



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

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Site Location: 2128 Trim Road

File No.: D07-12-20-0095

Date of Application: July 8, 2020

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This SITE PLAN CONTROL application submitted by Regional Group, on behalf of Provence Orleans Realty Investments Inc., is APPROVED as shown on the following plan(s):

1. **Site Plan, Block 126**, Drawing 120057-SP, prepared by Novatech Engineering Ltd., revision 8 dated May 17, 2021
2. **General Plan of Services, GP**, prepared by Novatech Engineering Ltd., revision 8 dated May 14, 2021
3. **Grading Plan, GR**, prepared by Novatech Engineering Ltd., revision 8 dated May 14, 2021
4. **Removals & Erosion Sediment Control Plan, ESC**, prepared by Novatech Engineering Ltd., revision 7 dated May 14, 2021
5. **Storm Drainage Area Plan, STM**, prepared by Novatech Engineering Ltd., revision 7 dated May 14, 2021
6. **Landscape Plan and Tree Conservation Report**, Drawing 120057-L, Provence Orleans Subdivision Block 126, prepared by Novatech Engineering Ltd., revision 6 dated April 27, 2021
7. **Building Elevations, EQ Homes, City Town Provence (1 & 2)**, dated July 8, 2020.
8. **Composite Utility Plan**, Provence Orleans – 2128 Trim Road (Block 126), prepared by Novatech Engineering Ltd., revision 2 dated April 23, 2021.

And as detailed in the following report(s):

1. **Servicing Design Brief**, prepared by Novatech Engineering Ltd., dated May 14, 2021
2. **Geotechnical Investigation – Proposed Provence City Towns Block**, prepared by Paterson Group, Project # PG4278-3, dated March 30, 2021
3. **Noise Impact Assessment, Provence Orleans, 2128 Trim Road (Block 126)**, prepared by Novatech, dated June 29, 2020.

4. **Stage 1 Archaeological Assessment**, Legault Lands Development – Trim Road, prepared by Paterson Group, dated March 15, 2018.
5. **Stage 2 Archaeological Assessment**, Legault Lands Development – Trim Road, prepared by Paterson Group, dated June 20, 2018.
6. **Ministry of Tourism, Culture and Sport letter** confirming that the Archaeological Reports have been entered into the Ontario Public Register, dated September 5, 2018.
7. **Planning Rationale & Design Brief**, Provence Orleans 2128 Trim Road (Block 126), prepared by Novatech, Revision 2 dated September 25, 2020.
8. **Phase I Environmental Site Assessment**, Trim Road and Portobello Boulevard, prepared by Paterson Group, dated January 20, 2018.

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

## **General Conditions**

### **1. Execution of Agreement Within One Year**

The Owner shall enter into this Site Plan Control Agreement, including all standard and special conditions, financial and otherwise, as required by the City. In the event that the Owner fails to sign this Agreement and complete the conditions to be satisfied prior to the signing of this Agreement within one (1) year of Site Plan approval, the 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.

### **3. Snow Storage**

The Owner acknowledges and agrees that any portion of the subject lands which is intended to be used for permanent or temporary snow storage shall be as shown on the approved site plan or as otherwise approved by the General Manager, Planning, Infrastructure and Economic Development Department and shall not interfere with approved grading and drainage patterns or servicing. 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, fire routes, aisles, required parking spaces or any portion of a road allowance.

### **4. Sanitary Discharge**

The Owner acknowledges and agrees that while under construction, any water discharged to the sanitary sewer due to dewatering shall meet the requirements of the City of Ottawa Sewer Use By-law.

### **5. Reinstatement of City Property**

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

**6. Water Supply for Fire Fighting**

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

**7. 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.

**8. Extend Internal Walkway**

The Owner 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.

**9. 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.

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, the Owner shall give notice to the City of a proposed conveyance of title to any building at least thirty (30) days prior to any such conveyance. No conveyance of title to any building shall be effective unless the Owner has complied with this provision.

Nothing in this clause shall be construed as prohibiting or preventing the approval of a consent for severance and conveyance for the purposes of obtaining financing.

**Special Conditions**

**10. Maintenance and Liability Agreement**

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement with the City, for all plant and landscaping material (except municipal trees), decorative paving and street furnishings placed in the City's right-of-way along du Ventoux Avenue and/or Trim Road in accordance with City Specifications, and the Maintenance and Liability Agreement shall be registered on title, at the Owner's expense, immediately after the registration of this Agreement. The Owner shall assume all maintenance and replacement responsibilities in perpetuity.

**11. Water Plant**

The Owner acknowledges and agrees that the water plant within the lands is a private watermain. The Owner further acknowledges and agrees that the private watermain and appurtenances thereto are to be maintained by the Owner at its own expense, in perpetuity. The Owner performing maintenance on critical infrastructure, such as private watermains and private fire hydrants, shall maintain adequate records as proof of having done so in accordance with applicable regulations, and that the records shall be retained for review by the City and or the Ottawa Fire Services when requested.

**12. Dewatering**

The Owner acknowledges and agrees that if dewatering is required in excess of 50,000 litres per day on site for approved works that they shall apply to the MECP for a dewatering activity discharge approval. Furthermore, all cost shall be borne by the Owner.

**13. City Blanket Easement**

The Owner shall grant to the City a Blanket Easement over the lands, save and except that part of the said lands occupied by the building, with the right and licence of free, uninterrupted, unimpeded and unobstructed access to the City, its servants, agents, contractors, and sub-contractors, to enter on and to pass at any and all times, on, over, along and upon the Lands with or without vehicles, supplies, machinery and equipment for all purposes necessary or convenient to construct, maintain, repair and replace the Watermains, Service Posts and fire hydrants at the Owner's expense. The Owner acknowledges and agrees that notwithstanding the rights granted to the City under the grant of easement, the Owner remains responsible at all times for the maintenance, inspection, alteration, repair, replacement and reconstruction of the utility in the said lands during their term of use.

**14. Storm Sewers**

The Owner acknowledges and agrees that any new storm sewers to be installed as part of this development shall not be connected to the City's existing storm sewer system until such time as either:

- a. a certificate of conformance and As-built Drawings have been received from a Professional Engineer, licensed in the Province of Ontario, certifying that all required inlet control devices have been properly installed to City Standards or Specifications, and that the storm sewer

system has been installed in accordance with the approved engineering drawings for site development and City Sewer Design Guidelines. The inlet control devices shall be free of any debris; or

- b. a flow limiting orifice plate, designed by a Professional Engineer licensed in the Province of Ontario and to the satisfaction of the City, has been installed at the storm water outlet prior to connecting any upstream storm sewers. Such orifice plate shall not be removed until subsection (a) above has been satisfied and approved by the General Manager, Planning, Infrastructure and Economic Development.

#### **15. Lighting Certificate**

a. The Owner acknowledges and agrees, prior to the issuance of a building permit, to provide the City with a certificate from an acceptable professional engineer, licensed in the Province of Ontario, which certificate shall state that the exterior site lighting has been designed to meet the following criteria:

- i. it must be designed using only fixtures that meet the criteria for full cut-off (sharp cut-off) classification, as recognized by the Illuminating Engineering Society of North America (IESNA or IES);
- ii. and it must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.

b. 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, 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. Building Elevations**

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Elevations Plans. 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.

#### **17. Joint Use, Maintenance and Liability Agreement**

- a. The Owner acknowledges and agrees that should the lands be severed in the future by means other than a Declaration of a Condominium, it shall ensure that the future owner of the freehold units shall enter into a Joint Use, Maintenance and Liability Agreement which shall be binding upon the owners and all subsequent purchasers to deal with the joint use, maintenance and liability of the common elements, including but not limited to any private roadway(s) and concrete sidewalks; common grass areas; common party walls, exterior walls; common structural elements such as the roof, foundations; common parking areas; sewers and

watermains, for the mutual benefit and joint use of the owners; and any other elements located in the common property; and the Joint Use, Maintenance and Liability Agreement shall be filed with the General Manager, Planning, Infrastructure and Economic Development.

- b. The Owner shall file with the General Manager, Planning, Infrastructure and Economic Development, an opinion from a solicitor authorized to practice law in the Province of Ontario that the Joint Use, Maintenance and Liability Agreement is binding upon the owners of the land and all subsequent purchasers to deal with the matters referred to Paragraph (a) above.
- c. The Owner acknowledges and agrees that the Joint Use, Maintenance and Liability Agreement shall be registered on the Owner's lands at no cost to the City, and a copy of the registered agreement shall be provided to the General Manager, Planning, Infrastructure and Economic Development.
- d. The Owner acknowledges and agrees that the Joint Use, Maintenance and Liability Agreement shall include a clause that transfers all legal and financial obligations required under the Joint Use, Maintenance and Liability Agreement to future owners, successors and assigns in title of the subject lands.

**18. 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.

**19. Street Name and Signs**

(a) The Owner acknowledges and agrees it shall provide for, install and maintain, at its own expense, all regulatory traffic signage, in accordance with the City's Municipal Addressing By-law 2014-78, as amended, for any private road within the area controlled by the approved Site Plan.

(b) The Owner acknowledges and agrees it shall provide for, install and maintain, at its own expense, all temporary street name signs, in accordance with the City's Municipal Addressing By-law 2014-78, as amended, for any private road within the area controlled by the approved Site Plan.

(c) The Owner acknowledges and agrees it shall, at its own expense, make arrangements for the City to provide, install, and maintain all permanent street name signs, in accordance with the City's Municipal Addressing By-law 2014-78, as amended, and to City Specifications or Standards.

**20. Hydro One**

The Owner acknowledges and agrees that it is responsible for the costs of any relocations or revisions to Hydro One Networks Inc. facilities that are necessary to accommodate the site development. The Owner also agrees to comply with the Electrical Safety Authority Guidelines for planting trees.

**21. Enbridge**

The Owner agrees to convey to Enbridge Gas Distribution Inc., at the Owner's cost, any easements which are required to service this development, as determined by Enbridge Gas Distribution Inc.

**22. Bell**

The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities or easements within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

**23. Canada Post**

Canada Post will provide mail delivery service to the subdivision through centralized Community Mail Boxes (CMBs). The CMB's location will be located on the west side of the entrance off Ventoux Ave on Lourmarin Private as shown on the approved plans. If the development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install and maintain the mail delivery equipment with parcels compartments within these buildings to Canada Post's specifications (LBA).

Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s).

**24. Parkland Dedication**

Required parkland dedication for these units was calculated and included in the subdivision registration for Provence Phases 2 & 3 (D07-16-18-0021) at a rate of 1 hectare per 300 units.

**25. Tree Protection Fencing**

The Owner agrees to install Tree Protection Fencing as depicted in the approved Tree Conservation Report and agrees it shall comply with the provisions set out in the City's Tree Protection By-law, being By-law No. 2020-240.

**26. Pedestrian Connection**

The Owner acknowledges and agrees to construct a connection from this site to the existing multi-use pathway located within the City's transit corridor to the south and to the sidewalk along Trim Road.

**27. Private Road Naming**

The Owner acknowledges and agrees that the private street names “privé de Lourmarin Private” and “privé de Venasque Private” have received approval from Building Code Services for the development and that a Private Roadway Agreement therefore shall be entered into between the City and the Owner prior to the registration of the site plan agreement.

**28. Noise Warning Clauses**

The Owner acknowledges and agrees to provide the following Warning Clauses in all Purchase and Sale Agreements:

- a) Block 1: Units 1 to 10; • Block 2: Units 1, 9 to 10; • Block 3: Units 1, 5 and 6 to 10; • Block 4: Units 1, 5 and 6 to 10:

Warning Clause Type ‘C’;

This dwelling unit has been designed with the provision for adding central air conditioning at the occupant’s discretion. Installation of central air conditioning by the occupant will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City’s and the Ministry of the Environment’s noise criteria.

- b) Block 2; units 2-8:

Warning Clause Type ‘D’;

This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City’s and the Ministry of the Environment’s noise criteria.

**29. Development Charges**

The Owner acknowledges and agrees to pay the development charges for their site for the works associated for Outer Greenbelt Development Area, Millennium Park Development and the Provence Avenue Development Charge with registration or upon the issuance of the first conditional building permit, whichever comes first.

**30. Shop Drawings**

The Owner acknowledges and agrees that their Contractor is required to provide Shop Drawings for any special structures typically not available as per the City detail standard’s and product listing to the City to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department prior to installations of those works. Shop drawings shall be stamped and signed by a professional Engineer licensed in the Province of Ontario. All costs for Shop Drawings shall be borne by the Owner or his contractors.

The Owner acknowledges and agrees that their Contractor is required to provide Shop Drawings for TWSI’s as per the City S.P. No. F-3512 to the City to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

**31. By-Laws**



The Owner acknowledges and agrees that the installation of sewers and appurtenances shall conform to the City of Ottawa Sewer By-law 2003-513 & 2003-514 as amended.

**32. Sewer Flow Management Plan**

The Owner acknowledges and agrees that their Contractor is required to provide a Sewer Flow Management Plan (SFMP) as per City Standard S.P. No: F1007 for any bypass sewage pumping and discharge.

**33. Soil Management**

The Owner acknowledges and agrees to retain an environmental consultant to identify areas on the subject lands where excess soils, fill and/or construction debris will be removed. If through further testing any of these materials are found to be contaminated, the Owner acknowledges and agrees to dispose, treat or recycle these materials at a waste disposal site or landfill licensed for that purpose by the Ministry of the Environment, Conservation and Parks.

**34. Inspection**

The Owner shall have competent professional engineering inspection personnel on-site during the period of construction and the General Manager, Planning, Infrastructure and Economic Development Department shall always have the right to inspect the installation of the Works. 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 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.

**35. 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 Report, dated March 20, 2021, 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.

**36. Inlet Control Devices (ICDs)**

The Owner acknowledges and agrees to install and maintain in good working order the required in-ground stormwater inlet control devices, as recommended in the approved **General Plan, GP**, prepared by Novatech Engineering, revision 8 dated May 14, 2021. 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.

**37. 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. 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.

**38. Waste Management**

The Owner acknowledges and agrees to inform all prospective purchasers through a clause in the Agreements of Purchase and Sale that curbside waste and recycling collection will be provided by the City and charged to each individual unit owner through their respective yearly tax bill.

**39. Archaeological**

- (a) The Owner acknowledges and agrees that if during the process of development deeply buried/undetected archaeological remains are uncovered, the Owner shall immediately notify the Archaeology Section of the Ontario Ministry of Tourism, Culture and Sport.
- (b) The Owner acknowledges and agrees that in the event that human remains are encountered during construction, the Owner shall immediately contact the police, the Ministry of Tourism, Culture and Sport and the Registrar of Cemeteries, Cemeteries Regulation Unit, Ministry of Consumer and Business Services, Consumer Protection Branch.

**40. School Accommodation**

- 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 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.

**41. Transit Corridor**

The City grants the Owner permission to access the transit corridor immediately south of the site only for the purpose of installing a chain link fence along the

property limit and to provide a pathway connection from the site to the existing Trans-Orléans Pathway within the corridor. The Owner may access the said land for this purpose only and shall regrade to match the existing grades within the corridor and they must restore those portions of the said land disturbed by said entry to a state of repair consistent with the condition and state of repair of the said land prior to the Owner's entry upon said land, to the satisfaction of the City. The said land may not be used for storage of materials, fill, equipment, etc. In the event that the Owner does not adequately restore the said land within six months from the completion of the Works, the City may take measures to restore the said land, and such measures may be paid for with the financial securities posted under the Site Plan Agreement.

July 26<sup>th</sup>, 2021

Date



Jeff McEwen

Manager, Development Review, East  
Planning, Infrastructure and Economic  
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information



## SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

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**File Number:** D07-12-20-0095

### SITE LOCATION

Part of 2128 Trim Road, and as shown on Document 1.

### SYNOPSIS OF APPLICATION

This site is located at the south-east corner of 2128 Trim Road close to Trim Road and will be accessed by a new collector, du Ventoux Avenue, being constructed as part of the Provence Stage 2 & 3 development. The proposal is for the construction of forty residential townhouse dwellings within a planned unit development which includes twelve visitor parking spaces and the creation of two internal private roads.

The entire site is approximately 0.98 hectares in area and is currently vacant. The site is adjacent to a future residential development to the north and west, an existing single detached dwelling and vacant parcel to the east abutting Trim Road, the existing Trans-Orléans multi-use pathway (MUP) and future Bus Rapid Transitway corridor to the south.

A Draft Plan of Subdivision (File No. D07-16-18-0021) by Provence Orleans Realty Investments Inc. received draft approval by the City in 2019 and captures the subject lands. These lands fall into the Provence Phases 2 & 3 subdivision registered on May 11, 2021, which includes the parkland dedication at a rate of 1 hectare per 300 units, which for 40 units is 0.133 hectares owing for parkland.

This planned unit development contains forty back-to-back residential townhouse dwelling units and two internal private roads. The site has vehicular access and frontage on the future du Ventoux Avenue. Twelve visitor parking spaces will be provided at the north and southeast corner of the site, in addition to individual townhouse garages and driveways for each unit. Each townhouse unit will have a second storey outdoor amenity area above the garage oriented towards the proposed private roads and two pedestrian pathways will be provided to connect to the City sidewalk at the north-east end along Trim Road and the multi-use pathway within the Transitway corridor at the south end.

This site will receive curbside pick-up for waste and recycling on both internal private streets.

The buildings are designed to face the private way with an interesting contemporary

style.

## **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The application is in compliance with the approved and registered Plan of Subdivision for Provence Phases 2 and 3.
- The proposed development complies with the policies of the Official Plan, which encourage a full range of housing types to meet the needs of all ages, incomes and life circumstances. This combined with employment, leisure and institutional uses will facilitate the development of complete and sustainable communities.
- The site plan is in conformity with the Zoning By-law 2008-250 requirements under the R3YY[2328], which permits the townhouse units, a planned unit development, as well as the general provisions of the by-law. A minor variance was granted on January 13, 2021 to allow parking in the front yard. These spaces are for visitors and are being screened from the street by heavy landscaping.
- The former City of Cumberland Neighbourhood Development Plan designates these lands for higher density in proximity to the future Bus Rapid Transit and nearby station. The density of these back-to-back townhouses is appropriate near transit and Trim Road.
- With the development of the plan of subdivision, there is adequate servicing in place for the proposed development.
- The private street names “Venasque Private” and “Lourmarin Private” have received approval and a Private Roadway Agreement must be entered into between the City and the Owner prior to registration of the site plan agreement.
- In terms of design, the buildings have been placed to face the collector street and private way and will be a prominent feature in the neighbourhood. This development is also enhanced with street trees and good pedestrian connections to Trim Road and the Trans-Orléans Pathway within the future Transitway corridor and generally represents good site design.

## **CONSULTATION DETAILS**

### **Councillor’s Concurrence**

Councillor Catherine Kitts was aware of the application related to this report. The 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 one public inquiry received by email requesting information on the builder for this development.

The owner of the neighbouring property at 2170 Trim Road has been in contact with the City and the applicant to discuss impacts the construction may have on their property. The applicant will be protecting the existing trees along the common property boundary and will install a wood privacy fence all along the boundary between this development and the adjacent neighbouring properties with access on Trim Road.

### **Technical Agency/Public Body Comments**

#### Summary of Comments –Technical

The standard technical conditions were received from the utilities and school board which have been reflected in this report.




### **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. The subdivision had to be registered prior to site plan approval being granted.

**Contact:** Julie Lebrun Tel: 613-580-2424, ext. 27816, fax 613-580-2576 or e-mail: [julie.lebrun@ottawa.ca](mailto:julie.lebrun@ottawa.ca)

# Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-20-0095	20-0623-L	 <b>2128 ch. Trim Rd.</b>	 <small>NOT TO SCALE</small>
I:\CO\2020\Site\Trim_2128			
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