



Site Plan Control Application Summary Revision - Standard - Non-Rural

File Number: D07-12-26-0021	Date: March 20, 2026
Applicant: Fotenn Planning & Design c/o Kenneth Blouin	Comments due date: April 3, 2026
Email: Blouin@fotenn.com	Planner: Jocelyn Cadieux
Phone: (613) 730-5709	Ward: 7 - Bay
Owner: Anthem Properties Group Ltd.	Councillor: Theresa Kavanagh

Site Location

2085 Carling Avenue – northern parking garage of Carlingwood Shopping Centre

Applicant's Proposal

A Site Plan Control application to replace the existing two-storey parking garage with a surface parking lot of 384 parking spaces of the same footprint. This will reduce the total number of parking spaces in the northern parking lot by 500, increase the amount of landscaping and improve stormwater management.

Proposal Details

The site is the northern parking garage of the Carlingwood Shopping Centre along Saville Row, Haymarket Street and Iroquois Road, to the northeast of the Woodroffe Avenue and Carling Avenue intersection.

The applicant seeks to demolish the existing two-storey parking garage that is approaching the end of its useful life and warranting replacement with a surface parking lot, removing 500 parking spaces, resulting in 384 parking spaces for the north parking lot. The Carlingwood Shopping Centre will have a total of 1,641 parking spaces across all parking areas.

The site is centered around the Woodpark, McKellar Park, Whitehaven, and Glabar Park neighbourhoods. The Woodroffe Avenue Public School, Woodroffe United Church, three mid-rise buildings, and single-detached dwellings are located to the north, with two high-rise bar buildings and single-detached dwellings to the east.

The site is designated Hub in the Official Plan and zoned:

- New Zoning By-law 2026-50: Hub, Subzone 2, Urban Exception 90, with a holding symbol, Maximum Height of 132 metres, Zoning Schedule 125
 - o H2[90]-h H(132) S125

- Zoning By-law 2008-250: General Mixed-Use, Subzone 24, Urban Exception 90, with a holding symbol, Zoning Schedule 125
 - o GM24[90]-h S125

Submission Requirements

Pursuant to subsection 41 (12.0.1) of the Planning Act, as amended:

If the owner of the land is not satisfied with any requirement made by the municipality under subsection (7) or by the upper-tier municipality under subsection (8) or with any part thereof, including the terms of any agreement required, the owner may appeal the unsatisfactory requirements, or parts thereof, including the terms of any agreement required, to the Tribunal by filing with the clerk of the local municipality a notice of appeal accompanied by the fee charged by the Tribunal. 2017, c. 23, Sched. 3, s. 13 (1); 2021, c. 4, Sched. 6, s. 80 (1).

Related Planning Applications

N/A

Roadway Modifications

N/A

How to Provide Comments

For additional information or to provide your comments go through [Ottawa.ca/devapps](https://ottawa.ca/devapps) or contact:*

Jocelyn Cadieux
Planner
Development Review, West
110 Laurier Avenue West, 4th floor
Ottawa, ON K1P 1J1
613-580-2424, ext. 62930
Jocelyn.Cadieux@ottawa.ca

*Please provide comments by **April 3, 2026**. Comments received after this date will be accepted and considered, however, may not be reflected in the staff report.

ii) For your reference, subsection 1(1) of the *Planning Act* states:

“specified person” means

- o. a corporation operating an electric utility in the local municipality or planning area to which the relevant planning matter would apply,
- p. Ontario Power Generation Inc.,
- q. Hydro One Inc.,
- r. a company operating a natural gas utility in the local municipality or planning area to which the relevant planning matter would apply,
- s. a company operating an oil or natural gas pipeline in the local municipality or planning area to which the relevant planning matter would apply,

- t. a person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the Technical Standards and Safety Act, 2000, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the relevant planning matter would apply,
- u. a company operating a railway line any part of which is located within 300 metres of any part of the area to which the relevant planning matter would apply,
- v. a company operating as a telecommunication infrastructure provider in the area to which the relevant planning matter would apply,
- w. NAV Canada,
- x. the owner or operator of an airport as defined in subsection 3 (1) of the Aeronautics Act (Canada) if a zoning regulation under section 5.4 of that Act has been made with respect to lands adjacent to or in the vicinity of the airport and if any part of those lands is within the area to which the relevant planning matter would apply,
- y. a licensee or permittee in respect of a site, as those terms are defined in subsection 1 (1) of the Aggregate Resources Act, if any part of the site is within 300 metres of any part of the area to which the relevant planning matter would apply,
- z. the holder of an environmental compliance approval to engage in an activity mentioned in subsection 9 (1) of the Environmental Protection Act if any of the lands on which the activity is undertaken are within an area of employment and are within 300 metres of any part of the area to which the relevant planning matter would apply, but only if the holder of the approval intends to appeal the relevant decision or conditions, as the case may be, on the basis of inconsistency with land use compatibility policies in any policy statements issued under section 3 of this Act,
- aa. a person who has registered an activity on the Environmental Activity and Sector Registry that would, but for being prescribed for the purposes of subsection 20.21 (1) of the Environmental Protection Act, require an environmental compliance approval in accordance with subsection 9 (1) of that Act if any of the lands on which the activity is undertaken are within an area of employment and are within 300 metres of any part of the area to which the relevant planning matter would apply, but only if the person intends to appeal the relevant decision or conditions, as the case may be, on the basis of inconsistency with land use compatibility policies in any policy statements issued under section 3 of this Act, or
- bb. the owner of any land described in clause (k), (l) or (m).



Résumé de la proposition de réglementation du plan d'implantation Révision – Standard – Secteur non rural

N° de dossier : D07-12-26-0021

Date : 20 mars 2026

Requérant : Fotenn Planning & Design a/s
de Kenneth Blouin

Date limite des commentaires :
3 avril 2026

Courriel : Blouin@fotenn.com

Urbaniste : Jocelyn Cadieux

Téléphone : (613) 730-5709

Quartier : 7 - Baie

Propriétaire : Anthem Properties Group
Ltd.

Conseillère : Theresa Kavanagh

Emplacement

2085, avenue Carling – garage de stationnement nord du centre commercial Carlingwood

Proposition du requérant

Réglementation du plan d'implantation pour remplacer le garage de stationnement sur deux niveaux par une aire de surface de 384 places de même superficie. On obtiendrait 500 places en moins dans l'aire de stationnement nord, davantage d'éléments paysagés et une meilleure gestion des eaux pluviales.

Détails de la proposition

L'emplacement en question est le garage de stationnement nord du centre commercial Carlingwood, qui longe le rang Saville, la rue Haymarket et le chemin Iroquois, au nord-est de l'intersection des avenues Woodroffe et Carling.

Le requérant souhaite démolir le garage de stationnement sur deux niveaux existants présentement en mauvais état et le remplacer par aire de surface, ce qui entraînera la suppression de 500 places de stationnement, laissant 384 places pour l'aire de stationnement nord. Le centre commercial Carlingwood disposera au total de 1 641 places de stationnement sur l'ensemble de ses aires.

L'emplacement se trouve au centre des secteurs de Woodpark, McKellar Park, Whitehaven et Glabar Park. La Woodroffe Avenue Public School, l'église unie Woodroffe, trois immeubles de hauteur moyenne et des habitations isolées se trouvent au nord, et on peut observer deux barres d'immeuble de grande hauteur et des habitations isolées à l'est.

L'emplacement est désigné Carrefour dans le Plan officiel et son zonage est le suivant :

- Nouveau *Règlement de zonage 2026-50* : Zone de carrefour, sous-zone 2, exception urbaine 90, assortie d'un symbole d'aménagement différé, hauteur maximale de 132 mètres, annexe de zonage 125
 - o H2[90]-h H(132) S125

- *Règlement de zonage 2008-250* : Zone d'utilisations polyvalentes générale, sous-zone 24, exception urbaine 90, assortie d'un symbole d'aménagement différé, annexe de zonage 125
 - o GM24[90]-h S125

Exigences de soumission

Conformément au paragraphe 41 (12.0.1) de la *Loi sur l'aménagement du territoire*, dans sa version modifiée :

Si le propriétaire du terrain n'est pas satisfait d'une exigence formulée par la municipalité en vertu du paragraphe (7) ou par la municipalité de palier supérieur en vertu du paragraphe (8) ou d'une partie de celui-ci, y compris les modalités de toute entente requise, le propriétaire peut interjeter appel, devant le Tribunal, de ces exigences non satisfaisantes, ou de parties de celles-ci, y compris les modalités de toute entente requise, en déposant auprès du secrétaire de la municipalité un avis d'appel accompagné des droits exigés par le Tribunal. 2017, chap. 23, annexe 3, art. 13 (1); 2021, chap. 4, annexe 6, art. 80 (1).

Demandes connexes de planification

S.O.

Modifications aux chaussées

S.O.

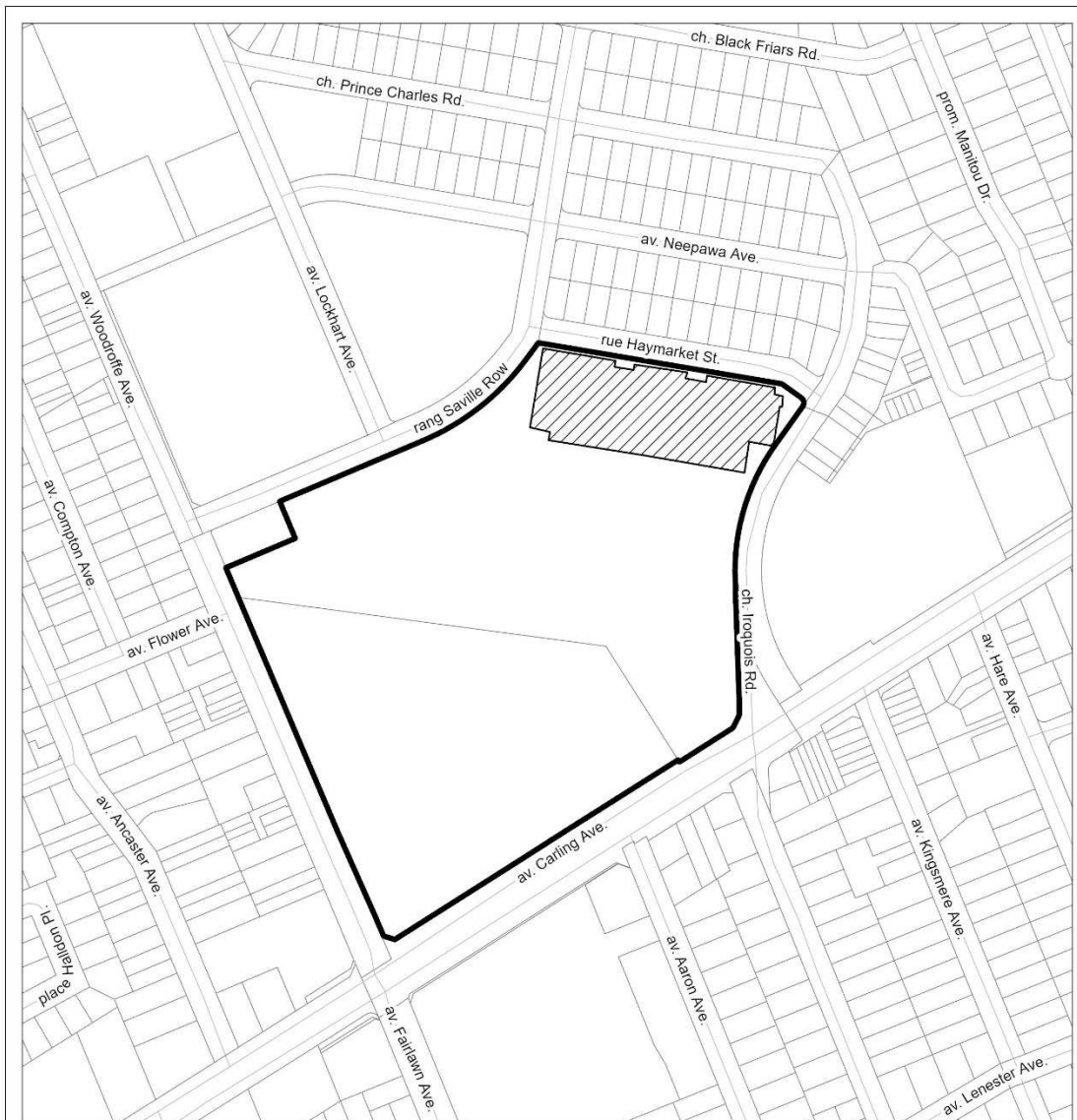
Soumission de commentaires

Pour obtenir des renseignements supplémentaires ou faire part de vos commentaires, veuillez consulter Ottawa.ca/demdam ou communiquer avec* :

Jocelyn Cadieux
Urbaniste
Examen des demandes d'aménagement, Ouest
110, avenue Laurier Ouest, 4^e étage
Ottawa (Ontario) K1P 1J1
613-580-2424, poste 62930
Jocelyn.Cadieux@ottawa.ca

*Veuillez faire part de vos commentaires d'ici le **3 avril 2026**. Les commentaires reçus après cette date seront acceptés et examinés, mais pas nécessairement pris en compte dans le rapport du personnel.

Location Map / Carte de l'emplacement



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-26-0021	26-0291-H	2085, 2121 & 2165 av. Carling Ave.	Parking Garage / Garage de stationnement
I:\CO\2026\Site\Carling_2085_2121			
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REVISION / RÉVISION - 2026 / 03 / 12		 <small>NOT TO SCALE</small>	