

MEMORANDUM

DATE: SEPTEMBER 22, 2025

TO: KELBY LODOEN UNSETH, MCIP, RPP, PLANNER II – CITY OF OTTAWA; AND
ALLISON DONNELLY, MCIP, RPP, PARKS PLANNER – CITY OF OTTAWA

FROM: GREG WINTERS, MCIP, RPP, DIRECTOR – NOVATECH
ROBERT TRAN, M.PL., PROJECT PLANNER – NOVATECH

RE: 2510 ST. LAURENT BOULEVARD
PARKLAND DEDICATION CALCULATIONS
122040

CC: SHAWN MALHOLTA, CHIEF OPERATING OFFICER – CLARIDGE HOMES; JIM
BURGHOUT, VICE PRESIDENT OF LAND DEVELOPMENT – CLARIDGE
HOMES; MARC ST. PIERRE, DIRECTOR OF PLANNING AND ENGINEERING –
CLARIDGE HOMES

Background

The purpose of this memo is to provide a summary of the parkland dedication calculations for the proposed development located at 2510 St. Laurent Boulevard (herein the 'Subject Site'). The Subject Site is currently under *Site Plan Control* (City File No.: D07-12-22-0155) and *Zoning By-law Amendment* (City File No.: D02-02-22-0101) applications. Applications for *Plan of Subdivision* (City File No.: D07-16-25-0005) and *Plan of Condominium* (City File No.: D07-02-24-0009) have also been submitted for the Subject Site to create parcels of land and establishment of common elements.

The initial submission on November 9, 2022 proposed a future public park block with an area of 0.59 hectares based on the previous design and *Planning Act* parkland dedication requirement of 1/300. Since then, amendments to the *Planning Act* as a result of *Bill 23* which received Royal Assent on November 28, 2022 changed the parkland dedication requirement to 1/600. As such, the revised future public park block of 0.46 hectares is based on the revised parkland dedication rate of 1/600. Subject to discussions with Hydro Ottawa regarding the switchgear that services the existing development at 2520 St. Laurent Boulevard, a part on the Draft Plan of Subdivision will be created for this utility infrastructure. Subject to confirmation on the switchgear block area requirement with Hydro Ottawa, it will be excluded from the overall parkland dedication area and may result in minor changes to the size of the future public park block.

The future public park block is intended to satisfy parkland dedication requirements for the current development applications as well as the future development for the lands to the north as shown on the Draft Plan of Subdivision in **Appendix A**. The following is a summary of the parkland dedication calculations based on the *City of Ottawa's Parkland Dedication By-law 2022-280, Guidelines for Parkland Dedication (2010)*, and requirements outlined in the *Planning Act*.

PARKLAND DEDICATION (STREET ORIENTED RESIDENTIAL)

	Townhouse Dwellings	Public Park Block (ha)
Initial Submission	228	0.59
Revised Submission	166	0.46

INITIAL SUBMISSION – Conveyance of parkland: 1 hectare per 300 dwelling units:

- Townhouse Dwellings: 228
 - $228/300 = 0.76$ ha

∴ 0.76 ha parkland dedication required based on townhouse dwellings in the initial submission whereas a 0.59 ha future park block was proposed. It is understood at the time that the remaining under-dedication of 0.17 ha would have been addressed through cash-in-lieu of parkland.

REVISED SUBMISSION – Conveyance of parkland: 1 hectare per 600 dwelling units:

- Townhouse Dwellings: 166
 - $166/600 = 0.27$ ha

∴ 0.27 ha parkland dedication required based on townhouse dwellings in the revised submission.

PARKLAND DEDICATION (FUTURE MULTI-UNIT RESIDENTIAL DWELLINGS)

	Area (ha)	Apartment/Retirement Home Dwellings
Block 15 (on Draft Plan of Subdivision)	1.06	250*

**The number of units are an assumption based on discussions with the applicant as no Site Plan Control applications have been approved by the City of Ottawa. It is acknowledged that any changes to the assumptions may result in changes to the parkland dedication requirements.*

REVISED SUBMISSION – Conveyance of parkland: 1 hectare per 600 dwelling units:

- Apartment/Retirement Home Dwellings: 250
 - $250/600 = 0.41$ ha
 - Maximum 15% of the total land area being developed for mid-rise apartment dwellings/retirement home per *Parkland Dedication 2022-280*.
 - $1.06 \times 0.15 = 0.15$ ha

∴ 0.15 ha parkland dedication required based on assumption on the number of apartment dwellings and 15% maximum of the total land area being developed.

CONCLUSION

Based on the revised parkland dedication calculations, a parkland dedication area of 0.42 ha is required for the lands described on the Draft Plan of Subdivision whereas the revised park block currently shown is 0.46 ha. As noted above, subject to discussions with Hydro Ottawa on the switchgear area requirement, this may result in minor changes to the size of the future public park block.

The revised park block still amounts in an over-dedication of 0.04 ha and exceeds what the applicant is obligated to provide in accordance with the *City of Ottawa's Parkland Dedication By-law 2022-280* and *Planning Act*. It is acknowledged that any changes to the proposed development or assumptions may result in changes to the parkland dedication requirements. The parkland dedication for the future mid-rise apartment/retirement home dwellings to the north will be revisited as part of any future development applications and prior to registration of any development agreements.

Appendix A
Draft Plan of Subdivision
Prepared By: Annis O'Sullivan Vollebekk

