Official Plan Amendment and Zoning By-law Amendment applications for properties at 466 Tremblay Road and 1440 St. Laurent Boulevard, at the eastern edge of the Eastway Gardens neighbourhood.

Dear Eastway Gardens community association,

I am writing to let you know that Rohit Homes, together with our team of planning, design and engineering consultants, has submitted Official Plan Amendment and Zoning By-law Amendment applications for our properties at 466 Tremblay Road and 1440 St. Laurent Boulevard, at the eastern edge of the Eastway Gardens neighbourhood.

We wanted to reach out directly to the community and provide you with an early look at the proposal before the applications become publicly available through the City's development application process.

When Rohit Homes acquired these properties in 2023, it was with the intention of eventually redeveloping them. In the time since, the need for housing in Ottawa has only become more acute. As our plans evolved, it became clear to us that a site this well served by rapid transit should be asked to do more. The property is only a short walk from St-Laurent LRT Station and sits at the eastern edge of the neighbourhood, adjacent to lands planned for significant future redevelopment. Rather than developing to the six-storey height currently permitted, we are therefore seeking permission for buildings up to nine storeys.

The site is designated "Hub" in the Official Plan, reflecting its proximity to rapid transit and its role in accommodating greater levels of growth and intensification. Hub areas generally contemplate greater building heights and densities than the six-storey maximum currently permitted on this property. In this case, however, the applicable height is established through the Secondary Plan and implemented in the recently approved Zoning By-law — hence the need for both amendments. We believe the proposed increase from six to nine storeys is appropriate given the site's location within a short walk of St-Laurent LRT Station.

Our current concept proposes two nine-storey residential buildings. An important consideration in developing the concept has been providing an appropriate transition to the existing homes to the west. Both proposed buildings fit within a 45-degree angular plane measured from the property line abutting the existing houses. Angular planes are one of many planning and design tools used to

gauge whether a taller building provides an appropriate transition to shorter buildings. Locating the proposed buildings within this angular plane helps mitigate potential impacts such as overlook, privacy and shadowing.

Our redevelopment plans are still taking shape, and this application is very much the first step rather than the last word. As we advance through the process, our intention is to be a good neighbour to the community and to build something we are proud to put our name on.

Our full submission is available here: First Submission

We hope that you find the information helpful and we look forward to the next steps in the application process.

Thanks you,

Colin Haskin
Sr. Project Manager
RohitGroup.com
Email Colin.Haskin@RohitGroup.com

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Rohit Homes
Suite 303
580 Terry Fox Drive
Ottawa, ON K2L 4B9
NOTE: WE'VE RECENTLY RELOCATED. YOU CAN NOW FIND OUR REGIONAL OFFICE AT 580 TERRY FOX DRIVE, SUITE 303.