



## **1174 Carp Road**

Development Information meeting – April 9, 2024

# Welcome

- Overview for tonight
- **If you have a question or comment:**  
Use the Q&A function
- Meeting will be posted on **YouTube** and at **glengower.ca**

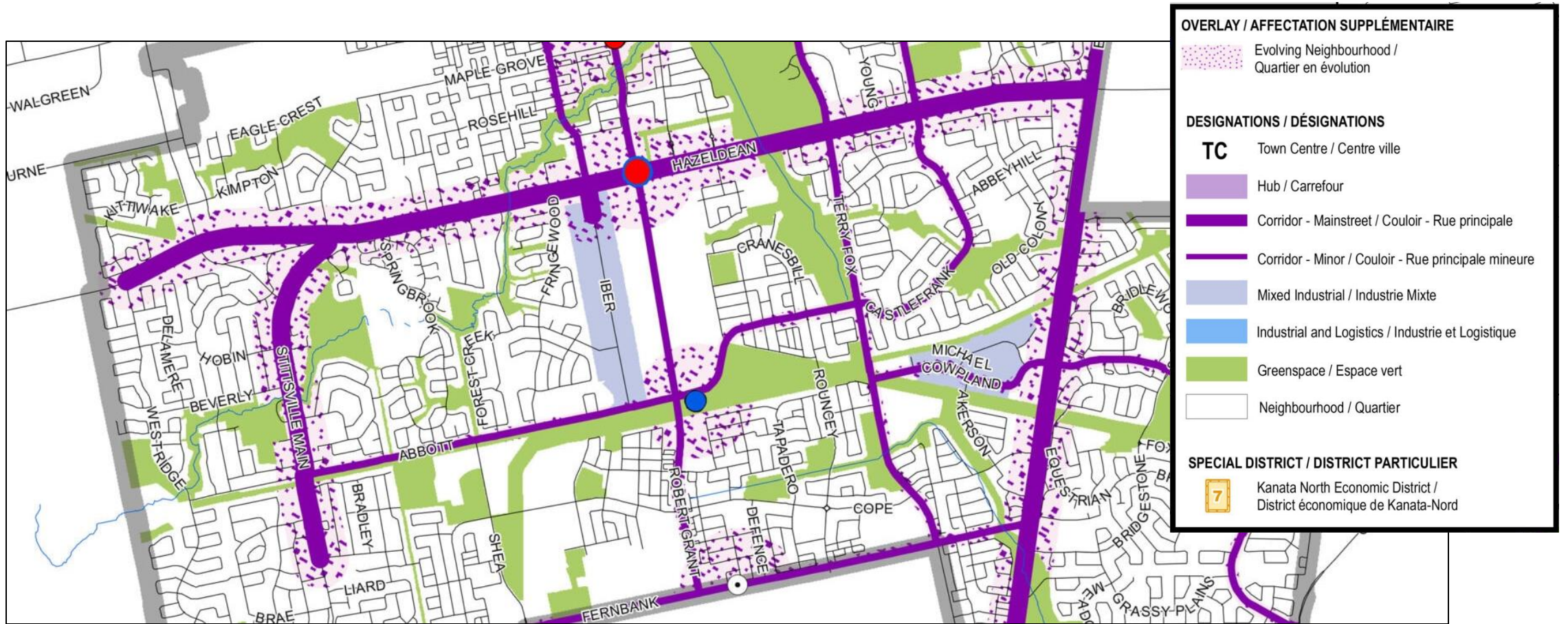
# Proposal – 1174 Carp Road

- Retirement home with 414 apartments
- Studio, 1-bedroom, 2-bedroom, 3-bedroom
- C-shaped building
- Building heights ranging from 5 to 12 storeys
- 259 parking spaces, majority underground
- 27 spaces for deliveries and visitors
- New public park
- **Group Maurice** – owner/developer
- **Fotenn** – planning consultant
- **Hobin** - architect

# Zoning by-law amendment (draft)

- The Zoning By-law permits a maximum building height of 15 metres (approximately 4-5 storeys), whereas the development proposes a maximum building height of approximately 40 metres (a 12-storey building)
- Details to be confirmed in future submissions

# Official Plan (2022) – Mainstreet Corridor



# The planning process

- **CURRENT:** Pre-consultation period
- **Formal submission** to City of Ottawa (still to come)
- **60 days for Site Plan Review & Decision**
  - staff decision
- **90 days for Zoning Review & Decision**
  - > staff analysis & recommendation to Planning Committee & City Council
- **Appeal period** (Ontario Land Tribunal)

# Stay informed

- [glengower.ca/development](https://glengower.ca/development)
- Subscribe to Glen's email newsletter at [glengower.ca](https://glengower.ca)
- Send questions/comments to [glen.gower@ottawa.ca](mailto:glen.gower@ottawa.ca)