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Date: August 16, 2019 at 11:13:56 AM GMT-4

To: "Shen, Stream" <Stream.Shen@ottawa.ca>

Subject: Community Heads-up 2175 Carling (485 Ancaster) Zoning By-law Amendment

Morning Everyone,

This is a Community heads-up that we received the resubmission package for 2175 Carling (485 Ancaster) Zoning By-law Amendment application. Given the significant change in scope, from 12 to 22 storeys, I am going to be sending out a new public circulation (mail out and signage). The full circulation will be available next week.

Site Location

2175 Carling Avenue (formerly known as 485 Ancaster Avenue). The main address was changed at the request of the community association. This is still the same property (485 Ancaster) from the 2018 application.

Applicant's Proposal

The City of Ottawa has received a resubmission for a Zoning By-law Amendment application to permit the development of two mixed-use apartment buildings with heights of 4 and 22 storeys.

Proposal Details

The property has an area of 0.6 hectares and is an irregular "L" shaped lot with frontage on Carling, Woodroffe and Ancaster Avenue. The property is located at the northwest corner of Woodroffe Avenue and Carling Avenue and currently contains five low-rise commercial buildings. The site is surrounded by low-rise residential dwellings to the north and west, Carlingwood Shopping Centre to the east, and a variety of commercial uses along Carling Avenue.

The applicant is proposing to demolish the existing buildings and build two mixed-use apartment buildings with commercial uses on the ground floor and residential above. The two buildings will be connected on the ground floor level and contains a total of 290 residential units and 1,023 square metres of commercial area.

- "Building A" will be 4-storeys in height and situated in the northerly half of the site fronting Woodroffe Avenue.

- "Building B" will be 22-storeys in height and situated in the southerly half of the site, fronting on both Carling and Woodroffe Avenue.

The site will contain 17 surface parking spaces, two-level of underground parking garage with 212 spaces and 149 bicycle parking spaces. Vehicle access are proposed from Woodroffe Avenue and Ancaster Avenue. Road modification on Ancaster will be required to accommodate the proposed access. Through this project, the applicant is also proposing a new 464 square metre park along Ancaster Avenue to be dedicated to the City.

Proposed Zoning By-law Amendment

The land is currently zoned Arterial Mainstreet Zone, Subzone 10 (AM10) and designated Arterial Mainstreet in the City's Official Plan. The AM10 zoning seeks to accommodate a broad range of uses including retail, service commercial and residential uses in mixed-use buildings in area designated Arterial Mainstreet in the Official Plan. The zoning also impose development standards that will promote intensification while ensuring that they are compatible with the

surrounding uses. To proceed with the proposed development, the applicant needs to amend the zoning to allow for:

- An increase in maximum building height from 30 metres to 68 metres (Building B).
- An increase in maximum building height for a portion of the 4-storey building from 11 metres to 14 metres (Building A).
- A decrease in minimum rear yard setback (from the northerly property line) for a portion of the 4-storey building from 7.5 metres to 4.5 metres (Building A).
- A decrease in parking lot landscape buffer from 1.5 metres to 1 metre.

Sincerely,

Stream Shen MCIP RPP

Planner II | Urbaniste II

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