

# Site Plan Control Revision

## 2085 Carling Avenue – Carlingwood Shopping Centre

March 9, 2026

**Mr. John Bernier**

Planner II – Development Review, West  
City of Ottawa  
110 Laurier Ave West  
Ottawa, ON K7H 3C6

Via Email: [John.Bernier@ottawa.ca](mailto:John.Bernier@ottawa.ca)

Dear Mr. Bernier,

Fotenn is pleased to provide you with this letter detailing the required submission materials for a Site Plan Control Revision application for the redevelopment of a parking lot on the lands municipally known as 2085 Carling Avenue. The proposed development will see the demolition of a two-level parking structure in poor condition, and its replacement with a single-level parking lot. Attached as an appendix are responses to comments received from the City following a pre-application consultation taking place on December 4, 2025, as well as an abridged zoning review which was not a submission requirement but is supportive in demonstrating compliance with the Zoning By-law. Please also find enclosed the following materials in support of the resubmission:

- / Landscape Package, prepared by Fotenn, dated March 9, 2026, including:
  - o Tree Conservation Plan (TCP1),
  - o Site Plan (L1),
  - o Landscape Plan L2,
  - o Canopy Cover Projections (L3), and
  - o Details (L4);
- / Plan 4R-9603, prepared by Fairhall, Moffat, & Woodland, deposited October 8, 1993;
- / Grading and Drainage Plan, prepared by egis, dated March 6, 2026;
- / Site Servicing Plan, prepared by egis, dated March 6, 2026;
- / Site Servicing Report, limited to stormwater management, prepared by egis, dated March 2026;
- / Geotechnical Study, prepared by Cambium, dated February 10, 2026; and
- / Tree Conservation Report, prepared by Arcadis, dated December 3, 2025;

Please note that an Environmental Site Assessment is not provided, as the requirement was waived by staff per We trust that the enclosed materials and responses to comments are sufficient for the purpose of revising the existing Site Plan Agreement. Please do not hesitate to contact the undersigned should you require any additional information.

Sincerely,



Kenneth Blouin, M.Pl  
Planner



Tim Beed, MCIP RPP  
Associate

**FOTENN**

# Response to pre-consultation comments

## Planning

1. General Mixed-use, Subzone 24, Exception 90, subject to a holding. GM24[90]-h S125.  
**Noted. Per correspondence, the holding zone does not need to be lifted for this application.**
2. Please consider including walking areas to improve safe travel of pedestrians through the parking lot to the entrance.  
**Pedestrian movements have been considered for the proposed plan.**
3. Grades should be gradually transitioned to ensure safety for those that decide to cut through the landscaped area.  
**The existing retaining wall and grading are to be retained, and no safe pedestrian access can be provided in this location without extensive modification. The existing and proposed layout and tree cover discourage cutting through.**
4. Demonstrate that the parking requirements are still being met with the removal of the parking garage, as well as any other compliance matters, such as landscaping within parking areas.  
**Per the zoning review below, the proposed development retains compliance with the Zoning By-law.**

## Urban Design

5. We would ask that you introduce further plantings to the Haymarket Street side, buffer the parking from the homes along Haymarket Street. And protect existing trees from being impacted.  
**Please see attached landscape plan and TCR for tree planting details. Existing buffering is very good due to the existing berm and trees, and the proposed development presents an improvement as the parking lot will be lower than the existing parking structure.**

## Engineering

6. For all storm events up to and including the 100-year event, the post development peak flow rate must match the pre-development peak flow rate.  
**Noted.**
7. A monitoring maintenance hole for storm sewers shall be required for all connections from a private sewer to a public sewer. Monitoring maintenance holes should be located in an accessible location on private property near the property line (ie. not in a parking area).  
**Noted.**
8. Water quality control will not be imposed for the proposed parking lot, however low-impact developments and best management practices are encouraged.  
**Noted.**

## Transportation

9. Extend and depress the sidewalk through the unsignalized private approach on Iroquois  
**Sidewalk has been provided.**
10. A TIA is not required for the parking reduction  
**Noted.**
11. Provide corner triangles at the two Haymarket intersections: 3x3 (Iroquois) and 3x9 (Saville)  
**Corner triangles have been provided.**

## Other

12. The High Performance Development Standard (HPDS) is a collection of voluntary and required standards that raise the performance of new building projects to achieve sustainable and resilient design and will be applicable to Site Plan Control and Plan of Subdivision applications.

**Noted.**

13. Under the Affordable Housing Community Improvement Plan, a Tax Increment Equivalent Grant (TIEG) program was created to incentivize the development of affordable rental units. It provides a yearly fixed grant for 20 years. The grant helps offset the revenue loss housing providers experience when incorporating affordable units in their developments.

**No residential units proposed.**

# Zoning compliance review

Zoning By-law 2008-250

## Zone GM24[90]-h S125

Provision		Required	Provided	Compliance
Parking Area Y	Minimum	Shopping Centre: 1.7 per 100 m <sup>2</sup> gross leasable parking area = 1000 parking spaces S. 101.6(a): reduced by 25 spaces per bus loading area = 975 spaces	1641 spaces	✓
	Maximum	3.6 per 100 m <sup>2</sup> = 2117 spaces		
Barrier-free parking		11 + 1% of total = 27 spaces	38	✓
Landscaped area of parking lot		15%	22%	✓
Landscaped buffer		Per Schedule 125	Follows existing layout	✓
Driveway width		6.7 m	6.7 m	✓
Aisle width		6.7 m	6.7 m	✓
Parking space dimension		2.6 m x 5.2 m	2.6 m x 5.2 m	✓

Note that all other provisions are unaffected by this application, which is limited to a small portion of the site.