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May 14, 2010

Committee of Adjustment
101 Centrepointe Drive,
Ottawa ON
K2G 5K7

Attention: Heather MacLean
Secretary Treasurer

Dear Ms. MacLean



Re: REVISED EASEMENT DESCRIPTIONS

Three Applications for Consent for Mortgage Purposes and Required Registration of Rights-of-Way and Easements and a Joint Use and Maintenance Agreement.
Regional Group of Companies - Playfair Towers
1695 Playfair Drive and 1701 Kilborn Avenue.

We are the authorized agent for Playfair Residences Limited, and on their behalf we are submitting three applications for Consent for mortgage purposes. The following is a description of the property and project followed by a detailed description of the proposed consent applications.

BACKGROUND

Playfair Towers is located in Ward 18 - Alta Vista, within the south central area of the City of Ottawa and lies within the designated Urban Area of the City of Ottawa's Official Plan. The property is located immediately to the northwest of the intersection of Playfair Drive and Kilborn Avenue. The Legal Description of the site is: Part of Block "B" Registered Plan 791.

The property presently has two apartment buildings (1701 Kilborn Avenue and 1695 Playfair Drive) on an irregularly shaped parcel of land. The south portion of the property is square in shape and immediately abuts Playfair Drive to the east and Kilborn Avenue to the south. This part of the property contains 1701 Kilborn Avenue, which is a 14 storey apartment building having 209 units. This will be referred to as Building A. The north-west portion of the property is triangular in shape



and is bordered by National Capital Commission (NCC) parkland to the northwest. The Vista View Condominium (CCC 500) in a high rise apartment tower to the east, and two storey residences known as Roseglen Private to the west and southwest. This portion of the property contains 1695 Playfair Drive which is a 15 storey apartment building having 224 units. This will be referred to as Building B. The total area of the site is 24,410.8 m² (262,755.66 sq. ft.), or 2.44 ha (6.03 acres).

A one-level below grade parking garage is located in the central portion of the property facing Playfair Drive, along with a three-level above ground parking deck located on the southwest portion of the property between Building A and Building B. There are a total of 435 parking spaces serving the two existing buildings.

The following is a summary of the existing development on the property.

Building	Units	GFA
A	210	18350.3 m ² (198,804.94 ft ²)
B	225	19362.5 m ² (209,770.99 ft ²)
Total	435	37712.8 m ² (408,575.93 ft ²)

ZONING

The site is zoned R5B H(45) - Residential fifth density subzone B, with a maximum height limit of 45 metres (147.64 ft) or approximately 15 storeys. This zone also allows for several medium and high density residential uses. The zoning also permits a Planned Unit Development.

SITE PLAN APPROVAL

On November 16, 2009, the City of Ottawa approved the Site Plan Application for additional development on the site. The Site Plan application (File No.: D07-12-08-0170) is subject to entering into a Site Plan Agreement and the Owner is assembling the documents and other matters related to the Site Plan Agreement. The approved Site Plan was for four buildings, totaling 629 units, and a total of 594 parking spaces. A detailed summary of the proposed additional development is presented below:

- Renovate the existing apartment buildings A and B.
- Remove the existing three-level parking deck.
- Construct a new 15 storey apartment building of 158 units, identified as Building C.
- Construct a new 3-level parking garage below Building C with 379 spaces.

- Construct a new 4 storey, 39 unit apartment building identified as Building D along the north edge of the existing below grade parking garage.
- Remove the swimming pool building and relocate entrances to the one level parking garage.
- Construct new landscaped open space above the one-level parking garage.
- Remove old tennis courts and construct a new semi-enclosed parking garage with 89 spaces in the "triangle" lands, green space to be provided above.

Specific elevations were approved for all buildings, including refits of existing Buildings A and B.

PROPOSED APPLICATIONS

The applications propose the creation of three parcels of land as described for mortgage purposes. Reference is made to the Part numbers in the Draft Reference Plan. There a total of three easements over the entire property which will be referred to in the subsequent review of the applications. The easements are OT65332 for Hydro, LT1267634 for Rogers Cablevision and N627105 which is a Right-of-Way over Part 3 in favour of Carleton Condominium Plan 500.

It should also be noted that in these applications an easement and a right-of-way are being proposed. The easement will be created over Parts 6 in favour of Parcels A and B so that the Buildings within Parcels A and B may use the existing below grade parking garage. The Right-of-Way will be created over Part 8 to allow for the ingress and egress of vehicles in favour of the other Parts of the site.

APPLICATION FOR PARCEL A

Parcel A is intended for Building A, at 1701 Kilborn Avenue. Parcel A consists of Part 4 and Part 5, and together with an easement that will be created by these applications in order to allow the parking of vehicles over Part 6 on the Draft Reference Plan, and also together with a Right-of-Way over Part 8 (created by these applications).

This parking is to be provided in the existing below grade parking garage. Parcel A is subject to easement Inst. No. OT65332 and LT1267634. Part 4 has frontage on Playfair Drive of 32.27 m. Part 5 is a corner triangle to be conveyed to the City of Ottawa as a condition of the Site Plan Approval. The south exterior side yard that abuts Kilborn Avenue is 96.22 m in length. The north interior side yard is 83.59 m in length, a small corner that turns south for 3.21 m, and continues east for 12.70 m. There is a westerly interior side yard of 35.55 m. The total area of Part 4 and 5 or Parcel A as it will be referred to herein is 3,373.34 m², and the total area of the retained portion is 21,037.46 m². The depth for Parcel A is 35.5 m.

Parcel A Dimensions	
Front Yard (Playfair)	32.27 m
Exterior Side Yard	96.22 m
Rear Yard	35.55 m
Interior Side Yard (north)	83.59 m
Interior Side Yard (east)	3.21 m
Interior Side Yard (north east)	12.70 m
Area	3,373.34 m ²

APPLICATION FOR PARCEL B

Parcel B is intended for the "triangle" lands and the existing Building B at 1695 Playfair. Parcel B is comprised of Parts 1, 2 and 3 together with a Right-of-Way over Part 8 created in these applications, for the ingress and egress of vehicles over Part 8 and also together with an easement over Part 6 for parking for Building B in Parcel B (created by these applications).

Part 3 is subject to easement Inst. No. N627105. Parts 1, 2 and 3 are subject to Inst. No's OT65332 and LT1267634. Although Parts 1, 2 and 3 are subject to Inst. No. OT65332, Part 2 is specifically referenced in that inst. and thus a Part was created to delineate that reference. The total area of Parcel B is 8,744 m², and the total area of the retained portion is 15,666.80 m². The depth of Parcel B is 98.66 m. The following table shows the information for Parcel B.

Parcel B Dimensions	
Front Yard	53.25 m
Interior Side Yard (east)	88.10 m
Interior Side Yard (west)	133.21 m
Interior Side Yard (south)	67.65 m
Interior Side Yard (south west)	70.66 m
Rear Yard	22.26 m + 22.77 m
Total Area	8,744 m ²

APPLICATION FOR PARCEL C

Parcel C is intended for proposed Buildings C and D and includes the one level below grade parking garage. Parcel C will comprise Parts 6, 7, 8, 9 and 10. Parts 7, 8, and 9 are subject to easement Inst. No.'s OT65332 and LT1267634. Although Parts 7, 8 and 9 are subject to OT65332, Part 10 is specifically referenced in that inst. and thus a Part was created to delineate that reference. Part 6 is subject to an easement which is created by this application for the parking

of vehicles for Buildings A and B located within Parcels A and B. Part 8 is subject to a Right-of-Way also created by these applications for the ingress and egress of vehicles in favour of the remaining Parts of the Site. The total area of Parcel C is 12,294 m² and the area of the retained portion is 12,116.8 m². The depth for Parcel C is 100.7 m. The chart below provides the statistics for Parcel C.

Parcel C Dimensions	
Front Yard	56.50 m
Interior Side Yard West	100.81 m
Rear Yard	53.25 m
Interior Rear Yard West	3.68 m
Interior Rear Yard North	83.38 m
Interior Side Yard East	73.12 m
Interior Side Yard South	12.70 m
Interior Side Yard south west	3.21 m
Interior Side Yard South (2)	83.59 m
Interior Side Yard south east	35.55 m
Area	12,294 m ²

RATIONALE FOR CONSENT, SECTION 51(24) OF PLANNING ACT

In the Planning Act, 1990, a series of conditions are presented that state in the case of any subdivision of land, regard shall be had to:

- a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

The proposal consents are part of the implementation of development approvals to create new residential intensification on this site and are consistent with Section 1.1 of the Provincial Policy Statement.

- b) whether the proposed subdivision is premature or in the public interest;

The proposed consents are not premature, and follow a lengthy and detailed site plan approval.

- c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

The proposed consents conform to the City of Ottawa Official Plan.

- d) the suitability of the land for the purposes for which it is to be subdivided;

The proposed consents are suitable for the proposed residential development; the consents are for mortgage purposes.

- e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

The road and transportation system in the area of the proposed consents was the subject of a detailed Transportation Impact Study and the report has been accepted by the City of Ottawa

- f) the dimensions and shapes of the proposed lots;

The dimensions and shapes of the lots are appropriate for the proposed development of the property. These have been designed to match the future condominium boundaries.

- g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

The lands affected by these consent applications will be subject to a Site Plan Agreement and eventually condominium registrations. The consent applications have provided an easement and Right-of-Way to ensure access and parking as per the approved Site Plan.

- h) conservation of natural resources and flood control;

Conservation of natural resources and flood control have been covered in the Site Plan Approval process.

- i) the adequacy of utilities and municipal services;

The adequacy of utilities and municipal services has been confirmed in the Site Plan Approval process.

- j) the adequacy of school sites;

The adequacy of the school sites in the area has been confirmed in the Site Plan Approval process and no land is required for school purposes within the subject property.

- k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

There is no need to convey lands for public purposes, exclusive of the corner sight triangle at the corner of Playfair Drive and Kilbom Avenue.

- l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

The proposed development is a high-density residential development that represents an efficient use of land and energy resources.

m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the *City of Toronto Act, 2006*. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4).

A Site Plan Control Application has been approved for the entire site to cover the existing and proposed development. A Draft Plan of Condominium Approval for the two existing buildings has been approved and a revised Condominium approval has been filed for the proposed buildings.

The proposed consent applications do have regard to and conform to the criteria listed above, and in most cases because the impact of these consents is for mortgage purposes only, many of the above issues do not apply in this situation. There would be no negative outcomes as a result of approval of these consent applications.

SUMMARY

The approval of these applications would result in the creation of three separate parcels for mortgage purposes only. It should be noted that no minor variances are required as a result of these applications.

Please direct all correspondence to the undersigned.

Yours truly,
Lloyd Phillips & Associates Ltd.



Lloyd Phillips MCIP RPP

c.c. Mr. Steve Gordon, Regional Group of Companies
Ms. Elizabeth Maiden, Soloway Wright LLP
Mr. Ian Watson, Annis O'Sullivan Vollebakk Ltd.