

Site 1 – 1010 Somerset Street West – PIN041070289



Property Owner:	Federal Government (Public Service Procurement Canada/Canada Lands Corp.)
Location:	South side of Somerset Street, west of Preston Street
Site Area:	1.44 ha excluding closed road allowance
Zoning:	MC F (1.5) Mature Neighbourhood Overlay – relevant for residential dwellings of four storeys or less
Height Limit:	Zoning: Minimum of 6.7 m (within 400 m of a transit station) No maximum - abuts properties with either MC and IG zones Maximum Floor space index of 1.5

(REVISED) Document 1 - Affordable Housing Opportunities

Official Plan Designation:	Schedule B – Mixed Use Centre (Preston Champagne) Schedule B - Traditional Mainstreet – Design Priority Area OP Annex 6 - Preston-Champagne OP Annex 5 - Gladstone Station
Distance from Transit Station:	Within 230 m of Gladstone (future Line 2 O-Train station)
Environmental Site Conditions:	The Historic Land Use Inventory search indicates several historical potentially contaminating activities both on and in the vicinity of the property, but the ERU has no records of environmental investigations on the property.
Heritage Status:	No heritage status. Adjacent to Plant Bath (930 Somerset), a designated heritage building. May require a Cultural Heritage Impact Statement. Consult with heritage staff.
Development Constraints:	Servicing limitations. To achieve maximum potential, the site should be developed in conjunction with Gladstone Village. 933 Gladstone, owned by Ottawa Community Housing Corp. City owns former road allowance, splits site.
Planning Considerations:	West Centertown Neighbourhood
Development Horizon:	Short-term

Site 2 – 557 Albert Street – PIN041120239



Property Owner:	City of Ottawa
Location:	North side of Albert Street at future Empress Avenue extension
Site Area:	3,100 m ²
Zoning:	MD[2510] H(40)-h Mature Neighbourhood Overlay – relevant for residential dwellings of four storeys or less.
Height Limit:	<p>Zoning: Maximum is 40 m</p> <p>Exception 2510, limit to max floor area is 18,300 m²; limit to one tower.</p> <p>Holding symbol requires Site Plan approval; provision of affordable housing in accordance with secondary plan.</p> <p>OP Annex 8D</p> <p>Max heights subject to Secondary Plan Policies in Volume 2</p>

(REVISED) Document 1 - Affordable Housing Opportunities

	Central Area Secondary Policy Plan
Official Plan Designation:	Schedule B - Central Area OP Annex 6 - Central Area OP Annex 5 - Escarpment Area District OP Annex 9 - Albert St. considered a Central Area Gateway OP Annex 11 – DOUDS - Design Priority Area OP Annex 17 – Development Zone of Influence
Distance from Transit Station:	Within 200 m of Pimisi (future Line 10-Train station)
Environmental Site Conditions:	Contaminated fill on site. Former gas station on and adjacent to site.
Heritage Status:	No heritage status. Adjacent to City Waterworks Building and Aqueduct (10 Fleet Street), a designated heritage property. May require a Cultural Heritage Impact Statement. Consult with heritage staff.
Development Constraints:	Development will be impacted by future extension of Empress Avenue. Site is planned for staging area for library construction 2019-2023. Will require closure of Brickhill Road.
Planning Considerations:	Density for planning is 12-story junior high-rise transitioning lower on south side. Mixed use with potential for limited ground floor retail. Possibility to expand or enhance development by working with adjacent property owner (NCC).
Development Horizon:	Short-term (post library construction)

Site 3 – 747 Richmond Road – PIN047510121



Property Owner:	City of Ottawa (acquired under Expropriation Act for Stage 2 LRT)
Location:	North side of Richmond Road
Site Area:	2,438m ² (0.2438 ha)
Zoning:	TM10. Site-specific zoning established by OMB. Mature Neighbourhood Overlay – relevant for residential dwellings of four storeys or less
Height Limit:	Minimum height of 6.7 m Maximum height restricted to 30 metres (12 storeys) Max. one high rise apartment, including ground floor commercial uses

(REVISED) Document 1 - Affordable Housing Opportunities

Official Plan Designation:	Schedule B – General Urban Area Schedule B - Richmond Traditional Mainstreet – Design Priority Area OP Annex 6 - Cleary and New Orchard
Distance from Transit Station:	Within 92 m of Cleary (future Line 1 O-Train station)
Environmental Site Conditions:	Former gas station on-site and on adjacent property; petroleum hydrocarbon impacts identified in adjacent right-of-way. Site remediation to be completed during LRT Stage 2 project. CREO has reports on file.
Heritage Status:	N/A
Development Constraints:	Rail line under property. Hence, the restricted underground parking opportunity may lend itself to innovative “car free” housing project. Will need to include ground level commercial. The property was acquired by the City by expropriation for LRT construction. Compliance with the City’s obligations under the Expropriations Act will be required.
Planning Considerations:	Woodroffe – Lincoln Heights Neighbourhood
Development Horizon:	Medium-term (post Stage 2 LRT)

Site 4 – 7- 89 Bayview Road – PIN040970069 and PIN040970070



Property Owner:	City of Ottawa (Bayview Yards)
Location:	Site located along easterly limits of Mechanicsville/ Hintonburg, north of Albert and Scott St., west of Trillium, O- Train, corridor and Bayview Station.
Site Area:	6.6ha
Zoning:	L1 and MC[1282] S(309)-h: Mature Neighbourhood Overlay - relevant for residential dwellings of four storeys or less
Height Limit:	Minimum height is 6.7 m. Portions of property have different max. height requirements as per zoning schedule 309. Max. heights range from 6-30 storeys. Further height limitations are detailed in exception 1282 depending on zoning of lots adjacent to development and step back requirements.
Official Plan Designation:	Schedule B - Mixed Use Centre (Bayview) OP Annex 5, 6 - Bayview Station District

(REVISED) Document 1 - Affordable Housing Opportunities

	OP Annex 17 – Development Zone of Influence
Distance from Transit Station:	Abuts Bayview Station (Lines 1 and 2 key transfer station)
Environmental Site Conditions:	Part 1 and 2 former landfill and former municipal works yard/snow disposal on site. Significant brownfield conditions exist. CREO has environmental investigation reports on file.
Heritage Status:	The property at 7 Bayview, Bayview Yards (Innovation Centre) is designated under Part IV of the <i>Ontario Heritage Act</i> . Any alterations to the building require a heritage permit. Any new construction adjacent to building would require a Cultural Heritage Impact Statement, to assess any potential impact on the building. Contact Heritage Staff to discuss.
Development Constraints:	Environment constraints
Planning Considerations:	<p>Part of a larger neighbourhood. Concept plan for an Innovation Village. Mixed use and residential with a focus on incubation for emerging businesses /start-ups with ties to local tech and academic sectors. Hintonburg, Mechanicsville Neighbourhood</p> <p>Archaeological Potential. Lands Zoned Community Leisure Facility (L1) can't be developed for residential uses</p> <p>Holding for zone can not be lifted until there is a major concept plan</p>
Development Horizon:	Short-term

Site 5 – 141 Bayview Road – PIN040980008



Property Owner:	City of Ottawa
Location:	Site located along the easterly limits of Mechanicsville / Hintonburg, south of both Albert and Scott Streets, at the intersection of the Trillium (O-Train) Corridor and the Bayview Station.
Site Area:	1.8 ha
Zoning:	L1[2365]; Mature Neighbourhood Overlay – relevant for residential dwellings of four storeys or less
Height Limit:	11 m but not for residential
Official Plan Designation:	Schedule B - General Urban Area OP Annex 5, 6 - Bayview Station District
Distance from Transit	Bayview Station (65 m to 100 m) – Lines 1 and 2 key

(REVISED) Document 1 - Affordable Housing Opportunities

Station:	transfer station
Environmental Site Conditions:	Site was former CP Rail yard; included roundhouse and several rail lines/sidings. Significant brownfield conditions exist. CREO has environmental investigation reports on file.
Heritage Status:	N/A
Development Constraints:	Requirement to replace arena
Planning Considerations:	The long-term use to be part of future Innovation Village in conjunction with Bayview Yards. Mixed use and residential with a focus on incubation for emerging businesses/start-ups with ties to local tech and academic sectors. Lands Zoned Community Leisure Facility (L1) cannot be developed for residential uses without a Zoning By-law Amendment.
Development Horizon:	Long-term

Site 6 – 80-90 Bayview Road– PIN040960212 and PIN040960211



Property Owner:	Federal Government (National Capital Commission)
Location:	Site located along the easterly limits of Mechanicsville/Hintonburg
Site Area:	24,330 m
Zoning:	MC[1282] S(309)-h; Mature Neighbourhood Overlay – relevant for residential dwellings of four storeys or less.
Height Limit:	Minimum height is 6.7 m Portions of property has different max. height requirements as per zoning schedule 309. Max. heights range from 6-30 storeys. Further height limitations are detailed in exception 1282 depending on zoning of lots adjacent to the development and stepback requirements.

(REVISED) Document 1 - Affordable Housing Opportunities

Official Plan Designation:	Schedule B - Mixed Use Centre (Bayview) OP Annex 5, 6 - Bayview Station District OP Annex 17 – Development Zone of Influence
Distance from Transit Station:	within 350 m of Bayview (Lines 1 and 2 key transfer station)
Environmental Site Conditions:	Portions of 80 and 90 Bayview are within the footprint of a former landfill (UR-38-Laroche Park). Significant brownfield conditions need to be addressed. CREO has environmental investigation reports on file.
Heritage Status:	There is a 1-storey brick building on this site. It does not currently have any municipal heritage status but this should be confirmed with the NCC.
Development Constraints:	N/A
Planning Considerations:	Opportunity for dense development and with strong pedestrian connectivity from Hintonburg/Mechanicsville, City Centre/West Centretown – Chinatown, and Lebreton Flats. Hintonburg – Mechanicsville Neighbourhood.
Development Horizon:	Long-term

Site 7 – 250 Lanark Avenue – PIN040190132



Property Owner:	Federal Government (PWGSC – sale to Canada Lands, pending)
Location:	Site is centrally located in the community of Westboro, west of Island Park Drive and north of Wellington.
Site Area:	3.2 ha
Zoning:	GM1[28] F (1.0): Mature Neighbourhood Overlay – relevant for residential dwellings of four storeys or less
Height Limit:	Max. building height – 18m, Max. floor space index of 1.0
Official Plan Designation:	Schedule B – General Urban Area

(REVISED) Document 1 - Affordable Housing Opportunities

	<p>OP Annex 5, 6 - Richmond Road / Westboro</p> <p>Revised SP, CDP and/or TOD anticipated in the near future</p> <p>Annex 17 – Development Zone of Influence – revised schedule going to Committee January 24.</p>
Distance from Transit Station:	Westboro Station (direct access) – Line 1
Environmental Site Conditions:	Review of LRT Stage 2 environmental investigations for Westboro Station identified adjacent historic land uses of potential environmental concern including coal and lumber storage. Former landfill (Ur-19 – McRae Avenue) is located south of the site.
Heritage Status:	N/A
Development Constraints:	N/A
Planning Considerations:	Significant federally-owned parcel immediately north of new Westboro Station. Walkability to be addressed from policy perspective-next term of Council. High development potential committed to Stage 2. Westboro Neighbourhood.
Development Horizon:	Short-term

Site 8 – 2100 Bank Street – PIN040640082



Property Owner:	City of Ottawa
Location:	The site is located east of the Southeast Transitway's Greenboro Station in the community of South Keys, situated in the south end of the Old City of Ottawa, south of Walkley Road, and west of Bank Street.
Site Area:	38,133 m ²
Zoning:	MC[2283] S349 and O1[384]
Height Limit:	Max. height varies as per schedule 349 and range from 12-21 storeys Minimum building height is 6.7 m Exception further limits setbacks, height depending on uses and adjacent uses a maximum floor plates

(REVISED) Document 1 - Affordable Housing Opportunities

Official Plan Designation:	Schedule B – General Urban Area, Schedule B – Major Open Space Schedule K – within Airport Vicinity Development Zone OP Annex 5, 6 - South Keys to Blossom Park Annex 10 - within airport vicinity development zone Annex 17 – Development Zone of Influence – revised schedule going to Committee January 24.
Distance from Transit Station:	Greenboro Station – Line 2 (113 m)
Environmental Site Conditions:	The Historic Land Use Inventory Search indicates a limited number of potentially contaminating activities in the vicinity of the property, but the ERU has no records of environmental investigations on the property.
Heritage Status:	N/A
Development Constraints:	N/A
Planning Considerations:	With Line 2 extending to Riverside South, Greenboro Station is no longer a terminus. Option for mixed use or residential development by reducing, burying or stacking parking to free up a portion of the site. Similar to Baseline station, Greensboro Park and Ride will likely become redundant over time. South Keys – Greenboro West Neighbourhood. Residential cant be developed on O1 portion without a zoning amendment.
Development Horizon:	Medium-term

Site 9 – Surplus Lands - 100 Constellation Drive – PIN046921271



Property Owner:	Private (City has option to purchase office structure at 100 Constellation and surrounding lands in 2026)
Location:	The site is located in the community of CentrepoinTE, in the former City of Nepean, west of both Woodroffe Avenue and Algonquin College, and south of Baseline Road.
Site Area:	1.8 ha
Zoning:	MC[1331] F (1.25) H(34)
Height Limit:	Maximum height of 34m, Minimum height is 6.7 m Maximum Floor Space Index of 1.25
Official Plan Designation:	Schedule B – Mixed Use Centre (Baseline Road / Woodroffe Avenue)

(REVISED) Document 1 - Affordable Housing Opportunities

	OP Annex 6 - Baseline and Woodroffe Annex 17 – Development Zone of Influence – revised schedule going to Committee January 24
Distance from Transit Station:	Baseline Station (direct access) – Line 1
Environmental Site Conditions:	The Historic Land Use Inventory search indicates a limited number of potentially contaminating activities in the vicinity of the property, but the ERU has no records of environmental investigations on the property. Phase I ESA on adjacent Mary Pitt centre did not identify any potential environmental potential concerns.
Heritage Status:	N/A
Development Constraints:	N/A
Planning Considerations:	Community consultation has occurred. Plans for residential exist, including affordable housing. Secondary plan is obsolete and needs to be revised to update based on LRT context. Not a City initiative as lands are privately held with City having option to acquire as part of purchase of 100 Constellation Drive. Centrepointe Neighbourhood Zoning exception deals with parking
Development Horizon:	Medium-term (post acquisition)

Site 10 – Lands west – Lincoln Fields Station – PIN039630012



Property Owner:	Federal Government (National Capital Commission)
Location:	The subject is located in the Lincoln Heights area in the west end of the Old City of Ottawa, north of Carling Avenue and to the east of the Sir John A. Macdonald Parkway (Ottawa River).
Site Area:	0.6 ha
Zoning:	O1[310]-h
Height Limit:	Maximum 11 m but not for residential
Official Plan Designation:	Schedule B – Major Open Space Schedule B – Arterial Mainstreet (Carling) - Design Priority

(REVISED) Document 1 - Affordable Housing Opportunities

	<p>Area</p> <p>New SP, CDP and/or TOD anticipated in the near future</p>
Distance from Transit Station:	Lincoln Fields Station (direct access) – key transfer station between Line 1 branches to Baseline and Moodie Stations
Environmental Site Conditions:	No environmental issues identified during LRT ST2 investigations for Lincoln Fields Station (adjacent properties).
Heritage Status:	N/A
Development Constraints:	N/A
Planning Considerations:	<p>Significant development potential on federally-held land (NCC). Access to Carling Avenue amenities LRT/BRT hub. Challenges with solidifying the urban fabric along Carling to bring people to the station. Likely 5 years or more before attracting any development opportunity. Woodroffe-Lincoln Heights Neighbourhood.</p> <p>Archaeological Potential</p> <p>Zoning - Lands Parks and Open Space (O1) cannot be developed for residential uses without a Zoning By-law Amendment.</p> <p>Holding symbol requires secondary planning process before it can be lifted</p>
Development Horizon:	Long-term

Site 11 – Pinecrest 417 Corridor – PIN039440624



Property Owner:	Ontario Government (Ministry of Transportation)
Location:	The site is located in the community of Queensway Terrace North, at the future Pinecrest Station and Pinecrest Road and Highway 417 interchange.
Site Area:	1.3 ha
Zoning:	O1
Height Limit:	Maximum – 11 m but not for residential
Official Plan Designation:	Schedule B – General Urban Area New SP, CDP and/or TOD anticipated in the near future
Distance from Transit	Pinecrest Station (direct access) – Line 1

Station:	
Environmental Site Conditions:	Landfill to the north of site (Ur-01-Dumaurier) which possibly extends onto the site. CREO conducts semi-annual methane monitoring at former landfill site, reports on file. Waste and impacted soil identified at sporadic locations during LRT Stage 2 investigations.
Heritage Status:	N/A
Development Constraints:	N/A
Planning Considerations:	Adjacent to OCHC lands of Foster Farm. Site configuration dependent on closure of BRT ramp and LRT station development. To be considered in re-development of Foster Farm (Ottawa Community Housing Corp.) Whitehaven-Queensway Terrace North Neighbourhood Zoning Lands Parks and Open Space (O1) cannot be developed for residential uses without a Zoning By-law Amendment.
Development Horizon:	Long-term

Site 12 – 1490 Youville Drive – PIN043921277



Property Owner:	City of Ottawa
Location:	The site is located in the former City of Gloucester just south of the Highway 174 and Jeanne d’Arc interchange along the westerly limits of the community of Convent Glen South.
Site Area:	4.3 ha
Zoning:	I1E[2365]
Height Limit:	Maximum - 15 m but not for residential uses
Official Plan Designation:	Schedule B – General Urban Area
Distance from Transit	Within 200 m of Jeanne-d’Arc Station – Line 1 (Stage 2

Station:	station)
Environmental Site Conditions:	A limited environmental investigation was undertaken in the northwest portion of the property in 2018. No impacted soil or groundwater was identified, however the remainder of the property has not been subject to environmental testing.
Heritage Status:	N/A
Development Constraints:	N/A
Planning Considerations:	Improved with 10,684 m ² recreation complex built in 1991. Consider for longer-term mixed use development in coordination with potential redevelopment of recreation complex. Orleans Industrial Neighbourhood Zoning - Minor Institutional Zone (I1) cannot be developed for residential uses without a Zoning By-law Amendment.
Development Horizon:	Long-term

Site 13 – 900 Champlain Street – PIN039400158



Property Owner:	City of Ottawa
Location:	The site is located in Orleans Centre, situated near the Place-d'Orléans Station at the intersection of Champlain and Highway 174.
Site Area:	1.6 ha
Zoning:	MC[2179]
Height Limit:	<p>Minimum is 6.7 m - within 400 m of a transit station</p> <p>Max. is 11 m – within 20 m where it abuts the R3 zone to the west.</p> <p>Max. is 20 m – between 20 m and 30 m where it abuts the R3 zone to the west and no maximum beyond 30 m.</p>

Official Plan Designation:	Schedule B - Mixed Use Centre – Town Centre (Orleans) OP Annex 6 - Orleans Town Centre (Gloucester) New/Revised SP, CDP and/or TOD anticipated in the near future
Distance from Transit Station:	Place-d'Orléans Station (existing East Transitway station, and Stage 2 Line 1 station) (120 m, via pedestrian overpass).
Environmental Site Conditions:	LRT Stage 2 Phase I ESA identified historic spill at site, no data confirming amount/clean up activities, etc. No environmental issues encountered during environmental investigations for Place-d'Orléans Station.
Heritage Status:	N/A
Development Constraints:	N/A
Planning Considerations:	Close to transit station and serviced via a pedestrian overpass. Orleans infill site opportunity to move beyond low-density format. Requirement to move or consolidate park and ride similar to Greenboro and Baseline locations. The demand for parking will be reduced in the future. Orleans North West Neighbourhood. Zoning - Exception 2179 is reserved for future use
Development Horizon:	Medium-term

Site 14 – 3353 – 3449 St. Joseph Blvd.



<p>Property Owner:</p>	<p>Private and City of Ottawa</p> <p>Non City owned parcels – 3393,3403,3449 St. Joseph</p> <p>City-owned parcels – 3353,3373,3397,3413,3443 St. Joseph</p>
<p>Location:</p>	<p>The site is located along the northerly limits of Fallingbrook area. Consists of an assembly of parcels located to the north of St. Joseph Blvd. and to the east of tenth line and Hwy. 174 interchange</p>
<p>Site Area:</p>	<p>Private – 34,423m², City of Ottawa – 36,917m²</p>
<p>Zoning:</p>	<p>GM13[434] H(20)</p>

(REVISED) Document 1 - Affordable Housing Opportunities

Height Limit:	Max. - 20 m but residential uses not permitted
Official Plan Designation:	Schedule B – General Urban Area Schedule K – Unstable Slopes - along creek Schedule L1 – Identified Natural Heritage System runs through properties. Revised SP, CDP and/or TOD anticipated in the near future for Place d’Orleans.
Distance from Transit Station:	Mid-point between Place d’Orleans and Trim Road Stations - Not within 600 m of a Stage 2 Station Within 200 m by overpass of future Tenth Line Station (Line 1) as identified in East LRT EA – funding mechanism required to provide for station construction
Environmental Site Conditions:	Significant portion of site is within footprint of former landfill Cu-22. CREO has environmental investigation reports on file for several parcels located in the Area for Discussion. Existing brownfield conditions need to be addressed.
Heritage Status:	N/A
Development Constraints:	Creek located on site. Significant greenspace surrounds assembly. Some concerns with former land uses. Assembly required to maximize development.
Planning Considerations:	Orleans Avalon-Notting Fate – Fallingbrook – Gardenway South Neighbourhood Archaeological Potential Zoning: Lands Zoned General Mixed Use subzone 13 (GM13) cannot be developed for residential uses without a Zoning By-law Amendment. Exception permits additional uses but not residential
Development Horizon:	Long-term

Site 15 – 300 Coventry Road – PIN042550177



Property Owner:	City of Ottawa
Location:	The site is located in the community of Overbrook south of Coventry and northeast of the Vanier Parkway and Highway 417 (the Queensway) interchange.
Site Area:	6.64 ha
Zoning:	L2[359] Mature Neighbourhood Overlay – relevant for residential dwellings of four storeys or less
Height Limit:	Maximum height of 11 m and maximum lot coverage of 75% but not for residential
Official Plan Designation:	Schedule B - Mixed Use Centre (Industrial Avenue / Trainyards Drive)

(REVISED) Document 1 - Affordable Housing Opportunities

	OP Annex 6 - Tremblay, St. Laurent and Cyrville OP Annex 5 - Tremblay TOD
Distance from Transit Station:	Tremblay Station (361 m via pedestrian overpass) – Line 1
Environmental Site Conditions:	Site was a snow disposal site before stadium and hotel were developed. ERU environmental investigation reports are not current.
Heritage Status:	N/A
Development Constraints:	Requirement to disengage from stadium uses. Isolated location for residential. Surroundings not ideal for residential. Connected to station via pedestrian overpass.
Planning Considerations:	Overbrook-McArthur Neighbourhood Zoning: Lands Zoned Major Leisure Facility (L2) cannot be developed for residential uses without a Zoning By-law Amendment. Exception deals with parking
Development Horizon:	Long Medium -term (<i>Amended per FEDC Motion No. 3/2</i>)

Site 16 – 1430 Riverside Drive – 042030633



Property Owner:	Federal Government (National Capital Commission) and City of Ottawa
Location:	The sites front onto the Rideau River to the north west of the Alta Vista area, Riverside Drive and the Ottawa General Hospital Campus.
Site Area:	49.1 ha Combined Sites
Zoning:	O1L
Height Limit:	Maximum - 11 m but not for residential
Official Plan Designation:	Schedule B - Mixed Use Centre (Industrial Avenue / Trainyards Drive)

(REVISED) Document 1 - Affordable Housing Opportunities

	Schedule K – Floodplain along river OP Annex 6 - Hurdman TOD Site OP Annex 5 - Hurdman TOD OP Annex 17 – Development Zone of Influence
Distance from Transit Station:	Within 200 m of Hurdman - key transfer station between O-Train Line 1 and Southeast Transitway
Environmental Site Conditions:	Site is within footprints of two known former landfills – Ur-10 Riverside and Ur-11 Nunts Farms. Routine monitoring programs (soil/groundwater/methane) implemented by City/NCC. ERU has reports on file for both landfills.
Heritage Status:	Adjacent to the Rideau River and Canal, which is a UNESCO World Heritage Site and a National Historic Site, and a Canadian Heritage River. Cultural heritage impact statement may be required, Consult with heritage staff.
Development Constraints:	2 parcels owned by NCC, and 2 City parcels – combined potential for significant development including affordable housing. Lands held a former landfill which will require significant remediation.
Planning Considerations:	Require a CDP update. Archaeological Potential Zoning: Lands Parks and Open Space (O1) cannot be developed for residential uses without a Zoning By-law Amendment.
Development Horizon:	Medium-term

Site 17 – 1200 Vanier Parkway – PIN042070400



Property Owner:	Federal Government (PWGSC)
Location:	The site is located in the community of Overbrook south of Coventry and northwest of the Vanier Parkway and Highway 417 interchange.
Site Area:	+/- 14.9 ha
Zoning:	GM: Mature Neighbourhood Overlay – relevant for residential dwellings of four storeys or less
Height Limit:	Maximum is 18 m with maximum FSI of 2 No minimum
Official Plan Designation:	Schedule B – General urban Area

Distance from Transit Station:	Tremblay Station (541m, via pedestrian overpass) – Line 1
Environmental Site Conditions:	The Historic Land Use Inventory Search indicates several historical potentially contaminating activities both on and in the vicinity of the property, but the ERU has no records of environmental investigations on the property.
Heritage Status:	N/A
Development Constraints:	Federally held lands off the Vanier Parkway. Reuse of Heritage Building would be required for as part of redevelopment. Access to stations via pedestrian overpass and underpass, Highway 417.
Planning Considerations:	Overbrook-McArthur Neighbourhood
Development Horizon:	Long-term

Site 18 – 1181 Richmond Road – PIN042820677



Property Owner:	City of Ottawa (acquired under <i>Expropriation Act</i> for Stage 2 LRT)
Location:	The property is along the westerly limits of McKellar Park at the intersection of McEwan and Richmond Road east of the Sir John A. Macdonald Parkway.
Site Area:	0.11 ha
Zoning:	TM[74] H(25)
Height Limit:	Minimum 6.7 m Maximum 25 m but with stepbacks No maximum FSI

(REVISED) Document 1 - Affordable Housing Opportunities

Official Plan Designation:	Schedule B – General Urban Area Schedule B – Traditional Mainstreet (Richmond Road) OP Annex 6 - Cleary and New Orchard New SP, CDP and/or TOD anticipated in the near future for Lincoln Fields
Distance from Transit Station:	Lincoln Fields Station (481 m), New Orchard Station (556 m), both Line 1 stations (Stage 2)
Environmental Site Conditions:	Gas station on property for >30 years. Soil and groundwater contamination confirmed during ST2 investigations; site decommissioning and remediation in 2019.
Heritage Status:	N/A
Development Constraints:	Potential development limited by partial subsurface easement for LRT tunnel at this location. Potential for private land assembly with adjacent property. Site is similar distance to Lincoln Fields and New Orchard Station. The property was acquired by the City by expropriation for LRT construction. Compliance with the City's obligations under the Expropriations Act will be required.
Planning Considerations:	Woodroffe Lincoln Heights Neighbourhood Zoning: Exception allows additional uses
Development Horizon:	Short-term

Site 19 – 159 Forward Avenue – PIN040960064



Property Owner:	City of Ottawa
Location:	Mechanicsville
Site Area:	0.145 ha
Zoning:	<p>R4H[486]</p> <p>Text of exception 486: “maximum resident(s) count not applicable and Section 134 (1) does not apply. Section 134 speaks to separation distance from other shelters</p> <p>Height limit: 11 m</p> <p>Lot width: 45.8 m Depth: 35.9 m</p> <p>Lot area: 360 m² Front yard setback: 3 m</p> <p>Side and rear yard setbacks: see footnote 3</p> <p>R4H footnotes: 2, 3, 18, 20. 18 is not relevant for apartments. 20 deals with calculating grade. Footnotes 2 and 3 affect</p>

	development potential
Height Limit:	Zoning - Maximum height of 14.5 metres for apartment dwelling, low rise, stacked
Official Plan Designation:	Schedule B – General Urban Area (just east of a Mixed Use Centre) OP Annex 5 - Scott Street CDP OP Annex 6 - Scott Street SP
Distance from Transit Station:	Within 600 m of Tunney’s Pasture Station – Line 1
Environmental Site Conditions:	Site originally developed as smaller school building circa 1928. Current building constructed as new school in 1955; originally heated with heating oil fueled boiler from underground storage tank (UST). UST removed in 2002 with no soil/groundwater impacts noted at the time. HLUI identifies nearby historic garage and fuel service stations.
Heritage Status:	None
Development Constraints:	Rezoning required to permit apartment building with more than 4 units. No other apparent constraints based on GeoOttawa and Map.
Planning Considerations:	Within the mature neighbourhood overlay area likely does not affect development if parking is provided as surface parking behind the building; within the Scott Street CDP and SP area; within the “low-rise residential sector” designation; permitted height is up to four storeys; and subject to demolition control by-law and urban tree conservation by-law applies
Development Horizon:	Short-term

(REVISED) Document 1 - Affordable Housing Opportunities

	OP Annex 6 – Nepean South – Zone 1 SP
Distance from Transit Station:	Just beyond 600 m of Strandherd and Longfields Transitway Stations (existing).
Environmental Site Conditions:	Portions of the 1005 Greenbank property were previously used as a snow disposal facility. Recent investigations suggest possible contamination to soil and groundwater related to snow disposal operations.
Heritage Status:	None, vacant site
Development Constraints:	Entire property is within a 300 m boundary from a rail corridor. Setbacks from rail and SWM Depth to bedrock Servicing capacity constraints
Planning Considerations:	Subject to Nepean South-1 Secondary Plan. This SP dates from the former City of Nepean. Land is designated mixed-use. permits medium and high density housing Minimum density 25 units/net ha Maximum height is 4 storeys
Development Horizon:	Short-term