



# **37 Wildpine Court**

Public Information Session  
August 30, 2023

# Agenda

- / Introductions
- / Project History
- / Proposed Development
- / Planning + Regulatory Context
- / Timeline

# Introductions



**Tamara Nahal, MPI**

Planner

Fotenn Planning + Design



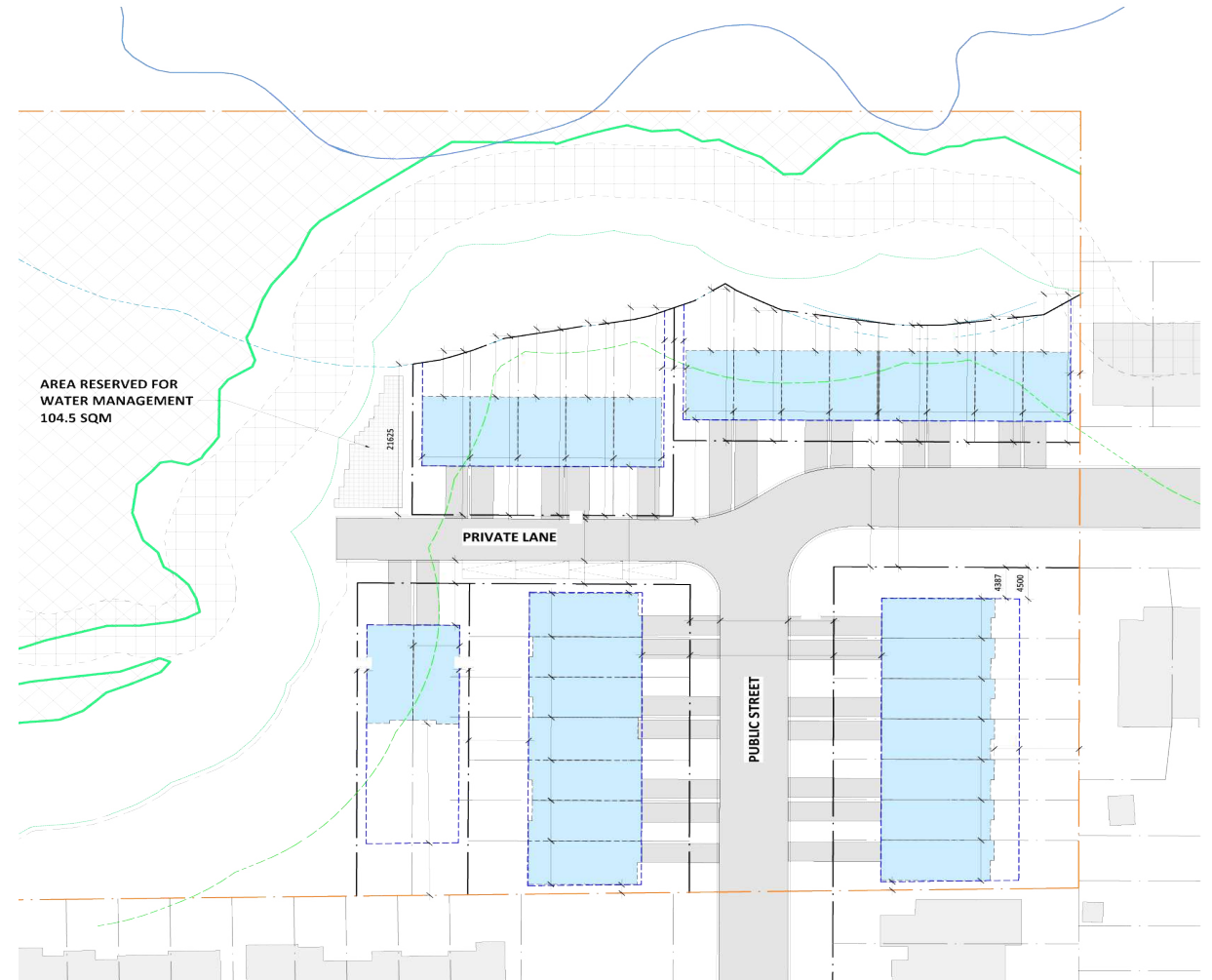
**Jaime Posen RPP, MCIP**

Associate

Fotenn Planning + Design

# Project History

- / Submission 1
  - / September 2021
- / Statutory Public Meeting
  - / December 2021
- / Technical Circulation



# Proposed Development



/ 4-storey low-rise apartment building

/ 94 units

– 31 x 1-bedroom units

– 29 x 1+den units

– 34 x 2-bedroom units

/ 117 parking spaces

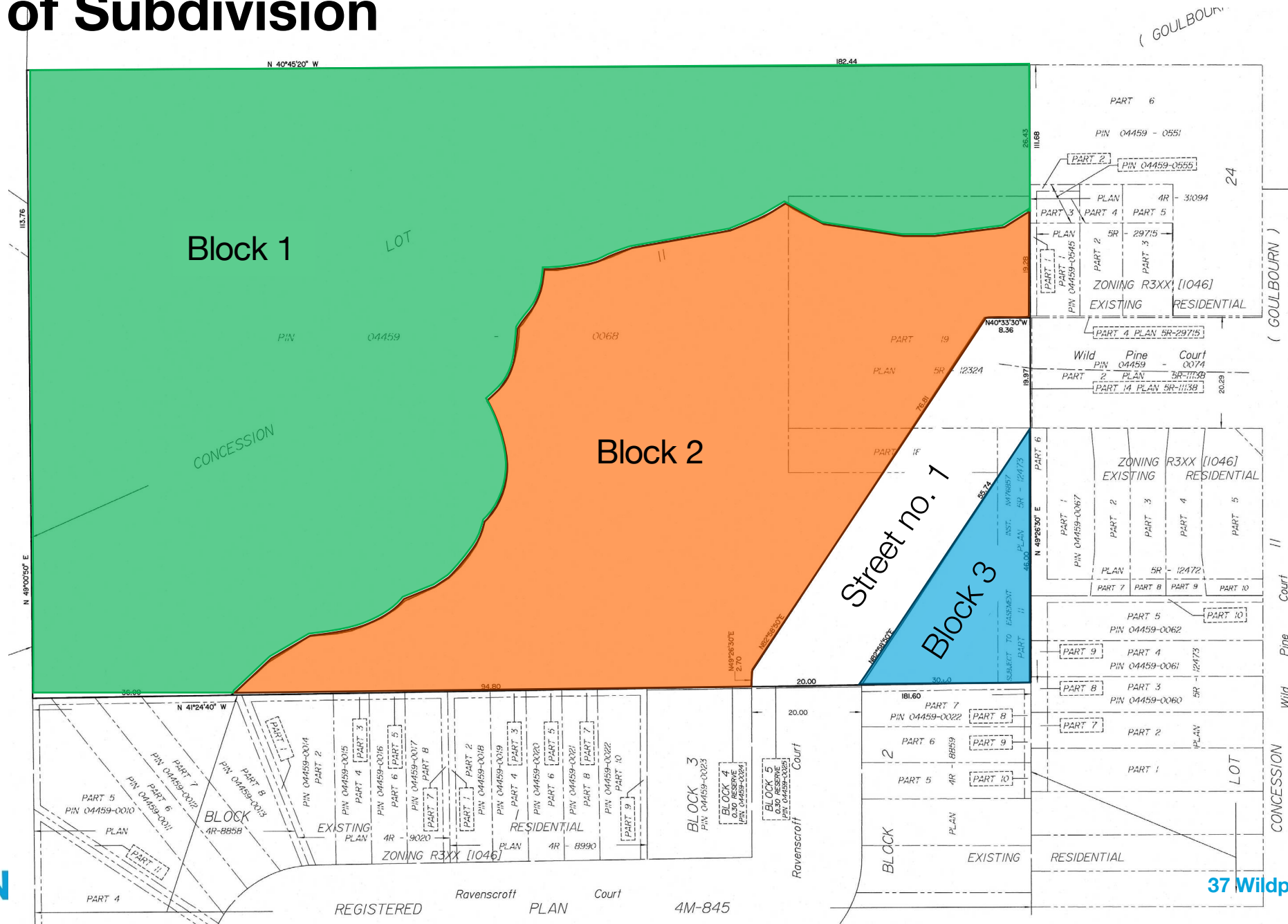
/ 51 bicycle parking spaces

# Why Did the Design Change?

- / Drainage - stormwater runoff
- / Response to the ongoing housing emergency
  - General supply
  - Need for smaller units in Stittsville
- / New policy framework
  - City of Ottawa Official Plan (2022)
  - Legislative changes
  - Forthcoming changes to the Provincial Policy Statement



# Plan of Subdivision





# Planning + Regulatory Context

## Official Plan (2022)

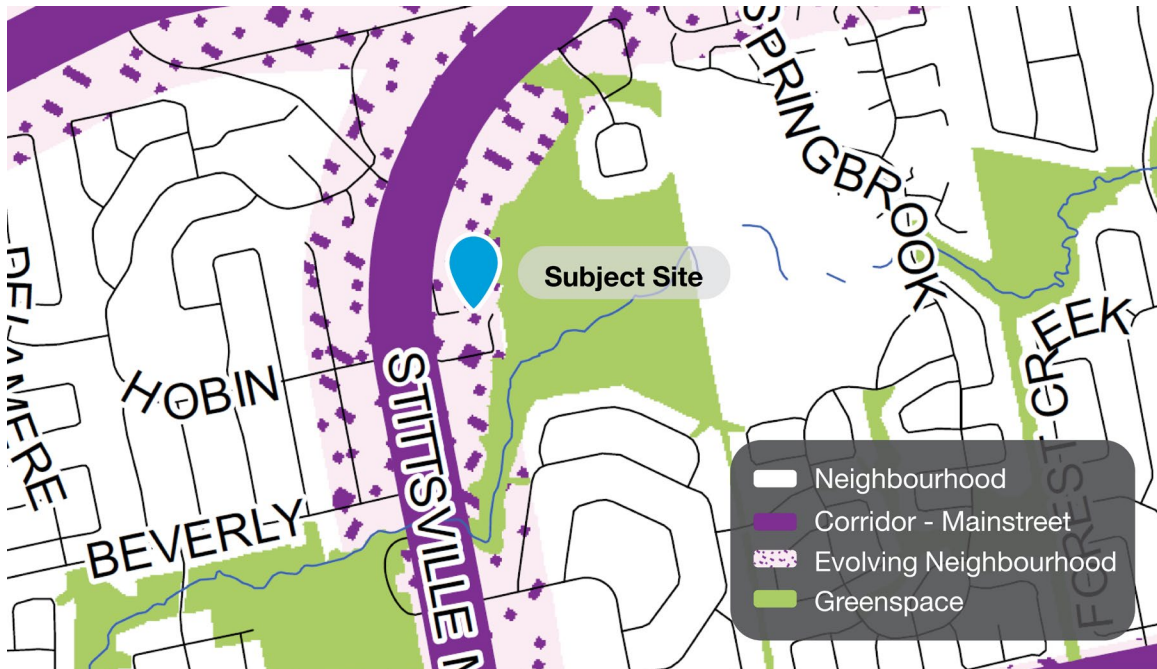
Direction for intensification and diversification of housing options:

- / Direct residential growth to the built-up urban area (47% of total growth)
- / Focus on Hubs & Corridors and adjacent Neighbourhoods
- / Target density of 40 to 60 units per hectare

**From 2018 to 2046,  
Ottawa is projected to  
grow by 402,000 people**

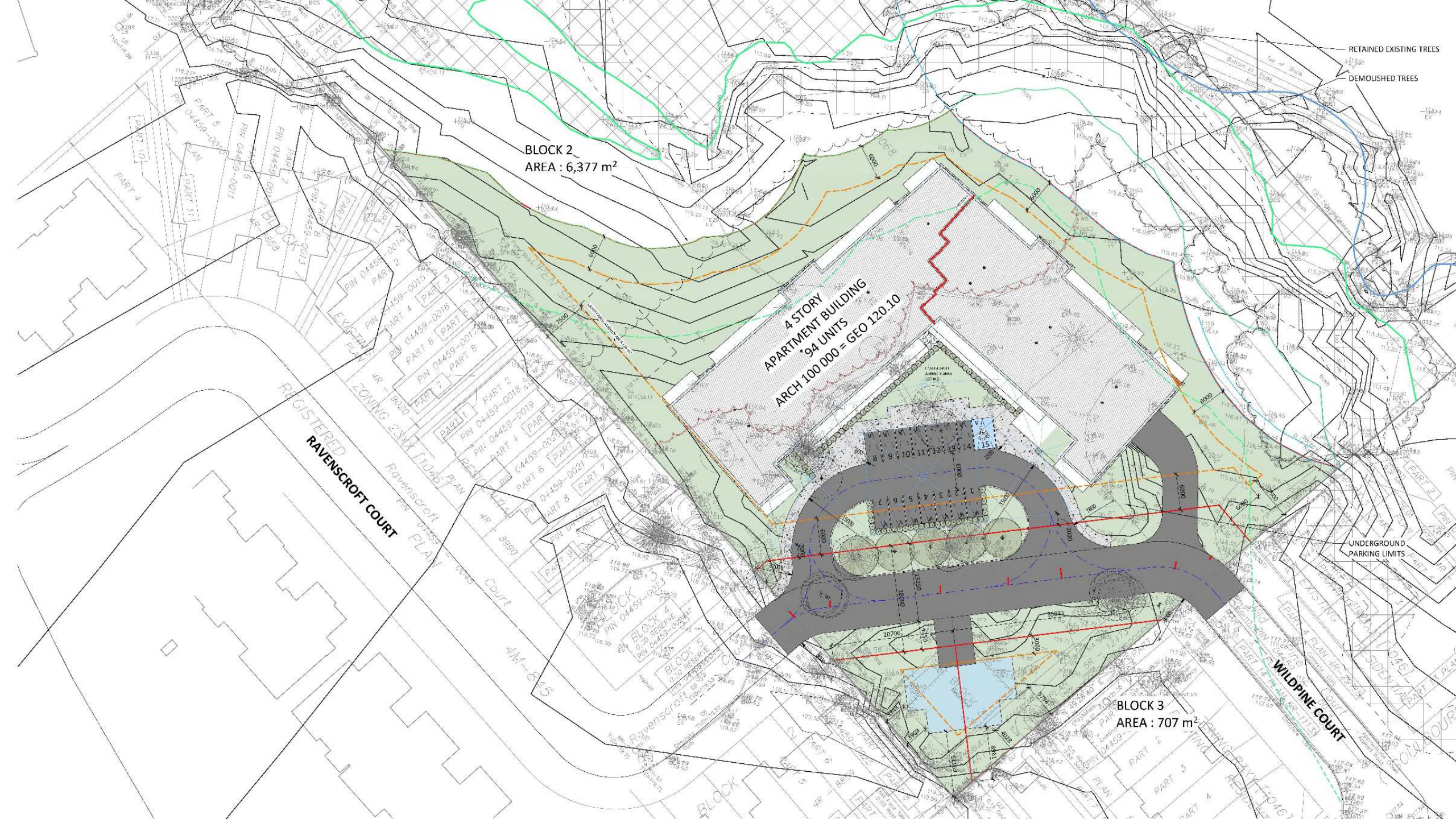
# Planning + Regulatory Context

## Official Plan (2022)



- / Designated Neighbourhood
- / Subject to Evolving Neighbourhood Overlay
- / Characterised by low rise development
  - Low-rise: 4 storeys
  - Mid-rise: 5-9 storeys
  - High-rise: 10+ storeys

# Proposed Zoning By-law Amendment



BLOCK 2  
AREA : 6,377 m<sup>2</sup>

4 STORY  
APARTMENT BUILDING  
94 UNITS  
ARCH 100 000 = GEO 120.10

BLOCK 3  
AREA : 707 m<sup>2</sup>

RETAINED EXISTING TREES  
DEMOLISHED TREES

UNDERGROUND  
PARKING LIMITS

REGISTERED  
RAVENSCROFT COURT

WILDPINE COURT

RETAINED EXISTING TREES  
DEMOLISHED TREES

BLOCK 2  
AREA : 6,377 m<sup>2</sup>

4 STORY  
APARTMENT BUILDING  
\*94 UNITS  
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R4Z

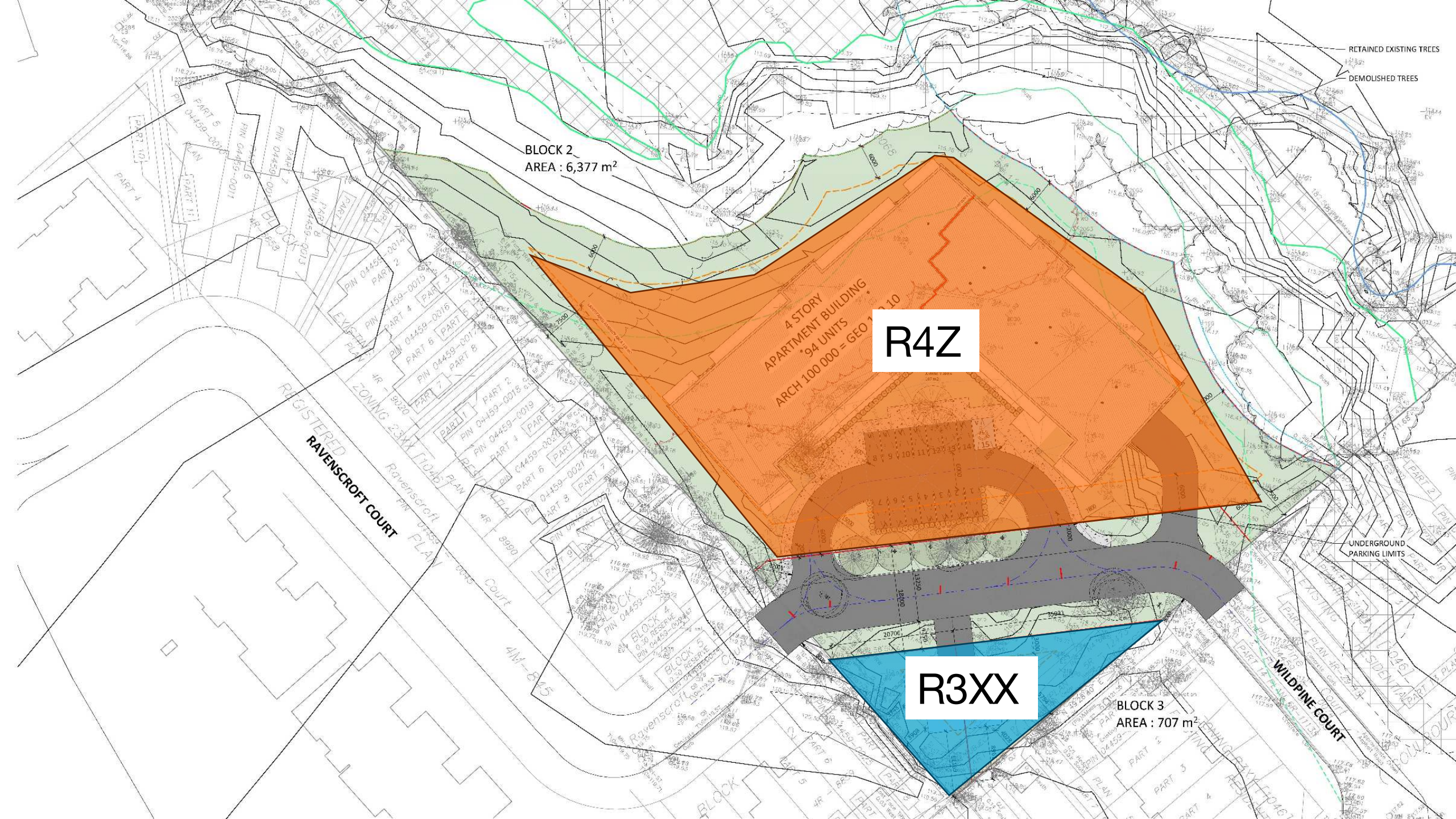
UNDERGROUND  
PARKING LIMITS

REGISTERED  
RAVENSROFT COURT

R3XX

BLOCK 3  
AREA : 707 m<sup>2</sup>

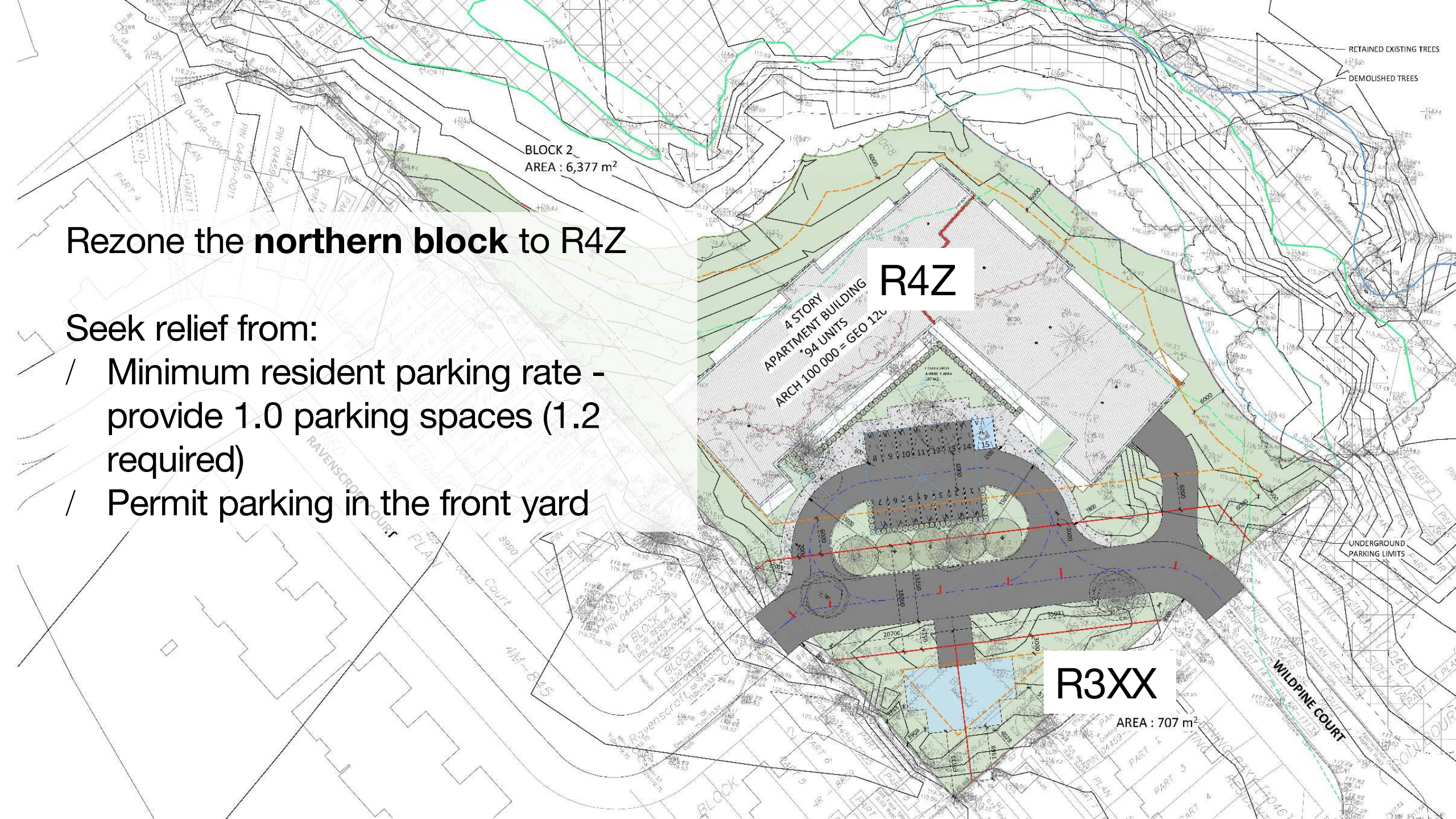
WILDPINE COURT



Rezone the **northern block** to R4Z

Seek relief from:

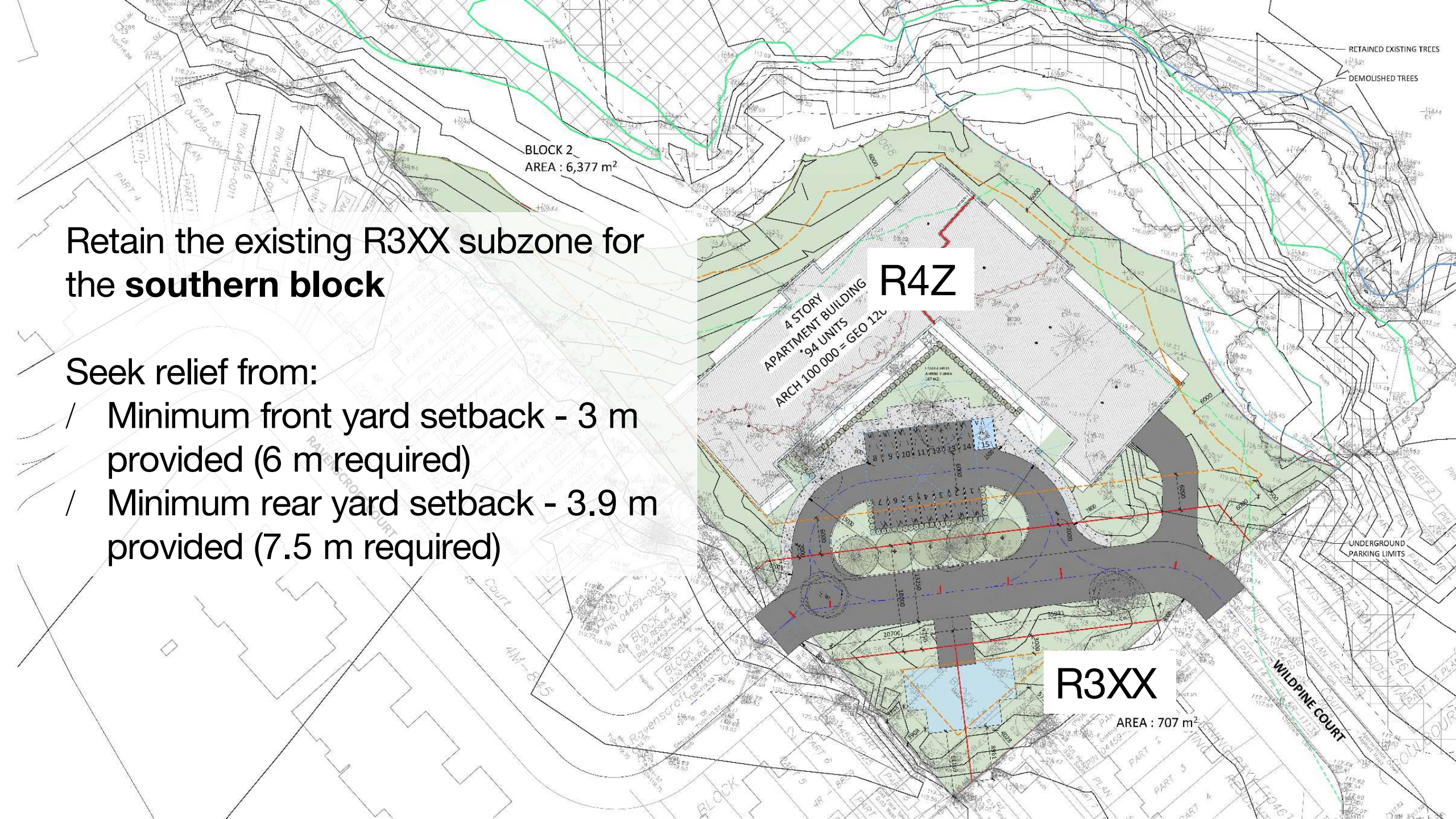
- / Minimum resident parking rate - provide 1.0 parking spaces (1.2 required)
- / Permit parking in the front yard



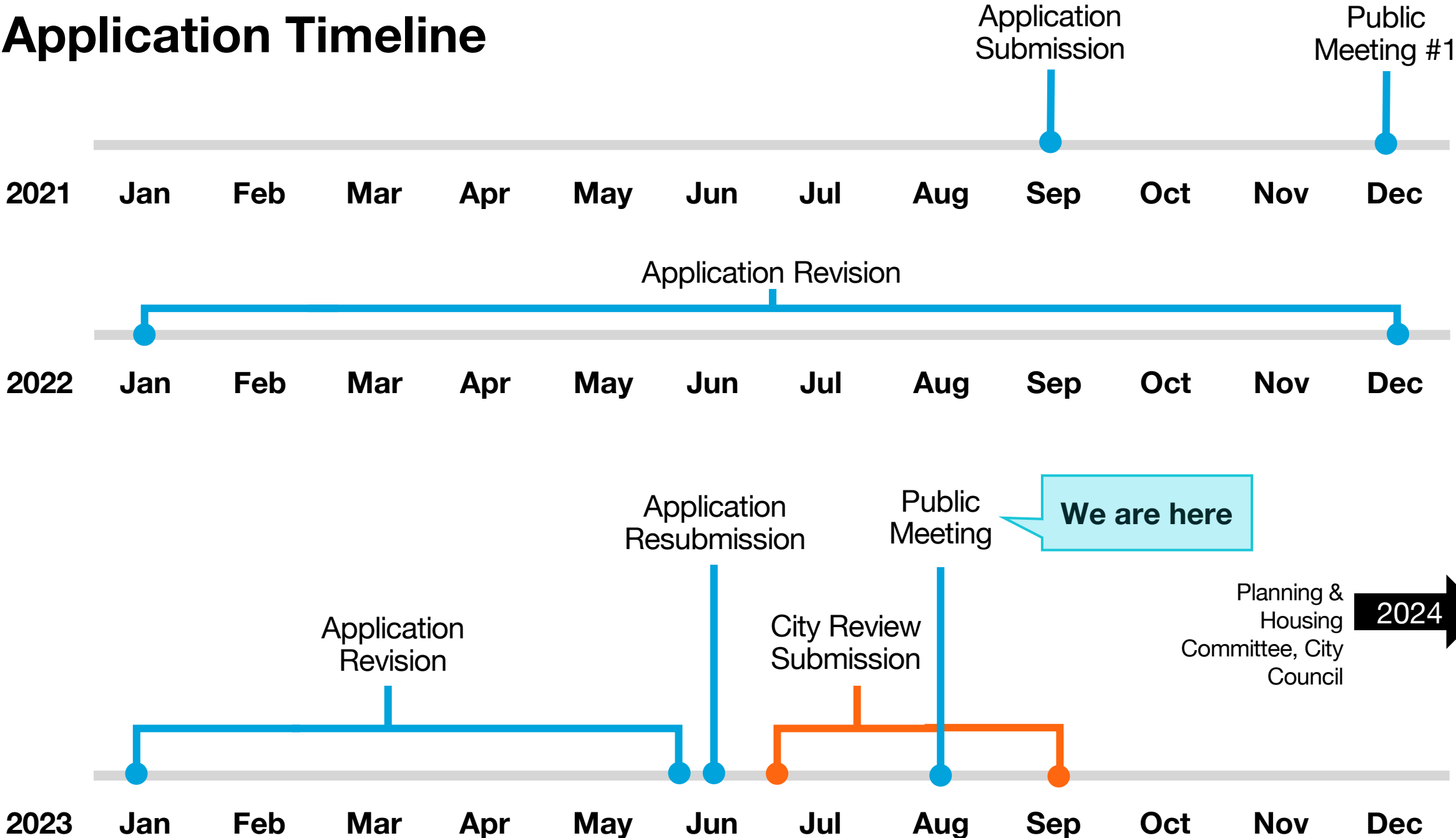
Retain the existing R3XX subzone for the **southern block**

Seek relief from:

- / Minimum front yard setback - 3 m provided (6 m required)
- / Minimum rear yard setback - 3.9 m provided (7.5 m required)



# Application Timeline





**Thank you**