

July 28, 2022

Mr. Jack Mangan

Manager, Acquisitions & Corporate Development
Homestead Land Holdings Limited
80 Johnson Street
Kingston, ON K7L 1X7

Via email: jmangan@homestead.ca

**RE: 1300 McWatters Road Site Plan Control Application
Amended Zoning By-law Provisions**

Dear Mr. Mangan,

Fotenn Planning + Design (“Fotenn”) previously prepared a Planning Rationale, dated March 29, 2022, to support a Site Plan Control application by Homestead Land Holdings (“Homestead”) for the property legally known as 1300 McWatters Road in the City of Ottawa (the “subject property”).

This letter is intended to provide an updated Zoning Table that outlines the Zoning By-law provisions that were approved as part of the Zoning By-law Amendment on the subject property. This letter should be read in conjunction with the March 2022 Planning Rationale. All opinions and findings of the original report remain valid.

City of Ottawa Comprehensive Zoning By-law

Per the March 2022 Planning Rationale, the intent is to receive site plan approval for the proposed development, based on the “Residential Fifth Density, Subzone B, Exception XXXX (R5B[XXXX])”. City of Ottawa Council passed By-law 2022-100 on April 27, 2022, amending the City of Ottawa’s Zoning By-law to rezone the subject property from Residential Fifth Density, Subzone B, maximum height of 18 metres (R5B H(18)) to Residential Fifth Density, Subzone B, Urban Exception 2765, Schedule 453 (R5B[2765] S453). The proposed zoning will facilitate the development that is proposed as part of the ongoing Site Plan Control Application.

The following Zoning Table, submitted as part of the March 2022 Planning Rationale, has been revised to reflect the updated zoning as per By-law 2022-100. The proposed development is now fully in compliance with Zoning By-law 2008-250.

Ottawa

396 Cooper Street, Suite 300
Ottawa, ON K2P 2H7
613.730.5709

Kingston

The Woolen Mill
4 Cataragui Street, Suite 315
Kingston, ON K7K 1Z7
613.542.5454

Toronto

174 Spadina Avenue, Suite 304
Toronto, ON M5T 2C2
416.789.4530

fotenn.com

Table 1. Updated Zoning Table as per By-law 2022-100

Zoning Mechanism	Requirement (Planned Unit Development)	Proposed	Compliance
Minimum Lot Area	1,400 m ²	25,686 m ² (total lot area)	✓
Maximum Building Height (as per Schedule 453)	Area A: 79.0 m Area B: 18.0 m Area C: 9.0 m Area D: 12.0 m	Area A: 79m Area B: 18.0 m Area C: 9.0 m Area D: 12.0 m	✓
Permitted projections above height limit	Mechanical/Service Penthouse: 4.5m	Height of Mechanical Penthouse: 4.5m	Permitted projections above height limit
Minimum Front Yard Setback	Along McWatters Road: 3m	99.2m	✓
Minimum Corner Side Yard Setback	Along Lisa Avenue: 3m	36.3 m	✓
Minimum Interior Side Yard Setback	For the first 21m from the front lot line: 1.5m If located further than 21m from the front lot line: 7.5m	N/A to proposed development	✓
Minimum Separation between buildings	3m	Separation from building to the east: 20.1m Separation from building to the south: 50.7m	✓
Minimum Rear Yard Setback (Section 135)	3m	3.3m to 5.8m	✓
Minimum Width for a Private Way	6m	6.7m	✓
Minimum setback of building from Private Way	1.8m	2.79m	✓
Landscaped Area	30% of the lot area must be provided as landscaped area	59.6%	✓
Amenity Area	Total min. 6 m ² /unit= 235 x 6 = 1,410m ² , a minimum of 50% of the required total amenity area (705m ²) must be communal and aggregated into areas up to 54 m ²	Total: 3,829 m ² Communal : 2,229 m ² Balconies : 1,600 m ²	✓ ✓

Zoning Mechanism	Requirement (Planned Unit Development)	Proposed	Compliance
Landscape Provisions for parking lot (between perimeter of parking area and lot line)	Abutting a street: 3m	Abutting Lisa Avenue: 4.7m Abutting Greenbank Road: 34.3m	✓
Communal Accessory Building (Proposed Garbage Shed)	Maximum height: 4.5 m Maximum size: 200 m ²	Height: 4.5 m Size: 172.96 m ²	✓

Table 2. High Rise Zoning Provisions

Proposed Provisions	Area A – Outside MD Zone but within Greenbelt	Proposed	Compliance
Minimum Lot Area (Corner Lot)	1,150 m ²	25,686 m ² (total lot area)	✓
Definition of Tower	That portion of a building over 9 storeys or a height equal to the width of the widest public street abutting a lot line, whichever is less		
Minimum Interior Side and Rear Yard Setbacks for a Tower	Rear Yard (Greenbank Road): 3.5 m (for Area A, C, D on Schedule 453)	Interior Side Yard: N/A Rear Yard (Greenbank Road): 3.5 m	✓
Minimum Separation Distance Between Towers on Same Lot	20 m	From existing tower to the east: 20m From existing tower to the south: 58m	✓

As outlined above, the proposed development is now in compliance with Zoning By-law 2008-250.

Sincerely,



Paul Black, MCIP RPP
Associate



Patricia Warren, M.Pl.
Planner