



37 Wildpine Court

Urban Design Brief
Site Plan Control
March 30, 2026

FOTENN

Prepared for Wildpine Trails Inc.

Prepared by Fotenn Planning + Design
420 O'Connor Street
Ottawa, ON K2P 1W4

March 2026

© Fotenn

The information contained in this document produced by Fotenn is solely for the use of the Client identified above for the purpose for which it has been prepared and Fotenn undertakes no duty to or accepts any responsibility to any third party who may rely upon this document.

1.0	Project Description	2
1.1	Proposed Development	2
1.2	Application History	2
1.3	Design Intent	2
2.0	Design Directives	5
2.1	City of Ottawa Official Plan (2022)	5
2.1.1	Suburban Transect	5
2.1.2	Neighbourhood Designation	6
2.1.3	Urban Design	6
2.2	City of Ottawa Comprehensive Zoning By-law (2008-250)	8
2.3	City of Ottawa Comprehensive Zoning By-law (2026-50)	10
2.4	Urban Design Guidelines for Low-Rise Infill Housing (2022)	11
2.5	Responses to Urban Design Direction	16
3.0	Site, Context, and Analysis	18
3.1	Site Conditions and Surrounding Area	18
3.2	Built and Natural Heritage Assets	19
3.2.1	Natural Heritage, Greenspace, and the Urban Forest	19
3.2.2	Water Resources	20
3.2.3	Greenspace Designation	21
3.2.4	Environmental Impact Statement	21
3.3	Built Form Transition	22

1.0 Project Description

Fotenn Planning + Design (“Fotenn”) has been retained by Wildpine Trails Inc. (“the Owner”) to prepare this Urban Design Brief in support of a Site Plan Control application for lands municipally known as 37 Wildpine Court (“the subject site”), located in the Stittsville neighbourhood of the City of Ottawa.

The intent of this Design Brief is to illustrate how the proposed development represents a high-quality and context-sensitive design that implements the policies of the Official Plan, as well as Council-approved plans and guidelines.

1.1 Proposed Development

The development proposes a 93-unit, four-storey apartment building with 124 parking spaces, which include 105 resident and 19 visitor parking spaces. Bicycle parking is also provided, with 44 spaces provided indoors and 20 spaces outdoors, achieving a total rate of 0.68 spaces per dwelling unit. A mix of private and communal amenity spaces is provided, including balconies, an outdoor terrace, and two indoor amenity rooms on the ground floor.

1.2 Application History

The subject site was rezoned in 2025 through a site-specific Zoning By-law Amendment. As of January 22, 2025, By-law 2025-14 is in full force and effect and rezoned the property into three (3) new zones, as follows:

- / A block for the natural heritage lands to the north rezoned to Parks and Open Space (O1);
- / A block for a low-rise apartment building rezoned to Residential Fourth Density, subzone Z, Urban Exception 3015 (R4Z[3015]); and
- / A block for two semi-detached dwellings rezoned to Residential Third Density, subzone XX, Urban Exception 3016 (R3XX[3016]).

Since the site was rezoned, the City of Ottawa approved a new comprehensive Zoning By-law (2026-50). The appeal period for the new Zoning By-law is currently active and lapses April 14, 2026. The provisions of the site-specific Zoning By-law Amendment are proposed to be carried forward into the new Zoning By-law and will continue to apply to the subject site.

1.3 Design Intent

The proposed development is conceived as a carefully integrated residential building that responds to both its immediate context and broader landscape conditions. The four-storey apartment building adopts an L-shaped configuration that extends an imaginary alignment derived from the existing built form in the area. This gesture reinforces a sense of continuity within an otherwise fragmented urban fabric, while establishing a clear and legible edge to the site.

Although the surrounding residential context is predominantly two storeys in height, the building massing has been strategically positioned toward the rear of the site. This approach allows the perceived scale along the public street to remain compatible with the existing neighbourhood, while creating a generous landscaped

foreground. The resulting setback softens the transition between public and private realms, enhances the pedestrian experience, and minimizes the visual impact of the building height from the street.



Figure 1: Rendering of the low-rise apartment building, prepared by PMA Architect(e)s

The L-shaped form serves multiple purposes. It frames a defined arrival sequence and internal courtyard condition, while also acting as a spatial connector between two currently discontinuous neighbourhood edges. The building therefore contributes to stitching together the surrounding urban fabric, improving both visual and functional continuity across the site.

Materiality has been selected to reflect a balance between durability, contextual sensitivity, and a warm residential character. A combination of stone and brick anchors the building at grade, reinforcing a sense of permanence and human scale, while upper levels incorporate lighter metal cladding panels with a wood-like expression. This layered material approach helps articulate the building mass and reduce its perceived scale.



Figure 2: South-west elevation of the low-rise apartment building, prepared by PMA Architect(e)s



Figure 3: North-west elevation of the low-rise apartment building, prepared by PMA Architect(e)s



Figure 4: North-east elevation of the low-rise apartment building, prepared by PMA Architect(e)s



Figure 5: South-east elevation of the low-rise apartment building, prepared by PMA Architect(e)s

At the rear of the site, the building opens toward the adjacent natural area and creek. The design intentionally engages with this landscape by orienting views, balconies, and common areas toward the natural setting. Native and indigenous planting strategies are integrated into the landscape design to reinforce ecological continuity and support biodiversity. This transition from built form to natural environment is conceived as a gradient, allowing the development to sit gently within its context.

Overall, the project seeks to balance intensification with sensitivity to its surroundings by carefully managing massing, orientation, and material expression, while enhancing connections between the built and natural environments.

Design Directives

2.1 City of Ottawa Official Plan (2022)

The subject site is located in the Suburban Transect and designated as Neighbourhood and Greenspace. Due to its proximity to Stittsville Main Street, a Mainstreet Corridor, the site is subject to an Evolving Neighbourhood Overlay.

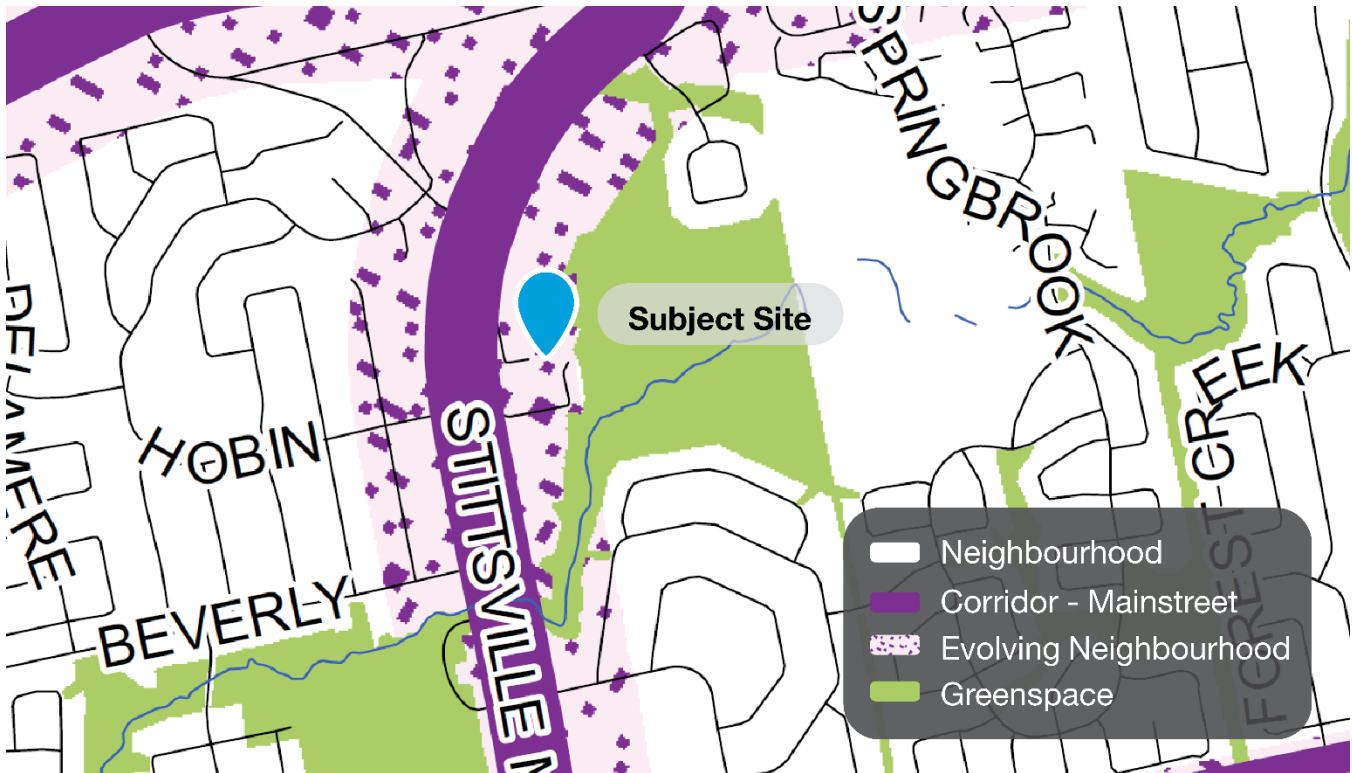


Figure 6: Schedule B5 - Suburban (West) Transect (City of Ottawa Official Plan, 2022)

2.1.1 Suburban Transect

Policy 2 of Section 5.4.1 indicates that development shall be low-rise within Neighbourhoods. The Official Plan also supports ground-oriented housing forms in Neighbourhoods, with low-rise multi-unit dwellings near street transit routes.

Low-rise building heights range from one (1) to four (4) storeys, which describes both dwelling typologies proposed for the subject site. The site is located within walking distance of a Mainstreet Corridor that is designated as a Transit Priority Corridor.

Section 5.4.4. provides direction for new development in the Suburban Transect. Policy 1 indicates that greenfield development will contribute to the evolution towards 15-minute neighbourhoods to the extent possible by incorporating, among others:

- / Screened parking lots, where surface parking is proposed, with visual impacts on the public realm mitigated by setbacks, landscaping, location on site or a combination of these measures.

As surface parking is proposed in front of the low-rise apartment building, consideration has been given to landscaping the front yard with plantings to provide appropriate screening from the street. The location was refined through the Zoning By-law Amendment process to mitigate impacts to the adjacent sensitive environment lands to the rear. Additionally, the parking lot adds a buffer between the newly-connected public roads, increasing the building setback, which reduces perceived visual impacts of the low-rise apartment building on the surrounding neighbourhood. The

Section 5.4.5 provides direction to Neighbourhoods located within the Suburban Transect. Policy 1 states that Neighbourhoods located in the Suburban Transect and within a 15-minute neighbourhood shall accommodate residential growth to meet the Growth Management Strategy. The Plan requires the Zoning By-law to implement the density thresholds in a manner which adheres to the built form requirements of the Evolving Overlay, as applicable and that:

- / Generally provides for up to 3-storey height permission, and where appropriate 4-storey height permissions, to allow for higher-density low-rise residential development; and
- / Provides an emphasis on regulating the maximum built form envelope, based on the context, that frames the public right-of-way.

The proposed development complies with applicable zoning provisions per approved Zoning By-law Amendment.

2.1.2 Neighbourhood Designation

Policy 2 of section 6.3.1 states that permitted building heights in Neighbourhoods shall generally be low-rise. Policy 4 states that the Zoning By-law and approvals under the Planning Act shall allow a range of residential and non-residential built forms within the Neighbourhood designation, including: parks, open spaces and linkage areas meant to serve as public space.

The site was rezoned to Parks and Open Space (O1) in the rear protect the wetland and creek, ensuring that parks and open space are proximate to residential areas. The O1 subzone permits uses, such as: environmental preserve and education area, park, and urban agriculture, which will ensure that development does not take place in Poole Creek or the wetland, and preserving this land for environmental protection.

Policy 5 of section 6.3.2 states that amenity areas that are provided outdoors for low-rise residential development may be limited to balconies, terraces and/or rooftops in order to achieve the growth management density targets.

The proposed low-rise apartment building includes a mix of balconies, terraces, and outdoor amenity space for future residents.

2.1.3 Urban Design

Section 4.6 of the Official Plan provides a framework to outline the City's urban design program.

Policy 3 of section 4.6.5 states that development shall minimize conflict between vehicles and pedestrians and improve the attractiveness of the public realm by internalizing all servicing, loading areas, mechanical equipment and utilities into the design of the building, and by accommodating space on the site for trees, where

possible. Shared service areas, and accesses should be used to limit interruptions along sidewalks. Where underground parking is not viable, surface parking must be visually screened from the public realm.

For the low-rise apartment building, the majority of parking will be located in an underground parking garage with limited visitor parking provided in front of the building. One (1) driveway is proposed to access the parking garage, with two (2) driveway accesses connecting to the surface parking spaces. The driveway accesses have been designed to provide clear sight lines to the curves in the roadway. A landscaped buffer will provide visual screening between the at-grade parking spaces and the public right-of-way. The location of the surface parking in front of the building reduces perceived visual impacts from the low-rise apartment building by increasing the setback from the front property line, provides separation between the parking lot and the natural heritage lands to the rear, and ensures that there is space for trees to be planted as shown in the Landscape Plan. Mechanical equipment and utilities are designed to be incorporated inside the building.

The driveways for the semi-detached dwellings have been paired to maximize soft landscaping in the front yards. The driveways for the semi-detached dwellings are also located approximately mid-way between the access driveways for the low-rise apartment building, reducing potential conflicts between road users.

Section 4.6.6 of the Official Plan focuses on how to enable the sensitive integration of new development of Low-rise, Mid-rise and High-rise buildings to ensure Ottawa meets its intensification targets while considering liveability for all. Policy 1 requires that, to minimize impacts on neighbouring properties and on the public realm, transition in building heights shall be designed in accordance with applicable design guidelines.

Policy 6 states that low-rise buildings shall be designed to respond to context and transect area policies, and shall include areas for soft landscaping, main entrances at-grade, front porches or balconies, where appropriate. Buildings shall integrate architecturally to complement the surrounding context.

The proposed apartment building has been carefully sited to ensure sensitive integration into the existing neighbourhood. As a low-rise building, the height profile of the development is consistent with the neighbouring buildings. The proposed semi-detached dwellings are similarly compatible with the surrounding neighbourhood.

Soft landscaping has been maximized throughout the site. Drive aisles and driveway widths do not exceed the minimum required, ensuring that there is no excess asphalt. For the semi-detached dwelling, the driveways have been paired to provide as much soil volume for trees as possible. Multiple new plants are proposed and include a mix of coniferous and deciduous trees and shrubs as well as ornamental grasses, as shown in the Landscape Plan.

Main entrances to the low-rise apartment building and semi-detached dwelling are located at grade and face the public road. Private balconies are provided for units in the low-rise apartment building and either face the road or the rear of the site; no balconies are proposed along the sides of the buildings, where it interfaces with existing dwellings, to mitigate issues related to privacy and overlook.

Policy 4 directs that amenity areas shall be provided in residential development in accordance with the Zoning By-law and applicable design guidelines. These areas should serve the needs of all age groups, and consider all four seasons, taking into account future climate conditions.

Amenity areas have been provided for residents of the low-rise apartment building, including balconies, terraces, and an outdoor shared amenity area. The rate provided is compliant with the required amenity area performance standards outlined in the Zoning By-law.

2.2 City of Ottawa Comprehensive Zoning By-law (2008-250)

The subject site is split-zoned into three (3) zones, as established through a site-specific Zoning By-law Amendment. The zones include:

Part of Subject Site	Zone
Northern natural heritage lands	Parks and Open Space (O1)
Low-Rise Apartment Building	Residential Fourth Density, subzone Z, Urban Exception 3015 (R4Z[3015])
Semi-Detached Dwellings	Residential Third Density, subzone XX, Urban Exception 3016 (R3XX[3016])

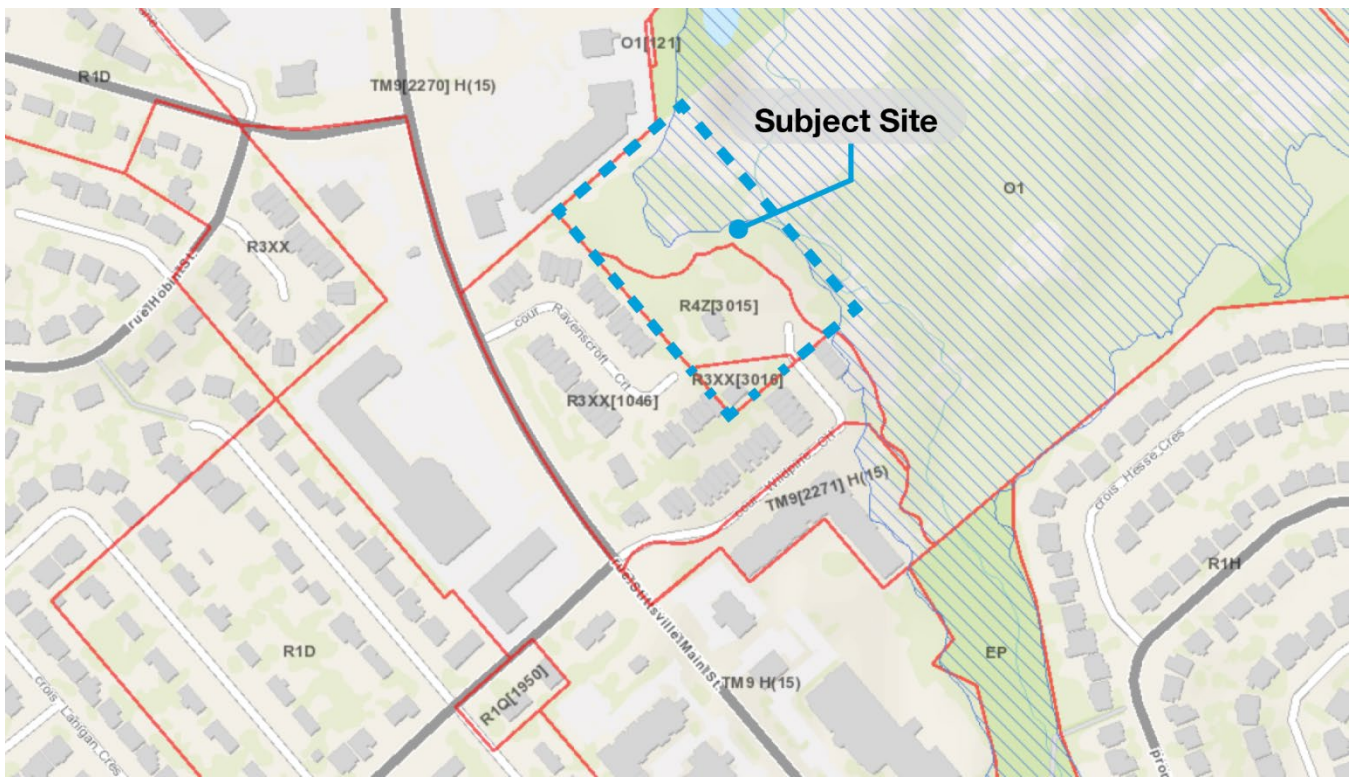


Figure 7: City of Ottawa Zoning By-law 2008-250, with the subject site shown, retrieved from GeoOttawa

The low-rise apartment building is proposed to be located in the Residential Fourth Density (R4) zone. The purpose of this zone is to:

- / allow a wide mix of residential building forms ranging from detached to low rise apartment dwellings, in some cases limited to four units, and in no case more than four storeys, in areas designated as General Urban Area in the Official Plan;
- / allow a number of other residential uses to provide additional housing choices within the fourth density residential areas;
- / permit ancillary uses to the principal residential use to allow residents to work at home;
- / regulate development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced: and
- / permit different development standards, identified in the Z subzone, primarily for areas designated as Developing Communities, which promote efficient land use and compact form while showcasing newer design approaches

Permitted uses include apartment dwelling, low rise; townhouse dwelling; and stacked dwelling, among others.

The semi-detached dwelling is proposed to be located in the Residential Third Density (R3) zone. The purpose of this zone is to:

- / allow a mix of residential building forms ranging from detached to townhouse dwellings in areas designated as General Urban Area in the Official Plan;
- / allow a number of other residential uses to provide additional housing choices within the third density residential areas;
- / allow ancillary uses to the principal residential use to allow residents to work at home;
- / regulate development in a manner that is compatible with existing land use patterns so that the mixed dwelling, residential character of a neighbourhood is maintained or enhanced; and
- / permit different development standards, identified in the Z subzone, primarily for areas designated as Developing Communities, which promote efficient land use and compact form while showcasing newer design approaches

Permitted uses include: semi-detached dwelling, duplex dwelling, and townhouse dwelling, among others.

The natural heritage lands to the north are zoned Parks and Open Space (O1). The purpose of this zone is to:

- / permit parks, open space and related and compatible uses to locate in areas designated as General Urban Area, General Rural Area, Major Open Space, Mixed Use Centre, Village, Greenbelt Rural and Central Area as well as in Major Recreational Pathway areas and along River Corridors as identified in the Official Plan, and
- / ensure that the range of permitted uses and applicable regulations is in keeping with the low scale, low intensity open space nature of these lands

Permitted uses include: environmental preserve and education area, park, and urban agriculture, among others.

A Zoning Confirmation Report is submitted with the Site Plan Control application and confirms that the proposed development complies with all applicable regulations.

2.3 City of Ottawa Comprehensive Zoning By-law (2026-50)

Through the new Council-enacted Comprehensive Zoning By-law 2006-50, the subject site is proposed to be rezoned, while carrying-forward the site-specific provisions established through the Zoning By-law Amendment. The table below compares the old and new Zoning By-laws:

Part of Subject Site	Zoning	
	2008-250	2026-50
Northern natural heritage lands	Parks and Open Space (O1)	Open Space Facility Zone (FAC)
Low-Rise Apartment Building	Residential Fourth Density, subzone Z, Urban Exception 3015 (R4Z[3015])	Neighbourhood Fourth Zone, subzone B (N4B[3015])
Semi-Detached Dwellings	Residential Third Density, subzone XX, Urban Exception 3016 (R3XX[3016])	Neighbourhood Third Zone, subzone B (N3B[3016])

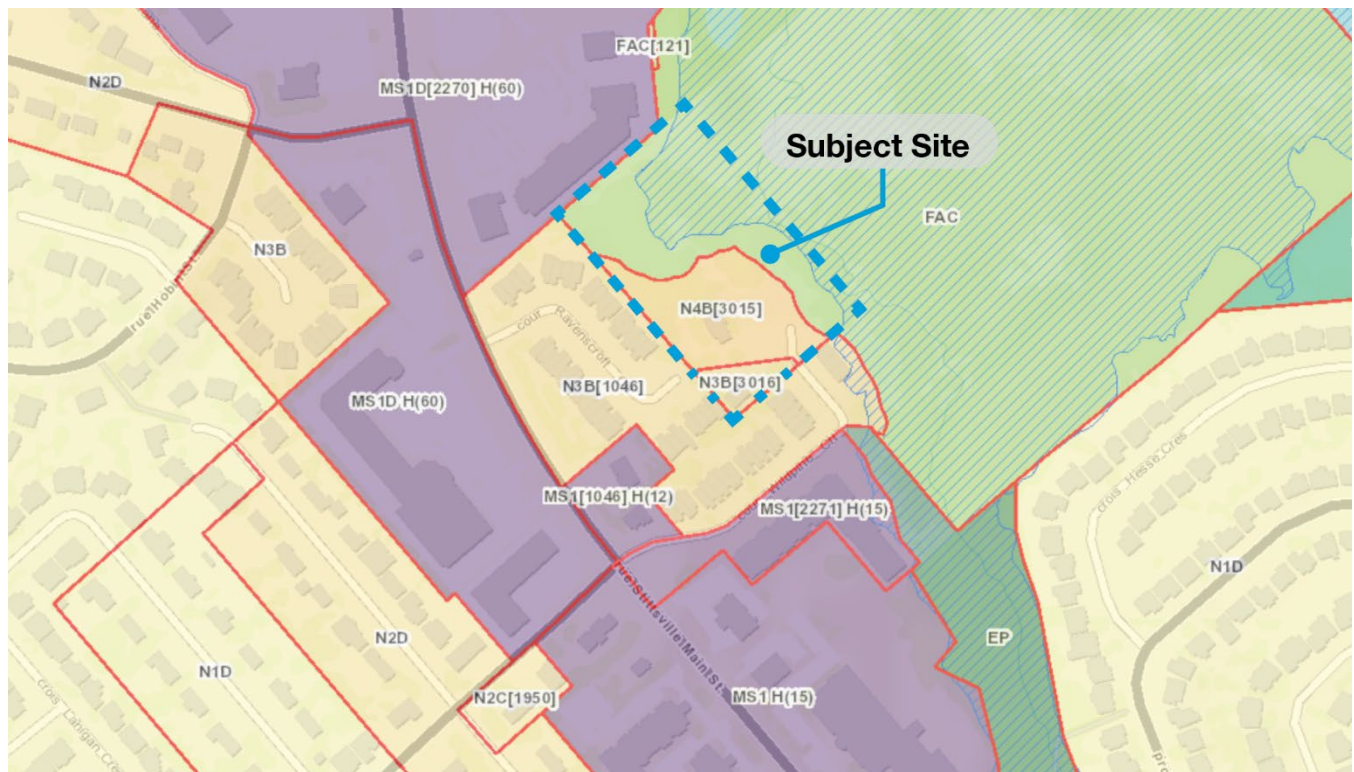


Figure 8: City of Ottawa Zoning By-law 2026-50, with the subject site shown, retrieved from GeoOttawa

The purpose of the Neighbourhood Zones is to:

- / Permit a full range of housing options and associated residential uses as contemplated within the Neighbourhoods designation of the Official Plan, and establish standards focused on regulating their built form and function.
- / Regulate density and maximum building height using the primary Neighbourhood Zones, with the N5 and N6 Zones denoting mid- and high-rise, respectively.
- / Regulate elements of residential character, such as lot width and yard setbacks, using the N-subzones (A-F), with subzone A representing the most urban character and subzone F representing the most suburban character as defined in Table 6 of the Official Plan. These standards apply to all primary Neighbourhood Zones.
- / The mid- and high-rise zones (N5 and N6) also conditionally permit non-residential uses, so as to permit a range of services in proximity to permitted high-density residential areas to implement the 15-minute neighbourhood policies of the Official Plan.

Permitted uses include “dwelling unit,” as the zoning by-law no longer regulates building typology.

The purpose of the Open Space Facility Zone is to:

- / Provide a zone for lands in the Open Space sub-designation in the Official Plan.
- / Reflect the Open Space sub-designation in the Official Plan that applies to the Central Experimental Farm through the FAC1 – Open Space Facility subzone 1.
- / Include lands that have the primary functions of Open Spaces as detailed in the Official Plan.

Permitted uses include: environmental preserve and education area.

2.4 Urban Design Guidelines for Low-Rise Infill Housing (2022)

The City of Ottawa’s Urban Design Guidelines for Low-rise Infill Housing is a series of design guidelines for low-rise residential infill that will help achieve Ottawa’s intensification objectives outlined in the Growth Management section of the Official Plan. The design of low-rise residential infill will be important as Ottawa’s neighbourhoods evolve to meet contemporary planning challenges and the strategic directions outlined in the Official Plan.

The objectives of the guidelines are to help create infill development that will, among others:

- / Enhance streetscapes;
- / Protect and expand established landscaping;
- / Create a more compact urban form to consume less land and natural resources;
- / Achieve a good fit into an existing neighbourhood, respecting its character and its architectural and landscape heritage;
- / Provide new housing designs that offer variety, quality and a sense of identity;
- / Include more soft landscaping and less asphalt in front and rear yards; and
- / Incorporate environmental innovation and sustainability.

The proposed development adheres to several of the guidelines, a selection of which are highlighted below:

#	Guideline	Response
1.0	Streetscapes	
1.1	Contribute to an inviting, safe, and accessible streetscape by emphasizing the ground floor and street façade of infill buildings. Locate principal entries, windows, porches and key internal uses at street level.	Principal entries, windows, porches and key internal uses are located at street level.
1.2	Reflect the desirable aspects of the established streetscape character. If the streetscape character and pattern is less desirable, with asphalt parking lots and few trees lining the street, build infill which contributes to a more desirable pedestrian character and landscape pattern. When new built form typologies are introduced to the streetscape, a sensitive design approach that is informed by the existing streetscape character allows for good integration.	The proposed development complements the existing low-rise character of surrounding streets.
1.6	Design accessible walkways from private entrances to public sidewalks.	All points of entry to the low-rise apartment building and semi-detached dwellings will be accessible by walkways.
2.0	Landscapes	
2.1	Landscape the front yard and right-of-way to emphasize aggregated soft landscaping as much as possible and provide adequate soil volume for the planting of large sized trees.	Soft landscaping will be provided in the front yard. Adequate soil volume for planting trees will be provided.
2.5	Plant trees, shrubs, and ground cover adjacent to the public street and sidewalk for an attractive sidewalk edge. Select hardy, salt-tolerant native plant material that can thrive in challenging urban conditions.	
2.7	In order to enhance a sense of separation when infill is close to the street, use planting and/or low fencing, where feasible, to define the boundary between the public space of the street and the semi-public space of the front yard.	Plantings will be provided to create a buffer between the parking area in front of the low-rise apartment building and the street.
3.0	Building Design (Built Form)	
3.1	Siting	

#	Guideline	Response
3.1.1	Ensure that new infill faces and animates the public streets. Ground floors with principal entries, windows, porches and key internal uses at street level and facing onto the street contribute to the animation, safety and security of the street.	The low-rise apartment building and semi-detached dwellings are both sited to face and animate the public streets.
3.1.2	Locate and build infill in a manner that reflects the desirable planned neighbourhood pattern of development in terms of building height, elevation and the location of primary entrances, the elevation of the first floor, yard encroachments such as porches and stair projections, as well as front, rear, and side yard setbacks.	The proposed low-rise development is consistent with the surrounding neighbourhood, with front-facing entrances and outdoor amenity areas.
3.1.3	In determining infill lot sizes, recognize the provisions of the Zoning By-law, the Official Plan's Transect-, Overlay-, and Neighbourhood policies, and local lot sizes, including lot width, the existing relationship between lot size, yard setbacks and the scale of homes.	The proposed lots meet the requirements of the requested subzones. Siting of the apartment building has been managed to ensure that the relationship to existing dwelling units is appropriate. Siting of the semi-detached dwellings ensures that all yards are appropriate.
3.1.4	Orient buildings so that their amenity spaces do not require sound attenuation walls and that noise impacts are minimized. Design amenity areas such as second floor balconies and rooftop decks to respect the privacy of the surrounding homes.	Balconies of the apartment building face either the public street or the open space to the rear; no balconies are proposed in the interior side yard where the building faces neighbouring properties' rear and interior side yards. The location of the site interior to the neighbourhood minimizes noise impacts from nearby generators such as arterial roads.
3.1.5	In cases where there is a uniform setback along a street, match this setback in order to fit into the neighbourhood pattern and create a continuous, legible edge to the public street. In cases where there is no uniform setback, locate the infill building at roughly the same distance from the property line as the buildings along the abutting lots.	Setbacks have been designed to respond to the surrounding context, while framing both sides of the street.
3.1.6	Contribute to the amenity, safety and enjoyment of open spaces by offering living spaces that face them.	Units on the north side of the low-rise apartment building will face the open space to the rear.
3.1.8	Determine appropriate side and rear separation distances between existing homes and new infill homes/housing blocks to ensure appropriate space	The proposed development meets or exceeds all minimum setbacks. Sufficient space is provided for landscaping, both in front of the

#	Guideline	Response
	for landscaped area and privacy. Consider how building height, site orientation and the location of windows affect views, sunlight and privacy.	apartment building and in the front and rear yards of the semi-detached dwellings. The orientation of the low-rise apartment building minimizes shadows cast on the adjacent existing dwellings and ensures that windows are generally not located adjacent to neighbouring properties.
3.1.9	Maintain rear yard amenity space that is generally consistent with the pattern of the neighbouring homes. Limit disruption to an existing neighbourhood pattern of green rear yards caused by reducing required rear yard setbacks.	<p>The semi-detached dwellings have rear yard amenity spaces consistent with the pattern of neighbouring homes. Despite the unusual lot shape, the rear yards generally back on to rear yards or the rear portions of interior side yards of adjacent homes.</p> <p>The apartment building's rear yard is adjacent to open space. Landscaping will be provided in the rear yard.</p>
3.2	Mass/ Height	
3.2.1	Design infill in a manner that contributes to the quality of the streetscape and considers the impacts of scale and mass on the adjacent surrounding homes.	Impacts of scale and mass have been carefully considered: the low-rise apartment building has been oriented so that the longest wall is perpendicular to the existing dwellings on Ravenscroft and Wildpine Courts.
3.2.2	In cases where larger infill development backs on to lower-scale residential properties or public open space, provide a suitable buffer zone in order to address bulk, massing, and privacy concerns.	Six-metre setbacks are provided in all locations where the low-rise apartment building abuts adjacent properties, either meeting or exceeding the required interior side yard setback for the proposed R4Z subzone. This provides sufficient space to retain trees and provide for a suitable buffer zone between the apartment buildings and townhouse dwellings.
3.2.3	Where the new development is higher than the existing buildings, create a transition in building heights through the harmonization and manipulation of mass. Add architectural features such as porches and bays, and use materials, colours and textures to visually reduce the height and mass of the new building.	Consistent with surrounding character, the proposed development is entirely composed of low-rise development. The low-rise apartment building's setback provides space for plantings, both of which soften the transition between the adjacent two-storey buildings and the proposed four-storey building.

#	Guideline	Response
		<p>The building materials have been selected to reflect a balance between durability, contextual sensitivity, and a warm residential character. A combination of stone and brick anchors the building at grade, reinforcing a sense of permanence and human scale, while upper levels incorporate lighter metal cladding panels with a wood-like expression. This layered material approach helps articulate the building mass and reduce its perceived scale.</p>
3.3	Architectural Styles and Facades	
3.3.3	<p>Provide primary building entrances that are inviting and visible from the street by:</p> <ul style="list-style-type: none"> / Using quality and eye-catching materials and features at the entry; / Adding architectural elements such as porches which promote street-oriented interaction; / Keeping front doors prominent and close to the ground to match the pattern of the doors on the street and to minimize exterior stairs for accessibility, as well as to ease year-round maintenance; and / Where the front door does not face the street, use architectural detailing, lighting and landscape design to clearly indicate the location and route to the front door. 	<p>Primary building entrances are visible from and face the street. The low-rise apartment building:</p> <ul style="list-style-type: none"> / Uses a combination of stone and brick at-grade, which reinforces the human scale, as well as lighter metal cladding with a wood-like expression in the upper levels; / Provides private balconies for multiple units, including the ground floor units; and / Locates the front door facing the street, set back from the road, but accessible with sidewalks from both the east and west.
3.3.4	<p>Ensure that when one or more units are constructed on adjacent properties, they relate to each other and the existing fabric on the street. At the same time, design the infill units with distinguishing characteristics (e.g., different materials, colours, rooflines, windows and door treatments) so that they have distinct identities.</p>	<p>The proposed semi-detached buildings will be compatible with, but not identical to, surrounding residential development. Characteristics from the neighbourhood will be represented in the design of the buildings, such as with the peaked roofline, front-facing garage, and large windows.</p>
4.0	Parking and Garages	
4.3	<p>In order to minimize paved surface area and pedestrian/vehicular conflicts at the sidewalk, and to maximize room for soft landscaping and on-street parking, build shared underground parking that is</p>	<p>Underground parking is proposed for the low-rise apartment building, with the majority of parking provided underground (109 of the 124 proposed vehicle parking spaces).</p>

#	Guideline	Response
	contained within the site when multiple units are proposed, if parking is required.	
4.7	Limit the number and width of access depressions (curb cuts) and share driveways in order to maintain as much on-street parking as possible.	Curb cuts have been minimized by sharing driveways between the semi-detached dwellings and by utilizing the same drive aisle to provide access to front yard parking and the parking garage for the apartment building.

2.5 Responses to Urban Design Direction

Responses are provided to urban design directions provided in the letter dated December 23, 2024, following the SPC pre-consultation meeting with City staff:

#	Comment	Response
12	Reduce hardscaping in front of the building, the walkways can be minimized and space for trees and soft landscaping can be increased.	Understood. Refer to Landscape Plan submitted as part of detailed design package.
13	Please remove the majority of the bicycle parking in front of the building to provide for additional soft landscaping in the forecourt to create a 'landscaped front yard'	Noted. Refer to Landscape Plan submitted as part of the detailed design package.
14	Transition to existing residential uses is important. Provide screening plantings between the building and existing residences. Please ensure that primary windows are located away from the interior setback.	Noted. Refer to Landscape Plan submitted as part of the detailed design package.
15	Provide berming and/or foundation planting to screen the above ground portion of the parking garage at the rear of the building.	Noted. Refer to Landscape Plan submitted as part of the detailed design package
16	Please consider a datum line which recognizes the existing two storey residential context of the area. This can be accomplished through stepbacks or materiality changes.	Noted, materiality changes were made in three ways: (1) at the second storey, (2) at the fourth storey, and (3) with a vertical box cut-out element to break up the massing. We appreciated the suggestion, but ultimately opted for a one-storey datum line, as it reinforced the balcony pattern better.
17	Please consider taking cues from the materiality of existing surrounding residences. Please consider a masonry base to the building.	Noted, the building has been designed with a masonry base.

3.0 Site, Context, and Analysis

3.1 Site Conditions and Surrounding Area



Figure 9: Map showing location and direction of photos



Figure 10: Photos of immediate surrounding neighbourhood

3.2 Built and Natural Heritage Assets

The subject site is located in the Urban Area and subject to the Natural Heritage Features Overlay per Schedule C-11-A – Natural Heritage System (West) of the Official Plan.

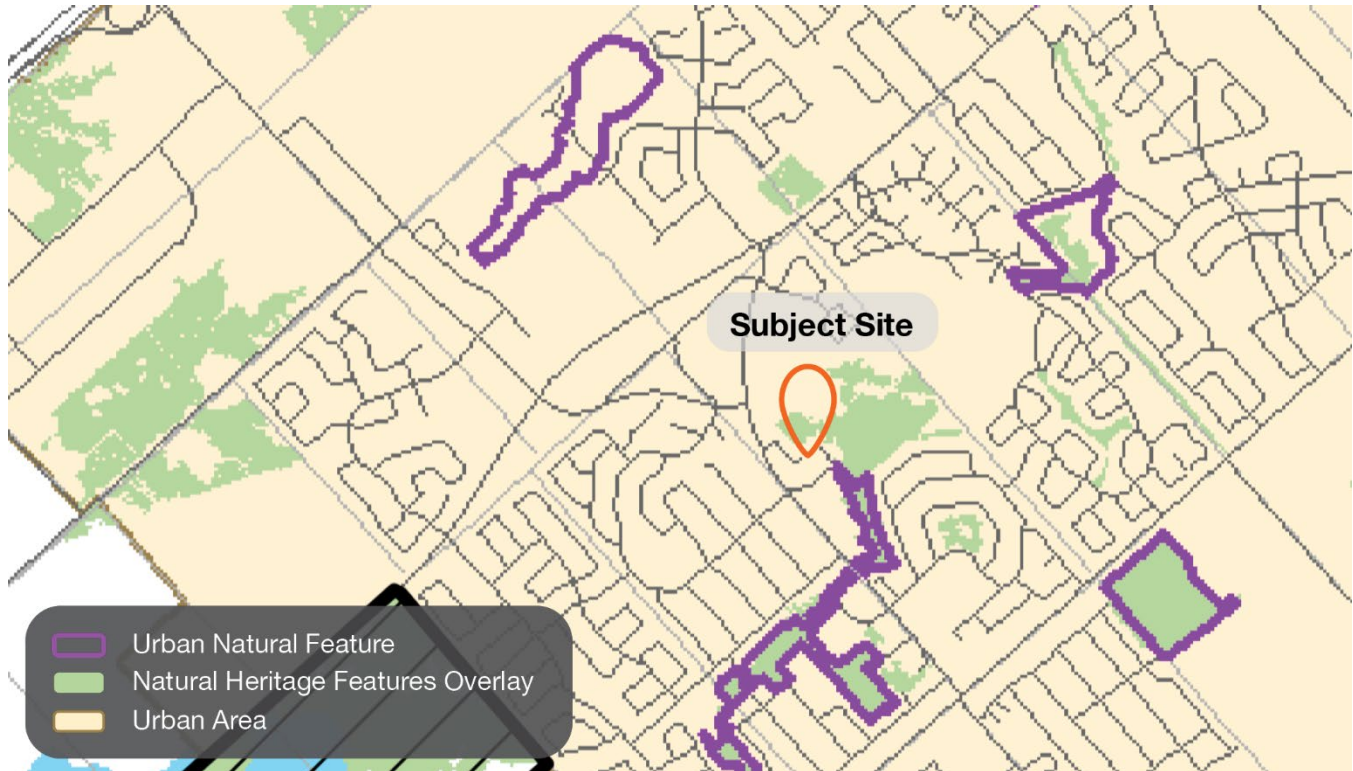


Figure 11: Schedule C-11-A – Natural Heritage System (West), City of Ottawa Official Plan (2022)

3.2.1 Natural Heritage, Greenspace, and the Urban Forest

Section 4.8 provides direction on Natural Heritage, Greenspace, and the Urban Forest. Section 4.8.1 states that the City shall protect the natural environment through identification of a Natural Heritage System, Natural Heritage Features and related policies. Policy 2 states that the City shall seek to improve the long-term integrity and connectivity of the Natural Heritage System through land use planning, development processes, acquisition and conservation of land and support for voluntary, private land conservation and stewardship.

As part of the redevelopment, 12,092 square metres of land will be conveyed to the City of Ottawa to consolidate lands in public ownership. This will expand the amount of publicly-owned land in the Stittsville Wetland Complex and Poole Creek. These lands have already been rezoned to O1 and are proposed to be rezoned to FAC, which will preclude development.

Policy 4.8.2 states that the City shall seek to provide residents with equitable access to an urban forest canopy. Policy 2 specifies that the City shall pursue an urban forest canopy cover target of 40 per cent with equity as a guiding principle, in part through the development of sub-targets based on evolving urban form, climate resiliency, and environmental factors. Policy 3 states that growth, development and intensification shall maintain the urban forest canopy and its ecosystem services, in accordance with Official Plan policies.

Policy 4 states that the City shall consider trees to be an important element in:

- / Infrastructure design, especially in conjunction with Low Impact Development;
- / Good urban design;
- / Good park design;
- / The design of the City's active mobility network; and
- / The design of local connections to the City's transit network.

A total of 42 trees are proposed to be removed to facilitate the development, and 155 trees are proposed to be retained. Trees located along the rear yards of the townhouses on the east side of Ravenscroft Court will be retained to maximize privacy and provide a green buffer between the existing dwellings and the proposed low-rise apartment building. As shown in the Landscape Plan, additional trees are also proposed, including:

- / **A mix of coniferous and deciduous trees, 11 total, along the southwestern property line abutting the rear yards of existing townhouses,**
- / **Four (4) trees between the surface parking lot and new road,**
- / **Five (5) trees in front of the proposed semi-detached dwelling,**
- / **Two (2) trees between the parking lot and the parking garage entrance, and**
- / **Five (5) trees along the southeastern property line abutting the existing dwelling.**

A mix of plantings are proposed throughout the site, including shrubs and ornamental grasses.

The siting of both the low-rise apartment building and semi-detached dwellings provide sufficient space and soil volume for tree plantings. The trees are a natural heritage asset that will be further enhanced through additional plantings.

Section 4.8.3 indicates that the City shall provide residents with equitable access to an inclusive urban greenspace network. Policy 1 confirms that the City shall protect all of its various types of greenspaces as described in Section 7 for their ecosystem services and their contributions to healthy, active communities. To support health, climate resiliency, accessibility and gender and social equity, the City shall seek to provide all urban residents with the following minimum access to high-quality greenspace:

- / Within a 5-minute safe walking distance (400 metres), a public greenspace providing space for passive or active recreation;
- / Within a 10-minute safe walking distance (800 metres), two green public spaces; and
- / Within a 15-minute trip by transit, a publicly-owned natural area.

As part of the proposed development, lands will be conveyed to the City, contributing to its goals of providing a range of greenspace options to urban residents.

3.2.2 Water Resources

Section 4.9 of the Official Plan provides direction for Water Resources, which comprise an essential resource that shall be protected. Section 4.9.3 establishes a setback requirement of 30 metres from surface water features for new development, with the lands within the setback remaining in a naturally vegetated condition.

Nearby Poole Creek will not be disturbed as a result of the proposed development and surrounding lands will be kept in a natural state. The proposed development achieves the required 30-metre setback from the top of bank of Poole Creek.

3.2.3 Greenspace Designation

In addition to the Evolving Neighbourhood Overlay, lands designated as Greenspace are also subject to a Natural Heritage Features Overlay. Section 5.6.4 provides direction for all Natural Heritage Overlays and section 5.6.4.1 discusses how the City shall protect the Natural Heritage System and Natural Heritage Features. Specifically, policy 3 states that the City shall protect natural heritage features for their natural character and ecosystem services.

Policies 4 and 5 state that development or site alteration proposed in or adjacent to natural heritage features shall be supported by an environmental impact study (EIS) prepared in accordance with the City's guidelines. Development and site alteration shall have no negative impact on the Natural Heritage System and Natural Heritage Features and shall be consistent with the conclusions and recommendations of an approved EIS.

A revised EIS memo has been prepared by Kilgour & Associates dated February 5, 2026, which confirms that the proposed development will have no significant negative impacts on natural features or their ecological functions, subject to mitigation measures.

3.2.4 Environmental Impact Statement

Kilgour & Associates has prepared an updated EIS memo dated February 5, 2026 to assess the revised concept. The February 2026 EIS provides a minor update to the EIS completed on April 4, 2024, which in turn was largely based on the initial EIS completed on August 10, 2021. Updated sections in the February 2026 EIS principally address comments related to Species at Risk subject to protection under the *Endangered Species Act* and the associated protections proposed for this project. The EIS states:

The development plan fully respects City of Ottawa setback requirements for Poole Creek. A portion of the development is proposed within 30 m of the adjacent wetland feature (i.e. within the MVCA's regulatory limit), which will require formal permission from MVCA. Development within that regulatory limit, however, will be setback at least 15 m from the wetland and will be situated upon the tableland created by existing fill within areas already highly disturbed and degraded. The residential development with the proposed setbacks from the wetland and the top of bank of Poole Creek is unlikely to alter the hydrology, riparian functions, or terrestrial or aquatic habitat functions of the Stittsville Wetland Complex and Poole Creek.

The SWM mitigation measures have been proposed to approximate predevelopment runoff to the wetland and maintain infiltration rates for groundwater to the wetland. The level spreaders will be located more than 15 m from the wetland and more than 30 m from Poole Creek respecting the offset requirements. The level spreaders are intended to disperse the overland flow and dissipate the energy of flows. With the proposed measures in place, it is anticipated that there will be a minimal increase in hydrological contribution to the wetland. [...]

The original specification for a minimum of 29 new trees (i.e. one tree per lot), is considered the minimum level of planting to be included in the site landscape plan; further tree planting through the

open space is recommended. Protection measures as described within the EIS for retained trees remain appropriate.

The Landscape Plan shows that 44 new trees are proposed, exceeding the minimum of 29 trees.

One of the maps from the EIS showing the proposed development, trees proposed to be removed and retained, and environmental setbacks, is shown in Appendix A.

3.3 Built Form Transition



Figure 12: 3D rendering showing the proposed development in context of the surrounding environment. Graphic prepared by PMA Architect(e)s.

The proposed apartment building has been carefully sited to ensure sensitive integration into the existing neighbourhood. As a low-rise building in an area characterized by other low-rise buildings, the height profile of the development is consistent with the neighbouring buildings. The proposed semi-detached dwellings are similarly compatible with the surrounding neighbourhood.

Transition is provided through building setbacks and planted screening with retained existing trees and proposed trees. The building is set back from the two (2) interior side yards where it abuts other existing buildings. To the southwest, a 7.5-metre setback is provided, and to the southeast, the building is significantly set back, more than the required 7.5 metres.

4.0 Conclusion

The proposed development responds to the direction outlined in the City of Ottawa Official Plan (2022) and further implements recommendations made by Urban Design staff. The proposed development is sensitively-designed and contextually appropriate and advances several urban design goals.

Sincerely,



Tamara Nahal, MCIP RPP
Planner



Jaime Posen, MCIP RPP
Principal, Planning

Appendix A: Proposed Development Map from EIS

