



**DRAFT PLAN OF CONDOMINIUM APPROVAL APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW, WEST**

Site Location: 585 Bobolink Ridge (Phase 1)

Legal Description of Lands: Plan 4R-36285 Parts 39-72, 74-75, and 78-79 (Part of Block 343, Plan 4M-1619)

File No.: D07-04-23-0002

Date of Application: February 22, 2023

This application submitted by Peter Hume, HP Urban Inc. on behalf of Tamarack (Fernbank) Corporation is recommended for DRAFT APPROVAL, subject to the conditions, as attached.

June 25, 2025

Date

Kersten Nitsche, MCIP RPP
Manager (A), Development Review W
Planning, Development and Building
Services Department

Attach(s):

1. Conditions of Draft Approval
2. Draft Plan of Condominium
3. Plan 4R-26285



DRAFT PLAN OF CONDOMINIUM APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-04-23-0002

SITE LOCATION

585 Bobolink Ridge, and as shown on Document 1.

The site is located within Phase 1 of CRT Development Inc.'s Westwood subdivision, at the northwest corner of Bobolink Ridge and Robert Grant Avenue. The subject site is legally described as part of Block 343 on Plan 4M-1619.

This approval pertains to Phase 1 of the development, which includes Parts 39–72, 74–75, and 78-79 as shown on Plan 4R-36285.

SYNOPSIS OF APPLICATION

The entire condominium development consists of a total of eight blocks of three-storey back-to-back townhouses with a total of 72 units, seventy-two resident parking spaces and eight visitor spaces. The purpose of the application is to establish a Common Elements Plan of Condominium for Phase 1, which consists of 34 units that will be accessed by a private way known as Rawah Private. Thirty-two resident parking spaces and five visitor parking spaces are proposed at-grade to serve Phase 1. The condominium would consist of the private roads, visitor parking, landscaping within common areas and municipal services and utilities.

The development is planned to proceed in phases due to the construction schedule and additional stormwater management requirements, which apply only to Phase 2. As the Condominium Act does not allow phasing within Common Elements Condominiums, this application proposes to establish a condominium solely for Phase 1. A separate Common Elements Condominium will be created for Phase 2 once it is ready for construction.

Site Plan Control approval (D07-12-21-0130) was provided on January 25, 2023.

Residential Units and Types

Dwelling Type	Number of Units
Townhouse	34



Related Applications

The following applications are related to this proposed development:

- Plan of Subdivision – D07-16-15-0012
- Site Plan Control – D07-12-21-0130
- Part Lot Control – D07-08-25-0008
- Plan of Condominium – D07-04-25-0007

DECISION AND ANALYSIS

It is recommended that the application be approved.

This condominium approval is to respect all the conditions as a result of Site Plan Control File No. # D07-12-12-0130.

The subject application has been examined pursuant to the provisions of the Official Plan and Section 9 of the *Condominium Act* and this examination has revealed that the application, subject to the conditions submitted herewith, is compliant.

The draft conditions of approval are supported by the Applicant and the Ward Councillor of the ward in which the application is located.

The proposed development does not require an expenditure of municipal funds over and above those funds recovered by development charges or for which an allocation has been made in a Council approved budget.

CONSULTATION DETAILS

Councillor Glen Gower has concurred with the proposed conditions of Draft Approval.

Public Comments

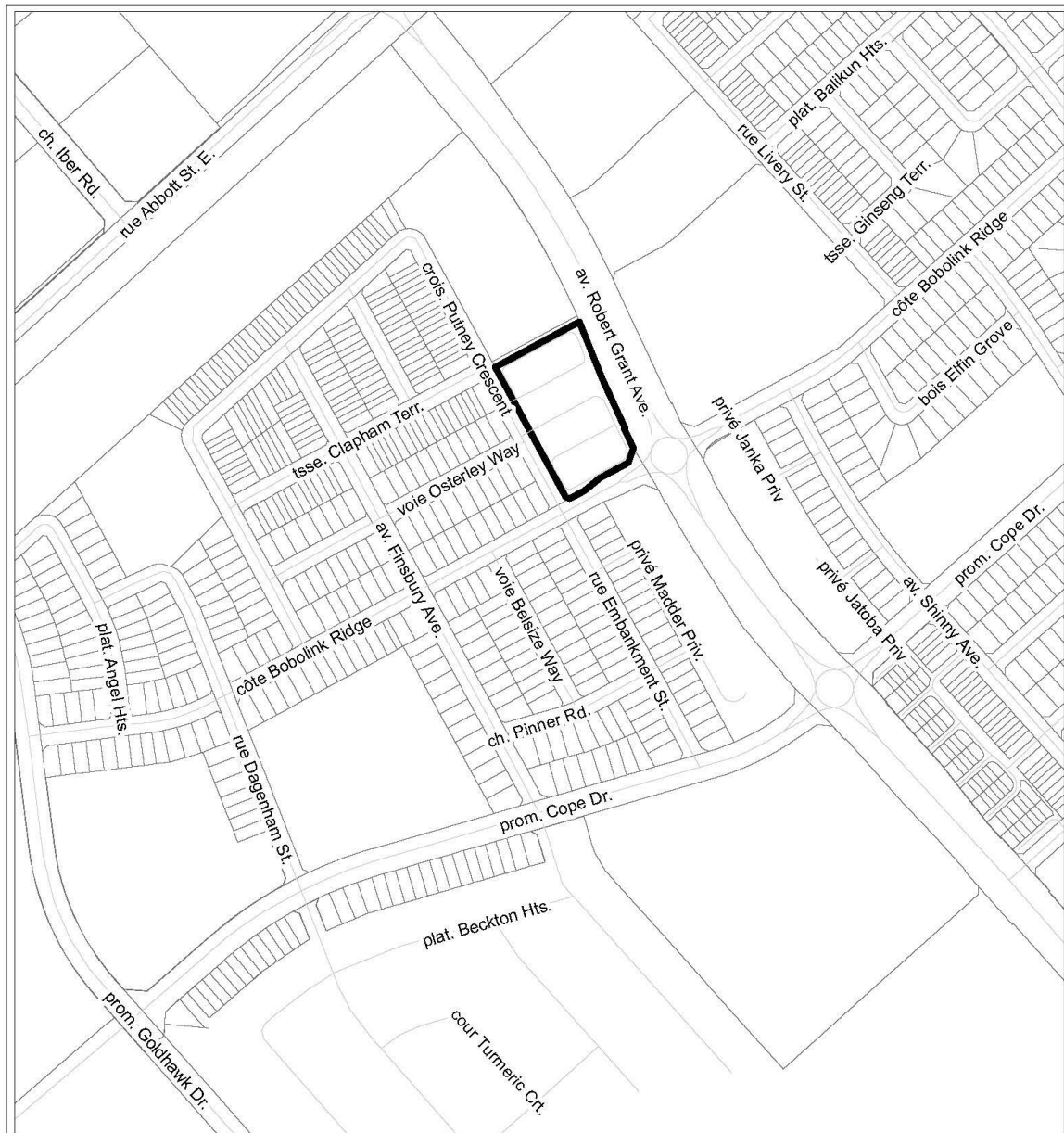
This application was subject to the Public Notification and Consultation Policy.

APPLICATION PROCESS TIMELINE STATUS

This Plan of Condominium application was processed by the “On Time Decision Date” established for the processing of an application that has Manager Delegated Authority.

Contact: Samantha Gatchene Tel: 613-580-2424, ext. 25478 or e-mail: Samantha.Gatchene@ottawa.ca

Document 1 – Location Map



D07-04-23-0002

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REVISION / RÉVISION - 2023 / 02 / 23

LOCATION MAP / PLAN DE LOCALISATION
CONDOMINIUM PLAN / PLAN DE COPROPRIÉTÉ



585 côte Bobolink Ridge

