

July 14, 2022

Shoma Murshid

Planner II
Development Review East
Planning, Real Estate and Economic Development Department
City of Ottawa
110 Laurier Avenue West
Ottawa, ON K10 1J1

Via Email:

**RE: 1015 Tweddle Road
Orléans Corridor Secondary Plan Study – Preliminary Plans
Meeting #3, June 8, 2022**

Dear Ms. Murshid,

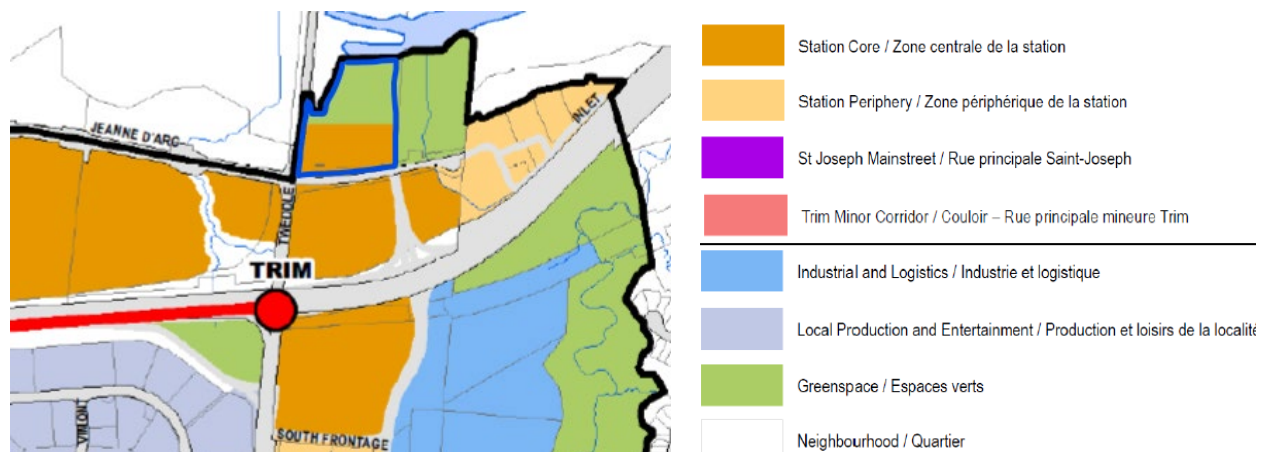
On behalf of Trim Road 1 LP, Fotenn attended the Open House public meeting for the Orléans Corridor Secondary Plan Study on June 8, 2022. This letter is to confirm that the Official Plan Amendment (D01-01-20-0016) & Zoning By-law Amendment (D02-02-20-0087) applications submitted for 1015 Tweddle Road ("the subject property", formerly 1009 Trim Road) are consistent with the directions of the proposed Secondary Plan.

The subject property is located within an area identified as the Trim Station Area in the Orleans Corridor Secondary Plan.

The Orléans Corridor Secondary Plan proposed the following for the Trim Station Area:

- / Promote high-density mixed-use developments on underutilized properties in proximity to Trim Station;
- / Build new and improve existing pedestrian & cycling connections to the station;
- / Support a range of economic activities, including local commercial and light industrial uses within areas to remain as employment; and
- / Revitalize corridors to become more attractive urban routes.

The subject property is proposed to be designated *Station Core Area* and *Greenspace* as outlined in preliminary designation map shown during the meeting. The *Station Core Area* appears to correspond with the buildable area of the subject property, with the balance of the lands to be designated *Greenspace*.

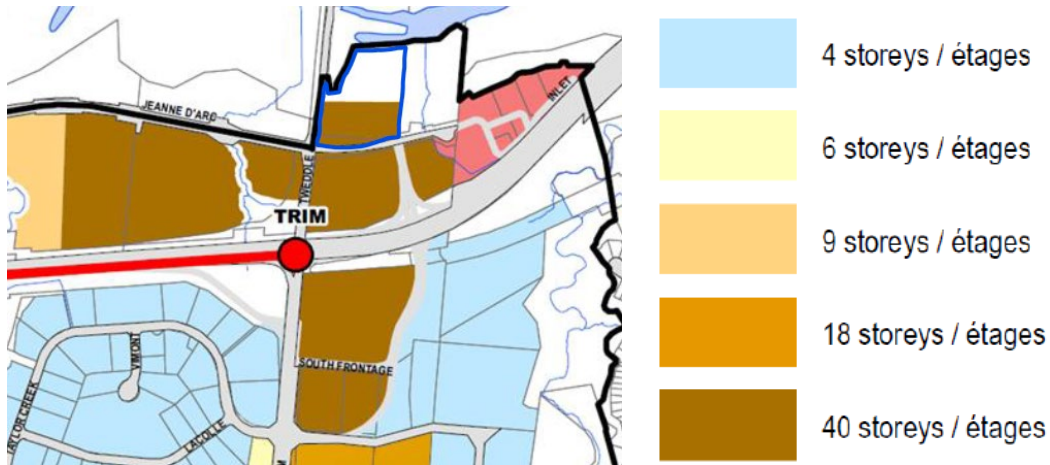


FOTENN

As presented at the previous public meeting, the *Station Core Area* designation is to be characterized by the following:

- / Enhanced pedestrian-focused public realm
- / Non-residential uses at grade
- / Tallest buildings located around the LRT station
- / Mid- and High- rise buildings
- / Hub for the surrounding residential area

As outlined in the Maximum Building Height Map, presented during the public meeting, the maximum building height permitted for the subject property is 40 storeys.



The proposed development will advance all the key policy directions of the Orléans Corridor Secondary Plan by providing a dense, mixed-use development within close proximity to rapid transit with non-residential uses at grade. The proposed high-rise, mixed-use development is appropriate for the *Station Core Area* designation.

It is thus our professional planning opinion that the privately initiated Official Plan and Zoning By-law Amendments for 1015 Tweddle Road are both consistent with the directions of the Orléans Corridor Secondary Plan.

Please do not hesitate to contact the undersigned at freeman@fotenn.com or church@fotenn.com should you have any questions or wish to discuss further.

Sincerely,

Nico Church, MCIP RPP
Senior Planner

Thomas Freeman, B.URPL
Planner