

Jean-Charles Renaud
Planner III, Development Review, Central
Planning, Real Estate and Economic Development Department
City of Ottawa
110 Laurier Avenue West
Ottawa, ON
K1P 1J1

Arcadis Professional Services
(Canada) Inc.
333 Preston Street
Suite 500
Ottawa, Ontario K1S 5N4
Canada
Phone: 613 225 1311
www.arcadis.com

Date: April 1, 2026

Subject: Cover Letter

**Second Submission - Draft Plan of Subdivision – Tunney’s Pasture
120 Parkdale Avenue, Ottawa, ON
File Number: D07-16-24-0022**

Dear Mr. Renaud,

On behalf of Canada Lands Company, Arcadis Professional Services (Canada) Inc. (Arcadis) is pleased to resubmit this Draft Plan of Subdivision (DPS) application for Tunney’s Pasture at 120 Parkdale Avenue (D07-16-24-0022) (“subject site” or “site”).

The DPS application proposes the upgrade and transfer of the road network and subsurface infrastructure to the City of Ottawa, as well as establishing new development blocks, in accordance with the Tunney’s Pasture Master Plan, as amended, and approved by the National Capital Commission in January 2025. The DPS will support the integration of the site into the broader community and facilitate its transition from a single-use federal office campus to a vibrant mixed-use community adjacent to light-rail transit.

The DPS application was deemed complete on August 21, 2025. Staff provided several rounds of comments on the first submission, with final comments received in January 2026. Throughout this period, the applicant has been working closely with Staff to resolve key comments on the DPS. Additionally, a public meeting was held with Councillor Jeff Leiper on September 23, 2025, and Arcadis attended the City of Ottawa’s Urban Design Review Panel on October 3, 2025. This letter provides a list of all resubmission materials to address comments received from Staff, as well as a summary of modifications to the Draft Plan of Subdivision and an update on the approved New Zoning By-law.

Submission Materials

In support of this DPS application and in response to comments received to date, please find enclosed the following materials:

1. An updated Comment Matrix setting out all circulation comments with responses to staff feedback from the project team as noted, dated April 1, 2026;
2. Responses to Urban Design Review Panel comments, dated March 24, 2026;
3. Updated Transportation Impact Assessment, Step 4, dated March 31, 2026, including:
 - Transmittal to Wally Dubyk (Transportation PM at the City handling this file)
 - Tunney’s Pasture TIA (with appendices)

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- i. Parking Plan (Exhibit 14 of the TIA)
 - ii. Neighbourhood Traffic Calming Strategy (Appendix K of the TIA)
 - iii. Monitoring Plan (Appendix N of the TIA)
 - iv. Functional-level Roadway Modification Application (RMA) design drawings (Appendix O of the TIA)
 1. Scott Street RMA
 2. Parkdale Avenue RMA
- TIA Step 2, TIA Step 3, and TIA Step 4 City Comments & Responses
 - Tunney's Pasture CPG Stream 1 Memo to City Staff
 - Synchro & SIDRA Traffic Modelling Files
4. Updated Assessment of Adequacy of Public Services Report, including Grading and Drainage Plan and Construction Management Plan, dated March 26, 2026;
 5. Updated ROW Cross Sections, dated December 12, 2025;
 6. Updated Phase I and Phase II ESA (Public Roads) and supporting historical documents dated February 2026;
 7. Updated Draft Plan of Subdivision in both PDF and CAD format, dated December 15, 2025;
 8. Updated Land Use Table, dated December 15, 2025;
 9. Updated Land Use Plan, dated March 11, 2026;
 10. Topography Survey in CAD, dated December, 2024;
 11. Updated LID Memorandum, dated December 15, 2025;
 12. Updated Tree Protection Plan and Updated Arborist Report, dated January 6, 2026; and
 13. Updated Landscape Plan, dated January 7, 2026.

Revisions to Draft Plan of Subdivision and Zoning By-law Update

Land Use

It should be noted that the Phase 1 lands have been amended to also include Block 7 west of the Brooke Claxton building, as well as Blocks 6 and 9 associated with the former CHCP building. Further modifications to the Draft Plan of Subdivision include the addition of a separate block (Block 10) for the future transit plaza. Staff noted the requirement to indicate the estimated number of units for each development block, which has been captured in the revised DPS and Land Use Table. The Land Use Table accompanying the Draft Plan of Subdivision has been revised in accordance with these changes, as follows:

Table 1: Land Use Updates

Original Draft Plan of Subdivision (2025-07-03)		
Development Block	Total Area	
Mixed-Use Blocks (Blocks 1 – 5)	8.94 ha	
Transit (Block 6)	0.608 ha	
Parkland and Open Space (Block 7 – 10)	0.775 ha	
Right-Of Ways (ROW) Streets “A” – “T”	11.08 ha	
Total	21.395 ha	
Revised Draft Plan of Subdivision (2025-12-15)		
Development Block	Total Area	Total # of Units (Estimated)
Mixed-Use Blocks (Blocks 1 -7)	11.19 ha	5,700
Transit (Block 8)	0.608 ha	
Parkland and Open Space (Blocks 9 -14).	1.25 ha	
Right-Of Ways (ROW) Streets “A” to “T”	11.08 ha	
Total	24.12 ha	5,700

Additional updates to the deliverables provided within this resubmission represent close collaboration between City Staff and the engineering team to ensure the resubmission addresses outstanding concerns to secure Draft Plan Approval. Notable additions to this end include the updated Transportation Impact Assessment and the Assessment of Adequacy of Public Services Report, in addition to other engineering materials. This resubmission also provides further information, clarification, and precision by way of responses to comments provided by the City in January 2026.

Parkland

It is understood that Staff requested further clarity on the parkland dedication approach for the site. As per Section 5 of the Parkland Dedication By-law (By-law No. 2022-280), for transit oriented development zones, if the required total conveyance exceeds 10% of the gross land area, conveyance in the form of parkland shall not exceed 10% of the gross land area with the remainder of the required conveyance to be provided as cash-in-lieu of parkland, unless preferred by the property owner. In accordance with this policy, upon full buildout of the site, it is intended that at least 10% of gross land area will be conveyed as parkland, with the balance provided for as cash-in-lieu, if required.

The total land area within the boundary of this Draft Plan of Subdivision is 24.120 ha. As such, the current parkland dedication requirement is 2.412 ha (10%). Parkland that is proposed to be delivered within the boundary of the Draft Plan of Subdivision is 0.474 ha (2.0%), reflecting a parkland dedication shortage of 1.938 ha (8.0%).

Lands within Tunney’s Pasture that fall outside the DPS boundary subject to this application are anticipated to be developed in future phases and incorporated into the total redevelopment area. These lands comprise 17.989 ha of land area. It should be noted that these future development lands exclude areas where redevelopment is not proposed and retained by the federal government (i.e. ESAP, Sir Frederick Banting Building, Laboratory Centre for

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Disease Control, and R.H. Coats). Within the future redevelopment lands, 4.437 ha of land is proposed to be dedicated as parkland (24.7% of future phases). The total parkland dedication once all lands are redeveloped, reflects a percentage of 11.7%, meeting the minimum 10% parkland dedication requirement.

The figures above do not account for future Open Space connections/dedications that are proposed, or parks or privately owned public spaces (POPS) that may be provided through the individual development applications of the respective blocks. Within the current DPS, 0.775 ha of Open Space is proposed to be provided. Ultimately, 3.175 ha of Open Space is proposed to be provided.

The City's Parkland Dedication By-law states that minimum parkland conveyance requirements for DPS applications on land zoned for a range of densities will be confirmed at subdivision registration, following approval of the DPS. It is expected that collaboration regarding parkland dedication will be ongoing and continue through to the registration process.

Zoning By-law Update

The City of Ottawa enacted the New Zoning By-law (2026-050) on March 11, 2026. Under the New Zoning By-law, the site is zoned *Hub Zone 2 (H2)* where various height suffixes between 15 m and 132 m apply across Tunney's Pasture, corresponding with the TPMP, as amended. The *H2 zone* permits mid to high-density mixed-use development to provide a full range of services to residents. It is understood that, as of By-law enactment, development applications must comply with both the previous Zoning By-law (2008-250) and the New Zoning By-law (2026-050) until such a time that the pertinent sections are declared in effect by the Ontario Land Tribunal. These changes are not anticipated to impact the Draft Plan of Subdivision application at this time. However, future development would be subject to any combination of the previous Zoning By-law (2008-250) and the New Zoning By-law (2026-050) that are in effect at the time of future development or building permit applications.

Arcadis looks forward to continued collaboration and discussion throughout this process. Please do not hesitate to contact the undersigned should any additional information be required.

Sincerely,

Arcadis Professional Services (Canada) Inc.



Jamie Rathwell, MCIP, RPP

Urban Planner

Email: jamie.rathwell@arcadis.com

CC. Stephen Albanese, MCIP, RPP, Studio Lead– Land Use Planning, Stephen.albanese@arcadis.com
Demetrius Yannoulopoulos, Business Unit Director, Land Engineering, demetrius.yannoulopoulos@arcadis.com
Katherine Constantine, Senior Director, Real Estate, Canada Lands Company, KConstantine@clc.ca
Mikaela Coon, Development Manager, Canada Lands Company, mcoon@clc.ca