



**SITE PLAN CONTROL APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW, SOUTH**

Site Location: 2 Via Modugno Place

File No.: D07-12-19-0174

Date of Application: October 18, 2019

This SITE PLAN CONTROL application submitted by Christian Campanale, on behalf of Campanale Homes, is APPROVED as shown on the following plan(s):

1. **SPC - Elevations**, 2 Via Modugno Place, SP-2, prepared by Paula Cooper Architect, dated Oct 2019, Revision 2, dated July 6, 2020.
2. **SPC – Elevations (Waste Enclosure)**, 2 Via Modugno Place, SP-3, prepared by Paula Cooper Architect, dated Oct 2019, Revision 8, dated Aug 6, 2020.
3. **SPC – Landscape Plan**, 2 Via Modugno Place, L-1, prepared by Thakar Associates, dated Aug 28, 2019, Revision 7, dated Aug 6, 2020.
4. **Site Plan**, 2 Via Modugno Place, SP-1, prepared by Paula Cooper Architect, dated 2020-01-15, Revision 12, dated 21-08-24.
5. **Existing Conditions**, Drawing No. EX-1, Sheet 1 of 6, prepared by Stantec Consultants Ltd., Project No. 160401500, dated 19.09.12, Revision 4, dated 20.10.16.
6. **Site Servicing Plan**, Drawing No. SSP-1, Sheet 2 of 6, prepared by Stantec Consultants Ltd., Project No. 160401500, dated 19.09.12, Revision 4, dated 20.10.16.
7. **Grading Plan**, Drawing No. GP-1, Sheet 3 of 6, prepared by Stantec Consultants Ltd., Project No. 160401500, dated 19.09.12, Revision 4, dated 20.10.16.
8. **Erosion Control Plan & Detail Sheet**, Drawing No. ECDS-1, Sheet 4 of 6, prepared by Stantec Consultants Ltd., Project No. 160401500, dated 19.09.12, Revision 4, dated 20.10.16.

9. **Storm Drainage Plan**, Drawing No. SD-1, Sheet 5 of 6, prepared by Stantec Consultants Ltd., Project No. 160401500, dated 19.09.12, Revision 4, dated 20.10.16.
10. **Sanitary Drainage Plan**, Drawing No. SA-1, Sheet 6 of 6, prepared by Stantec Consultants Ltd., Project No. 160401500, dated 19.09.12, Revision 4, dated 20.10.16.

And as detailed in the following report(s):

1. Longfields Campanale Block 14 (Phase 2) **Servicing Report**, prepared by Stantec Consultants Ltd., Project No. 160401500, dated September 12, 2019, Revised dated September 11, 2020.
2. **Supplemental Geotechnical Investigation** – Proposed Residential Development, Longfields Drive, Ottawa, ON, prepared by Paterson Group Inc., Report # PG2119-2, dated March 11, 2013.
3. **Geotechnical Desktop Review** – 2 Via Modugno – Block 14, Ottawa, ON, prepared by Paterson Group Inc., File # PG2119- MEMO.17, Rev 1, dated October 28, 2019.
4. **Geotechnical Design Summary Details** – 2 Via Modugno – Block 14, Longfields Drive - Ottawa, ON, prepared by Paterson Group Inc., File # PG2119- MEMO.18, dated March 11, 2020.
5. **Geotechnical Response to City Comments** – 2 Via Modugno – Block 14, Longfields Drive - Ottawa, ON, prepared by Paterson Group Inc., File # PG2119- MEMO.19, dated March 11, 2020.

And subject to the following Requirements, General and Special Conditions:

Requirements

General Conditions

1. The Owner shall enter into a standard site development agreement consisting of the following conditions. In the event the Owner fails to enter into such agreement within one year, this approval shall lapse.

2. Permits

The Owner shall obtain such permits as may be required from Municipal or Provincial authorities and shall file copies thereof with the General Manager, Planning, Infrastructure and Economic Development Department.

3. Barrier Curbs

The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the approved drawings of a design professional, such drawings to be approved by the General Manager, Planning, Infrastructure and Economic Development Department.

4. Reinstatement of City Property

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.

5. Water Supply for Fire Fighting

The Owner shall provide adequate water supply for fire fighting for every building. Water supplies may be provided from a public water works system, automatic fire pumps, pressure tanks or gravity tanks.

6. Construction Fencing

The Owner acknowledges and agrees to install construction fencing, at its expense, in such a location as may be determined by the General Manager, Planning, Infrastructure and Economic Development Department.

7. Snow Storage

Any portion of the lands which is intended to be used for snow storage shall be shown on the approved Site Plan or as otherwise approved by the General Manager, Planning, Infrastructure and Economic Development Department. The grading and drainage patterns and/or servicing of the site shall not be compromised by the storage of snow. Snow storage areas shall be setback from property lines, foundations, fencing or landscaping a minimum of 1.5 metres. Snow storage areas shall not occupy driveways, aisles, required parking spaces or any portion of a road allowance.

8. Exterior Lighting

All exterior lighting proposed for the subject lands shall be installed only in the locations and in accordance with specifications shown on the approved plans referenced herein unless otherwise approved in writing by the General Manager, Planning, Infrastructure and Economic Development Department. Sharp cut-off fixtures or in exceptional circumstances only, an alternative fixture design approved by the General Manager, Planning, Infrastructure and Economic Development Department, shall be used to minimize possible lighting glare onto adjacent properties. It is noted that exterior lighting includes exterior building lighting.

9. Extend Internal Walkway

The Owner, if necessary, shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the

Owner, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

10. Completion of Works

The Owner acknowledges and agrees that no new building will be occupied on the lands until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Infrastructure and Economic Development, including the installation of municipal numbering provided in a permanent location visible during both day and night and the installation of any street name sign on relevant streets. Notwithstanding the non-completion of the foregoing Works, occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Infrastructure and Economic Development, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Infrastructure and Economic Development for such occupancy in writing.

11. Development Charges

The Owner shall pay development charges to the City in accordance with the by laws of the City.

E. Special Conditions for Site Plan Approval

1. Permanent Features

No permanent features will be permitted above and below-grade within the widened right-of-way or corner triangle, including commercial signage.

2. Transportation Analysis/Transportation Brief

The Owner has undertaken a Transportation Brief and an Addendum for this site, which Brief and Addendum are referenced in Schedule "E" herein, to determine the infrastructure and programs needed to mitigate the impact of the proposed development on the local transportation network and to establish the site design features needed to support system-wide transportation objectives. The Owner shall ensure that the recommendations of the Transportation Brief, and Addendum, are fully implemented, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

3. Permanent Encroachment Agreement

The Owner acknowledges and agrees to enter into a permanent Encroachment Agreement to permit the encroachment of the canopies (aerial encroachments) to be constructed within the City's Via Campanale Avenue and Via Modugno Place right-of-way. The Owner shall, at its expense, provide a reference plan for registration, indicating the approved encroachments, and the Owner shall submit the draft reference plan to the City's Surveyor for review and approval prior to its deposit in the Land

Registry Office. The Owner further acknowledges and agrees that the cost of preparation and registration of the Encroachment Agreement will be borne by the Owner.

4. Letter of Tolerance – Right-of-Way

The Owner shall, within two (2) weeks of Site Plan Control Approval, file with the General Manager, Planning, Infrastructure and Economic Development a copy of the letter of tolerance issued by the Right-of-Way Unit for the encroachment of the canopies (aerial encroachments) to be constructed within the City's Via Campanale Avenue and Via Modugno Place right-of-way, as shown on the approved Landscape Plan, referenced in Schedule "E" herein.

5. Certification Letter for Noise Control Measures

(a) The Owner acknowledges and agrees that upon completion of the development and prior to occupancy and/or final building inspection, it shall retain a Professional Engineer, licensed in the Province of Ontario with expertise in the subject of acoustics related to land use planning, to visit the lands, inspect the installed noise control measures and satisfy himself that the installed recommended interior noise control measures comply with the measures in the Noise Impact Assessment Study referenced in Schedule "E" hereto, as approved by the City and/or the approval agencies and authorities (The Ministry of the Environment, Conservation and Parks) or noise thresholds identified in the City's Environmental Noise Control Guidelines. The Professional Engineer shall prepare a letter to the General Manager, Planning, Infrastructure and Economic Development (the "Certification Letter") stating that he certifies acoustical compliance with all requirements of the applicable conditions in this Agreement, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

(b) The Certification Letter shall be unconditional and shall address all requirements as well as all relevant information relating to the development, including project name, lot numbers, building identification, drawing numbers, noise study report number, dates of relevant documents and in particular reference to the documents used for the building permits and site grading applications. The Certification Letter(s) shall bear the certification stamp of a Professional Engineer, licensed in the Province of Ontario, and shall be signed by said Professional Engineer, and shall be based on the following matters:

- (i) Actual site visits, inspection, testing and actual sound level readings at the receptors;
- (ii) Previously approved Detailed Noise Control Studies, Site Plan and relevant approved Certification Letters (C of A) or Noise thresholds of the City's Environmental Noise Control Guidelines; and
- (iii) Non-conditional final approval for release for occupancy.

(c) All of the information required in subsections (a) and (b) above shall be submitted to the General Manager, Planning, Infrastructure and Economic Development, and shall be to his satisfaction.

6. Notice on Title – Noise Control Attenuation Measures

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

Increasing Roadway Traffic

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that despite the inclusion of noise control features in this development and within building units, noise levels from increasing roadway/rail/air traffic may be of concern, occasionally interfering with some activities of the dwelling occupants as the outdoor sound level exceeds the City of Ottawa’s and the Ministry of the Environment, Conservation and Parks’ noise criteria.”

Forced Air Heating System and Ducting

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that this dwelling unit has been fitted with a forced air heating system and the ducting, etc. was sized to accommodate central air conditioning. Installation of central air conditioning by the Purchaser/Lessee will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa’s and the Ministry of the Environment, Conservation and Parks’ noise criteria.”

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges and agrees it shall identify the location and install any outdoor air conditioning device(s) so as to comply with the noise criteria of the Ministry of the Environment, Conservation and Parks’ Publication NPC-216 entitled Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices, dated September 1994, as amended, in order to minimize the noise impacts both on and off the immediate vicinity of the subject lands.”

Airport Noise

“Purchasers/building occupants are forewarned that this property/dwelling unit is located in a noise sensitive area due to its proximity to Ottawa Macdonald-Cartier International Airport.

In order to reduce the impact of aircraft noise in the indoor spaces, the unit has been designed and built to meet provincial standards for noise control by the use of components and building systems that provide sound attenuation. In addition to the building components (i.e. walls, windows, doors, ceiling-roof), since the benefit of sound attenuation is lost when windows or doors are left open, this unit has been fitted with a forced air heating system, all components of which are sized to accommodate the future installation of central air conditioning-by the owner/occupant.

Despite the inclusion of noise control features within the dwelling unit, noise due to aircraft operations may continue to interfere with some indoor activities and with outdoor

activities, particularly during the summer months. The purchaser/building occupant is further advised that the Airport is open and operates 24 hours a day, and that changes to operations or expansion of the airport facilities, including the construction of new runways, may affect the living environment of the residents of this property/area.

The Ottawa Macdonald-Cartier International Airport Authority, its acoustical consultants and the City of Ottawa are not responsible if, regardless of the implementation of noise control features, the purchaser/occupant of this dwelling finds that the indoor and/or outdoor noise levels due to aircraft operations are offensive.”

Railway Noise

Via Rail Canada or their assigns or successors in interest have rights of way within 300m of the land subject hereof. There may be alteration to or expansion of the railway facilities on such rights of way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwellings. The railways will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights of way”

Ending Paragraph

“The Purchaser/Lessee covenants with the Vendor/Lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale, and lease agreements for the lands described herein, which covenant shall run with the said lands.”

7. Requirement for a Grease Trap

In accordance with the City’s Sewer Use By-law, being By-law No. 2003-514, as amended, the Owner acknowledges and agrees to install a grease trap on the internal sanitary plumbing system when a restaurant is established on the lands.

8. Asphalt Overlay

Due to the number of road cut permits required to service this development, the Owner shall install an asphalt overlay over the total area of the public driving surface of Via Campanale Ave, fronting the subject lands, as shown on the approved Grading Plan, referenced in Schedule “E” hereto. The overlay shall be carried out to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department. The Owner acknowledges and agrees that all costs are to be borne by the Owner.

9. Private Approach Detail

The Owner acknowledges and agrees that all private approaches serving the proposed development shall be designed and constructed, at the sole expense of the Owner, in accordance with the City’s “Curb Return Entrances Curb Return at a Private Entrance”

Plan, Drawing No. SC7.1, dated March 2007 and revised March 2017, and the Owner shall comply with the City's Private Approach By-law, being No. 2003-447, as amended.

10. Roof Drains and Spill Scuppers

The Owner acknowledges and agrees to provide a sealed memo that confirms the new roof will be designed with flow control drains to meet the Stormwater Management objectives with roof spill scuppers and in accordance with the requirements of clause 7.4.10.4 of the 2012 Ontario Building code prior to site plan approval.

11. Geotechnical Investigation

The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, licensed in the Province of Ontario, to ensure that the recommendations of the Geotechnical Investigation and Memos, referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Infrastructure and Economic Development Department with confirmation issued by the geotechnical engineer that the Owner has complied with all recommendations and provisions of the Report, prior to construction of the foundation and at the completion of the Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

12. Waste and Recycling Collection, Residential Units

The Owner acknowledges and agrees that the City will provide waste collection and cart (and/or container) recycling collection for the residential units. The Owner shall provide an adequate storage room or space for waste containers and recycling carts (and/or containers). The Owner acknowledges and agrees that it is recommended that the containers and carts be placed on a concrete floor. The Owner shall provide an adequate constructed road access to the waste/recycling storage room or area suitable for waste/recycling vehicles as direct access to the containers and carts is required. The Owner acknowledges and agrees that any additional services (i.e. winching of containers) may result in extra charges.

13. Waste and Recycling Collection, Non-Residential/Commercial Units

The Owner acknowledges and agrees that waste collection and recycling collection will not be provided by the City and it shall make appropriate arrangements with a private contractor for waste collection and recycling collection at the Owner's sole expense. The Owner shall consult a private contractor regarding any access requirements for waste and/or recycling collection.

14. Water Plant and Leak Survey

The Owner acknowledges and agrees that the Water Plant and sewer service within the lands is a private system, including Private Services and sewer services and appurtenances, and the Owner acknowledges and agrees that it is responsible for the operation, maintenance and/or replacement, in perpetuity, of the Private Services and sewer system, including the Private Watermains, private hydrants, private sanitary and storm sewer infrastructure (collectively the "private system") which are located on the

lands and that the Owner will retain copies of all the associated Work and maintenance contracts, and make said contracts available for inspection upon demand by the City.

Further, the Owner acknowledges and agrees to have a Professional Engineer, licensed in the Province of Ontario, conduct regular inspections of the water system and sewer system, which includes a leak detection survey at least every five (5) years and a video of the sanitary sewer system to check for major water infiltration into the private system. Copies of the inspection reports and videos shall be provided to the General Manager, Public Works and Environmental

Services and Fire Services. The Owner further acknowledges and agrees that as part of the Owner's ongoing maintenance responsibility for the private system, repairs to the system must be completed immediately to correct any deficiencies which contribute to water loss or leakage of infiltration within the private system. Any deficiencies shall be immediately reported to the City. The Owner acknowledges and agrees to notify the General Manager, Public Works and Environmental Services when such repairs have been completed.

15. Site Lighting Certificate

The Owner acknowledges and agrees that, upon completion of the lighting Works and prior to the City releasing any associated securities, the Owner shall provide certification satisfactory to the General Manager, Planning, Infrastructure and Economic Development Department, from a Professional Engineer, licensed in the Province of Ontario, that the site lighting has been constructed in accordance with the Owner's approved design plan.

16. Inlet Control Devices (ICDs)

The Owner acknowledges and agrees to install and maintain in good working order the required both roof top and in ground stormwater inlet control devices, as recommended in the approved Site Servicing and Stormwater Management Reports, prepared by Stantec Consultants Ltd." referenced in Schedule "E" herein. The Owner further acknowledges and agrees it shall assume all maintenance and replacement responsibilities in perpetuity. The Owner shall keep all records of inspection and maintenance in perpetuity, and shall provide said records to the City upon its request.

17. Professional Engineering Inspection

The Owner shall have competent Professional Engineering inspection personnel on-site during the period of construction, to supervise the Works, and the General Manager, Planning, Infrastructure and Economic Development Department, shall have the right at all times to inspect the installation of the Works. The Owner acknowledges and agrees that should it be found in the sole opinion of the General

Manager, Planning, Infrastructure and Economic Development Department, that such personnel are not on-site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with the approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Infrastructure and Economic Development Department, may order

all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

18. Stormwater Works Certification

Upon completion of all stormwater management Works, the Owner acknowledges and agrees to retain the services of a Professional Engineer, licensed in the Province of Ontario, to ensure that all measures have been implemented in conformity with the approved Plans and Reports, referenced in Schedule "E" herein. The Owner further acknowledges and agrees to provide the General Manager, Planning, Infrastructure and Economic Development Department with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming that all recommendations and provisions have been implemented in accordance with the approved Plans and Reports referenced in Schedule "E" herein

19. Number of Units and Bedrooms

The Owner acknowledges that this Site Plan approval is for a mixed-use development for approx. 14,653 GSF of commercial and a total of 28 units (12 3-bedroom units and 16 2-bedrooms). The Owner acknowledges that should the number of bedrooms in any of the units be changed after this site plan approval, additional review and approval of the site plan may be required.

20. Exterior Elevations Drawings

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Elevations Plans, referenced in Schedule "E" herein. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved Elevations Plans shall be filed with the General Manager, Planning, Infrastructure and Economic Development and agreed to by both the Owner and the City prior to the implementation of such changes. No amendment to this Agreement shall be required.

21. Snow Storage – no interference with servicing

The Owner acknowledges and agrees that snow will be removed from site.

22. New Trees

All trees to be planted in the City Right-of-Way shall be done so in Silva Cells or technological equivalent, to the satisfaction of the General Manager of the Planning, Infrastructure and Economic Development Department.

23. Installation of Signs on Private Property

The Owner acknowledges and agrees it shall obtain approval from the Chief Building Official, Building Code Services prior to installation of any signs on the subject lands. The Owner further acknowledges and agrees that any such signs shall be installed in a location to the satisfaction of the Chief Building Official, Building Code Services and the

General Manager, Planning, Infrastructure and Economic Development, and in accordance with the City's Permanent Signs on Private Property By-law No. 2016-326, as amended.

24. Bell Canada:

The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.

25. Enbridge/Ottawa Hydro:

No Conditions were provided. Standard conditions will be used.

26. Canada Post:

No conditions are required as an existing Community Mail Box will be used for the new development.

27. School Accommodation - OCDSB

(a) The Owner acknowledges and agrees to inform prospective purchasers that school accommodation pressures exist in the Ottawa-Carleton District School Board schools designated to serve this development, which are currently being addressed by the utilization of portable classrooms and/or by directing students to schools outside their community.

(b) The Owner acknowledges and agrees that a notice-on-title respecting school accommodation concerns, as contained in Clause ___ hereinafter, shall be registered on title to the subject lands, at the Owner's expense, and a warning clause shall be included in all agreements of purchase and sale and lease agreements.

Notice on Title - School Accommodation

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

"The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that the Ottawa-Carleton District School Board has pupil accommodation concerns for this dwelling unit. The Purchaser/Lessee agrees to inform prospective purchasers or tenants in all subsequent agreements of purchase and sale and lease agreements that school accommodation pressures exist in the Ottawa-Carleton District School Board, which are currently being addressed by the utilization of portable classrooms and/or by directing students to school outside their community."

“The Purchaser/Lessee covenants with the Vendor/Lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale, and lease agreements for the lands described herein, which covenant shall run with the said lands.”

November 26, 2020

Date



Lily Xu
Manager, Development Review, South
Planning, Infrastructure and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-19-0174

SITE LOCATION

2 Via Modugno Place, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The site is currently vacant, is level and does not contain any substantial vegetation.

An existing four-storey mixed-use building, “The Station”, and associated parking lot abuts the southern portion of the site and fronts onto Longfields Drive. On the opposite side of Via Modugno Place is a one-storey commercial building and associated parking lot that was recently constructed. Just north of the site, on the north side of Campanale Avenue, is the Longfields Transitway. Stacked, back-to-back residential dwellings are to the west of the site.

The proposal, for an “L-shaped” building with frontage along Via Modugno Place and along the northern portion of Via Campanale Avenue is for a three-storey mixed-use building with commercial on the ground floor and 12-residential units above along Via Modugno Place which wraps around the corner and transforms into 16 back-to-back townhomes, 3.5-storeys in height along the northern Via Campanale frontage. Access, to the surface parking lot for 56 vehicles and 23 bicycles is from all three road segments. The amenity space is located in private balconies and within a communal area in the parking lot. Garbage is proposed to be contained within a garbage enclosure in the parking lot. The enclosure will be constructed from concrete, cement board, masonry veneer etc. to match the quality and design of the main building.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is in keeping with the General Urban polices in the Official Plan which permit a wide range of uses.
- The proposal is in keeping with the Zoning Bylaw for MC[1646] zone, however, the rear yard setback provision requires some explanation. The rear yard setback for the zone is 6.0 metres. Based on the configuration of the site, the rear yard is Via Modugno Place (also known as Street 18 in the plan of subdivision). The wording in the Zoning By-law, clearly specified that the setback along Street 18 should be 0m – but then also further defined this as being a front yard. Since the

proposal is providing a 0m setback along Street 18/Via Modugno Place and since the terminology from when the bylaw was written (from the City of Nepean) defined all setbacks that abutted a street as being a front yard, the proposal complies. This clarification is being brought forward as an upcoming Omnibus Zoning Amendment, File D02-02-20-0073.

- The conditions of approval are standard for this type of development.
- Tree protection conditions are not required, as there are no trees on the development site nor on abutting lands.
- Cash-in-lieu of parkland is not required for this development since it was taken during the subdivision stage.
- The proposal represents good site design and good planning and is providing an interesting new form of development.

CONSULTATION DETAILS

Councillor's Concurrence

Councillor Jan Harder is aware of Staff's recommendation. Councillor has concurred with the proposed conditions of approval.

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. There was no public comment received online.

Technical Agency/Public Body Comments

The technical comments received were standard and were provided to the Applicant during the processing of the application.




APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority due to delays receiving and reviewing submissions.

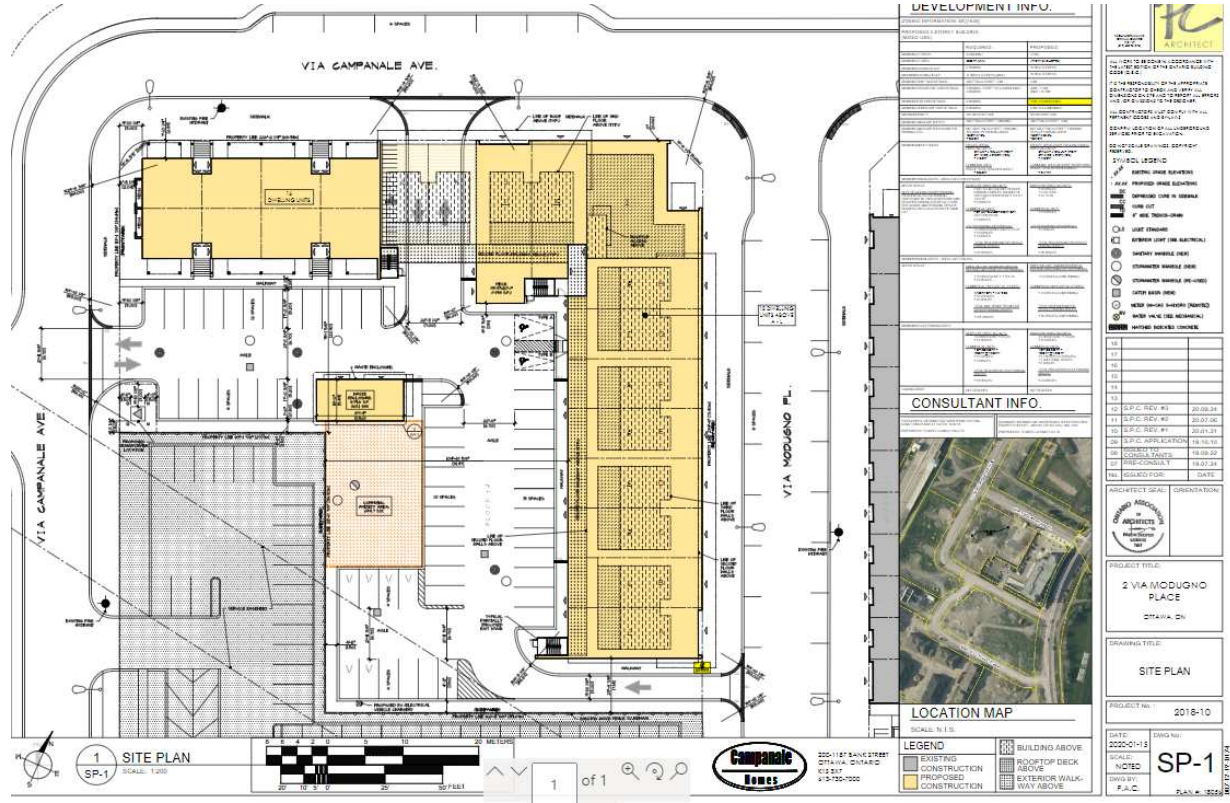
Contact: Tracey Scaramozzino Tel: 613-580-2424, ext. 12545, fax 613-580-2576 or e-mail: tracey.scaramozzino@ottawa.ca

Document 1 – Location Map

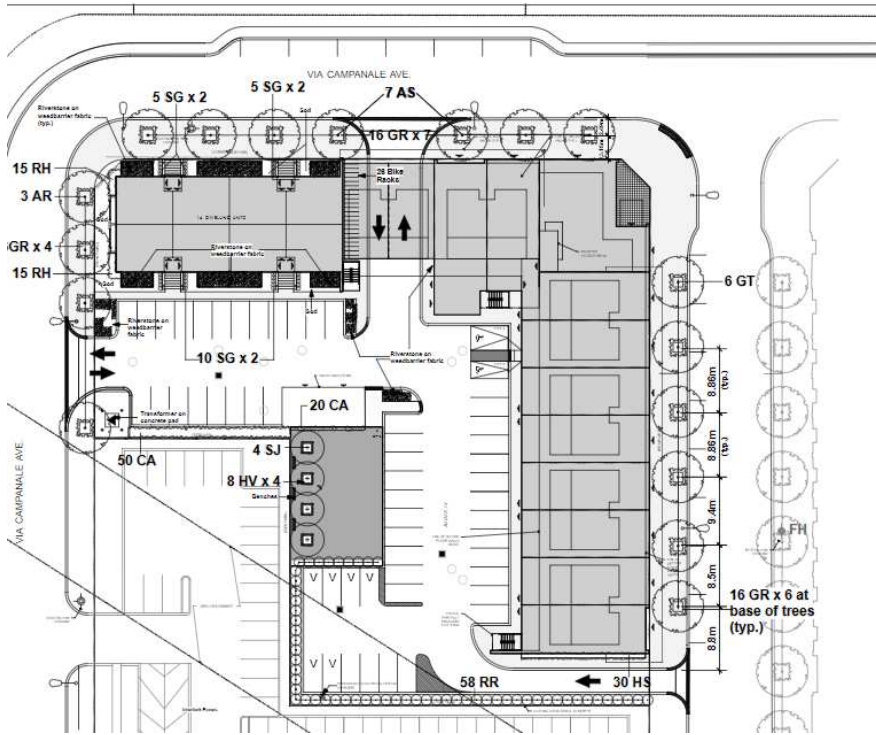


		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-19-0174	19-1233-B	 2 place Via Modugno Pl.	
I:\CO\2019\SiteViaModugno_2			
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REVISION / RÉVISION - 2019 / 10 / 30			

Document 2 – Site Plan



Document 3 – Landscape Plan



KEY	NO.	BOTANIC NAME	ENGLISH NAME
AS	7	Acer saccharum	Sugar Maple
AR	4	Acer rubrum	Red Maple
GT	6	Galearia triacanthus Sunburst	Sunburst Honeylocust
SJ	4	Syringa americana Ivory Silk	Ivory Silk Tree Lilac
SG	40	Sorbus odorous	Odorous Sorus
RR	58	Rosa rugosa	Explorer Rose
RH	45	Rubecckia hirta Indian Summer	Indian Summer Rubecckia
GR	272	Garanium Roseum	Rosegaranium
CA	70	Calamagrostis australis Xan Foerster	Feather Reed Grass
HS	30	Hemerocallis Hyperion	Hyperion Daylily
HV	32	Hosta variegata	Variiegated Hosta



NOTE:

- Landscape Contractor must advise Project Landscape commencement of work, and obtain approval for planting.
- Landscape Contractor must keep up-to-date record of a site furniture placement.
- Landscape Contractor should adhere closely to organic optimum planting, spacing and display of plantings.
- Landscape Contractor to use discretion and judgement shape and branch growth orientate as specified on this draw.
- Wind breaks and burlap used to hold the root ball and of the planting of the stock, burlap planted too deep or too i at the time of the 11 inspection regardless of the length of
- All deciduous erect trees to be planted 0.6 m away from continuous fence to be planted on private property and set by right triangle.
- Locations and configurations of driveway and unit foot
- Adjust tree locations on site in accordance with utility
- Before installing, carefully correct locations of plant in quantities and other minimum quantities refer to this as
- Final locations of trees to be adjusted in accordance w

