City of Ottawa Official Plan Schedule B8 – Suburban (East) Transect with the Subject Site added by Novatech.

The City of Ottawa Official Plan Schedule C2 – Transit Network – Ultimate designates Robert Grant Avenue as Transit Level Service ‘B’ with at-grade crossings as shown in **Figure 7**.

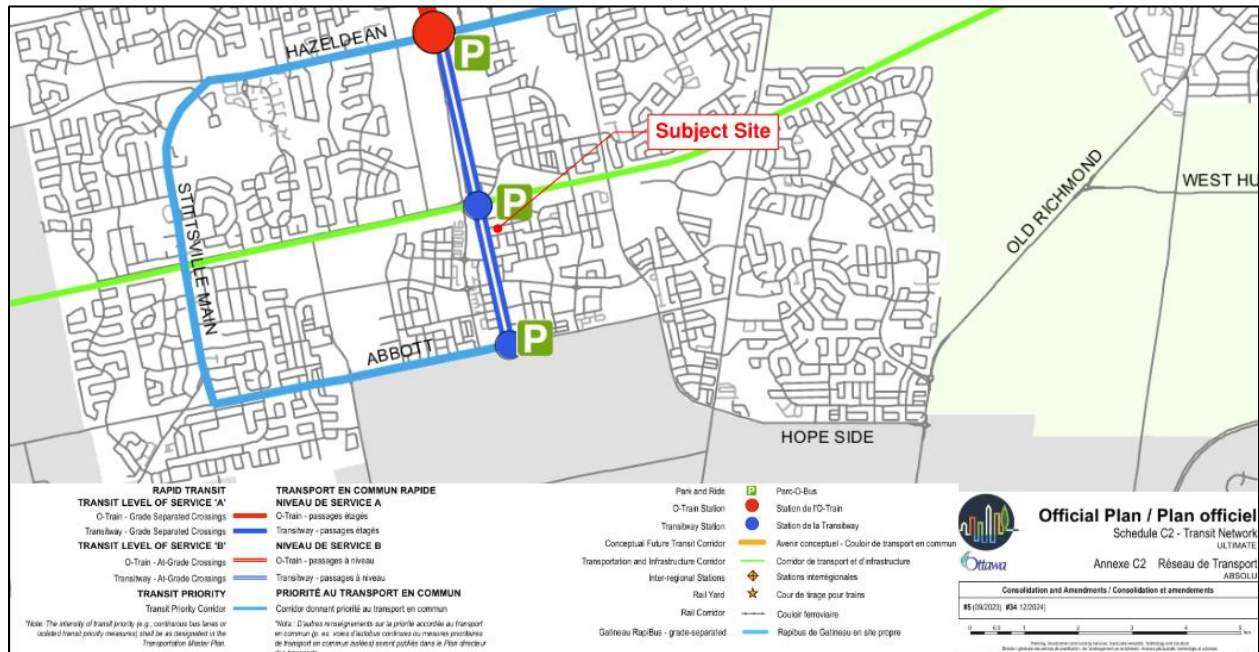


Figure 7: Excerpt from the City of Ottawa Official Plan Schedule C2 – Transit Network with the Subject Site added by Novatech.

The City of Ottawa Official Plan Schedule C4 – Urban Road Network designates Robert Grant Avenue as an Arterial – Existing as shown in **Figure 8**. No changes to the existing road network including new roads are proposed as part of this Zoning By-law Amendment application.



Figure 8: Excerpt from City of Ottawa Official Plan Schedule C4 – Urban Road Network with the Subject Site added by Novatech.

The Subject Site has no natural heritage features as per the *City of Ottawa Official Plan Schedule C11-A – Natural Heritage System (West)* as shown in **Figure 9**.

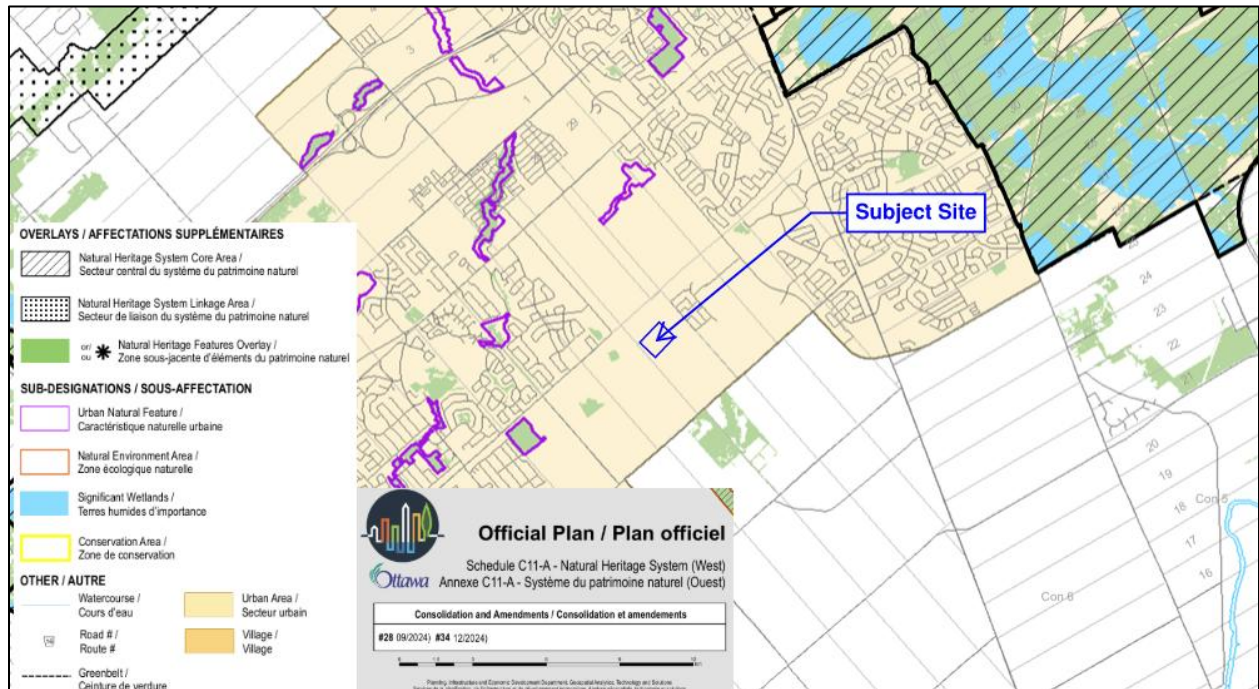


Figure 9: Excerpt from City of Ottawa Official Plan Schedule C11-A – Natural Heritage System (West) with the Subject Site added by Novatech.

The Subject Site does not feature a linear urban greenspace corridor as per the *City of Ottawa Official Plan Schedule C12 – Urban Greenspace*. The Subject Site is not identified with any environmental constraints such as flood plain, slope stability, organic soils on the Subject Site as per the *City of Ottawa Official Plan Schedule C15 – Environmental Constraints*.

1.3.2 City of Ottawa Zoning By-law 2008-250

The Subject Site is currently zoned as *Arterial Mainstreet, Urban Exception 2151 – AM[2151]* under the *City of Ottawa Zoning By-law 2008-250* as shown in **Figure 10**. The purpose of the *Arterial Mainstreet – AM* zone is to:

- 1) accommodate a broad range of uses including retail, service commercial, offices, residential and institutional uses in mixed-use buildings or side by side in separate buildings in areas designated Arterial Mainstreet in the Official Plan; and
- 2) impose development standards that will promote intensification while ensuring that they are compatible with the surrounding uses.

- The site-specific **Urban Exception 2151** requires a minimum of one contiguous landscaped area or central plaza of at least 2500 square metres.
- Relief from the **Zoning By-law** is requested to remove the requirement for a contiguous landscaped area or central plaza. The removal of this provision will make efficient use of the land for development along a future designated transit corridor.



Figure 10: Excerpt of the Subject Site's zoning per Zoning By-law 2008-250 from GeoOttawa.

1.3.3 City of Ottawa Zoning By-law No. 2026-50

The Subject Site is currently zoned as *Minor Corridor Zone 2, Urban Exception 2151 – CM2[2151]* under the *City of Ottawa Zoning By-law 2026-50* as shown in **Figure 11**. The purpose of the *Minor Corridor Zone 2 – CM2* zone is to:

- Accommodate a broad range of uses, that will contribute to the creation of compact, 15-minute neighbourhoods in areas designated Minor Corridor in the Official Plan.
 - Promote and encourage development that is accessible by multiple modes of transportation including by foot, bicycle, transit, or car.
 - Establish zoning requirements enabling contextually appropriate development for the Outer Urban and Suburban Transects.
- It is understood that the urban and rural exceptions will be carried until City of Ottawa staff are able to review and align them with the intent of the *Official Plan (2022)*. As such, the site-specific exceptions remain in effect from *Zoning By-law 2008-250* and *Zoning By-law 2026-50* and require an amendment.
 - The site-specific *Urban Exception 2151* requires a minimum of one contiguous landscaped area or central plaza of at least 2500 square metres.

- Relief from the *Zoning By-law* is requested to remove the requirement for a contiguous landscaped area or central plaza. The removal of this provision will make efficient use of the land for development along a future designated transit corridor.
- It should be noted that *Section 110(4) of Zoning By-law 2026-50* states that in areas zoned *Minor Corridor Zone 2 – CM2* that are located within *Area B – Urban Area, excluding Greenbelt* on *Schedule A13 – Subject to a Secondary Plan*, “the most permissive provisions apply in the primary zone, subzone, exception, schedule and other zone code suffixes”. The current exception requiring a contiguous landscaped area on the Subject Site is the most restrictive provision. However, *Section 110(4)* directs that the most permissive provisions prevails and therefore the contiguous landscaped area should not apply.



Figure 11: Excerpt of the Subject Site’s zoning per Zoning By-law 2026-50 from GeoOttawa.

2.0 DEVELOPMENT PROPOSAL

2.1 Details of Proposed Amendment(s)

As previously discussed, to facilitate future development on the Subject Site a *Zoning By-law Amendment* application is proposed to remove the requirement for a contiguous landscaped area or central plaza of at least 2,500 square metres under *Urban Exception 2151*. The removal of this requirement under *Urban Exception 2151* would allow for efficient use of land resources for future development options along a future designated transit corridor. The contiguous landscaped area is no longer appropriate for the development of the lands and limits the future development of the

site. Given the existing context and approved developments surrounding the Subject Site which no longer lends itself to a contiguous landscape area.

2.2 Surrounding Developments

The Subject Site is situated between two active residential developments featuring limited commercial and retail land uses. The City of Ottawa approved a *Site Plan Control* (City File No.: D07-12-21-0163) application at 360 Bobolink Ridge immediately south of the Subject Site that consists of four mid-rise apartment buildings with a standalone commercial building located along the Bobolink Ridge frontage. Based on the architectural elevations approved for the development, there are no ground floor commercial, retail, or ‘active frontages’ that interface with the Subject Site as shown in **Figures 12, 13, and 14**. A full size of the Site Plan for the approved development is provided in **Appendix A**.



Figure 12: Excerpt of the west elevation from Robert Grant Avenue prepared by Abele Architecture dated March 29, 2023.



Figure 13: Excerpt of the north elevation abutting the Subject Site prepared by Abele Architecture dated March 29, 2023.



Figure 14: Excerpt of the north elevation abutting the Subject Site prepared by Abele Architecture dated March 29, 2023.

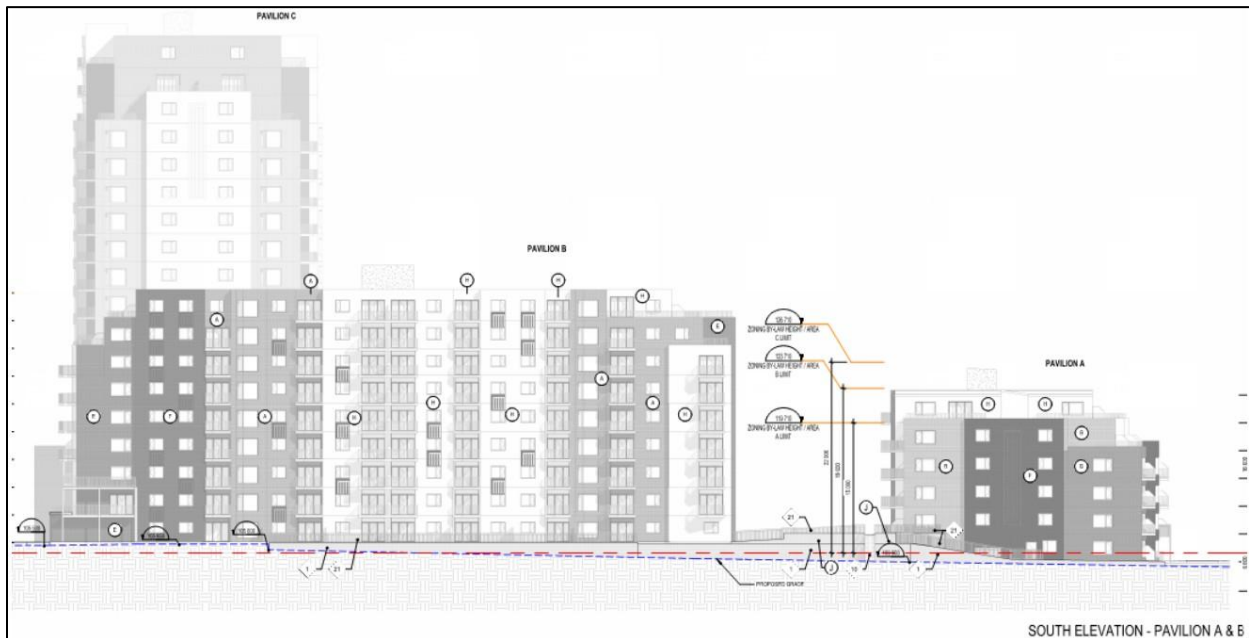


Figure 15: Excerpt of the south elevation abutting the Subject Site prepared by Neuf Architect(e)s dated October 27, 2023.

An active *Site Plan Control* (City File No.: D07-12-24-0172) application is currently under review by the City of Ottawa for a proposed development north of the Subject Site at 5000 Robert Grant Avenue as shown in **Figure 15**. Based on the latest Site Plan, the proposed development will consist of four (4) residential and mixed use buildings ranging from 4-storeys to 18-storeys with commercial uses proposed along Robert Grant Avenue with no connections to the Subject Site that allow for a contiguous landscaped area. A full size of the Site Plan for the proposed development is provided in **Appendix B**.

Both developments at 360 Bobolink Ridge and 5000 Robert Grant Avenue currently do not envision or propose a private communal amenity area or any ground floor commercial, or ‘active frontages’ that would interact with any continuous landscape areas or greenspaces on the Subject

3.0 PLANNING POLICY JUSTIFICATION

3.1 Provincial Planning Statement

The *Provincial Planning Statement [PPS] (2024)* came into effect on October 20, 2024 and replaces the previous *Provincial Policy Statement (2020)* that came into effect on May 1, 2020. The *PPS* provides policy direction on matters of provincial interest related to land use planning and development. It sets the policy foundation for regulating development and land use province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians. The decisions that affect all planning matters “*shall be consistent with*” relevant policy statements under the authority of *Section 3* of the *Planning Act*. The following is an overall review of the applicable *PPS 2024* policies.

Chapter 2: Building Homes, Sustaining Strong and Competitive Communities

2.1 Planning for People and Homes

- 1) *As informed by provincial guidance, planning authorities shall base population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance and may modify, as appropriate.*
- 2) *Notwithstanding policy 2.1.1, municipalities may continue to forecast growth using population and employment forecasts previously issued by the Province for the purposes of land use planning.*
- 3) *At the time of creating a new official plan and each official plan update, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years, informed by provincial guidance. Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon. Where the Minister of Municipal Affairs and Housing has made a zoning order, the resulting development potential shall be in addition to projected needs over the planning horizon established in the official plan. At the time of the municipality’s next official plan update, this additional growth shall be incorporated into the official plan and related infrastructure plans.*
- 4) *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 lands which are designated and available for residential development; and*
 - b) *maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.*
- 5) *Where planning is conducted by an upper-tier municipality, the land and unit supply maintained by the lower-tier municipality identified in policy 2.1.4 shall be based on and reflect the allocation of population and units by the upper-tier municipality.*
- 6) *Planning authorities should support the achievement of complete communities by:*
 - a) *accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities*

- and other institutional uses (including schools and associated child care facilities, long term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*
- b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
 - c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*
- **The Subject Site is situated within the City of Ottawa’s settlement area and is designated within the *Official Plan (2022)* and *Fernbank Community Design Plan (2009)*.**
 - **The *Zoning By-law Amendment* application proposes to remove the requirement for a contiguous landscaped area or central plaza of at least 2500 square metres under *Urban Exception 2151*. The removal of this provision would allow for efficient use of land resources for development along a future designated transit corridor.**
 - **There are various parks surrounding the Subject Site such as, Blackstone Park, Rouncy Park, and Rubicon Park that are within one kilometre of the Subject Site and provides community gathering spaces for residents.**
 - **In accordance with Policy 6 above, the revised exception will make efficient use of land resources for future development and will contribute to achieving complete communities. Additionally, the Subject Site is along a future designated transit corridor which will be able to serve the future development on the Subject Site.**

2.3 Settlement Areas for Settlement Area Boundary Expansions

2.3.1 General Policies for Settlement Areas

- 1) *Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.*
 - 2) *Land use patterns within settlement areas should be based on densities and a mix of land uses which:*
 - a) efficiently use land and resources;*
 - b) optimize existing and planned infrastructure and public service facilities;*
 - c) support active transportation;*
 - d) are transit-supportive, as appropriate; and*
 - e) are freight-supportive.*
 - 3) *Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.*
- **The Subject Site is situated within the City of Ottawa’s settlement area.**
 - **The *Zoning By-law Amendment* application proposes to remove the requirement for a contiguous landscaped area or central plaza of at least 2,500 square metres under *Urban Exception 2151*. The removal of this requirement would make efficient use of land resources for development along a future designated transit corridor.**
 - **The suggested revision to *Urban Exception 2151* will allow for a greater intensity of uses on the Subject Site. In accordance with Policy 2(e), the Subject Site is located**

along a future designated transit corridor and will be supported by public transportation.

2.9 Energy Conservation, Air Quality and Climate Change

- 1) *Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:*
 - a) *support the achievement of compact, transit-supportive, and complete communities;*
 - b) *incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;*
 - c) *support energy conservation and efficiency;*
 - d) *promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and*
 - e) *take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.*
- **The Subject Site is located in an established community with connection to services, amenities, and social networks in the Stittsville community.**
 - **The removal of any communal landscape area or central plaza from *Urban Exception 2151* would make efficient use of land resources for development along a future designated transit corridor.**
 - **The suggested revision to *Urban Exception 2151* will allow for a greater intensity of uses on the Subject Site and will be supported by the future designated transit corridor along the Subject Site.**

Chapter 4: Wise Use and Management of Resources

4.6 Cultural Heritage and Archaeology

- 1) *Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*
 - 2) *Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.*
 - 3) *Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.*
 - 4) *Planning authorities are encouraged to develop and implement:*
 - a) *archaeological management plans for conserving archaeological resources; and*
 - b) *proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.*
- **The Subject Site is not a protected heritage property.**
 - **The Subject Site is identified as containing “Archaeological Potential” as per the City of Ottawa’s GeoOttawa overlay.**

- **The Subject Site is apart of a registered Plan of Subdivision and an Archaeological Study was produced. The Study was accepted by the Province and no further archaeological work is required for the Subject Site.**

The Zoning By-law Amendment application is consistent with the policies of the *Provincial Planning Statement (2024)*.

3.2 City of Ottawa Official Plan (2022)

The Subject Site is designated as a *Corridor – Minor and Neighbourhood* with an *Evolving Neighbourhood Overlay* as per *Official Plan (2022) Schedule B8 – Suburban (East) Transect*.

3.2.1 Strategic Directions & Cross Cutting Issues

Section 2 of the *Official Plan* provides the *Strategic Directions* for the City of Ottawa to become the most liveable mid-sized city in North America over the next century. These include five *Big Policy Moves* and six *Cross-Cutting Issues*.

The five *Big Policy Moves* provide broad policy directions and are the foundation of the *Official Plan*. The *Big Policy Moves* are:

- 1) *Achieve, by the end of the planning period, more growth but intensification than by greenfield development.*
- 2) *By 2046, the majority of trips in the city will be made by sustainable transportation.*
- 3) *Improve our sophistication in urban and community design and put this knowledge to the service of good urbanism at all scales, from the largest to the very small.*
- 4) *Embed environmental, climate and health resiliency and energy into the framework of our planning policies.*
- 5) *Embed economic development into the framework of our planning policies.*

- **The Subject Site is situated within the City of Ottawa’s urban area that is accessible by active and sustainable modes of transportation with public transit stops located near the Subject Site along Abbott Street East.**
- **The *City of Ottawa Official Plan Schedule C2 – Transit Network – Ultimate* designates Robert Grant Avenue as *Transit Level Service ‘B’* with at-grade crossings. Future development on the Subject Site will have access to adequate transit service and will support additional residential development.**

These *Big Policy Moves* inform the six themes, or *Cross-Cutting Issues*, that are embedded throughout the policies and sections of the *Official Plan* and are essential to the achievement of a liveable city, but are implemented through the policies in multiple sections of the *Official Plan*. The *Cross-Cutting Issues* are:

- *Intensification*
- *Economic Development*
- *Energy and Climate Change*
- *Healthy and Inclusive Communities*

- Gender and Racial Equity
- Culture

Policy 2.2.1 – Intensification and Diversifying Housing Options

- **The Subject Site is in an area of recent residential development. The site is suitable for the list of uses in the Zoning By-law.**

Policy 2.2.2 – Economic Development

- **The Subject Site is suitable for future development which supports the City’s *Growth Management Framework*. The Subject Site is in close proximity to local businesses, transit and active transportation uses along Robert Grant Avenue and in the surrounding community.**

Policy 2.2.3 – Energy and Climate Change

- **The proposed *Zoning By-law Amendment* proposes to remove the requirement for a contiguous landscaped area or central plaza. The removal of any communal landscape area or central plaza will make efficient use of land resources for development along a future designated transit corridor.**

Policy 2.2.4 – Healthy and Inclusive Communities

- **The Subject Site is in proximity to a future designated transit corridor and a Multi-Use Pathway. The location of the Subject Site will promote transit and active transportation use and will support the development of healthy, walkable 15-minute neighbourhoods. These resources will support future development on the Subject Site.**

Policy 2.2.5 – Gender and Racial Equality

- **The Subject Site is accessible by active and sustainable modes of transportation with public transit stops near the Subject Site along Abbott Street East. This ensures that equitable access is provided for all regardless of socio-economic status.**

Policy 2.2.6 – Culture

- **The intention of *Urban Exception 2151* was to create a gathering space for the community. The parcels abutting the Subject Site have been individually developed with no connections that would support a shared gathering space. As such, the intent of *Urban Exception 2151* cannot be achieved. There are various parks surrounding the Subject Site such as that provide community gathering spaces for residents.**

3.2.2 City-wide Policies

Section 4 of the *Official Plan* sets out the city-wide policies to be considered where all new development is proposed.

Subsection 4.4 – Parks and Recreation Facilities

Policy 4.4.1 Identify park priorities within Ottawa's growth areas

- 1) *The City shall provide parks through the following three mechanisms:*
 - a) *As a condition of development, the City shall acquire land for parks or cash-in-lieu as directed by the Planning Act and the City's Parkland Dedication By-law or any successor By-law; or*
 - b) *The City may choose to lease or secure parks by agreement from other public agencies such as the National Capital Commission; or*
 - c) *The City may choose to buy land for parks with cash-in-lieu of parkland or through capital expenditures*
 - 2) *All development, regardless of use, shall meet all of the following criteria to the satisfaction of the City:*
 - a) *Consider land acquisition for parks as directed by the Parkland Dedication By-law to meet community needs for both residential and non-residential development, with an emphasis on active recreation amenities and potential cultural development with new parks acquired to address gaps or community needs; and*
 - b) *Prioritize land for parks on-site over cash-in-lieu of parkland. Cash-in-lieu of parkland shall only be accepted when land or location is not suitable. The land to be conveyed shall, wherever feasible:*
 - i. *Be a minimum of 400 square metres or as described in the upcoming Land First Policy and updated Park Development Manual as directed by the Parks and Recreation Facilities Master Plan;*
 - ii. *Be free of encumbrances above and below ground when land for parks is obtained by parkland dedication; or in the case of land purchases for the creation of new parks in established areas, unless the encumbrances have been approved by the City where reasonable;*
 - iii. *Be of a usable shape, topography and size that reflects its intended use*
 - iv. *Meet applicable provincial soil regulations; and*
 - v. *Meet the minimum standards for drainage, grading and general condition.*
 - 5) *The Park Development Manual will set out the park typologies to define and standardize the park development process for projects to the satisfaction of the Department responsible for parks and recreation.*
 - 6) *Consistent with Subsections 4.8 and 4.9 and Section 7, the following lands and features shall not be considered as part of the parkland dedication, at the discretion of the Department responsible for recreation: Natural Heritage Features as defined by the City's Environmental Impact Study Guidelines, the minimum setback from surface water features, Natural Environment Areas, Significant Wetlands, Open Spaces, Urban Natural Features and Conservation Areas.*
- **Parkland dedication has been satisfied through a Master Parkland Agreement as part of the *Fernbank Community Design Plan (2009)*.**

- **The Master Parkland Agreement contributed blocks of land to create parks in the surrounding community.**
- **There are various parks surrounding the Subject Site such as, Blackstone Park, Rouncy Park, and Rubicon Park that are within one kilometre of the Subject Site and provides community gathering spaces for residents.**

3.2.3 Transect Policy Area

Section 5 of the *Official Plan* addresses the six concentric policy areas called transects that represent a different gradation in the type and evolution of built environment and planned function of the lands within it, from most urban (*Downtown Core*) to least urban (*Rural*).

Subsection 5.4 – Suburban Transect

The *Suburban Transect* comprises neighbourhoods within the urban boundary located outside the *Greenbelt*. The objectives of the *Suburban Transect* as per *Section 5.4* of the *Official Plan* include an evolution towards 15-minute neighbourhoods, enhancing mobility options and street connectivity, and provide direction for new development.

Policy 5.4.1 – Recognize a suburban pattern of built form and site design while supporting an evolution towards 15-minute neighbourhoods:

- 1) *The Suburban Transect’s established pattern of built form and site design, in the existing built-up areas, is suburban, as described in Table 6, reflective of the conventional model described in Table 8.*
 - 2) *The Suburban Transect is generally characterized by Low- to Mid-density development. Development shall be:*
 - a) *Low-rise within Neighbourhoods;*
 - b) *Low-rise along Minor Corridors, however the following policy direction applies:*
 - i. *Mid-rise buildings, between 5 to 7 storeys, may be considered through a rezoning without an amendment to the Plan;*
 - ii. *Mid-rise buildings above 7 storeys may be permitted through an area-specific policy or secondary plan;*
 - iii. *High-rise buildings may be permitted through a secondary plan.*
 - 3) *In the Suburban Transect, this Plan shall support:*
 - a) *A range of dwelling unit sizes in:*
 - i. *Multi-unit dwellings in Hubs and on Corridors; and*
 - ii. *Predominantly ground-oriented housing forms in Neighbourhoods located away from rapid transit stations and Corridors, with Low-rise multi-unit dwellings permitted near street transit routes*
 - b) *In Hubs and on Corridors, a range of housing types to accommodate individuals not forming part of a household.*
- **The Subject Site is designated as *Corridor – Minor* and *Neighbourhood* with an *Evolving Neighbourhood Overlay* as per the *City of Ottawa Official Plan Schedule B8 – Suburban (East) Transect*.**

- The proposed revision to *Urban Exception 2151* will remove the requirement for a contiguous 2500 square metre landscaped area or central plaza. This will allow for an efficient use of land and accommodate a range of uses in Zoning By-law.
- A future *Site Plan Control* application is required to facilitate the future development of the Subject Site.

3.2.4 Overlay Policy Area

Subsection 5.6 – Overlays

The *Overlays* are intended to complement the underlying designations and provide additional policy direction to allow certain types of activities and provide built form guidance in evolving areas that are otherwise not included in the designation sections of the *Official Plan*. The objective of the *Overlay* as per *Section 5.6* of the *Official Plan* is to provide built form direction for the urban area where intensification is anticipated to occur.

Policy 5.6.1 – Evolving Neighbourhood Overlay

- 1) *The Evolving Neighborhood Overlay will apply to areas that are in a location or at stage of evolution that create the opportunity to achieve an urban form in terms of use, density, built form and site design. These areas are proximate to the boundaries of Hubs and Corridors as shown in the B-series of schedules of this Plan. The Evolving Neighborhood Overlay will be applied generally to the properties that have a lot line along a Minor Corridor; lands 150 meters from the boundary of a Hub or Mainstreet designation; and to lands within a 400-metre radius of a rapid transit station. The Overlay is intended to provide opportunities that allow the City to reach the goals of its Growth Management Framework for intensification through the Zoning By-law, by providing:*
 - a) *Guidance for a gradual change in character based on proximity to Hubs and Corridors,*
 - b) *Allowance for new building forms and typologies, such as missing middle housing;*
 - c) *Direction to built form and site design that support an evolution towards more urban built form patterns and applicable transportation mode share goals; and*
 - d) *Direction to govern the evaluation of development.*
 - 2) *Where an Evolving Neighborhood Overlay is applied*
 - a) *The Zoning By-law shall provide development standards for the built form and buildable envelope consistent with the planned characteristics of the overlay area, which may differ from the existing characteristics of the area to which the overlay applies; and*
 - b) *The Zoning By-law shall include minimum-density requirements as identified in Table 3a, and permissions to meet or exceed the density targets of Table 3b.*
- **The Subject Site is within the *Evolving Neighbourhood Overlay*.**
 - **The suggested revision to *Urban Exception 2151* will remove the requirement for a contiguous landscaped area or central plaza. The suggested revision will allow for a more efficient use of land resources for future development permitted under the Zoning By-law and along a future designated transit corridor.**

3.2.5 Designation

Section 6.2 – Corridors

The *Corridor* designation applies to bands of land located along specified streets whose planned function combines a higher density of development, a greater degree of mixed uses and a higher level of street transit service than abutting *Neighbourhoods*, but lower density than nearby *Hubs* per Section 6.2 of the *Official Plan*. There are two sub-designations including *Mainstreet Corridors* and *Minor Corridors*.

Policy 6.2.1 – Define the Corridors and set the stage for their function and change over the life of this Plan

- 1) *Corridors are shown as linear features in the B-series of schedules. The Corridor designation applies to any lot abutting the Corridor, subject to:*
 - a) *Generally, a maximum depth of:*
 - i. *In the case of Mainstreet Corridors, a maximum depth of 220 metres from the centreline of the street identified as a Mainstreet Corridor;*
 - ii. *In the case of Minor Corridors, a maximum depth of 120 metres from the centreline of the street identified as a Minor Corridor;*
 - iii. *Where part of a lot lies beyond the maximum depths specified in Policies i) and ii), that part of the lot is excluded from the Corridor designation; and*
 - iv. *Despite Policy iii) above, where that part of the lot excluded from the Corridor designation is less than 20 metres in depth, the Corridor designation may extend to the entire lot;*
 - b) *Where a side street intersects with a Corridor, the Corridor designation may include one or more lots on the side street so as to extend the Corridor designation along the side street to the average depth of the Corridor designation along the rest of the Corridor block; and*
 - c) *Despite a) and b), where a secondary plan defines a Corridor differently, the boundaries in the secondary plan prevail.*

- **The Subject Site is partially location within 120 metres of the Corridor – Minor designation boundary, as outlined in Policy 1(a)(ii).**
- **The Subject Site is along a future designated transit corridor making the site suitable for future residential development as it will be in proximity to public transportation.**

Policy 6.2.2 – Recognize Mainstreet Corridors as having a different context and setting out policies to foster their development

- 2) *In the Minor Corridor designation, this Plan shall permit a mix of uses which support residential uses and the evolution of a neighbourhood towards 15-minute neighbourhoods. Development may:*
 - a) *Include residential-only and commercial-only buildings;*
 - b) *Include buildings with an internal mix of uses, but which remain predominantly residential;*
 - c) *Include limited commercial uses which are meant to mainly serve local markets; or*

- d) *Be required, where contextually appropriate, to provide commercial or service uses on the ground floor.*
- **The suggested revision to *Urban Exception 2151* will remove the requirement for a contiguous landscaped area or central plaza. The suggested revision will allow for a more efficient use of land resources for future development permitted under the Zoning By-law and along a future designated transit corridor.**
 - **The Subject Site is partially located within 120 metres of the *Corridor – Minor* designation boundary.**

Section 6.3 Neighbourhood

The Official Plan notes that neighbourhoods are contiguous urban areas that make up the heart of communities. The intent of the Official Plan is to allow Neighbourhoods to permit a mix of building forms and densities. It is acknowledged that not all Neighbourhoods are at the same stage of development, maturity, and evolution. The intent of the Official Plan is to reinforce those Neighbourhoods that contain all elements and presently function as 15-minute neighbourhoods, guide those that have missing elements to gain them, and enable conditions for future 15-minute neighbourhoods.

Policy 6.3.1 – Define neighbourhoods and set the stage for their function and change over the life of this Plan

- 1) *Neighbourhoods are designated on the B-series of schedules.*
 - 2) *Permitted building heights in Neighbourhoods shall be Low-rise, except:*
 - a) *Where existing zoning or secondary plans allow for greater building heights; or*
 - b) *In areas already characterized by taller buildings within the Neighbourhood designation.*
 - 5) *The Zoning By-law will distribute permitted densities in the Neighbourhood by:*
 - a) *Allowing higher densities and permitted heights, including predominantly apartment and shared accommodation forms, in areas closer to, but not limited to, rapid-transit stations, Corridors and major neighbourhood amenities;*
 - b) *Allowing lower densities and predominantly ground-oriented dwelling forms further away from rapid-transit stations, Corridors and major neighbourhood amenities; and*
 - c) *Provide for a gradation and transition in permitted densities and mix of housing types between the areas described in a) and b).*
 - c) *Provide for a gradation and transition in permitted densities and mix of housing types between the areas described in a) and b).*
- **The suggested revision to *Urban Exception 2151* will remove the requirement for a contiguous landscaped area or central plaza. The suggested revision will allow for a more efficient use of land resources for future development permitted under the Zoning By-law and along a future designated transit corridor.**
 - **The Subject Site is partially located within 120 metres of the *Corridor – Minor* designation boundary and the remainder of the Subject Site is designated as *Neighbourhood*.**

3.2.6 Protection of Health and Safety

Section 10 – Protection of Health and Safety

Environmental conditions whether occurring naturally or not can result in hazards to human life or health and damage or loss to property value. The environmental conditions or constraints to development may include natural hazards such as flood plains and unstable soils to hazards resulting from human activity such as contaminated sites, mine hazards, and land affected by noise. In accordance with *Section 10* of the *Official Plan*, development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to health or safety or of property damage and shall not create new or aggravate existing hazards.

- **The Subject Site is not identified to be within a *Flood Plain* or is situated within unstable slopes or contain any organic soils as per the *City of Ottawa Official Plan Schedule C15 – Environmental Constraints*.**

4.0 OTHER APPLICABLE PLANS OR STUDIES

4.1 Fernbank Community Design Plan (2009)

The *Fernbank Community Design Plan (2009)* is a City Council approved document that was developed for the Fernbank Community to guide long-term growth and development. The Plan provides guidance for the day-to-day decision-making on land use planning and sets out the community's priorities for the future.

Section 4.0 – The Fernbank Community Design Plan

Subsection 4.1 – The Land Use Plan

The Fernbank Land Use Plan includes six (6) general land use categories being low-density residential, medium density residential, high density residential, mixed use, neighbourhood commercial, and open space (including parkland, elementary/secondary schools, stormwater management facilities, Village Green, and transmission corridors).

- **The Subject Site is designated as *Mixed Use* and *Village Green* as per the *Fernbank CDP Land Use Plan* as shown in **Figure 14**.**
- **The Subject Site and surrounding parcels are designated *Mixed-Use* as per the *Fernbank Community Design Plan (2009) Land Use Plan*, however, have now been developed for residential use.**
- **The existing context and approved development surrounding the Subject Site no longer lends itself to a “Community Core” as once envisioned in the *Fernbank Community Design Plan (2009)* due to limited commercial and retail uses. This illustrates the flexibility in the *CDP* to adapt and meet current needs of the community.**

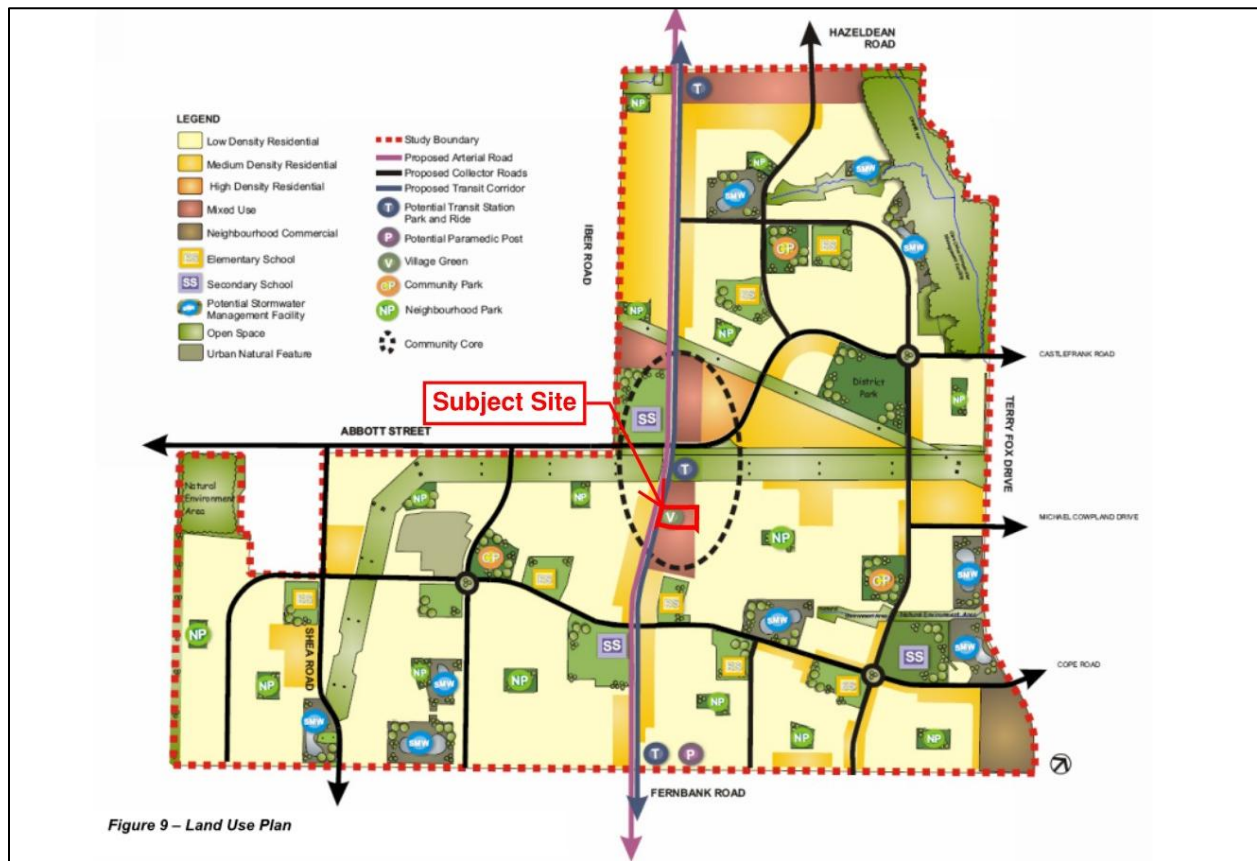


Figure 17: Excerpt from the Fernbank Community Design Plan Land Use Plan with the Subject Site added by Novatech.

Policy 4.2.4 – Mixed Use

The *Mixed Use* designation as per *Section 4.2.4 – Mixed Use* permits a range of residential and non-residential land uses to serve the personal and commercial needs of the Fernbank community. These land uses include retail and convenience stores, banks or other financial services, service and repair uses, business, medical, and professional offices, restaurants and various residential housing typologies.

- The suggested revision to *Urban Exception 2151* will remove the requirement for a contiguous landscaped area or central plaza and is not changing the list of permitted uses for the Subject Site. The suggested revision will allow for a more efficient use of land resources for future development permitted under the Zoning By-law and along a future designated transit corridor.

Policy 4.2.7 – Greenspace Network

The *Village Green* designation as per *Section 4.2.7 – Greenspace Network* is centrally located within the “Community Core” of the Fernbank Community and intended to be “a civic gathering place and passive public open space for residents”. The *Village Green* does not form part of any required parkland dedication for the Fernbank Community per the Fernbank Landowners Group Master Parkland Agreement.

- The Subject Site is designated as *Mixed Use and Village Green*. The suggested Zoning By-law Amendment application is required to remove the requirement for a contiguous landscaped area or central plaza of at least 2500 square metres under *Urban Exception 2151*.
- The *Village Green* does not form part of any required parkland dedication for the Fernbank Community per the Fernbank Landowners Group Master Parkland Agreement.
- The developments abutting the Subject Site do not include open space that would interact with any potential continuous landscape areas or greenspaces on the Subject Site. Based on the Site Plans available from 5000 Robert Grant Avenue and 360 Bobolink Ridge, there are no proposed connections between the sites to support the creation of a centralized plaza.
- The vision of the CDP to create a community gathering space is not lost as there are nearby amenity spaces such as Blackstone Park, Rouncy Park, and Rubicon Park within one kilometre of the Subject Site that is able to provide community gathering spaces for residents.
- The suggested revision to *Urban Exception 2151* will allow for future development that fulfills the intention of the *Mixed Use* designation on the Subject Site and will contribute to density of the surrounding area.
- The existing context and approved development surrounding the Subject Site no longer lends itself to a “Community Core” as once envisioned in the *Fernbank Community Design Plan (2009)* due to limited commercial and retail uses. This illustrates the flexibility in the CDP to adapt and meet current needs of the community.

The *Zoning By-law Amendment* application is in conformity with the policies of the *Fernbank Community Design Plan (2009)*.

5.0 CONCLUSION

It is our assessment that the suggested *Zoning By-law Amendment* application is consistent with the *Provincial Planning Statement (2024)*, conforms to the *City of Ottawa Official Plan (2022)* and *Fernbank Community Design Plan (2009)*, and complies with the provisions of *Zoning By-law 2008-250* and *Zoning By-law 2026-50*. The direction in *Section 110(4)* requiring the most permissive provision to prevail supports the suggested *Zoning By-law Amendment*. This Planning Rationale supports the suggested revision to *Urban Exception 2151*.

The proposed *Zoning By-law Amendment* application is appropriate for the development of the Subject Site, allows for an efficient use of land and resources, and represents good planning.

Yours truly,

NOVATECH

Prepared By:



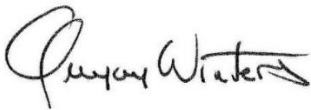
Nicole Thomson, BES (Planning)
Planner | Planning & Development

Reviewed By:



Robert Tran, M.Pl.
Project Planner | Planning & Development

Reviewed By:



Greg Winters, MCIP, RPP
Director | Planning & Development

Appendix A
Site Plan REV #H Drawing No.: A100
Prepared by Abele Architecture
Dated March 29, 2023
Approved Dated July 10, 2023

SITE INFORMATION	
PROJECT DESCRIPTION	4 MULTIFAMILY RESIDENTIAL BUILDINGS W/ PARKADES
TOTAL UNITS	407 UNITS
CIVIC ADDRESS	360 BOBOLINK RIDGE
MUNICIPALITY	CITY OF OTTAWA
ZONING	AM [2149] [2150]
LEGAL DESCRIPTION	BLOCK 201, PLAN 4M1503; CITY OF OTTAWA
LOT AREA	35,468.23 m ²
FLOOR AREA	41,943.28 m ²
DENSITY	46.44 DU/ACRE

ZONING SUMMARY		
	REQUIRED	PROPOSED
BUILDING HEIGHT	6.7 m MIN, 30 m MAX	18.6 m
FRONT YARD SETBACK	3 m	7.51 m
REAR YARD SETBACK	7.5 m	7.51 m
INT. SIDE YARD SETBACK	0 m	0 m
EXT. SIDE YARD SETBACK	3 m	3 m
BLDG OCCUPATION ALONG ROBERT GRANT AVENUE	MIN 50%	74.2%

BUILDING INFORMATION			
BUILDING	FOOTPRINT	GROSS BUILDING AREA	COMMERCIAL
A	1,856.15 m ²	11,256.79 m ²	-
B	1,856.15 m ²	11,256.79 m ²	-
C	1,377.89 m ²	8,360.92 m ²	208.0 m ²
D	1,770.54 m ²	10,604.26 m ²	410.3 m ²
COMMERCIAL	232.26 m ²	464.52 m ²	464.5 m ²

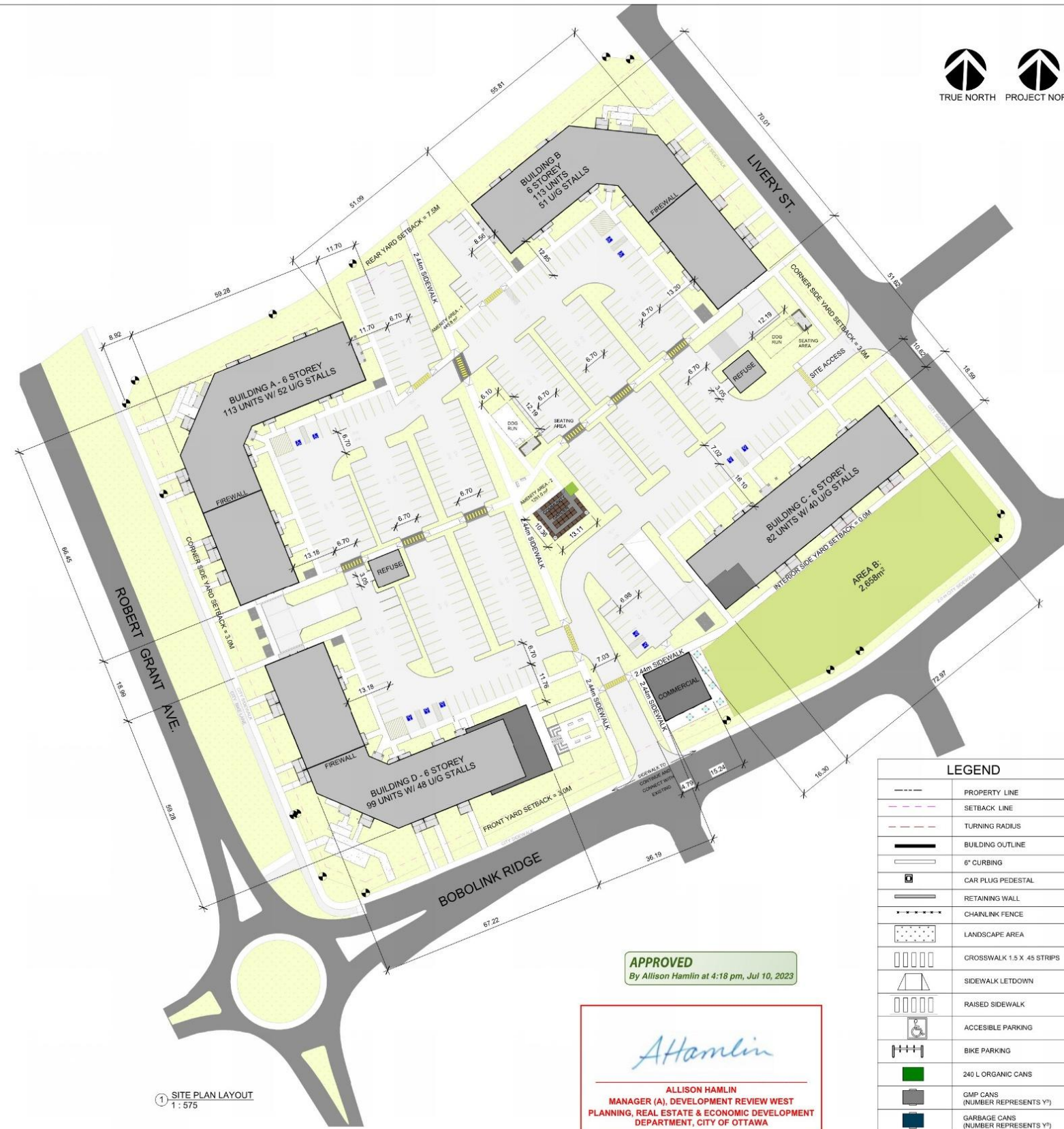
UNIT BREAKDOWN				
	BUILDING A	BUILDING B	BUILDING C	BUILDING D
TOTAL PER BUILDING	113	113	82	99
TOTAL	407 UNITS			
1 BEDROOM	24	24	19	18
2 BEDROOM	65	65	47	53
3 BEDROOM	24	24	16	28
TOTAL	407 UNITS			

VEHICULAR PARKING				
	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT - REGULAR	1.2 / UNIT	113	135.6	136
APARTMENT - MIXED USE	1 / UNIT	82	82.0	82
VISITORS	0.2 / UNIT	-	81.4	82
MEDICAL	4 / 100 m ²	410.26 m ²	16.4	17
OFFICE	2.4 / 100 m ²	440.26 m ²	10.6	10
CONVENIENCE	3.4 / 100 m ²	232.26 m ²	7.9	8
SHARED PARKING PROVISION (SECTION 104)			-20	-20
TOTAL PARKING STALLS			549	551
OTHER PARKING PROVISIONS				
SMALL CAR	MAX 40%		MAX 220	158
ACCESSIBLE TYPE A			3	8
ACCESSIBLE TYPE B			3	3

BICYCLE PARKING				
	RATE	AREA	REQUIRED	PROPOSED
APARTMENT BUILDING	0.5 / UNIT	-	204.0	204
CONVENIENCE AND OFFICE	1 / 250 m ²	672.5 m ²	2.7	4
ALL NON RESIDENTIAL USE	1 / 1500 m ²	205.1 m ²	0.13	0
TOTAL BICYCLE			207	208
OTHER BICYCLE PROVISIONS				
MAX BIKE STALLS IN LANDSCAPED AREA	50%	-	104	88
MIN HORIZONTAL BIKE STALL	50%	-	104	136
MIN SECURED BIKE STALLS	25%	-	52	120

AMENITY			
	RATE	REQUIRED	PROPOSED
COMMUNITY AMENITY AREA (50% MIN)	6M ² / DU	1,221 m ²	2,231.8 m ²
INDOOR AND PRIVATE TERRACES / DECKS	6M ² / DU	1,221 m ²	1,979.7 m ²
AREA B	6.6M ² / DU	2,442 m ²	2,658.0 m ²
TOTAL AMENITY SPACE		2,442 m ²	6,869.5 m ²

WASTE CALCULATIONS		
	REQUIRED	PROPOSED
GARBAGE	44.88 y ³	45 y ³
ORGANICS	2,160 l	2,160 l
GMP	7.3 y ³	8 y ³
FIBRE	15.5 y ³	18 y ³



APPROVED
By Allison Hamlin at 4:18 pm, Jul 10, 2023

Allison Hamlin
ALLISON HAMLIN
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

LEGEND	
	PROPERTY LINE
	SETBACK LINE
	TURNING RADIUS
	BUILDING OUTLINE
	6" CURBING
	CAR PLUG PEDESTAL
	RETAINING WALL
	CHAINLINK FENCE
	LANDSCAPE AREA
	CROSSWALK 1.5 X 45 STRIPS
	SIDEWALK LETDOWN
	RAISED SIDEWALK
	ACCESSIBLE PARKING
	BIKE PARKING
	240 L ORGANIC CANS
	GMP CANS (NUMBER REPRESENTS Y ³)
	GARBAGE CANS (NUMBER REPRESENTS Y ³)
	FIBRE BINS (NUMBER REPRESENTS Y ³)

SEYMOUR PACIFIC
DEVELOPMENTS LTD.
100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca



PROJECT STATUS:
RE-ISSUED FOR SITE PLAN CONTROL

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR DEV. PERMIT	10/07/2021
B	REV. AS PER UDRP COMMENTS	09/07/2022
C	RE-ISSUED FOR SITE PLAN	11/15/2022
D	ISSUED FOR COORDINATION	12/01/2022
E	ISS. FOR SITE PLAN CONTROL	12/09/2022
F	RE-ISSUED FOR COORD.	01/18/2023
G	ISSUED FOR BLDG PERMIT	03/08/2023
H	ISS. FOR SITE PLAN CONTROL	03/28/2023

SEAL: **ABELARCHITECTURE**
THOMAS C. ABEL, ARCHITECT OAA, T. 604.665.9818

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY, FOR CLARIFICATION AND/OR CONFIRMATION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

CONTRACTORS SHALL REMAIN FAMILIAR WITH, SHALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL LAWS, REGULATIONS AND BUILDING CODES. CONTRACTORS SHALL MAINTAIN GOOD INDUSTRY BUILDING AND SAFETY PRACTICES CONSISTENT WITH THE CONTRACT INTENT AND THE REQUIREMENTS OF JURISDICTIONAL AUTHORITIES.

ADDITIONAL CLAIMS AND COSTS RELATED TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. NON-MATERIAL CHANGES ARE DEEMED TO BE PLAN CHANGES OR SPECIFICATION ADJUSTMENTS THAT DO NOT SUBSTANTIALLY AFFECT THE VALUE, TIME, COST AND QUALITY OF CONSTRUCTION.

CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

PROJECT NAME:
BLACKSTONE VILLAGE

PROJECT NUMBER:
SPD: 2101
CITY OF OTTAWA: D07-12-21-0163

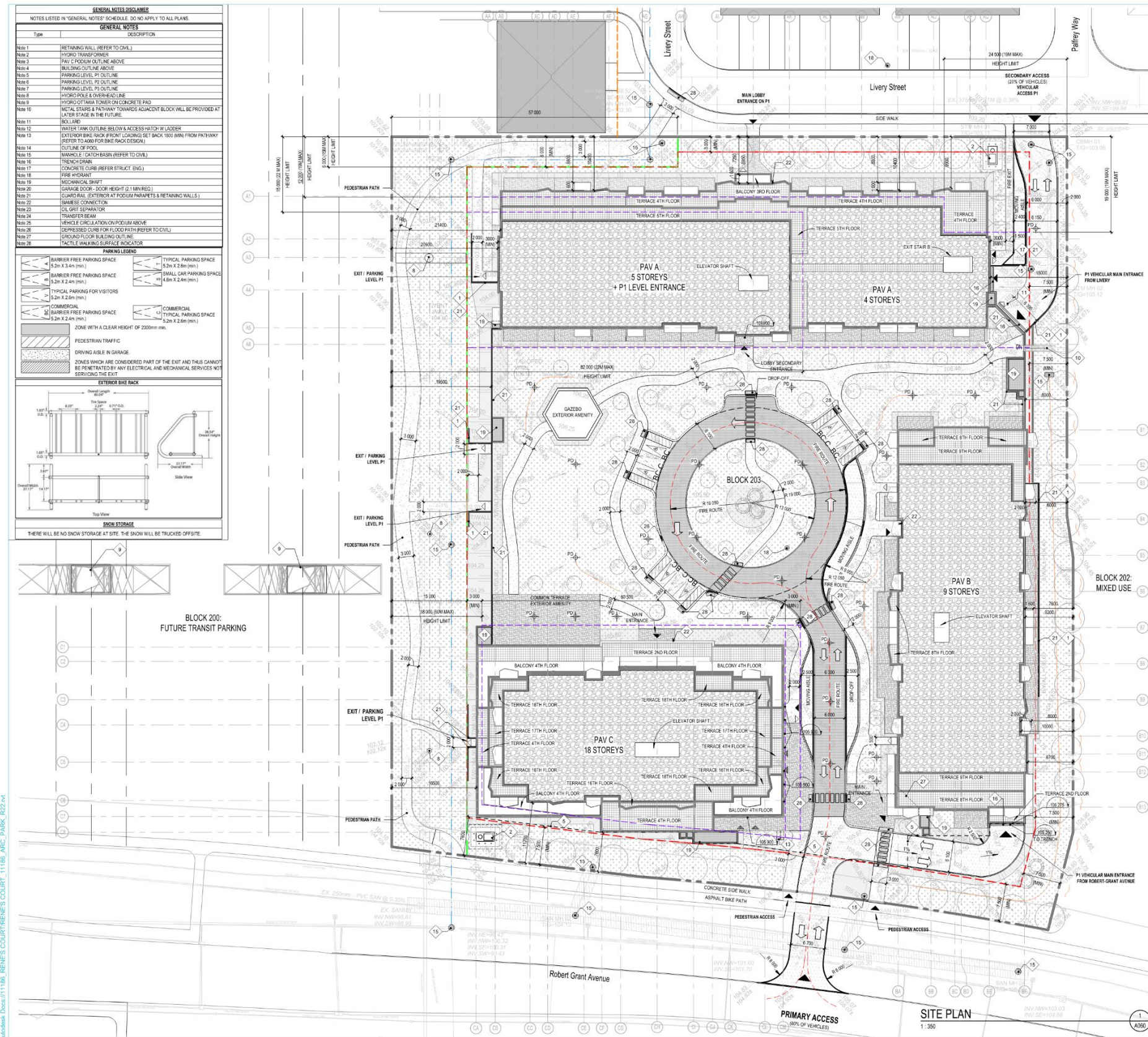
ADDRESS:
360 BOBOLINK RIDGE

DRAWING TITLE:
SITE PLAN - BUILDINGS AND AMENITY

DRAWN BY: LM, RF
CHECKED BY: RR
DATE: 06/28/2023
SCALE: As indicated
DRAWING #: **A1.00** REV #: **H**

06/28/2023 1:35:58 PM

Appendix B
Site Plan REV #1.5 Drawing No.: A060
Prepared by NEUF Architect(e)s
Dated February 26, 2026



GENERAL NOTES DISCLAIMER

NOTES LISTED IN 'GENERAL NOTES' SCHEDULE DO NOT APPLY TO ALL PLANS

NO.	DESCRIPTION
1	RETAINING WALL (REFER TO CIVIL)
2	HYDRO TRANSFORMER
3	PAV C PODIUM OUTLINE ABOVE
4	BUILDING OUTLINE ABOVE
5	PARKING LEVEL P1 OUTLINE
6	PARKING LEVEL P2 OUTLINE
7	PARKING LEVEL P3 OUTLINE
8	HYDRO POLE & OVERHEAD LINE
9	HYDRO OTTAWA TOWER ON CONCRETE PAD
10	METAL STAIRS & PATHWAY TOWARDS ADJACENT BLOCK WILL BE PROVIDED AT LATER STAGE IN THE FUTURE
11	BELL JIB
12	WATER TANK OUTLINE BELOW & ACCESS HATCH W/ LADDER
13	EXTENSION BRK BACK FRONT LOADING SET BACK 1000 (MIN) FROM PATHWAY (REFER TO A&B FOR BRK BACK DESIGN)
14	OUTLINE OF POOL
15	MANHOLE / CATCH BASIN (REFER TO CIVIL)
16	TRENCH DRAIN
17	CONCRETE CURB (REFER STRUCT. ENG.)
18	FIRE HYDRANT
19	MECHANICAL SHAFT
20	GARAGE DOOR, DOOR HEIGHT (2.1 MIN REG.)
21	GUARD RAIL, EXTERIOR AT PODIUM PARAPETS & RETAINING WALLS
22	SHOWER CONNECTION
23	OIL GRIT SEPARATOR
24	TRANSFER BEAM
25	VEHICLE CIRCULATION ON PODIUM ABOVE
26	DEPRESSED CURB FOR FLOOD PATH (REFER TO CIVIL)
27	GROUND FLOOR BUILDING OUTLINE
28	TACTILE PARKING SURFACE INDICATOR

PARKING LEGEND

BARRIER FREE PARKING SPACE 5.2m X 2.4m (min)	TYPICAL PARKING SPACE 5.2m X 2.2m (min)
BARRIER FREE PARKING SPACE 5.2m X 2.4m (min)	SMALL CAR PARKING SPACE 4.8m X 2.4m (min)
TYPICAL PARKING FOR VISITORS 2.2m X 2.2m (min)	COMMERCIAL TYPICAL PARKING SPACE 5.2m X 2.6m (min)
BARRIER FREE PARKING SPACE 5.2m X 2.4m (min)	

EXTERIOR BIKE RACK

Zone with a clear height of 2300mm min.

DRIVING ASBLE IN GARAGE.

ZONES WHICH ARE CONSIDERED PART OF THE EXIT AND THUS CANNOT BE PENETRATED BY ANY ELECTRICAL AND MECHANICAL SERVICES NOT SERVING THE EXIT.

SNOW STORAGE

THERE WILL BE NO SNOW STORAGE AT SITE. THE SNOW WILL BE TRUCKED OFFSITE.

LINE TYPE & ACCESS LEGEND

PROPERTY LINE	VEHICULAR ENTRY
SETBACK LINE	ACCESS TO BUILDING
EASEMENT LIMIT	ACCESS TO COMMERCIAL
SETBACK LINE FOR HEIGHT LIMITS	EXITS
TRUNK SEWER	FIRE ROUTE (ON PODIUM)
P1 SLOPE LAB	NEIGHBOUR 330 PROPERTY LINE ON LIVERY STREET
MOUNTABLE CURB (REFER TO CIVIL)	SWALE (REFER TO CIVIL)

SURFACE LEGEND

PAVERS STACKED PATTERN	STONE BALLAST ON ROOF
PAVERS MODULAR PATTERN (PODIUM & GRADE)	LANDSCAPING
CONCRETE FINISH	EXISTING BUILDINGS
LIGHT DUTY ASPHALT PAVEMENT (REFER TO CIVIL)	DEPRESSED CURB (REFER TO CIVIL)
HEAVY ASPHALT DUTY PAVEMENT (REFER TO CIVIL)	BARRIER FREE UNLOADING
WOODEN PAVERS	

GROSS FLOOR AREA (GFA) AS PER CITY OF OTTAWA DEFINITION

GROSS FLOOR AREA (RESIDENTIAL)	4507 m ²
GROSS FLOOR AREA (COMMERCIAL)	203 m ²
TOTAL GROSS FLOOR AREA (RESIDENTIAL & COMMERCIAL)	4710 m ²

5000 ROBERT GRANT - SITE STATISTICS

LOT AREA (BLOCK 203)	21174 m ²
FOOTPRINT PAV A	2707 m ²
FOOTPRINT PAV B	1982 m ²
FOOTPRINT PAV C	2107 m ²
GROSS BUILDING AREA ABOVE GRADE PAV A	13557 m ²
GROSS BUILDING AREA ABOVE GRADE PAV B	17149 m ²
GROSS BUILDING AREA ABOVE GRADE PAV C	28774 m ²
CONSTRUCTION AREA UNDERGROUND (PARKING LEVEL P1, P2 & P3)	25511 m ²
GROSS FLOOR AREA PAV A, B & C (ABOVE + BELOW GRADE)	85951 m ²

LEGAL DESCRIPTION OF PROPERTY

BLOCK 203 (PN 5445-2006)
PROPERTY DERIVED FROM REGISTERED PLAN 4M 1503 ANNE, O'SULLIVAN, VOLLEBERG LTD.

5000 ROBERT GRANT - NUMBER OF UNITS

LEVEL	PAV A	PAV B	PAV C
P1 FLOOR UNITS AT STREET LEVEL	10 UNITS	0	0
P2 FLOOR UNITS AT STREET LEVEL	24 UNITS	16 UNITS	0
3rd FLOOR UNITS ON A LEVEL	28 UNITS	20 UNITS	10 UNITS
3RD FLOOR UNITS ON A LEVEL	28 UNITS	19 UNITS	10 UNITS
4TH FLOOR UNITS ON A LEVEL	25 UNITS	19 UNITS	13 UNITS
5TH FLOOR UNITS ON A LEVEL	11 UNITS	19 UNITS	14 UNITS
6TH FLOOR UNITS ON A LEVEL	0	19 UNITS	14 UNITS
7TH FLOOR UNITS ON A LEVEL	0	19 UNITS	14 UNITS
8TH FLOOR UNITS ON A LEVEL	0	17 UNITS	14 UNITS
9TH FLOOR UNITS ON A LEVEL	0	15 UNITS	14 UNITS
10TH TO 16TH FLOOR UNITS ON A LEVEL	0	0	(14 X 7) 98 UNITS
17TH FLOOR UNITS ON A LEVEL	0	0	10 UNITS
18TH FLOOR UNITS ON A LEVEL	0	0	8 UNITS
TOTAL (EACH PAV)	122 UNITS	163 UNITS	219 UNITS
TOTAL (PAV A,B & C)	504 UNITS		

ZONE PROVISIONS BLOCK 203 - 5000 ROBERT GRANT

ZONING BY-LAW 2008 250
CURRENT ZONING: AM(2152) F(3), S437 & S437-R

PERMITTED USES	REQUIRED	PROVIDED
AM(2152) F(3) S437-R	MIXED USE	MIXED USE
REAR YARD SETBACK	AREA E - MIN. 3.0M AREA C - MIN. 1.5M AREA D - MIN. 1.5M	MIN. 3.0M MIN. 1.5M MIN. 1.5M
REAR YARD SETBACK	AREA E - MIN. 7.5M AREA C - MIN. 7.5M AREA D - MIN. 7.5M	MIN. 7.5M MIN. 7.5M MIN. 7.5M
BUILDING HEIGHT PAV A (AS PER SCHEDULE 437)	AREA A - 4 STOREYS (15M MAX) AREA B - 8 STOREYS (19M MAX) AREA C - 8 STOREYS (19M MAX)	8 STOREYS (30M MAX)
BUILDING HEIGHT PAV B (AS PER SCHEDULE 437)	AREA E - 18 STOREYS (60M MAX) AREA A - 8 STOREYS (19M MAX)	18 STOREYS (60M MAX) 4 STOREYS (12M MAX)
LANDSCAPE AREA	10,375 m ²	10,375 m ²
PRIVATE AMENITY SPACE	6.9m ² PER DWELLING UNIT (3024 m ²)	4848 m ²
COMMUNAL AMENITY AREA	MINIMUM OF 50% OF REQUIRED TOTAL PRIVATE AMENITY AREA (1512 m ² MIN.)	1625 m ²
BICYCLE PARKING (RESIDENTIAL)	0.5 / UNIT = 252	252
BICYCLE PARKING (COMMERCIAL)	1 / 250M ² = 1	2

NUMBER OF PARKING SPACES

	REQUIRED	PROVIDED
PARKING (RESIDENTIAL) PAV A & B (PHASE 1)	1.2 SPACES / UNIT (208 UNIT X 1.2)	342
PARKING (MIXED USE) PAV C (PHASE 2)	1.0 SPACES / UNIT (219 UNIT X 1.0)	219
TOTAL (TOTAL 207)	541	561 SPACES
PARKING (VISITOR) PAV A & B (PHASE 1)	0.2 SPACES / UNIT (104 UNIT X 0.2)	101
PAV C (PHASE 2)	101	101 SPACES
TOTAL	205	202
PARKING (SURFACE)	16 SPACES (MAX)	9 SPACES
COMMERCIAL	3.4 / 100 M ² GROSS FLOOR AREA	8*
TOTAL (TOTAL 193*)	7	0 SPACES
BARRIER FREE PARKING	TYPE A = 7** TYPE B = 8**	15*
TOTAL PARKING REQUIRED FOR PAV A, B & C	749	661 SPACES

* UNDERGROUND PARKING WHERE ALL EXCEPT 16 REQUIRED AND PROVIDED PARKING SPACES ARE LOCATED BELOW GRADE IN THE SAME BUILDING AS THE LAND USE. PARKING RATES CAN BE REDUCED BY THE LESSEE OF 10% OR 20% SPACES.

** BARRIER FREE PARKING. COUNT OF PARKING REQUIRED AS PER ADDA GUIDELINES. HAS BEEN INCLUDED IN THE REQUIRED TOTAL.

NOTES GÉNÉRALES - General Notes

- Les documents d'architecture sont à provision exclusive de NEUF architect(e)s INC. Toute réimpression ou copie sans autorisation écrite préalable. Toute réimpression ou copie sans autorisation écrite préalable. Toute réimpression ou copie sans autorisation écrite préalable.
- Les dimensions apparentes sur les documents doivent être vérifiées par l'entrepreneur avant l'exécution des travaux. Les dimensions qui apparaissent sur les documents doivent être vérifiées par l'entrepreneur avant l'exécution des travaux.
- Un client s'engage à fournir les documents de base des autres professionnels. L'architecte ne sera pas responsable de l'absence de ces documents. L'architecte ne sera pas responsable de l'absence de ces documents. L'architecte ne sera pas responsable de l'absence de ces documents.
- Les dimensions sur ces documents doivent être lues de haut en bas. Les dimensions sur ces documents doivent être lues de haut en bas.

ARCHITECTES: **NEUF architect(e)s INC.**
118 Orléans Road Unit #10 Ottawa K1P 2H7
T 613 591 9090

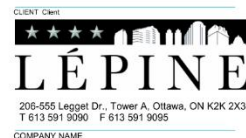
ARCHITECTE PAYSAGER: **Gino J. Aiello Landscape Architect**
118 Orléans Road Unit #10 Ottawa K1P 2H7
T 613 591 9090

CONTRACTOR: **NOVATECH**
1400 Carleton Place, Suite 200, Ottawa, ON, K2H 9P6
T 613 294 9643

REGISTERED PROFESSIONAL ENGINEER: **NATIONAL MULTI-RESIDENTIAL INNOVATIVE DESIGN**
190 Leggett Drive, Tower A, Suite 212, Ottawa, ON K2K 2X3
T 613 552 0701

REGISTERED PROFESSIONAL ENGINEER: **CIMA+**
44, rue de la Capitale O., Montreal, QC H3C 3K6
T 514 337 2462

URBANIST: **FOTENN**
190 Carleton Place, Suite 200, Ottawa, ON, K2P 2H7
T 613 720 5709



CLIENT: **FERNBANK APARTMENTS INC.**
11186 ARLC PARK RD 202-04

NO. RELEASE: 17.10.20
DATE (mm-yy): 26/02/26
E-SCALE: As indicated

SITE PLAN

PREVIOUS REVISION: 1.4
CURRENT REVISION: 1.5
REVISION: Revision

NO. DESIGN: **A060**
FILE # 007-12-24-0172, PLAN #19239