



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

---

Site Location: 4800 Bank Street, (Block 60 on Draft plan of Subdivision), abutting Gartersnake Way

File No.: D07-12-21-0070

Date of Application: May 25, 2021

---

This SITE PLAN CONTROL application submitted by Leitrim South Holdings Inc., is APPROVED as shown on the following plan(s):

1. **General Plan of Services**, 001, prepared by IBI Group, dated May 13, 2021, revision 4 dated 2021:09:29.
2. **Notes Legend CB Data**, 010, prepared by IBI Group, dated May 13, 2021, revision 4 dated 2021:09:29
3. **Cross Sections and Road Sections**, 011, prepared by IBI Group, dated May 13, 2021, revision 4 dated 2021:09:29.
4. **Block 60 Clubtail Private**, 100, prepared by IBI Group, dated May 13, 2021, revision 4 dated 2021:09:29
5. **Grading Plan**, 200, prepared by IBI Group, dated May 13, 2021, revision 4 dated 2021:09:29
6. **Sanitary Drainage Area Plan**, 400, prepared by IBI Group, dated May 13, 2021, revision 4 dated 2021:09:29
7. **Storm Drainage Area Plan**, 500, prepared by IBI Group, dated May 13, 2021, revision 4 dated 2021:09:29
8. **Ponding Plan**, 600, prepared by IBI Group, dated May 13, 2021, revision 4 dated 2021:09:29
9. **Sediment & Erosion Control Plan**, 900, prepared by IBI Group, dated May 13, 2021, revision 4 dated 2021:09:29
10. **Elevations Block 60**, EQ Block 4-5 Units, prepared by EQ Homes, dated May 20, 2021.
11. **Phase 3, Block 60 Landscape Plan**, 120015-L1, prepared by Novatech, dated December 7, 2020 revised Aug 27/21.
12. **Site Plan Block 60**, 120015-SP, prepared by EQ Homes, Revision 4, dated July, 2021.

And as detailed in the following report(s):

1. **Pathways Phase 3 - Block 60 Servicing Brief**, prepared by IBI Group, dated September 2021
2. **Phase 1 ESA Update**, prepared by Golder Associates Ltd., dated 28 January, 2021.
3. **Geotechnical Investigation**, prepared by Golder Associates Ltd., dated January 2021.

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

## 1. **General Conditions**

### Execution of Agreement Within One Year

1. 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.

### Permits

2. 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.

### Barrier Curbs

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

### Water Supply For Fire Fighting

4. 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.

### Reinstatement of City Property

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

### Construction Fencing

6. 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.

### Completion of Works

7. 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.

#### Development Charges

8. The Owner shall pay development charges to the City in accordance with the By-laws of the City.

## **2. Special Conditions**

### **TRANSPORTATION**

#### On-Site Parking - Notice on Title

1. 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 unit being sold/rented has one legal parking space located in the attached garage. One standard-sized, visitor parking space can be accommodated on the driveway. Should the Purchaser/Lessee have additional vehicles for which they wish to have parking, alternative and lawful arrangements may/will need to be made to address their parking needs at an alternate location and that such arrangements are solely the responsibility of the person seeking parking. The Purchaser/Lessee acknowledges that the availability and regulations governing on-street parking vary; that access to on-site street parking, including through residential on-street parking permits issued by the City of Ottawa cannot be guaranteed now or in the future; and that the Purchaser/Lessee intending to rely on on-street parking for

their vehicle or vehicles does so at their own risk.” Widening of driveways with asphalt or decorative pavers is not permitted in order to maintain the adequate amount of permeable surface for stormwater infiltration, to provide adequate growing conditions for the City street tree that is required to be preserved and maintained and to meet the requirements of soft-surfaces in the City of Ottawa Zoning By-Law.

#### Visitor Parking - Notice on Title

2. 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 designated visitor parking within the on-street lay-bys will be used for temporary snow-storage during heavy snowfall events and will not be available for parking.”

The Purchaser/Lessee acknowledges that the availability and regulations governing on-street parking vary and that access to on-street parking will be prohibited during significant snow-events.

#### Private Approach Detail

3. The Owner agrees that all private approaches, including temporary construction access to the subject lands, shall be designed and located in accordance with and shall comply with the City’s Private Approach By-Law, being By-law No. 2003-447, as amended, and shall be subject to approval of the General Manager, Planning, Infrastructure and Economic Development.

## **ENGINEERING**

#### Geotechnical Investigation

4. 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 (the “Report”), 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 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.

#### Notice on Title – All Units (Pool installation)

5. 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 covenants and agrees being advised that some of the rear yards within this Subdivision are to be used for stormwater drainage, stormwater storage and conveyance of infrequent storm events. Pool installations and/or grading alterations and/or coach houses on some of the lots may not be permitted by the City and/or revisions, at the Transferee’s expense, to the approved grading and servicing plans may be required to study the possibility of pool installation of any individual lot. The Owner further acknowledges to obtain approval of the General Manager, Planning, Infrastructure and Economic Development of the City of Ottawa prior to undertaking any grading alterations or installing a pool on any lot within this Subdivision.”

“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.”

#### Inlet Control Devices (ICDs) and Pre-Manufactured Storage System

7. The Owner and any subsequent owner acknowledges and agrees to install and maintain in good working order the required in-ground stormwater inlet control devices and subsurface pre-manufactured storage system (Stormtech SC-310), as recommended in the approved Servicing Brief, referenced in Schedule “E” herein. The Owner and any subsequent owner further acknowledges and agrees it shall assume all maintenance and replacement responsibilities in perpetuity. The Owner and any subsequent owner shall keep all records of inspection and maintenance in perpetuity, and shall provide said records to the City upon its request. As a condition of any subsequent severance of the lands, the Owner agrees that it shall register a Joint Use and Maintenance Agreement which shall be binding upon subsequent owners assuming this responsibility.

#### Professional Engineering Inspection

6. 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, 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, 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, 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.

#### Stormwater Works Certification

7. 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 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.

#### Site Dewatering

8. The Owner acknowledges and agrees that while the site is under construction, any water discharged to the sanitary sewer due to dewatering shall meet the requirements of the City's Sewer Use By-law No. 2003-514, as amended.

#### Leak Survey

9. The Owner and any subsequent 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 and any subsequent 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 and any subsequent owner will retain copies of all the associated Work and maintenance contracts, and make said contracts available for inspection upon demand by the City. As a condition of any subsequent severance of the lands, the Owner agrees that it shall register a Joint Use and Maintenance Agreement which shall be binding upon subsequent owners assuming this responsibility.

Further, the Owner and any subsequent 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 and any subsequent 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 and any subsequent owner acknowledges and agrees to notify the General Manager, Public Works and Environmental Services when such repairs have been completed.

## **PLANNING**

### **Archaeological Potential**

10. In the event that archaeological or human remains are discovered on or buried within the subject lands during development activities, the Owner acknowledges and agrees to stop all construction and soil disturbance and shall notify the Ministry of Tourism, Culture and Sport of such findings. As required under Part VI of the Ontario Heritage Act, R.S.O. 1990, c.O.18.

### **Waste and Recycling Collection**

11. The Owner acknowledges and agrees that the City will provide standard curbside waste, compost and recycling collection for the residential units.

## **TREES**

### **Tree Permit**

12. The Owner acknowledges and agrees that if any trees are to be removed or damaged on abutting properties, or if any trees are straddling a common lot line, the Owner shall obtain written permission from all affected property owners prior to the issuance of a tree permit, and shall provide a copy of such written permission to the General Manager, Planning, Infrastructure and Economic Development.

## **PARKS**

### **Parkland Dedication**

13. The Owner acknowledges that the parkland dedication requirements for the proposed development are being addressed through Subdivision Application File No. D07-16-03-0018 (Pathways at Findlay Creek Subdivision, 4800 Bank Street).

### **Fencing**

14. The Owner shall install fencing of uniform appearance and quality, with a minimum height of five feet (5') (1.5m) along the common boundary of all residential lots which abut Park Blocks. Fences shall be installed 0.15m on the park property side of the common property line, and the location of the fence shall be verified by an Ontario Land Surveyor. All fences must adhere to the City's fence By-law 2003-462. Fence materials will be of commercial grade and consist of 6-gauge black vinyl coated chain link material and black powder coated schedule 40 pipe rails and posts or an approved alternative.

## **Common Elements**

### **Joint Use, Maintenance and Liability**

15. 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; pre-manufactured storage system, 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.

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 the Paragraph above.

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.

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.

## **SIGNS**

### **16. 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 this Agreement and as shown on the approved Site Plan, referenced in Schedule "E" herein.

(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 this Agreement and the approved Site Plan, referenced in Schedule "E" herein.

(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.



## **HYDRO OTTAWA**

1. The Owner is advised that there are proposed medium voltage underground lines along the South side of the property.

a. The Owner shall arrange for an underground electricity cable locate by contacting Ontario One Call at 1-800-400-2255, not less than seven (7) working days prior to excavating. There shall be no mechanical excavation within one and a half meters (1.5m) of any Hydro Ottawa underground plant unless the exact position of plant is determined by hand digging methods. Direct supervision by Hydro Ottawa forces, and protection or support of the underground assets shall be at the Owner's expense.

b. The Owner shall contact Hydro Ottawa and expose existing duct banks and/or cable chambers. Hydro Ottawa will have the existing duct bank and manholes inspected to record existing condition. Once piling and shoring is completed, Hydro Ottawa will re-inspect the underground plant for any damages.

c. The Owner shall ensure crossing of Hydro Ottawa underground assets is carried out per Hydro Ottawa's engineering specification UDS0013, "Temporary and Permanent Support of Hydro Ottawa Duct Banks when Undercut by An Excavation" which can be found at <https://hydroottawa.com/accounts-services/accounts/contractors-developers/commercial-design-specifications>. The adoption of this specification does not relieve the Owner in any way for damage made to Hydro Ottawa plant.

d. If the change in grade is more than three tenths of a meter (0.3m) in the vicinity of proposed or existing electric utility equipment. Hydro Ottawa requests to be consulted to prevent damages to its equipment.

e. The Owner shall not use steel curb and sidewalk form support pins in the vicinity of Hydro Ottawa underground plant for electrical safety.

2. The Owner shall ensure that any landscaping or surface finishing does not encroach into existing or proposed Hydro Ottawa overhead or underground assets or easement. When proposing to plant trees in proximity of existing power lines, the Owner shall refer to Hydro Ottawa's free publication "Tree Planting Advice" which can be found at <https://hydroottawa.com/outages-safety/safety-home/outside-home/planting-trees>. The shrub or tree location and expected growth must be considered. If any Hydro Ottawa related activity requires the trimming, cutting or removal of vegetation, or removal of other landscaping or surface finishing, the activity and the re-instatement shall be at the owner's expense.

3. Hydro Ottawa requires to be pre-consulted before approving any proposed reduction to the City of Ottawa three meter (3m) minimum standard setback prior to designing the electrical servicing, as it may affect the electrical servicing design timeline for installation and cost. This includes any proposed overhang encroachment into the three meter (3m) setback space.

4. The Owner shall apply Hydro Ottawa's standards and City approved road cross-section standards for public roads. Hydro Ottawa requests to be consulted before completing the composite utility plan where any four party trench is proposed.

5. The Owner may be responsible for a Capital Contribution payment(s) towards a distribution system expansion if the proposed development requires electrical servicing greater than can be provided by the existing distribution system in the vicinity, either in capacity or in extension limit. This amount shall be in accordance with Hydro Ottawa's Contributed Capital Policy and Conditions of Service.

6. The Owner shall enter an Installation and Service agreement with Hydro Ottawa.

7. The Owner shall convey, at their cost, all required easements as determined by Hydro Ottawa.

8. The Owner shall be responsible for all costs for feasible relocations, protection or encasement of any existing Hydro Ottawa plant.

9. The Owner shall be responsible for servicing the buildings within the property. Only one service entrance per property shall be permitted.

10. The Owner is advised that Hydro Ottawa does not provide servicing through rear lanes.

11. The Applicant shall comply with Hydro Ottawa's Conditions of Service and thus should be consulted for the servicing terms. The document, including referenced standards, guidelines and drawings, may be found at <https://hydroottawa.com/about-us/policies/conditions-service>. The Owner should consult Hydro Ottawa prior to commencing engineering designs to ensure compliance with these documents.

12. Hydro Ottawa reserves the right to raise conditions throughout the development of this proposal should the revisions contain non-conformances with, for example, Hydro Ottawa's Conditions of Service or Standards. To ensure the best outcome, Hydro Ottawa welcomes an early discussion on the proposal.

#### Hydro Ottawa Limited – Electrical Servicing Agreement

The Owner acknowledges and agrees that it may be required to enter into an Electrical Servicing Agreement with Hydro Ottawa Limited, incorporating such terms and conditions as Hydro Ottawa Limited deems appropriate.

#### Hydro Ottawa Limited – Conditions of Service

The Owner shall comply with Hydro Ottawa Limited's Conditions of Service, as amended, and shall consult with Hydro Ottawa Limited regarding the servicing terms prior to commencing engineering designs in order to ensure compliance with all Hydro Ottawa Limited standards and guidelines.

#### Enbridge Gas Distribution Inc. - Conditions and Easements

The Owner acknowledges and agrees that Enbridge Gas Distribution Inc. reserves the right to add, amend or remove conditions and/or obtain easements to service this development, at no cost to Enbridge Gas Distribution Inc.

Bell Canada

“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 where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

The Owner is advised to contact Bell Canada at [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development. It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure. If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

Access Easement to City

The Owner acknowledges and agrees it shall grant to the City, at the Owner’s expense, a Blanket Easement over the lands, save an except that part of the said lands occupied by the buildings, with the right and licence of free, uninterrupted, unimpeded and unobstructed access to the City 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 Private Watermains, Private 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. The Owner acknowledges and agrees to provide an electronic copy of the Transfer of Easement prior to the execution of this Agreement by the City, to the satisfaction of the City Clerk and Solicitor. All costs shall be borne by the Owner

**December 9, 2021**

\_\_\_\_\_  
Date



\_\_\_\_\_  
Sean Moore  
A/Manager, Development Review, South  
Planning, Infrastructure and Economic  
Development Department

## **SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION**

---

**File Number:** D07-12-21-0070

### **SITE LOCATION**

4800 Bank Street (Block 60 on Draft plan of Subdivision), abutting Gartersnake Way, and as shown on Document 1.

### **SYNOPSIS OF APPLICATION**

- Site is located within the larger Pathways Subdivision (D07-16-03-0018), known as 4800 Bank Street.
- The land to be developed is vacant, 0.95 ha in size and has frontage along Gartersnake Way and is approximately 1.2 km west of Bank Street and north of Dun Skipper Drive.
- The proposal is for a U-shaped private road to provide access off Gartersnake Way to 26 townhouse dwellings. Each dwelling will be two-storeys in height with a private garage and driveway.
- Lands to the south will be developed by low-density residential dwellings, while the remaining abutting lands will be a future park as well as the existing Leitrim Wetlands.
- The lands received approval for a related Minor Zoning By-law Amendment Application (D02-02-21-0047) on September 9, 2021 to permit a reduced lot-width and reduced interior side yard setbacks for 2 lots.

### **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The development is compatible with the General Urban designation in the Official Plan.
- The development is compatible with the Low Density designation in the Leitrim Community Design Plan.
- The proposal is in conformity, as per the minor zoning by-law amendment discussed above (D02-02-21-0047).
- The development reflects elements of the Design Guidelines for Greenfield Neighbourhoods, such as locating buildings close to the street and incorporating a mix of housing forms within the subdivision.
- Most of the conditions are standard, except for the conditions that explain to future purchasers/tenants of their legal parking spaces and that on-street visitor parking will be used for temporary snow storage. Another specific condition requires City Forestry staff to inspect the tree protection measures, due to the proximity of the Leitrim Wetlands.

- The proposed development represents good planning.

## **PARKLAND DEDICATION**

Parkland dedication, in accordance with By-law 2009-95, was previously satisfied through the related plan of subdivision approval (D07-16-03-0018).

## **CONSULTATION DETAILS**

### **Councillor's Concurrence**

Councillor Carol Anne Meehan is aware of the application related to this report. 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**

#### Summary of Comments –Technical

#### **SNCA**

South Nation Conservation issues related to the Leitrim Wetlands were addressed during the draft plan of subdivision (D07-16-03-0018).

#### **Parks**

The revised Landscape Plan responds to the request to provide tree protection fencing adjacent to the tree preservation area in Miikana Park.

### **Advisory Committee Comments**

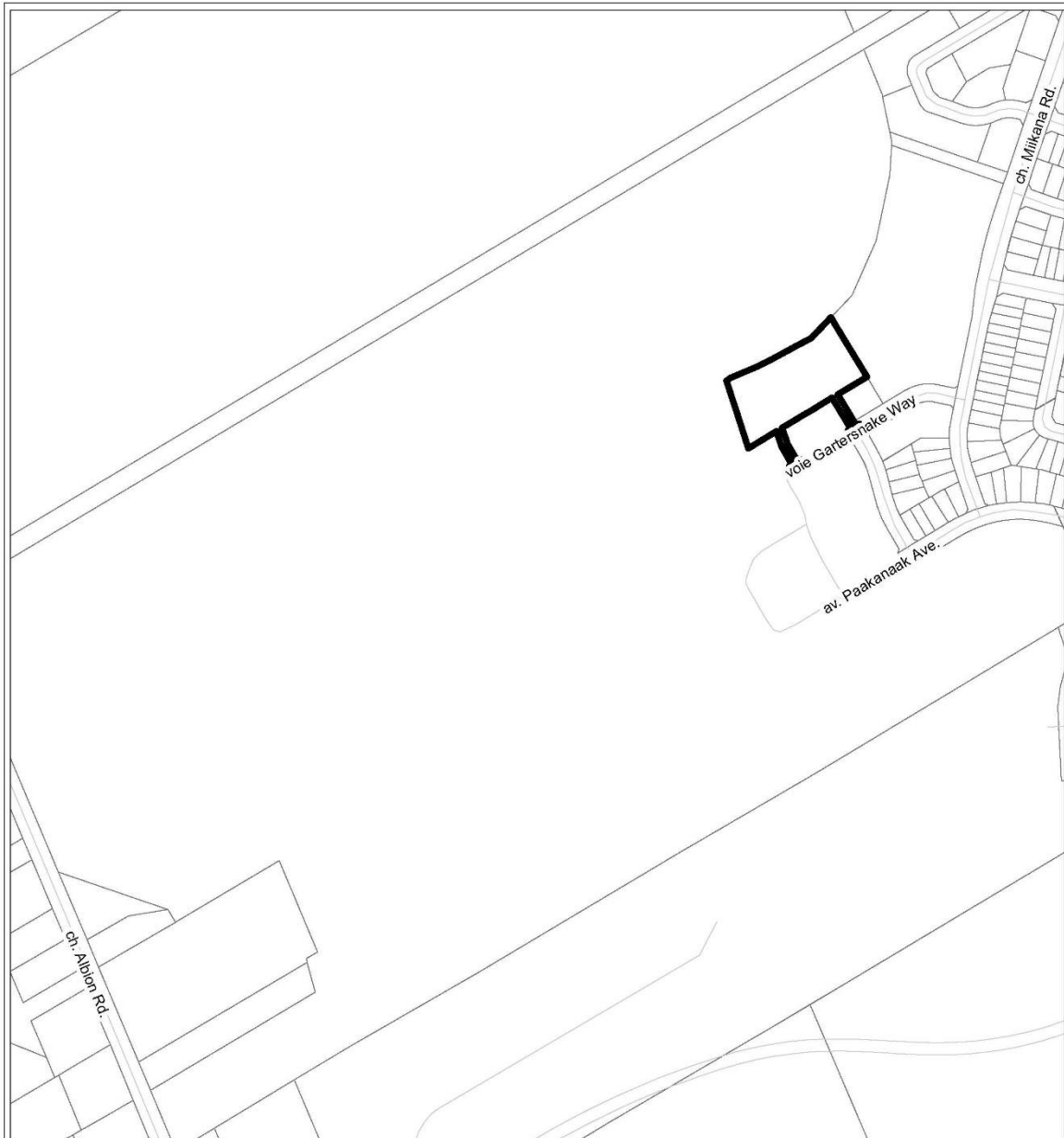
N/A


## **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 the requirement for the associated zoning by-law amendment.

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

# Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE SITE PLAN / PLAN D'EMPLACEMENT	
D02-02-21-0047 D07-12-21-0070	21-0844-X	 <b>Part of / partie de 4800 rue Bank Street</b>	
I:\CO\2021\Zoning\Bank_4800		©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY	
©Les données de parcelles appartient à Teranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE			
REVISION / RÉVISION - 2021 / 06 / 02			