



**SITE PLAN CONTROL APPLICATION
DELEGATED AUTHORITY REPORT
PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT**

Site Location: 2380-2396 Cleroux Crescent

File No.: D07-12-21-0081

Date of Application: June 7, 2021

This SITE PLAN CONTROL application submitted by P.H Robinson Consulting, on behalf of Bridor Developments, is APPROVED as shown on the following plan(s):

1. Site Plan, Drawing No. SP-01, prepared by P2 Concepts, dated June 9, 2023, revision 28 dated January 16, 2023.
2. Landscape Plan, Drawing No. L.1, prepared by James B. Lennox & Associates Inc., dated February 2021, revision 16 dated January 23, 2024.
3. Tree Conservation Report, Drawing No. TCR, prepared by James B. Lennox & Associates Inc., dated February 2021, revision 11 dated February 15, 2024.
4. Block A North and East Elevations, Drawing No. A200, prepared by P2 Concepts, dated Jun 09, 2023, revision 4 dated November 23, 2023.
5. Block A South and West Elevations, Drawing No. A201, prepared by P2 Concepts, dated Jun 09, 2023, revision 4 dated November 23, 2023.
6. Block B North and East Elevations, Drawing No. A200, prepared by P2 Concepts, dated Jun 09, 2023, revision 4 dated November 23, 2023.
7. Block B South and West Elevations, Drawing No. A201, prepared by P2 Concepts, dated Jun 09, 2023, revision 4 dated November 23, 2023.
8. Block A Lower Level Plan, Drawing No. A100, prepared by P2 Concepts, dated Jun 29, 2022, revision 19 dated November 22, 2023.
9. Block B Lower Level Plan, Drawing No. A100, prepared by P2 Concepts, dated Jun 29, 2022, revision 17 dated November 23, 2023.
10. Site Servicing Plan, Drawing No. C300, prepared by Tatham Engineering, dated January 2023, revision 5 dated Dec. 2023.

11. Site Grading Plan, Drawing No. C200, prepared by Tatham Engineering, dated January 2023, revision 5 dated Dec. 2023.
12. Proposed Condition Site Drainage Plan, Drawing No. C401, prepared by Tatham Engineering, dated January 2023, revision 5 dated Dec. 2023.
13. Site Siltation and Erosion Control Plan, Drawing No. C100, prepared by Tatham Engineering dated January 2023, revision 5 dated Dec. 2023.

And as detailed in the following report(s):

1. **Noise Impact Study**, Bridor Developments - 2308-2396 Cleroux Crescent Apartment Buildings Noise Impact Study, prepared by State of the Art Acoustik Inc., dated 2023-11-29.
2. **Site Servicing and Stormwater Management Report**, prepared by Tatham Engineering, dated December 5, 2023.
3. **Geotechnical Investigation Report**, prepared by Paterson Group, Revision 1 dated November 28, 2023.
4. **Phase I Environmental Site Assessment**, prepared by Paterson Group, dated January 12, 2021.

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, Real Estate and Economic Development.

3. Development Charges

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

4. 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 drawings of a design professional, such drawings to be approved by the General Manager, Planning, Real Estate and Economic Development.

5. 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, Real Estate and Economic Development.

6. Reinstatement of City Property

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Real Estate 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.

7. Construct Sidewalks

The Owner shall design and construct sidewalk(s) within public rights-of-way or on other City owned lands to provide a pedestrian connection from or to the site as may be determined by the General Manager, Planning, Real Estate and Economic Development. Such sidewalk(s) shall be constructed to City Standards.

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, Real Estate and Economic Development.

9. 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.

10. Reinstatement of City Property

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Real Estate 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.

11. 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, Real Estate 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, Real Estate and Economic Development, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Real Estate 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, Real Estate 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.

12. Designated Substances Survey

Prior to demolition of any existing buildings located on the lands described in Schedule "A" herein, the Owner acknowledges and agrees to complete a designated substances survey and submit the findings and recommendations for the proper handling and disposal of waste as identified in said survey, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, and in accordance with Best Management Practices. The survey shall address, but not be limited to:

- (a) O.Reg. 278/05: Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 278/05);
- (b) Guideline - Lead on Construction Projects, prepared by the Ontario Ministry of Labour - Occupational Health and Safety Branch, published September 2004 and revised April 2011, as amended;
- (c) O.Reg. 213/91: Construction Projects under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 213/91);
- (d) Registration Guidance Manual for Generators of Liquid Industrial and Hazardous Waste, prepared by the Ontario Ministry of the Environment, Conservation and Parks, published April 1995 and revised January 2016, as amended, to be used in conjunction with R.R.O. 1990, Reg. 347: General-Waste Management under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 347);

- (e) R.R.O. 1990, Reg. 362: Waste Management – PCB's under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 362).

Special Conditions

13. Cash-in-Lieu of Payment of Parkland

Prior to the registration of the Site Plan Agreement, the Owner agrees to pay Cash in Lieu of Parkland for the development of 2380 and 2396 Cleroux, in the amount of \$225,000.00, which represents 10 percent of the assessed value of the lands, plus the Appraisal Services Fee of \$800.00 and HST of \$104.00, for a total cost of **\$225,904.00**. The Owner acknowledges that the City will direct sixty percent of such payment towards Ward 2 and the remainder to a City-wide account.

14. 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 (the "Report"), referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Real Estate 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, Real Estate and Economic Development.

15. Retaining Wall

The Owner agrees to submit to the General Manager, Planning, Real Estate and Economic Development, prior to issuance of any conditional building permit or Commence Work Notification, details of the retaining walls which are greater than one metre in height, as shown on the approved Grading Plan referenced in Schedule "E" hereto, which shall be designed and prepared by a Professional Structural Engineer, licensed in the Province of Ontario, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development. The Owner shall provide confirmation to the General Manager, Planning, Real Estate and Economic Development that the Professional Structural Engineer has inspected and confirmed that the retaining walls have been constructed in accordance with the approved retaining wall details.

16. Retaining Wall - Stability

The Owner acknowledges and agrees to install the proposed retaining walls in accordance with the site Retaining Wall Design to be submitted prior to Building Permit issuance (including Conditional Building Permit), and as shown on the approved Grading Plan referenced in Schedule "E" hereto. The Owner shall provide written confirmation, satisfactory to the General Manager, Planning, Real Estate

and Economic Development, that a Geotechnical Engineer/Professional Structural Engineer, licensed in the Province of Ontario, has inspected and confirmed that the retaining walls have been constructed in accordance with the approved site Retaining Wall Design. The Owner further acknowledges and agrees to provide an Internal Compound Stability (ICS) analysis from a Geotechnical Engineer / Professional Structural Engineer, licensed in the Province of Ontario, that all retaining walls, which are greater than one metre in height have been checked for global stability, have a factor of safety of at least 1.5 for static conditions (as calculated through SLIDE) and 1.1 for seismic conditions is achieved, which shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development. The report shall provide structural details of the retaining wall(s).

The Owner further acknowledges and agrees to retain the services of a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario, to inspect any retaining walls on the subject lands and confirm that the retaining walls have been constructed in accordance with the approved retaining wall details.

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, Real Estate 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, Real Estate 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, Real Estate 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, Real Estate and Economic Development.

18. Groundwater Management

The Owner acknowledges and agrees to retain an environmental consultant to test groundwater to be removed from the site during and after redevelopment. If through further testing the groundwater samples are found to be contaminated, all contaminated groundwater must be removed, managed or treated in accordance with appropriate Ontario regulations and/or discharged in accordance with the City's Sewer Use By-Law, being By-law No. 2003-514, as amended.

19. 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, Real Estate 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.

20. 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 Site Servicing and Stormwater Management Report, 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.

21. Water Demand for Fire Fighting

The Owner acknowledges and agrees that the City’s boundary conditions were provided for the subject development site setting out the available municipal water supply. The Owner further acknowledges and agrees that prior to building permit issuance, a letter shall be prepared by a qualified Building Code professional, licensed in the Province of Ontario, and provided to the General Manager, Planning, Real Estate and Economic Development confirming the plans submitted for building permit issuance have incorporated any and all requirements of the Fire Underwriters Survey, 2020, or as amended, to achieve the low construction coefficient used within the proposed building design.

22. Private Storm Sewer Connection to City Sewer System

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, Real Estate and Economic Development.

23. Site Lighting Certificate

- (a) In addition to the requirements contained in Clause 19 of Schedule “C” hereto, 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); and
 - (ii) 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, Real Estate 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.

24. Permanent Features

The Owner acknowledges and agrees that no permanent features shall be permitted above and below grade within the City's widened right-of-way or corner sight triangle, including commercial signage, except as otherwise shown on the approved Site Plan referenced in Schedule E" herein.

25. 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 – Uncontrolled Intersections" Plan, Drawing No. SC7.1, dated March 2007 and revised March 2021, and the Owner shall comply with the City's Private Approach By-law, being No. 2003-447, as amended.

26. Noise Control Attenuation Measures

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved 2380-2396 Cleroux Noise Study, referenced in Schedule "E" of this Agreement, as follows:

- a. each unit has been designed with the provision to accommodate air conditioning.
- b. further to subsection (a) above, the location and installation of any outdoor air conditioning device(s) shall comply with the noise criteria of the Ministry of the Environment, Conservation and Parks' Publication NPC-216, dated 1993, and the 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.

- c. notice respecting noise shall be registered against the lands, at no cost to the City, and a warning clause shall be included in all agreements of purchase and sale or lease agreements, as detailed in the paragraph *Type C – Air Conditioning* below.

27. 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:

Type C – Air Conditioning

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that this dwelling unit has been designed with the provision for adding air conditioning. Installation of 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, dated 1993, and the 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.”

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.”

28. Corner Sight Triangle

Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, an unencumbered corner sight triangle measuring 3 metres x 3 metres at the intersection of Cleroux Crescent and Orient Park Drive. The exact location and area of the corner sight triangle must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the corner sight triangle, to the City Surveyor for review prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. The Owner acknowledges and agrees to provide an electronic copy of the Transfer and a copy of the deposited reference

plan to the City Solicitor prior to the execution of this Agreement by the City. All costs shall be borne by the Owner.

29. Snow Storage - no interference with servicing

In addition to the requirements of Clause 17 of Schedule "C" of this Agreement, the Owner further acknowledges and agrees that any portion of the subject lands which is intended to be used for snow storage shall not interfere with the servicing of the subject lands.

30. Waste Collection

The Owner acknowledges and agrees that residential cart (and/or container) garbage, recycling, and organic waste collection will be provided by the City from a centralized refuse room or area. The Owner shall provide, at its own expense, adequate storage for the containers and carts and acknowledges it is recommended that they be placed on a concrete floor. The Owner shall provide an adequately constructed road for direct access to the garbage/recycling/organic waste storage room or area suitable for garbage/recycle/organic waste collection vehicles. Any additional services (i.e. winching of containers) may result in extra charges.

31. Notice on Title - Residential and Recycling Collection

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 City will provide cart (and/or container) garbage, recycling, and organic waste collection for the residential units, at the Owner's expense. The Owner shall provide an adequate storage room or space for garbage, recycling, and organic waste carts (and/or containers) 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 storage room or area suitable for garbage/recycling/organic waste collection vehicles and a depressed curb at the entrance to facilitate access to the carts and/or containers, to the satisfaction of the Program Coordinator, Waste Collection Services. The Owner further acknowledges and agrees that any additional services (i.e. winching of containers) may result in extra charges."

"The Purchaser/Lessee covenants with the Vendor/Lessor that the above clause, 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."

32. Trees

The Owner acknowledges and agrees that any trees to be removed shall be removed in accordance with an approved Tree Permit and Tree Conservation Report, and in accordance with the City's Tree Protection By-law, being By-Law No. 2020-340, as amended. The Owner further acknowledges and agrees to post the approved Tree Permit at all times during tree removal, grading, construction, and any other site alteration activities.

- 33.** 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, Real Estate and Economic Development.

February 21, 2024

Date



Geraldine Wildman
Manager, Development Review, East
Planning, Real Estate and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-21-0081

SITE LOCATION

The property is located at 2380-2396 Cleroux Crescent, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The subject property is in the Blackburn Hamlet Community, on the south-west side of Cleroux Crescent and the west side of Orient Park Drive. Innes Road is located just north of the 0.84-hectare site. Presently, there are two detached dwellings located on the property.
- Two-storey detached dwellings are located to the west and south of the property. To the north-east, on the other side of Cleroux Crescent is a one-storey school. East of the site, at the corner of Orient Park Drive and Cleroux Crescent is a three-storey retirement residence.
- The applicant is proposing two, three-storey rental apartment buildings, containing 40 units in the building closest to Autumn Hill Crescent residents and 41 units in the building closest to Orient Park Drive (81 units in total), along with a combination of surface and underground parking (30 and 28 underground parking spaces, respectively). Four barrier-free parking spaces are proposed. Forty-three bicycle storage spaces are proposed, below and above grade.
- The exterior of the buildings will include balconies, glazing and canopies facing Cleroux Crescent. Building entrances will be connected to city sidewalks via internal walkways. Trees are proposed in the right-of-way and adjacent to private property, helping to enhance the public realm and buffer the development from existing residential properties.
- Each proposed building will be serviced by a 100mm private water service directly connected to the 305mm municipal watermain on Cleroux Crescent. Each building will also be connected to a 150mm sanitary lateral that discharges to a 200mm private sanitary main under the drive aisle, prior to outletting to the existing 250mm municipal sanitary sewer located within a municipal sewer easement on 2490 Orient Park Drive. The proposed stormwater system consists of storm sewers ranging from 250mm to 375mm in diameter, collecting drainage from the surface, roofs, ramps trench drains and foundation drains; and discharging to a proposed stormwater dry pond on 2380 Cleroux Crescent. The dry pond is designed with an active storage volume of 272.4 cubic metres and would release stormwater at a rate of 25l/s via an 80mm orifice inlet control device.

Quality control is also provided using an oil grit separator that will achieve 80% total suspended solids removal. Stormwater would ultimately discharge into the existing 300mm municipal storm sewer located within a municipal sewer easement on 2490 Orient Park Drive. An Environmental Compliance Approval will be requested from the Ministry of Environment, Conservation and Parks as the proposed stormwater system serves two separate properties. Easements and/or Joint Use and Maintenance Agreement will also be required between the owners of 2380 and 2396 Cleroux for the shared infrastructure.

- A total of 113 parking spaces are required to support the development in accordance with Zoning By-law 2008-250, whereas the applicant is proposing 105. The applicant applied for a minor variance to provide the required parking relief, which was approved by the Committee of Adjustment.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	81 units total
• One Bedroom	46 Units
• Two Bedroom	35 Units

Related Applications

Minor Variance application D08-02-22/A-00282, to permit a reduction in resident parking from the required 1.2 spaces per residential unit to 1.1 spaces per residential unit was approved by the Committee of Adjustment on December 16, 2022.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The Site Plan application is consistent with the Official Plan. The development will integrate into the existing community and provide additional housing options in Blackburn Hamlet.
- The proposal conforms to Zoning By-law 2008-250.
- The proposal has regard for Urban Design policies in the Official Plan
- The proposal represents good planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, is being satisfied within this approval through the taking of cash-in-lieu of parkland as detailed in the above conditions.

CONSULTATION DETAILS

Councillor's Comments

Councillor Laura Dudas is aware of the application related to this report.

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments. Eleven residents and one advocacy group (Bike Ottawa) have commented on the proposal.

Summary of public comments and staff responses

The following concerns were provided to staff in response to the development, staff responses are provided beneath each concern (sub-bullets):

- Low-income rentals cited as undesirable, concerns over decreased property values
 - The City's Official Plan encourages a variety of housing types and tenures to support its diverse population. The City does not have empirical evidence to support the notion that infill impacts property values. In many cases, the reverse may be true.
- Density is too high for the neighbourhood and will change its character
 - The proposed low-rise development is in keeping with the surrounding neighbourhood context: there is a three-storey retirement residence across the street. Further, the proposal did not necessitate a zoning by-law amendment and meets all existing zone requirements under the R5A subzone, including setbacks, and amenity space, and remains below the required height limit. The provision of underground parking improves the overall at-grade design and function of the site, enabling the protection of a large, treed area at the rear of the property, adjacent to existing low-rise residential uses.
- Desire for commercial uses along Cleroux to support 15-minute neighbourhood
 - The property is zoned for residential uses; the current R5A subzone does not permit commercial uses.
- Increased traffic and parking spillover, leading to safety issues
 - The proposal did require a Traffic Impact Assessment, due to the number of units proposed. Traffic increases are expected to be minor and can be accommodated through the existing road network. Further, the proposal includes a total of 105 parking spaces for the 81 dwelling units, ensuring that each unit will have access to a parking space. The required spaces for

visitors triggered under the Zoning By-law are being provided (i.e. 8 spaces per building).

- Need for a sidewalk along Orient Park
 - A sidewalk is proposed along Orient Park Drive.
- Need for fencing adjacent to townhouses
 - A 1.8 metre fence is proposed adjacent to the property lines abutting existing low-rise residential uses.
- Proposed height and impact on adjacent low-rise residential
 - The zoning by-law permits building heights of up to 22 metres on the property, whereas the applicant is proposing 9.5-metre-high buildings, which staff consider appropriate in this area.
- Increased noise
 - Site egress has been oriented and designed (underground parking) to reduce noise from vehicles. In addition, mechanical and electrical rooms will be in the parking garage, to help mitigate any potential noise impacts.
- Drainage issues
 - No drainage issues have been identified at this time. The proposed stormwater management system meets the criteria set in the City of Ottawa Design Guidelines.

Summary of Bike Ottawa Comments:

- Underground and exterior bicycle parking should be secure
- Bicycle parking spaces should be increased
- A speed hump is recommended along interior driveway to help reduce speeds
 - Most of the bicycle parking spaces will be provided in a secure location within the underground parking garage (17 spaces per building). Six surface bicycle parking spaces will be provided for each building. A speed hump is not deemed necessary along the interior of the driveway.

Technical Agency/Public Body Comments

N/A.

Advisory Committee Comments

Summary of Comments - Advisory Committees

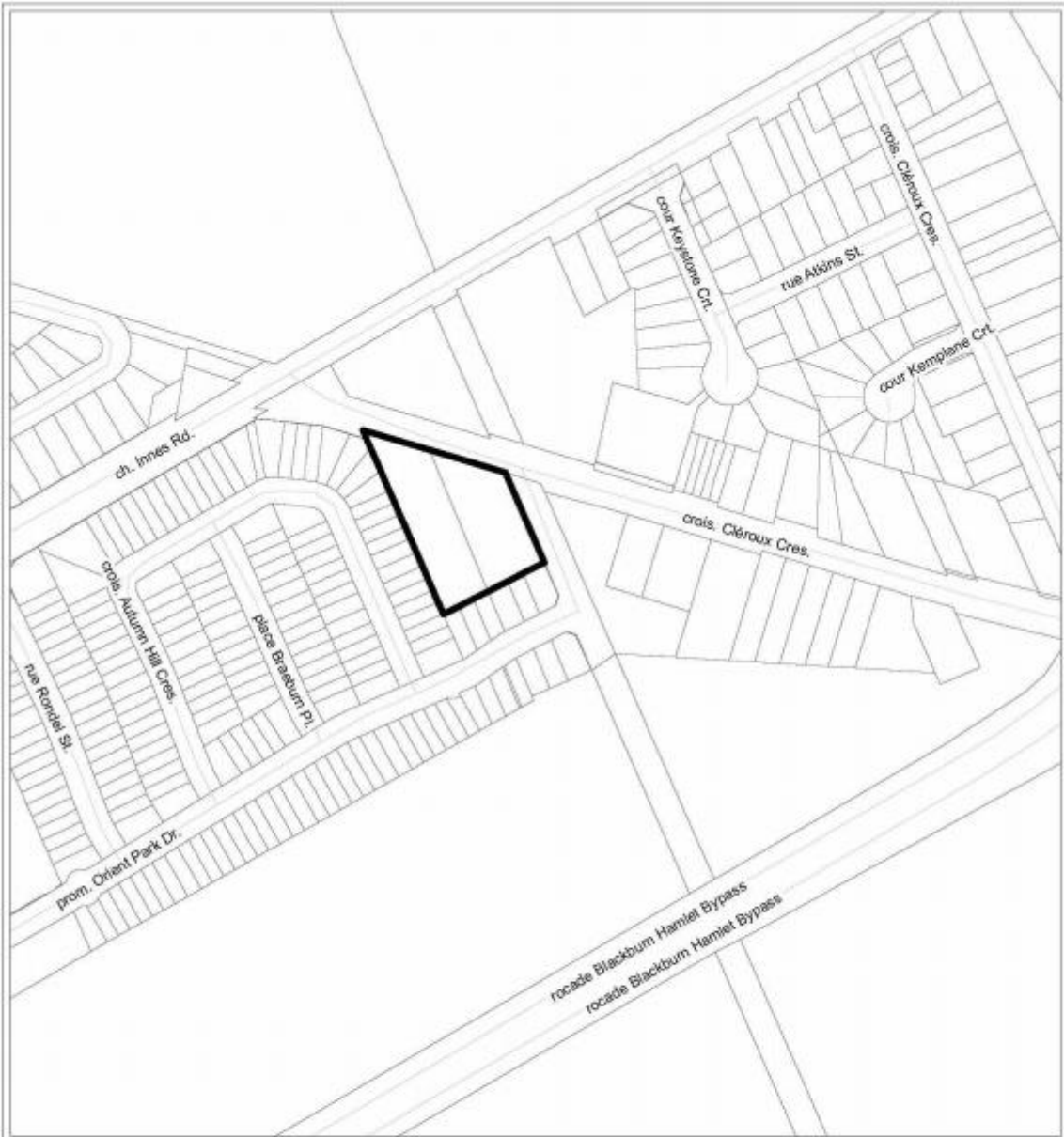
N/A.



APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed was not by the On Time Decision Date.

Contact: Shoma Murshid, Tel: 613-580-2424, ext. 15430 or e-mail:
Shoma.Murshid@ottawa.ca

Document 1 - Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-21-0081	21-1247-0		
I:\CO\2021\Site\Cleroux_2380_2396			
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REVISION / RÉVISION - 2019 / 09 / 22		 2380, 2396 croiss. Cléroux Crescent	