

To: Mary Jarvis, Senior Director
Canada Lands Company
1050-100 Queen Street
Ottawa, Ontario K1P 1A5

From: Eric Bays, Planner
Stantec Consulting
300-1331 Clyde Avenue
Ottawa, Ontario K2C 3G4

File: 1495 Heron Road

Date: July 28, 2026

Reference: Parkland Dedication Requirement and Parks and Recreation Master Plan Review

The following memorandum has been prepared to provide additional information and details to Canada Lands Company (CLC) regarding the City of Ottawa's current Parkland Dedication By-law as it affects the development of 1495 Heron Road. It will also provide a summary of parkland dedication proposed by the Concept Plan, calculation of parkland (or equivalent) requirements, and discussion of park needs considering the property's existing and planned future context.

PARK AND OPEN SPACES IN CURRENT CONCEPT PLAN

The Concept Plan (CP2.09, July 17, 2026) includes several new and repurposed open space opportunities across the property. These open space opportunities include renewal of the existing courtyards, walking paths located within the blue-green corridor, amenity areas within new development blocks, and the future school site (subject to school board access permissions). While some of these spaces will remain in private ownership the Concept Plan intends for these private open spaces to be accessible to the public- creating privately owned public spaces (POPS). The following table summarizes proposed open spaces:

Table 1: Summary of open spaces proposed by the Heron Road Concept Plan.

Open Space Feature	Area	Potential Recreation Facilities	Ownership Structure
Existing Campanile Complex Courtyards	5,654 m ²	Combination of spaces (multiple courtyards intended to accommodate a range of active and passive activities)	Privately owned, publicly accessible
Blue-Green Corridor	6,472 m ²	Multiuse pathway with small passive recreation spaces at regular intervals	Privately owned, publicly accessible
School Site	3,239 m ² *	Active recreation space including small play fields and playground; access dependent on school board policies	Publicly-funded school board
Total Effective Open Space:	15,265 m²		
* Total school site of 12,955 m ² ; assumes 25% of school site available as open space.			

Reference: Parkland Dedication Requirement and Parks and Recreation Master Plan Review

CONVEYANCE OF LAND FOR PARK PURPOSES

Under Sections 42, 51.1, and 53 of the Planning Act a municipality may require lands (or cash-in-lieu) be conveyed to the municipality for park or other public recreational purposes as a condition of approval of a plan of subdivision. The Act provides two methods of calculating parkland dedication requirements: either at a set percentage of the total land area proposed for development or redevelopment, or; at a rate of one hectare per 300 proposed dwelling units (alternative requirement). In the case of the alternative requirement, particular criteria must be met by the municipality namely: that a by-law enabling the alternate parkland requirement is passed by Council; that there are enabling policies in the municipality's official plan, and; that the municipality complete a parks plan. All these criteria have been met by the City of Ottawa.

Parkland Dedication By-law

The City's Parkland Dedication By-law (2022-280) provides alternate parkland dedication rates that appear to be consistent with the alternate requirements of the Planning Act.

Section 4 of the new By-law provides a table (Table 1) summarizing parkland dedication rates for various development types. Rows applicable to the Preferred Concept are highlighted:

Table 2: Reproduction of draft Parkland Dedication By-law Table 1.

Density	Type of Development or Use	Maximum Conveyance Requirement
All	Commercial and Industrial purposes	- Conveyance of parkland: 2% of the gross land area; - Cash-in-lieu of parkland: 2% of the gross land area; or - Combination thereof
	Secondary Dwelling Units and Coach Houses	Flat rate per unit: \$500, indexed annually
	Other purposes, excluding residential purposes	- Conveyance of parkland: 5% of the gross land area; - Cash-in-lieu of parkland: 5% of the gross land area; or - Combination thereof
Residential density greater than 18 dwelling units/ net hectare	Detached dwelling, semi-detached dwelling, duplex dwelling, three-unit dwelling, townhouse dwelling, linked-detached dwelling, and stacked dwellings (as defined by the Zoning By-law)	- Conveyance of parkland: 1 hectare per 300 dwelling units; - Cash-in-lieu parkland: 1 hectare per 500 dwelling units; or - Combination thereof Where the conveyance is comprised entirely of cash-in-lieu of parkland, the payment of cash-in-lieu of parkland shall not exceed an amount equivalent to 10% of the gross land area
	Dwelling units within an apartment dwelling, low-rise (as defined by the Zoning By-law); and Dwelling units within a mixed-use building (as defined by the Zoning Bylaw) of four storeys or less	- Conveyance of parkland: 1 hectare per 300 dwelling units; - Cash-in-lieu parkland: 1 hectare per 500 dwelling units; or - Combination thereof The required conveyance shall not exceed an amount equivalent to 10% of the gross land area
	Dwelling units within an apartment dwelling, mid-rise (as defined by the Zoning By-law); and Dwelling units within a mixed-use building (as defined by the Zoning Bylaw) of five to nine storeys, inclusive	- Conveyance of parkland: 1 hectare per 300 dwelling units; - Cash-in-lieu parkland: 1 hectare per 500 dwelling units; or - Combination thereof The required conveyance shall not exceed an amount equivalent to 15% of the gross land area

Reference: Parkland Dedication Requirement and Parks and Recreation Master Plan Review

	Dwelling units within an apartment dwelling, high-rise (as defined by the Zoning By-law); and Dwelling units within a mixed-use building (as defined by the Zoning Bylaw) of 10 storeys or greater	• Conveyance of parkland: 1 hectare per 300 dwelling units; • Cash-in-lieu parkland: 1 hectare per 500 dwelling units; or • Combination thereof The required conveyance shall not exceed an amount equivalent to 25% of the gross land area
Residential density equal to or less than 18 dwelling units/ net hectare	All residential purposes, except for rural severances	• Conveyance of parkland: 5% of the gross land area; • Cash-in-lieu of parkland: 5% of the gross land area; or • Combination thereof
	Rural severance	Cash-in-lieu of parkland: 400 square metres

Calculating parkland dedication requirements in a development with multiple uses and mixed use buildings requires each use and/or block to be assessed based on its constituent uses. Section 4 of the By-law also provides the following provisions with respect to mixed-use buildings or sites (emphasis added):

2. *For mixed-use development, the conveyance requirements shall be based on Table 1 herein and shall be calculated as follows:*
 - a) *Where land is developed for a mix of land uses that are located on discrete parts of the site, the cumulative sum for each use, as calculated using the applicable rate and based upon the portion of the site allocated to each use, including, but not limited to, required and provided parking spaces, amenity space, landscape buffers, driveways, and drive aisles;*
 - b) *Where land is developed for a mix of uses within a building, the required conveyance shall be the cumulative sum for each use, as calculated using the applicable rate prorated proportionally to the gross floor area allocated to each use;*
 - c) *Notwithstanding Sections 4(2)(a) and (b) herein, conveyance requirements for mixed-use development shall be at the discretion of the General Manager.*
3. *Conveyance requirements being determined at the time of draft plan of subdivision or provisional consent for land that is zoned to permit a range of densities will be based on the minimum conveyance requirement of the density permitted with the final conveyance requirement being confirmed and required at the time of subdivision registration or building permit, as applicable.*

Section 11 (2) f) exempts schools from providing parkland dedication. It is our opinion this exemption applies to sites planned and zoned for future schools.

Reference: Parkland Dedication Requirement and Parks and Recreation Master Plan Review

NEW RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT

The Concept Plan proposes the construction of up to 1100 new residential units and a limited amount of new commercial space. This would result in the construction of 90,235 m² of new floor area and adaptive reuse of 4,479 m² for residential purposes. An additional 300 m² of commercial space is proposed in Building 1 however, this has been excluded from calculations because is significantly less than the reduction in existing non-residential spaces proposed in the Concept Plan. Potential conversion of existing non-residential buildings into new non-residential uses (in accordance with zoning permissions) is not applicable to parkland dedication calculations.

On this basis, the calculation of parkland dedication is calculated in the following table. For simplicity, we have not considered the small new commercial space in Building 1:

Table 3: Parkland dedication calculation based on estimated unit count. The total area exceeds the maximum land area dedication cap.

Land Use/ Built Form	Parkland Dedication Rate	Parkland Calculation	Parkland Requirement
Low-Rise Residential and Mid-Rise Residential	1 ha/ 300 dwelling units up to 10% gross land area (low-rise) up to 15% gross land area (mid-rise)	$\left(\frac{1 \text{ ha}}{300 \text{ units}}\right) \times 1100 \text{ units}$	36,667 m ² (59%)

As Canada Lands’ holdings are 61,535 m², the requirement of 36,667 m² would exceed the maximum land area caps identified in the By-law.

The permitted built form is comprised of low-rise and mid-rise residential, as well as mixed use buildings. Through the Zoning By-law Amendment approved in fall of 2024, large areas of the property were rezoned to Open Space (now the GRN Zone), and a height schedule (Schedule 502) prescribed where low-rise and mid-rise buildings may be located (and in some cases, prohibited further development).

As the site is composed of several proposed built forms, and areas with varying land use permissions, we have subdivided the site into four areas based on their permitted uses and maximum building heights based on Zoning By-law 2026-50 and Schedule 502. A portion of CLC’s landholdings, added as part of a recent land exchange with the Ottawa Catholic School Board (and containing Building G), has been assessed as an area of low-rise development based on its designation under the Heritage Act and intentions for its retention and adaptive reuse.

Reference: Parkland Dedication Requirement and Parks and Recreation Master Plan Review

Table 4: Parkland calculation method and applicable land area based on existing zoning parameters and permissions.

Land Use/ Built Form	Boundary Extent	Calculation	Area Applicable
GRN Zone	14.25 m strip parallel to the east and north property boundary	5% of the gross land area	6,472 m ²
No New Buildings Permitted	Schedule 502; Area E	5% of the gross land area	7,161 m ²
Maximum Three or Four Storeys	Schedule 502; Areas A and B; Lands added from OCSB	1 ha/ 300 dwelling units up to 10% gross land area	14,304 m ²
Maximum Six or Nine Storeys	Schedule 502; Areas C and D	1 ha/ 300 dwelling units up to 15% gross land area	28,109 m ²
INZ and CM2 Zones (maximum building height 15m and 20m)	Lands acquired from OCSB in land swap	1 ha/ 300 dwelling units up to 15% gross land area	5,525 m ²

The following table calculated parkland requirements for the proposed development organized by permitted land uses and the intended land uses of the Concept Plan. The table notes lands added to CLC's holdings (previously held by the Ottawa Catholic School Board) within the "Low-Rise Residential" category.

Table 5: Parkland dedication calculations based on Concept Plan for 1495 Heron Road.

Land Use/ Built Form	Parkland Dedication Rate	Calculation	Parkland Dedication
GRN Zone	5% of the gross land area	6,472 m ² × 5%	324 m ²
No New Buildings Permitted	5% of the gross land area	7,161 m ² × 5%	358 m ²
Low-Rise Residential	1 ha/ 300 dwelling units up to <u>10% gross land area</u>	14,304 m ² × 10%	1,430 m ²
Mid-Rise Residential*	1 ha/ 300 dwelling units up to <u>15% gross land area</u>	33,634 m ² × 15%	5,045 m ²
Maximum Total Parkland Dedication:			7,157 m²
* includes lands zoned INZ and CM2 added to CLC/CBH holdings as part of land exchange with OCSB			

The provision of cash-in-lieu of parkland utilizes a different rate under the Planning Act of one hectare per 500 dwelling units however, the maximum cap under the By-law remains unchanged.

Section 9 (1) of the By-law provides situations in which, at the General Manager's discretion, the City will accept payment in lieu of parkland conveyance (emphasis added):

- a) *Where there is no land that is either usable or functional on the site for parkland or recreational purposes;*

Reference: Parkland Dedication Requirement and Parks and Recreation Master Plan Review

- b) *Where the conveyance of parkland from the site would reduce the number of dwelling units or the floor space of the development or redevelopment to the extent that the development or redevelopment is unfeasible;*
- c) *Where the City has identified land in a more appropriate or accessible location and that has been or is to be acquired by the City;*
- d) *Where the City has determined that the area being developed or redeveloped is already well served with parkland; or*
- e) *For a severance.*

POTENTIAL EXISTING PARKLAND DEDICATION

The original Campanile Complex was constructed in the early 1960s- predating several provisions added to the Planning Act since that time. As such, we are unable to determine if parkland dedication formed part of the original approvals for the site. In the case of a non-residential land use the parkland dedication rate of 2% of gross land area would be applied. In this case, this would amount to 1,231 m². (61,535 m² × 2%).

PARKS AND RECREATION FACILITIES MASTER PLAN

The City updated the Parks and Recreation Master Plan (PRFMP) in 2021 to support the new Official Plan initiative and coordinate the planning, management, and renewal of the City's parks, open spaces, and recreational facilities. Generally speaking, the Master Plan identifies the need for further City investment in larger active recreational facilities in order to meet current and future residents' needs.

Section 7.2 states that in areas with less than 2 hectares of active park area per 1000 residents the City will request, as a first priority, the dedication of land to increase transect wide parkland provision rates.

Map 2 of the Master Plan depicts the hectares of active park area per 1000 people in various areas of the City broken up based on traffic zones. The property appears to be included in the Guildwood Estates and Heron Gate neighbourhoods' area and is classified as having between 1.51 and 2.09 hectares of active parkland per 1000 people. In comparison, traffic zones to the north and west- which abut the property, have more than 2.0 hectares of active parkland per 1000 people.

Due to the property's adjacency to traffic zones that exceed the City's target of 2.0 ha/1000 population, while nonetheless being located in a traffic zone which either meets or falls short of the City's stated target, warrants further investigation specific to the property's proximity to existing and planned surrounding parklands and recreational facilities. Unfortunately, additional data regarding Map 2 of the Master Plan was not available when requested from City of Ottawa Parks Planning staff; for the same reason, no additional insight can be provided on Map 3 which attempts to project active parkland area based on population growth projections to 2031 (the former OP's time horizon, but not the current OP).

Map 23 of the PRFMP classifies existing parks and identifies new parks expected to be constructed by 2031. The following parks are existing or are proposed to be constructed by 2031 within 250 m (considered a three-minute walk) of the property:

Reference: Parkland Dedication Requirement and Parks and Recreation Master Plan Review

- Orlando Park and Orlando Park Annex is an existing neighbourhood park located immediately (abutting) west of the property.
- WRENS Way is an existing woodland park located immediately (abutting) north of the property.
- Sandalwood Park is an existing neighbourhood park located southeast (230 m) of the property.
- A new neighbourhood park is identified south of the property on the opposite side of Heron Road. While proximity of the park to the site is not clear it appears to be located in the Heron Gate community.

Table 6: City parks and facilities within 250 m of 1495 Heron Road.

Park	Area	Park Classification (PRFMP Map 23)	Existing Facilities
Orlando Park Orlando Park Annex	14,318 m ² 31,759 m ²	Neighbourhood Park	• Four sports fields (three 100 m length, one half-field) • Three play structures adjacent Denver Ave.
WRENS Way	143,591 m ²	Woodland Park	• None; passive recreation only
Sandalwood Park	26,945 m ²	Neighbourhood Park	• Five play structures • Baseball diamond • Sports field (60 m length) • Two basketball courts • Outdoor skating rink (turf surface)
Heron-Walkley Park	20,764 m ²	Linear Park	• Two play structures adjacent Colbert Ct.
Proposed Heron Gate Park (see PRFMP Map 23)	To be determined	Neighbourhood Park	• To be determined

July 28, 2026

Mary Jarvis, Senior Director

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Reference: Parkland Dedication Requirement and Parks and Recreation Master Plan Review

OBSERVATIONS AND RECOMMENDATIONS

- Redevelopment of the site would effectively add 15,265 m² of privately-owned public space through the restoration of the existing courtyards, blue-green corridor, and future school site.
- Based on the proposed development layout and land uses it is estimated that a parkland conveyance (or cash-in-lieu equivalent) of 7,157 m² would be required under the Parkland Dedication By-law.
- While the PRFMO identifies the subject site as part of a traffic zone with between 1.5 and 2 hectares of active park area per 1000 population, it is bounded to the north and east by traffic zones with over 2 hectares per 1000 population.
- Parks and open spaces abutting the property include a woodland park (Wrens Way to the north) and a neighbourhood park (Orlando Park and sports fields to the west). In close proximity is a linear park (Heron-Walkley Park to the south) and neighbourhood park (Sandalwood Park to the southeast). Additionally, a new neighbourhood park is anticipated to be constructed before 2031 (as part of the Heron Gate redevelopment to the south).

While the Concept Plan results in additional housing and complimentary uses, the design's intent is to integrate the new community with the surrounding built context and environment. The proposed privately-owned public spaces on the property are intended to integrate with established parks and open spaces to the north and west of the site while creating an opportunity to provide a unique range of facilities for existing and new residents of surrounding communities. In combination with abutting existing park areas the Concept Plan has the potential to broaden public realm and recreation opportunities.

The provision of cash-in-lieu of parkland conveyance provides the City with an opportunity to enhance established parks in the community to support existing and future residents.

Respectfully,

Stantec Consulting Ltd.

Eric Bays RPP, MCIP
Senior Urban Planner

Phone: (613) 220-5705
Eric.Bays@stantec.com

Attachment: Concept Plan
Sketch of Courtyard and Blue-Green Corridor Areas
Sketch of Schedule 502 and Land Addition Areas
Map 2 from Parks and Recreation Facilities Master Plan (2021)
Map 20 from Parks and Recreation Facilities Master Plan (2021)
Map 23 from Parks and Recreation Facilities Master Plan (2021)
Correspondence from S Hassan Re: Parks & Rec Facilities Master Plan: Map Data Request (June 20, 2022)

LEGEND

- BUILDING TO BE DEMOLISHED
- FACADE RETENTION
- FULL EXTERIOR RETENTION



Stantec
400-1305 Riverbend Road
London ON N6K 0J5
Tel. 519-645-2007
www.stantec.com

This zoning review is based on the new
Zoning By-law 2026-50 which came in
effect on March 11, 2026.

Liability Note

The Contractor shall verify and be responsible for all dimensions.
DO NOT scale the drawing - any errors or omissions shall be
reported to Stantec without delay.

Legal Description

Part of Lot 20,
Junction Gore,
City of Ottawa

Neighbourhood Mixed-Use Zone

Min. Lot Area: No minimum
Min. Lot Width: No minimum
Min. Front Yard: 3 m
Min. Exterior Yard: 3 m
Min. Interior Yard
(A residential bldg greater than 11 m
in ht): 3 m
Min. Rear Yard:
For a residential use bldg: 7.5 m
Max. Ht: 18 m

Institutional Zone

Min. Lot Area: 400 m2
Min. Lot Width: 15 m
Min. Front Yard: 3
Min. Exterior Yard: 4.5
Min. Interior Yard: 3 m
Min. Rear Yard: 4.5 m

Minor Corridor 2 Zone

Min. Lot Area: No minimum
Min. Lot Width: No minimum
Min. Front Yard: 2
Min. Exterior Yard: 3
Min. Interior Yard: 2
Min. Rear Yard: 7.5
Min. Ht: 6 m
Max. Ht: 20 m

Green Space/Institutional Zone

Min. Lot Area: 400 m2
Min. Lot Width: 15 m
Min. Front Yard: 3
Min. Exterior Yard: 4.5
Min. Interior Yard: 3 m
Min. Rear Yard: 4.5 m
Max. Ht: 15 m

Exception 2990

v. All parcels subject to Exception 2990 are considered one lot for zoning purposes.
vi. Maximum building heights are as per Schedule 502.
vii. No new buildings are permitted in Area E on Schedule 502. This provision does not apply to below grade structures or parking.
x. Except for mixed-use buildings within 120m of Heron Road, all non-residential uses are only permitted on the ground floor and second storey of a mixed-use building.
xi. Minimum setback of 2.5m after the 4th storey.
xii. Maximum building width and length of 60m for mid-rise buildings (5+ storeys).
xiii. Despite Subsection 74(3), buildings connected above the ground by features such as pedways, bridges, or other connections that create additional gross floor or gross leasable floor area, are not considered one building for the purpose of applying maximum building length.
xiv. Minimum setback of 14.25m from a parcel zoned R1.
xv. A building or structure must be at least 3m from any lands zoned O1.
xvi. No maximum Floor Space Index.
xvii) The holding symbol may only be removed from all or part of the lands subject to the 'h' symbol following the completion of the following:
a. A heritage impact assessment that demonstrates compliance with the 1495 Heron Road Conservation Design Guidelines is approved, to the satisfaction of the General Manager of Planning, Development and Building Code Services or their designate, together with any required permits under Sections 33 or 34 of the Ontario Heritage Act.b. A functional servicing report is approved confirming that municipal water supply and sanitary sewer capacity is adequate for the proposed development, to the satisfaction of the General Manager of Planning, Development and Building Code Services or their designate.
xviii) Partial removal of the holding symbol may be considered to facilitate phased development. Approval of an application to partially lift the holding provision will be based on satisfying the applicable conditions for that phase of development as determined by the General Manager of Planning, Development, and Building Code Services.

Exception 2991

The holding symbol may only be removed from all or part of the lands subject to the 'h' symbol following the completion of the following conditions:

a. A heritage impact assessment that demonstrates compliance with the 1495 Heron Road Conservation Design Guidelines is approved, to the satisfaction of the General Manager of Planning, Development and Building Code Services or their designate, together with any required permits under Sections 33 or 34 of the Ontario Heritage Act.

b. A minimum 5000m2 park less any deductions applicable by the provision of affordable housing is dedicated to the City in a location and configuration to the satisfaction of the General Manager of Recreation, Cultural and Facilities or their designate.

Note:

Private Driveway to be designed with temporary parking spaces - location and number of spaces to be confirmed at detailed engineering design

Title

Conceptual Site Plan - Option 1
1495 Heron Road
July 17, 2026

Project No.

Scale

HORZ - 1 : 750
7.5 0 15m

Drawing No.

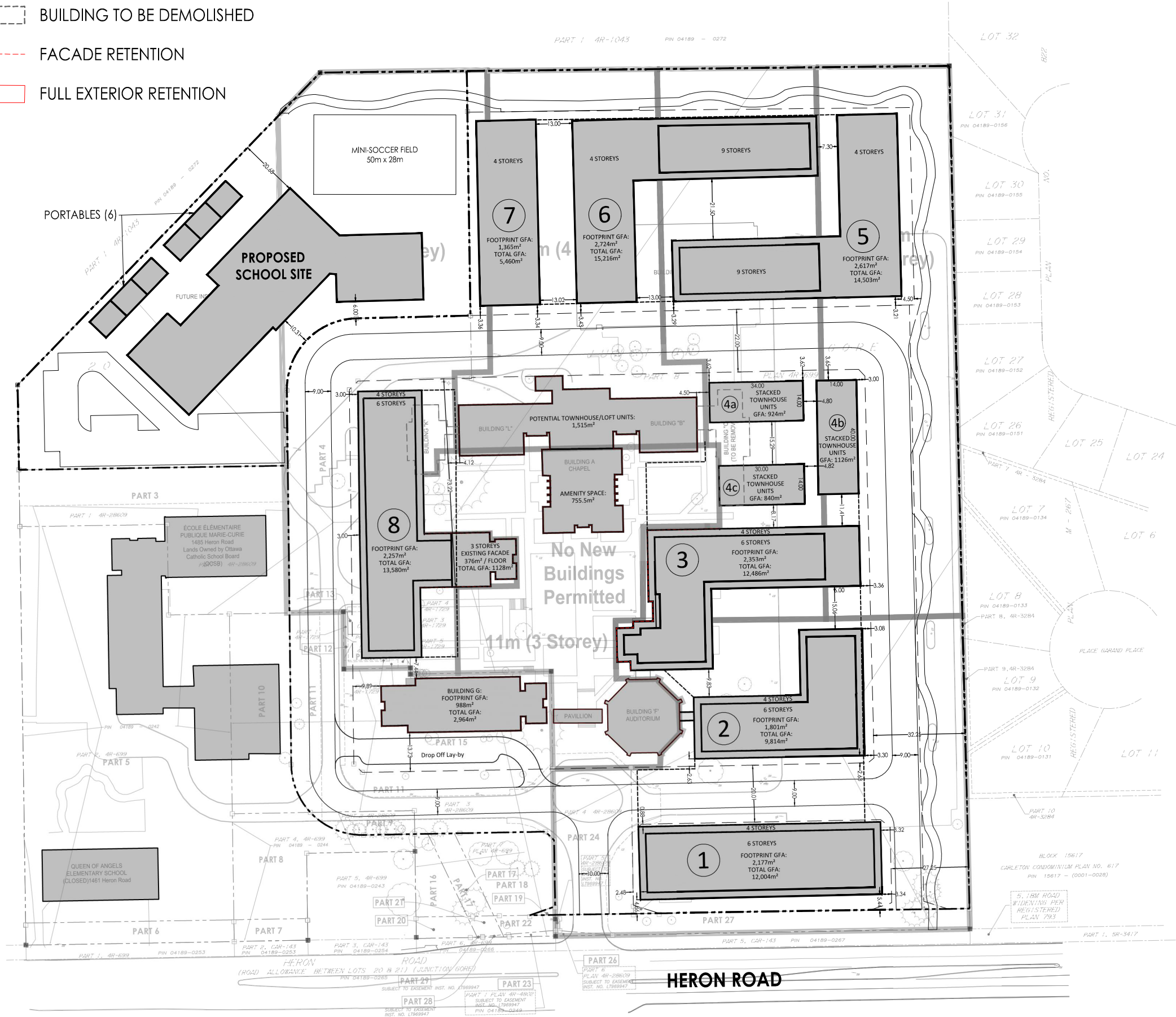
Sheet

Revision

SP-1

1 of 1

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HERON ROAD

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2026-11-17 8:47 AM by: Walker, Jacob [unlocked]
ORIGINAL SHEET - ANSI D

EXISTING COURTYARD AREA:
5,653.86 m²



This zoning review is based on the new Zoning By-law 2025-50 which came in effect on March 11, 2026.

The Contractor shall verify and be responsible for all dimensions.
DO NOT scale the drawing - any errors or omissions shall be
reported to Stantec without delay.

Part of Lot 20,
Junction Gore,
City of Ottawa

v. All parcels subject to Exception 2990 are considered one lot for zoning purposes.

vii. Maximum building heights are as per Schedule 502.

viii. No new buildings are permitted in Area E on Schedule 502. This provision does not apply to below grade structures or parking.

x. Except for mixed-use buildings within 120m of Heron Road, all non-residential uses are only permitted on the ground floor and second storey of a mixed-use building.

xi. Minimum setback of 2.5m after the 4th storey.

xii. Maximum building width and length of 60m for mid-rise buildings (5+ storeys).

xiii. Despite Subsection 74(3), buildings connected above the ground by features such as pedways, bridges, or other connections that create additional gross floor or gross leasable floor area, are not considered one building for the purpose of applying maximum building length.

xiv. Minimum setback of 14.25m from a parcel zoned R1.

xv. A building or structure must be at least 3m from any lands zoned O1.

xvi. No maximum Floor Space Index.

xvii. The holding symbol may only be removed from all or part of the lands subject to the 'h' symbol following the completion of the following:

a. A heritage impact assessment that demonstrates compliance with the 1495 Heron Road Conservation Design Guidelines is approved, to the satisfaction of the General Manager of Planning, Development and Building Code Services or their designate, together with any required permits under Sections 33 or 34 of the Ontario Heritage Act.b. A functional servicing report is approved confirming that municipal water supply and sanitary sewer capacity is adequate for the proposed development, to the satisfaction of the General Manager of Planning, Development and Building Code Services or their designate.

xviii. Partial removal of the holding symbol may be considered to facilitate phased development. Approval of an application to partially lift the holding provision will be based on satisfying the applicable conditions for that phase of development as determined by the General Manager of Planning, Development, and Building Code Services.

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b. A minimum 5000m2 park less any deductions applicable by the provision of affordable housing is dedicated to the City in a location and configuration to the satisfaction of the General Manager of Recreation, Cultural and Facilities or their designate.

Area Plan
1495 Heron Road
June 23, 2026

Scale HORZ - 1 : 3000

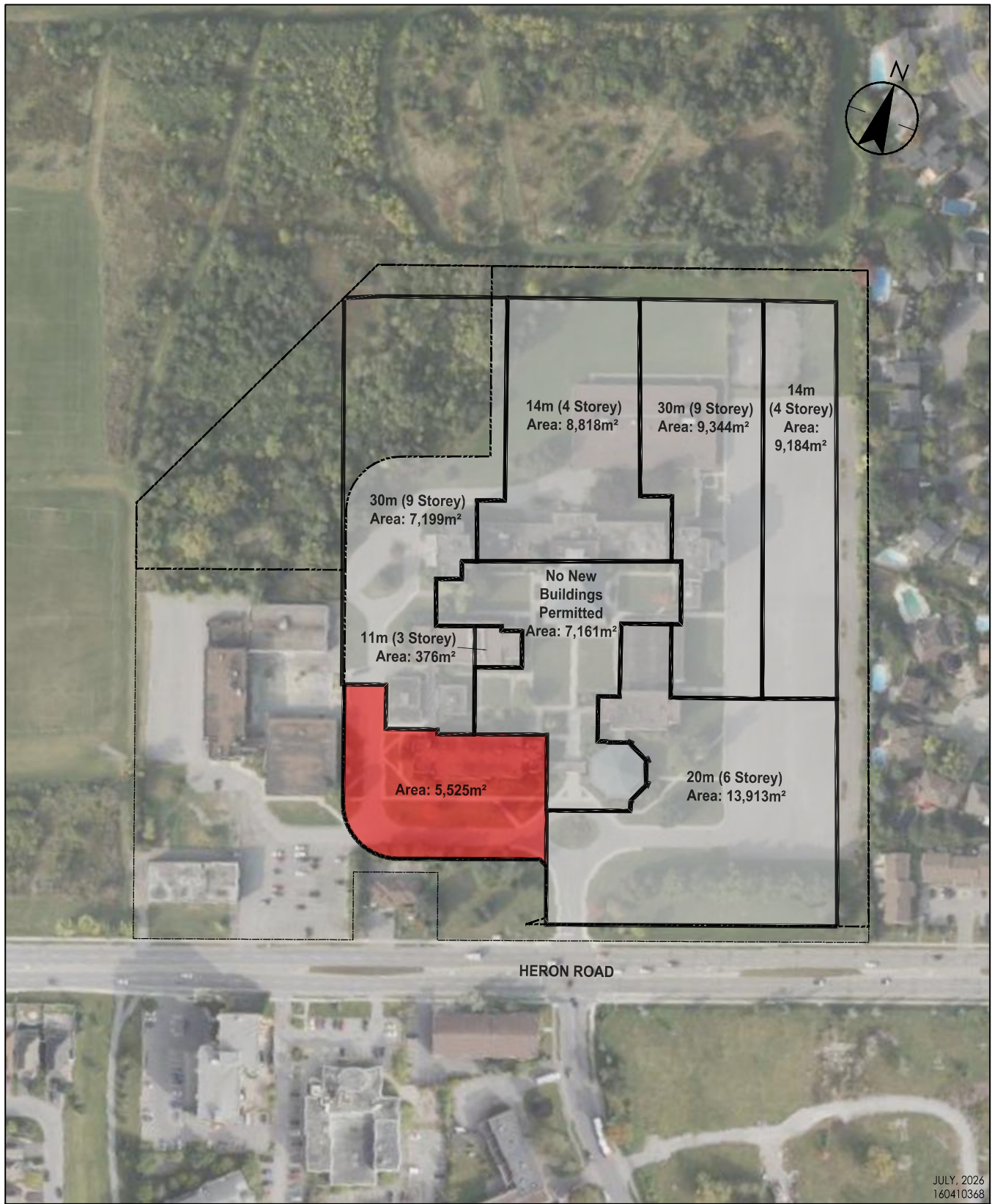
Sheet Revision

0

Green Space/Institutional Zone
Min. Lot Area: 400 m²
Min. Lot Width: 15 m
Min. Front Yard: 3
Min. Exterior Yard: 4.5
Min. Interior Yard: 3 m
Min. Rear Yard: 4.5 m
Max. Ht: 15 m

Exception 2990 Minimum setback of 14.25m from a parcel zoned R1.
(Adjacent R1 Zone per former ZBL)
A building structure must be at least 3.0 m from GRN Zone.

\\CA0218-PFESS01\shared_projects\160410368\design\drawing\CAD\figures\Height Schedule Area Calculations\160410368_Height_Schedule_Calcs.dwg
2026-7-13 8:43 AM by: Walker, Jacob (London)



400-1305 Riverbend Road
London ON N6K 0J5
Tel. 519-645-2007
www.stantec.com

HORZ — 1 : 2500
25 0 50m

Client/Project
CANADA LANDS COMPANY
1495 HERON ROAD
OTTAWA, ON

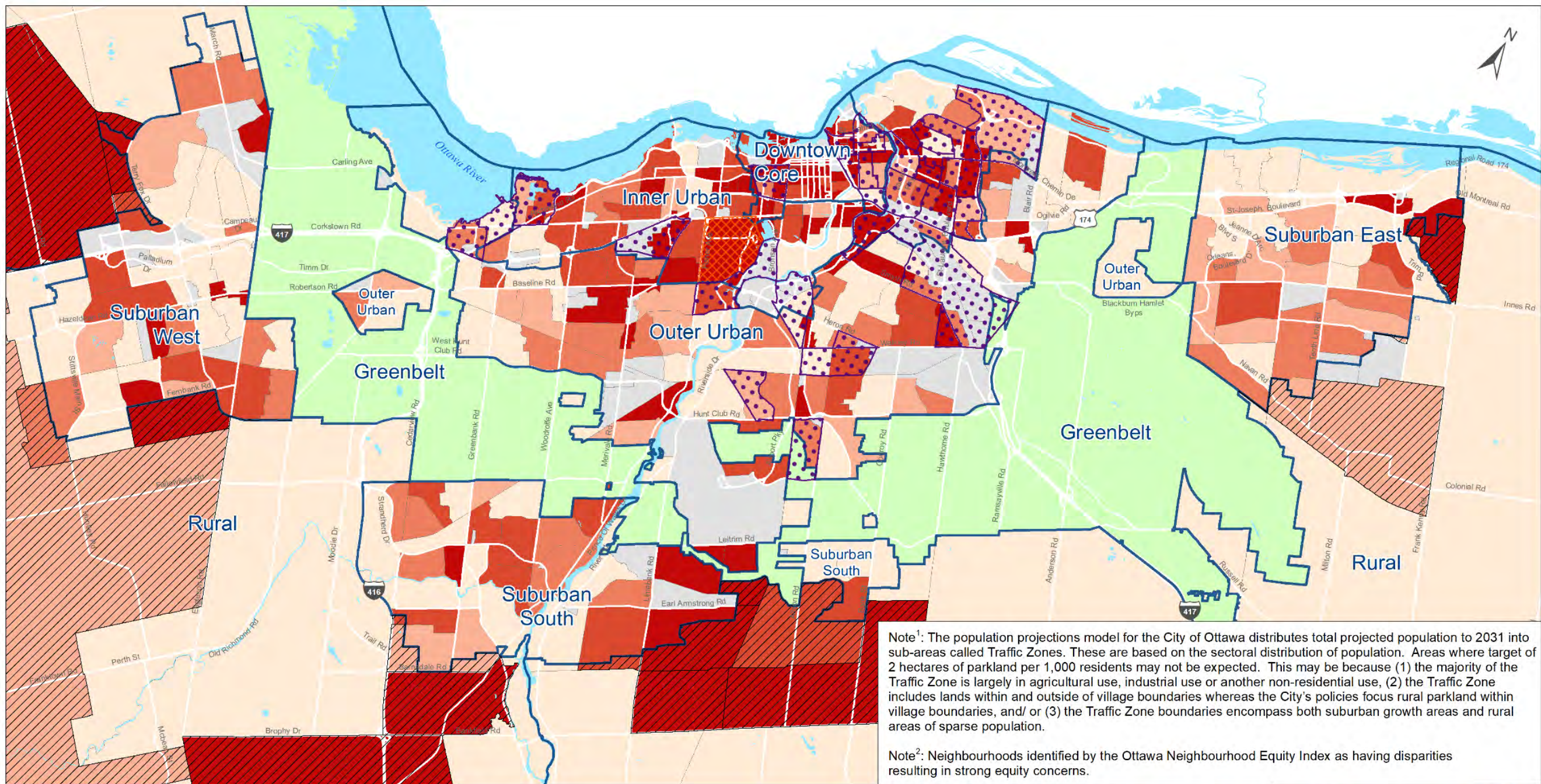
Figure No.

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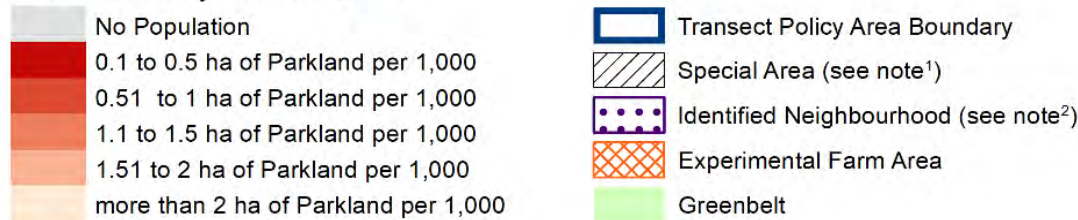
Title

HEIGHT SCHEDULE
AREA CALCULATIONS

Map 2: 2021 municipally owned or leased active parkland per 1,000 people with detail by Traffic Zone



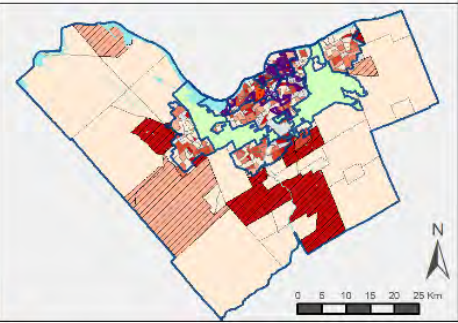
2021 municipally owned or leased active parkland per 1,000 people with detail by Traffic Zone



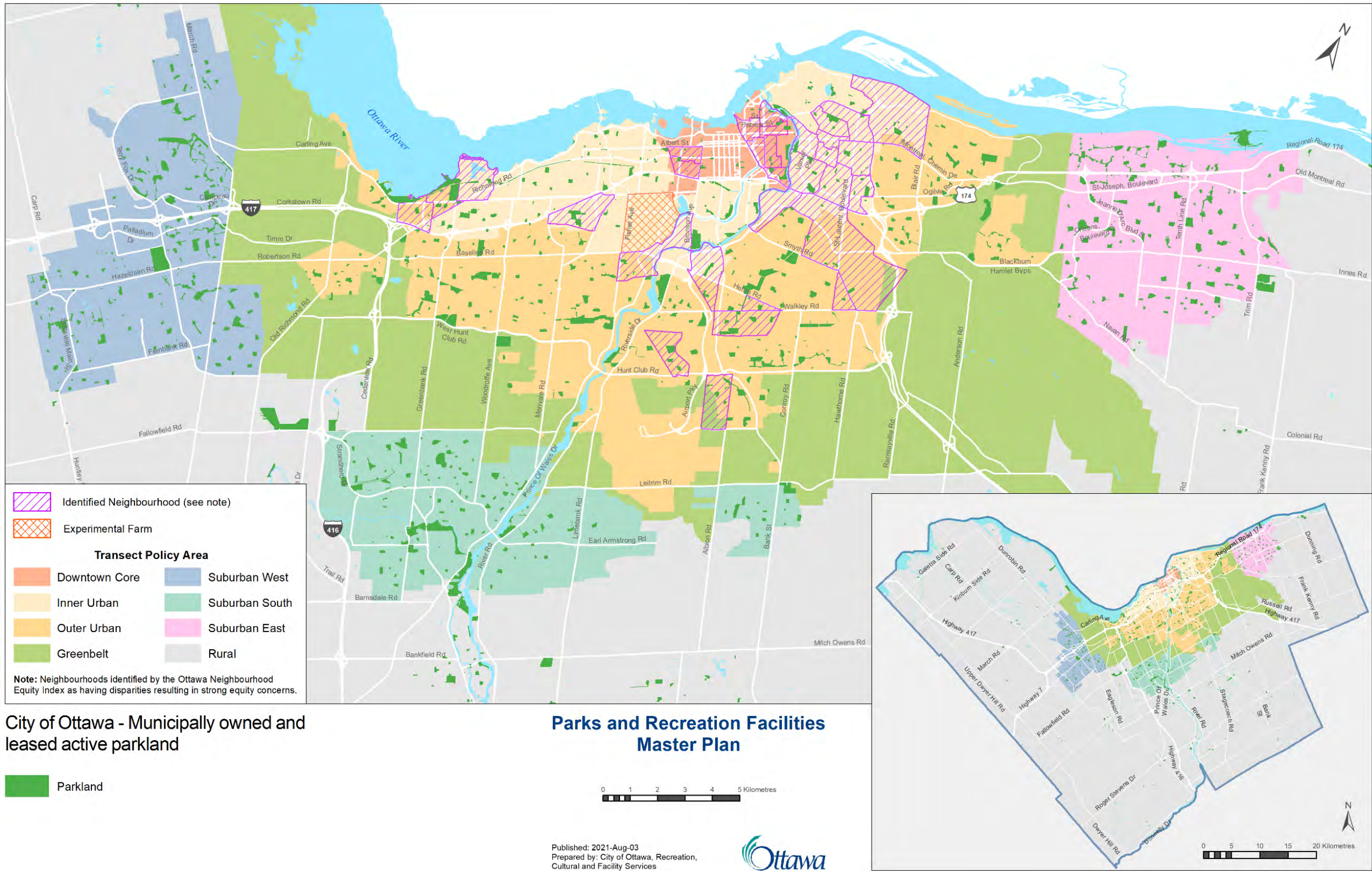
Parks and Recreation Facilities Master Plan



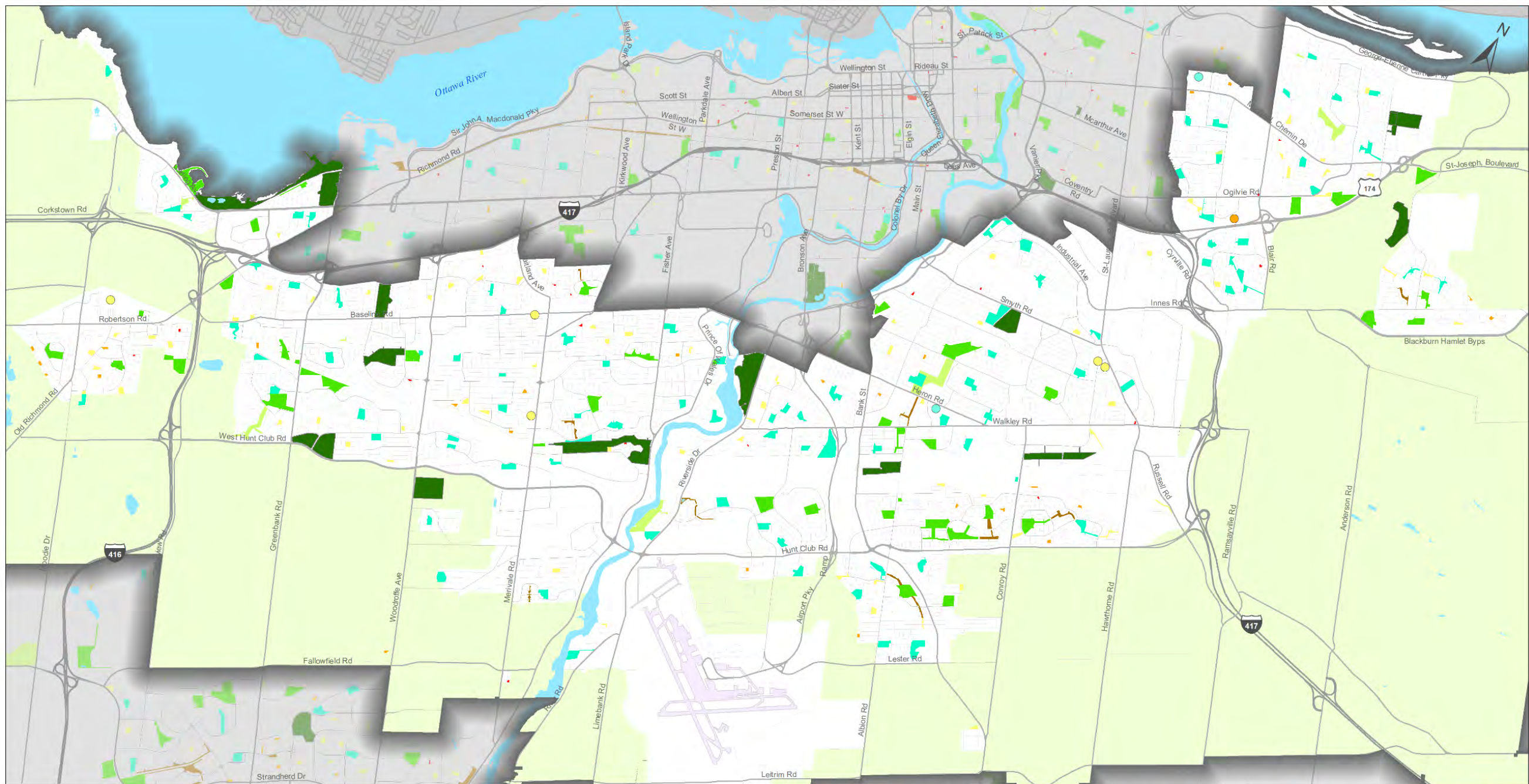
Published: 2021-Aug-18
Prepared by: City of Ottawa, Recreation, Cultural and Facility Services



Map 20: City of Ottawa - Municipally Owned Active Parkland



Map 23: City of Ottawa Parkland – Outer Urban and Greenbelt Transects



City of Ottawa Parkland - Outer Urban & Greenbelt Transects

Parks and Recreation Facilities Master Plan

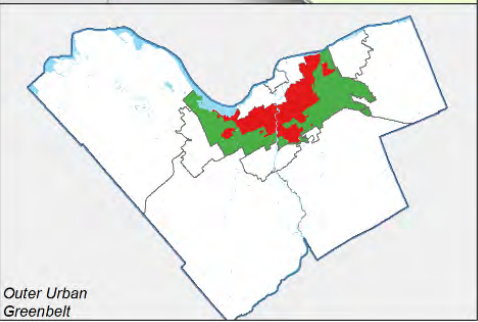
- Existing Park**
- District Park
 - Community Park
 - Neighbourhood Park
 - Parkette
 - Urban Parkette
 - Urban Plaza
 - Linear Park
 - Woodland Park

- Expected Park built by 2031**
- Neighbourhood Park
 - Parkette
 - Urban Parkette

Greenbelt

0 500 1,000 1,500 2,000 2,500 Metres

Published: 2021-Aug-03
Prepared by: City of Ottawa, Recreation, Cultural and Facility Services



From: Hassan, Selma <Selma.Hassan@ottawa.ca>
Sent: Monday, June 20, 2022 7:24 AM
To: Bays, Eric
Subject: RE: Parks & Rec Facilities Master Plan: Map Data Inquiry

Hi Eric,

Sorry for the slow response. No, we don't have the information in a table format; we only created the maps.

Thanks, Selma

From: Bays, Eric <Eric.Bays@stantec.com>
Sent: June 15, 2022 12:28 PM
To: Hassan, Selma <Selma.Hassan@ottawa.ca>
Subject: Parks & Rec Facilities Master Plan: Map Data Inquiry

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Hi Selma,
I am reviewing the new Parks and Recreation Facilities Master Plan and have a question about Maps 2 and 3 (active parkland per 1000 people).

Is the data used for these maps (particularly Map 2 of current conditions) available in table format? Particularly, I'm interested in hectares of active park and population for each of the traffic zones.

All the best,

Eric

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