



**DRAFT PLAN OF SERVICED SUBDIVISION APPLICATION
DELEGATED AUTHORITY REPORT
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Location: 2502 and 2510 St. Laurent Boulevard, 1900 and 1920 Walkley Road, 2990 and 3000 Conroy Road, and 2425 Don Reid Drive

File No.: D07-16-25-0005

Date of Application: April 28, 2025

This application submitted by Novatech on behalf of Claridge Homes (Walkley) Inc. is recommended for DRAFT APPROVAL, subject to the following Standard and Special Conditions, as attached.

April 28, 2026

Date

Geraldine Wildman,
Manager, Development Review
Planning, Development and Building Services
Department

Attach(s):

1. Conditions of Draft Approval
2. Draft Plan of Subdivision



DRAFT PLAN OF SUBDIVISION APPLICATION SUPPORTING INFORMATION

File Number: D07-16-25-0005

SITE LOCATION

2502 and 2510 St. Laurent Boulevard, 1900 and 1920 Walkley Road, 2990 and 3000 Conroy Road, and 2425 Don Reid Drive, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The proposal includes 160 townhouse units on three private streets and a new park block.
- There are existing commercial uses on the southwest corner of Walkley Road and Conroy Road, office uses on the northwest corner of Conroy Road and Saint-Laurent Boulevard, and northeast corner of Saint-Laurent Boulevard and Don Reid Drive.
- Locating residential and commercial areas in proximity improves accessibility, supports local economic growth, and enables these functions to complement each other, contributing to the OP's overall objective in creating 15-minutes neighbourhood.
- The proposed development will create a vehicular access point on Don Reid Drive and two on Saint-Laurent Boulevard. Sidewalk connections will be provided to Don Reid Drive, Saint-Laurent Boulevard, Conroy Road, and Walkley Road.
- The park block is to be located on the west side of the property adjacent to Don Reid Drive with additional pedestrian access provided through walkway blocks from Canal Builders Private to the east, and Millwrights Private to the north.
- The site is serviceable with municipal water, sanitary sewers, and storm sewers from Don Reid Drive, Saint-Laurent Boulevard, and Conroy Road.
- The site was subject to a companion Zoning By-law Amendment application (File No. D02-02-22-0101) to remove the maximum floor space index under 187(3)(g), as well as the current urban exception [1327], which was approved by Council February 25, 2026.
- The site is subject to a companion Site Plan Control application (File No. D07-12-22-0155).
- The site is subject to a companion Plan of Condominium application to define the common elements areas and ownership and maintenance responsibilities (File No. D07-04-24-0009).

Residential Units and Types

Dwelling Type	Number of Units
Townhouse	160

Related Applications

N/A

OR

The following applications are related to this proposed development:

- Zoning By-law Amendment – D02-02-22-0101
- Site Plan Control – D07-12-22-0155
- Plan of Condominium – D07-04-24-0009

DISCUSSION AND ANALYSIS

This application is approved for the following reasons:

- Within the City of Ottawa Official Plan (OP), the site is identified on Schedule B3 – Outer Urban Transect as Neighbourhood with Evolving Neighbourhood Overlay.
- On Schedule C1 – Protected Major Transit Station Areas, a future at-grade BRT station is identified in the area of the Walkley Road and Conroy Road intersection.
- On Schedule C2 – Transit Network (Ultimate) – Walkley Road is identified as Transitway – At-Grade Crossings, and Conroy Road is defined as a Transit Priority Corridor.
- On Schedule C3 – Active Transportation Network (Urban) – Major Pathway is identified along Conroy Road and through the green space north of Walkley Road, east of Ryder Street.
- On Schedule C4 - Urban Road Network, Walkey Road and Conroy Road are existing arterials, Saint-Laurent Boulevard and Don Reid Drive are existing collectors.
- Overall, the development is compatible with the surrounding community in terms of land use and built form and is considered acceptable for the Neighbourhood designation and this site due to:
 - The proximity of the site to a major transit corridor, and major greenspace.

- The opportunity for the redevelopment of a large, underutilized property, through intensification, with impacts properly mitigated.
 - The opportunity of the site to develop new housing and the inclusion of large dwelling units.
 - The transportation and engineering capacity.
 - Opportunity to promote and strengthen the 15-minute neighbourhood in this area.
- The proposed development generally represents good planning by providing appropriate and efficient land use.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, is being satisfied within this approval through the dedication of land as detailed in the above conditions.

CONSULTATION DETAILS

Councillor's Comments

Councillor Jessica Bradley is aware of the application related to this report and has concurred with the proposed conditions of approval.

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments.

Comment:

Five responses stated support for the development with commenters stating support for infill and low-rise housing options in the area.

Comment:

Concerns were raised that pedestrian and cycling infrastructure and connectivity require improvements around the Walkley Road and Conroy Road intersection, as well as along Walkley Road. The multi-use pathway along the western side of Conroy Road does not connect to the multi-use pathway on the northside of Walkley Road and there are no separated cycle lanes on Walkley Road.

Response:

While the site does not front onto the intersection of Walkley Road and Conroy Road, the companion Plan of Subdivision application will be dedicating 139.0-metres of frontage along Walkley Road for right of way widening. The dedication of land for road



widening will ensure adequate space for future roadway and transportation projects.

Comment:

The roads within the development appear to be narrow. What is the snow removal plan?

Response:

The roads within the development will be private and will be owned and maintained by the condominium corporation, which includes snow plowing and snow removal. It is anticipated that snow will be removed from the site. The width of the private way must be a minimum of 6.0-metres and this plan has a minimum of 7.0-metres, with many stretches being 8.50-metres or larger.

Comment:

It is requested that parkland be dedicated and protected so that it cannot be later developed into a non-park use.

Response:

A 0.43-hectare park block is to be created through the Plan of Subdivision application along the Don Reid Drive frontage. Many mature trees have been identified for retention within this park block and will be incorporated into the park development plan. This park block will be zoned Parks and Open Space (O1).

Comment:

What is the reasoning for the need to remove the Floor Space Index (FSI) zoning provision?

Response:

The Floor Space Index that is found in the current zoning by-law is to be removed from many zoning designations within the new City of Ottawa Zoning By-law, including the new zoning for this site. The intent of the Floor Space Index is to restrict the development size based on the area of the property, however other policies within the Official Plan and zoning by-law restrict development such as setbacks, and height restrictions. Additionally, the townhouse development is consistent with the density target defined in for the Outer Urban Transect in the Official Plan at 51 units per net hectare.

Comment:

Will affordable housing be included?

Response:

The developer is intending for market-rate housing for this stage of development.

Comment:

The stormwater management plan indicates the use of "super pipes" for water storage, is this common?



Response:

The stormwater management for the site is controlled using surface and subsurface (superpipe) storage. This is an acceptable method, and common for private developments.

Community Organization Comments and Responses

Adjacent community associations stated:

“The South Keys Greenboro Community Association supports this Claridge development of more affordable housing in Ward 10. It is our understanding that the by-law variances in floor space and distance allowances are compensated by the inclusion of dedicated parkland. We recommend that the dedicated parkland be protected so that it cannot later be developed.”

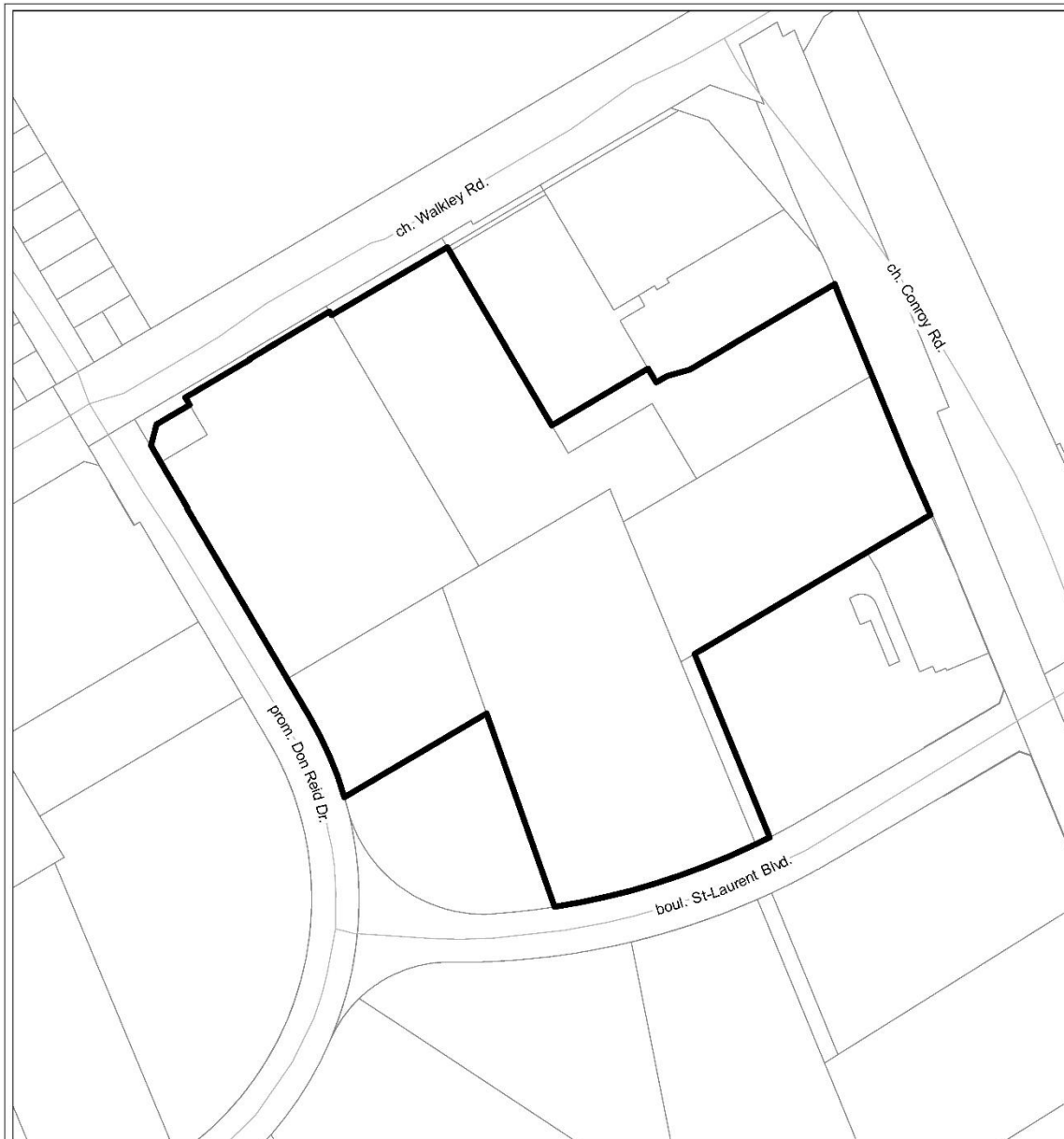
“Guildwood Residents Alliance (GRA), a City-registered residents organization representing nearly 100 residents of Guildwood Estates, Ottawa, wishes to provide comments about the development proposal by Claridge Homes at 2510 Saint-Laurent Boulevard in Ottawa South. Land use: GRA supports Claridge Homes' decision to use this vacant commercial land for residential housing, in particular low-rise missing middle housing. Claridge Homes is showing leadership with this project and is helping increase the stock of highly needed missing middle housing that will hopefully be accessible to middle-income families and to seniors wishing to downsize. The Claridge development will provide an appropriate housing solution between the scales of the detached houses and high-rise apartment buildings in the surrounding neighbourhoods. Claridge's development consisting of low-rise missing middle housing is in line with Ottawa's new Official Plan and consistent with legislated provincial priorities.”



APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date. The Council approved timeline has not been met due to the complexity of issues related to the application.

Contact: Kelby Lodoen Unseth Tel: 613-580-2424, extension 72852 or e-mail: Kelby.LodoenUnseth@ottawa.ca.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION PLAN OF SUBDIVISION / PLAN DE LOTISSEMENT	
D07-16-25-0005	25-0912-L	 2510 boul. St-Laurent Blvd.	
I:\CO\2025\Subdivision\StLaurent_2510			
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