

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

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Site Location: 1515 Earl Armstrong Road

File No.: D07-12-22-0169

Date of Application: December 12, 2022

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This SITE PLAN CONTROL application submitted by Marcel Denomme, on behalf of Urbandale Corporation, is APPROVED as shown on the following plan(s):

1. **Zoning Tables**, Earl Armstrong Plaza, A000, prepared by DREDGE LEAHY Architects, dated Dec. 2022, revision 3 dated 13/02/2024.
2. **Site Plan West**, Earl Armstrong Plaza, A100.1, prepared by DREDGE LEAHY Architects, dated Dec. 2022, revision 3 dated 13/02/2024
3. **Site Plan East**, Earl Armstrong Plaza, A100.2, prepared by DREDGE LEAHY Architects, dated Dec. 2022, revision 3 dated 13/02/2024.
4. **Landscape Plan**, Urbandale Earl Armstrong Plaza, L1.0 prepared by CSW, dated 12 Dec, 2022, revision 6, dated 9 Feb, 2024.
5. **Landscape Details**, Urbandale Earl Armstrong Plaza, L2.1 prepared by CSW, dated 12 Dec, 2022, revision 6, dated 9 Feb, 2024.
6. **General Plan of Services**, 001 137404-001, revision No. 13, dated 2024-02-13 prepared by IBI Group
7. **General Notes, Legend and CB Data Table**, 010, 137404-010, revision No. 13, dated 2024-02-13 prepared by IBI Group
8. **Street Sections and CB Data Table**, 011, 137404-011, revision No. 13, dated 2024-02-13 prepared by IBI Group
9. **Blanca Street**, 100, 137404-100, revision No. 13, dated 2024-02-13 prepared by IBI Group
10. **Blanca Street & Part 2**, 101, 137404-101, revision No. 13, dated 2024-02-13 prepared by IBI Group
11. **Grading Plan**, 200, 137404-200, revision No. 13, dated 2024-02-13 prepared by IBI Group
12. **Sanitary Drainage Area Plan**, 400, 137404-400, revision No. 13, dated 2024-02-13 prepared by IBI Group
13. **Storm Drainage Area Plan**, 500, 137404-500, revision No. 13, dated 2024-02-13 prepared by IBI Group
14. **Ponding Plan**, 600, 137404-600, revision No. 13, dated 2024-02-13, prepared by IBI Group
15. **Sediment and Erosion Plan**, 900, 137404-900, revision No. 13, dated 2024-02-13 prepared by IBI Group
16. **Phasing Plan**, PH, 137404-PH, revision No. 13, dated 2024-02-13, prepared by IBI Group

17. **Removal Plan**, R, 137404-R, revision No. 13, dated 2024-02-13, prepared by IBI Group
18. **Geometric Roadway Design Drawing**, 020, 137404-020, Revision No 5, dated 2024-01-11 prepared by IBI Group
19. **Building A Preliminary Exterior Elevations**, Earl Armstrong Shopping Plaza, A-3, dated 15/12/2022.
20. **Building C Preliminary Exterior Elevations**, Earl Armstrong Shopping Plaza, A-3, dated 15/12/2022.
21. **Building D Preliminary Exterior Elevations**, Earl Armstrong Shopping Plaza, A-2, dated 15/12/2022.
22. **Building E Preliminary Exterior Elevations**, Earl Armstrong Shopping Plaza, A-3, dated 15/12/2022.
23. **Building F Preliminary Exterior Elevations**, Earl Armstrong Shopping Plaza, A-3, dated 15/12/2022.
24. **Building G Preliminary Exterior Elevations**, Earl Armstrong Shopping Plaza, A-3, dated 15/12/2022.
25. **Building H Preliminary Exterior Elevations**, Earl Armstrong Shopping Plaza, A-2, dated 15/12/2022.
26. **Building I Preliminary Exterior Elevations**, Earl Armstrong Shopping Plaza, A-3, dated 15/12/2022.
27. **Building I Preliminary Exterior Elevations**, Earl Armstrong Shopping Plaza, A-4, dated 15/12/2022.
28. **Building J Preliminary Exterior Elevations**, Earl Armstrong Shopping Plaza, A-2, dated 15/12/2022.
29. **Building K Preliminary Exterior Elevations**, Earl Armstrong Shopping Plaza, A-3, dated 15/12/2022.
30. **Building L Preliminary Exterior Elevations**, Earl Armstrong Shopping Plaza, A-3, dated 15/12/2022.

And as detailed in the following report(s):

1. **Design Brief**, 1515 Earl Armstrong, prepared by IBI Group, dated December 2022, Revised June 2023.
2. **Environmental Impact Statement & Tree Conservation Report**, Urbandale Corporation – Earl Armstrong Plaza, by Arcadis IBI Group, dated March 2023.
3. **Environmental Noise Impact Assessment**, 1515 Earl Armstrong Road, prepared by Arcadis/IBI Group, Dated December 15, 2022.
4. **Geotechnical Investigation**, Proposed Commercial Plaza, 1515 Earl Armstrong Road, prepared by Paterson Group, Revision 5, Dated April 4, 2023.
5. **Phase 1 Environmental Site Assessment**, 1515 Earl Armstrong Road, prepared by Paterson Group, Dated April 26, 2022.
6. **Technical Memorandum**, 1515 Earl Armstrong, Transportation Overview, Prepared by Arcadis/IBI Group, dated December 9, 2022.

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

## **REQUIREMENTS**

### **1. Insurance:**

The Owner shall submit a certificate of insurance in a form satisfactory to the City. The certificate of insurance must be issued in favor of the City of Ottawa in an amount not less than five million dollars per occurrence, must contain an endorsement naming the City as an additional insured and an unconditional thirty days notice of any material change or cancellation of the policy.

## **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. 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.

### **3. 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.

### **4. 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.

### **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. **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.

7. **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.

8. **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.

9. **Development Charges**

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

## **SPECIAL CONDITIONS**

### 10. **Road Modifications**

The Owner agrees to complete all road modifications required to accommodate this development, as identified in the road modification approval report referenced in Schedule "E" hereto, and further acknowledges and agrees that it is responsible for all costs associated with the public roadway modifications.

### 11. **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.

### 12. **Noise Control Attenuation Measures**

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved **Environmental Noise Impact Assessment**, referenced in Schedule "E" of this Agreement, as follows:

- (a) a 6.0m high barrier to mitigate noise from the truck loading area for Building 'L';
- (b) two (2) 1.8m high barriers to screen rooftop chillers on Building 'L';
- (c) upon completion of the development and prior to occupancy and/or final building inspection, a Professional Engineer, licensed in the Province of Ontario with expertise in the subject of acoustics related to land use planning, shall be retained to visit the lands, inspect the installed noise control measures and satisfy themselves that the installed recommended interior noise control measures comply with the measures in the Noise Study referenced in Schedule "E" hereto. The Professional Engineer shall prepare, sign and stamp a letter to the General Manager, Planning, Real Estate and Economic Development (the "Certification Letter") stating that they certify acoustical compliance with all requirements of the applicable conditions in this Agreement, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development;
- (d) 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 clause below.

13. **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:

Aircraft Noise

“Tenants are advised that due to the proximity of the Ottawa Macdonald-Cartier International Airport, noise from the airport and individual aircraft may at times interfere with indoor or outdoor activities.”

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.”

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 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. **Stormwater Management Memorandum**

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Real Estate and Economic Development, with a memorandum prepared by a Professional Engineer, licensed in the Province of Ontario, confirming that the designed roof-top scuppers and associated spill point elevations will be set equivalent to the top of the control weir of the approved roof drain elevation(s). The Owner further acknowledges and agrees that said memorandum shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, and all associated costs shall be the Owner’s responsibility.

16. **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.

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

The Owner acknowledges and agrees to install and maintain in good working order the required roof-top and in-ground stormwater inlet control devices, as recommended in the approved Design Brief, 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.

18. **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.

19. **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.

20. **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.

21. **Leak Survey**

The Owner acknowledges and agrees that the Water Plant and sewer service within the lands is a private system, including Private Services and sewer services and appurtenances, and the Owner acknowledges and agrees that it is responsible for the operation, maintenance and/or replacement, in perpetuity, of the Private Services and sewer system, including the Private Watermains, private hydrants, private sanitary and storm sewer infrastructure (collectively the “private system”) which are located on the lands and that the Owner will retain copies of all the associated Work and maintenance contracts, and make said contracts available for inspection upon demand by the City.

Further, the Owner acknowledges and agrees to have a Professional Engineer, licensed in the Province of Ontario, conduct regular inspections of the water system and sewer system, which includes a leak detection survey at least every five (5) years and a video of the sanitary sewer system to check for major water infiltration into the private system. Copies of the inspection reports and videos shall be provided to the General Manager, Infrastructure and Water Services and Fire Services. The Owner further acknowledges and agrees that as part of the Owner’s ongoing maintenance responsibility for the private system, repairs to the system must be completed immediately to correct any deficiencies which contribute to water loss or leakage of infiltration within the private system. Any deficiencies shall be immediately reported to the City. The Owner acknowledges and agrees to notify the General Manager, Infrastructure and Water Services when such repairs have been completed.

22. **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.

23. **Phasing**

The Owner acknowledges and agrees that the proposed development will be constructed in Phases as shown on the approved plans referenced in Schedule “E” herein. The Owner acknowledges and agrees that this Site Plan Approval is subject to the Owner entering into an Amending Site Plan Agreement, for the lands shown as Phase 3 on the approved plans referenced in Schedule “E” herein, the payment of any applicable fees and securities, and any other requirements that the City may require, all to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

24. **Waste Collections**

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

24. **Parkland Dedication**

- 1.1. The parkland dedication requirement for the proposed development has been calculated at the rates established for commercial purposes in the *Planning Act* and Parkland Dedication By-law No. 2022-280 for a dedication requirement of 0.123 ha, as follows:

**Table 1: Parkland Dedication Requirement, 1515 Earl Armstrong Road.**

Proposed Use	Gross Land Area <sup>1</sup> (ha)	Parkland Dedication Rate	Parkland Dedication Requirement (ha)
Commercial	6.153 ha	2% of Gross Land Area	0.123

<sup>1</sup> The gross land area is 61,527.3 m<sup>2</sup> according to the schedule of areas shown on the draft reference plan submitted with the site plan control application.

- 1.2. The Owner acknowledges and agrees that the parkland dedication requirements for the proposed development will be addressed in the subdivision agreement for the concurrent draft plan of subdivision application (File No. D07-16-22-0010, 1515 Earl Armstrong Road).

25. **Street Name and Signs**

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.

26. **Storm Sewer Easement**

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide a storm sewer easement to the City, to accommodate the future 2100mm diameter and 2700mm diameter twinned storm trunk sewer identified in the approved *Riverside South Community Infrastructure Servicing Study Update Phase 1 – Mosquito Creek Study Area*, prepared by IBI Group, dated August 18, 2023. All to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

27. **Watermain, storm sewer, sanitary sewer and Major system overflow Easement**

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide an easement to the City, to accommodate the proposed public watermain, storm sewer, sanitary sewer and major system overflow identified within the approved Plans and Reports referenced in Schedule "E" herein. All to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

28. **Ottawa Macdonald-Cartier International Airport - Bird Attractions**

The Owner acknowledges and agrees that there will not be any present or future action, nor development undertaken, that may result in any bird attraction conditions and therefore a hazard to aircraft flying in the area. The Owner further acknowledges and agrees to maintain the site in a clean state and that any litter on the lands will be removed expeditiously. The Owner acknowledges and agrees to provide enclosed garbage areas and covered containers as shown on the approved site plan, referenced in Schedule "E" herein.

The Owner acknowledges and agrees to only place on the lands plant/vegetation species that are not attractive as a food source to birds. If bird activity increases as a result of this development, the Owner shall be prepared to implement mitigation measures to address this operational hazard.

29. **Stormwater Management Area-Specific Development Charges**

The Owner shall pay development charges to the City in accordance with the by-laws of the City. The Owner also acknowledges and agrees that no Area Specific Development Charge (ASDC) for Stormwater Management Facilities were submitted upon registration of this site plan approval agreement. The Owner shall pay the required ASDC at the time of building permit issuance.

30. **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.

February 15, 2024

\_\_\_\_\_  
Date



\_\_\_\_\_  
Lily Xu  
Manager, Development Review, South  
Planning, Real Estate 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:** D07-12-22-0169

### **SITE LOCATION**

1515 Earl Armstrong Road, and as shown on Document 1.

### **SYNOPSIS OF APPLICATION**

- The lot is located in Riverside South at the north-west corner of Earl Armstrong Road and Limebank Road. It is flat and currently under construction for a new public road and infrastructure in preparation for the subject commercial development.
- Lands to the north are developed with low-rise residential dwellings and a stormwater management facility. Lands to the South of Earl Armstrong Road are currently being developed for the future Limebank O-Train Transit Station, scheduled to be completed by spring 2024. Lands on the east side of Limebank Road are currently vacant while lands to the west are developed with low-rise residential dwellings.
- The proposal is for the phased development of 11, 1-storey retail buildings, and 1, 4-storey office building. The majority of the buildings will front onto Earl Armstrong and Limebank Roads, with others flanking the proposed internal public road. A total of 618 vehicular parking spaces and 78 bicycle parking spaces are proposed as well as full pedestrian connections throughout the site and to existing roads via existing and proposed sidewalks, in addition to a pedestrian connection to the pathway system and stormwater management pond to the north.
- Landscaping to provide a buffer to neighbouring properties as well as within the site along the new public road is proposed.

### **Related Applications**

The following applications are related to this proposed development:

Draft Plan of Subdivision D07-16-22-0010

### **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The development complies to the Riverside South Community Design Plan (CDP) with regards to clearly defined pedestrian connections to and through the site and with the buildings being designed to front onto the roads to provide an appropriate pedestrian realm.

- The proposal conforms with the General Mixed Use, Subzone 26 in terms of permitted uses and performance standards.
- The conditions of approval are standard for this form of development.
- The proposed site design represents good planning

## **PARKLAND DEDICATION**

Parkland dedication, in accordance with By-law 2022-280, was previously satisfied through the related plan of subdivision approval.

## **CONSULTATION DETAILS**

### **Councillor's Comments**

Councillor Steve Desroches was 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 were public comments received online and staff considered these comments.

#### Summary of public comments and responses

70 comments were received from the public from across the City. 57 were opposed or had significant concerns as shown below.

<b>Concern</b>	<b># people</b>	<b>City Response</b>
Lack of residential / mixed-use component and too low density when in close proximity to the Limebank O-train station, due to open in late 2023. Too much surface parking and not enough green.	59	Although the zoning bylaw permits residential and greater density and heights in this zone, it does not require it. The proposal is compliant with the zoning in all areas including uses, setbacks, and parking.
Asking for increased car security due to recent car-thefts in the neighbourhood	1	This is a decision for the landlord and tenants to provide as deemed necessary.
Supportive of more retail closer to the community. Requested local stores, rather than big-box/chain	1	Noted.

Request for more recreational facilities	1	Noted.
Concern of location of potential larger store with loading close to residential properties with limited buffering for noise and view	1	Businesses are responsible for buffering their noise-causing equipment to ensure they are compliant with Provincial standards.
Requested information	7	Sent.

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

#### Summary of Comments –Technical

N/A

### **Advisory Committee Comments**

#### Summary of Comments – Advisory Committees

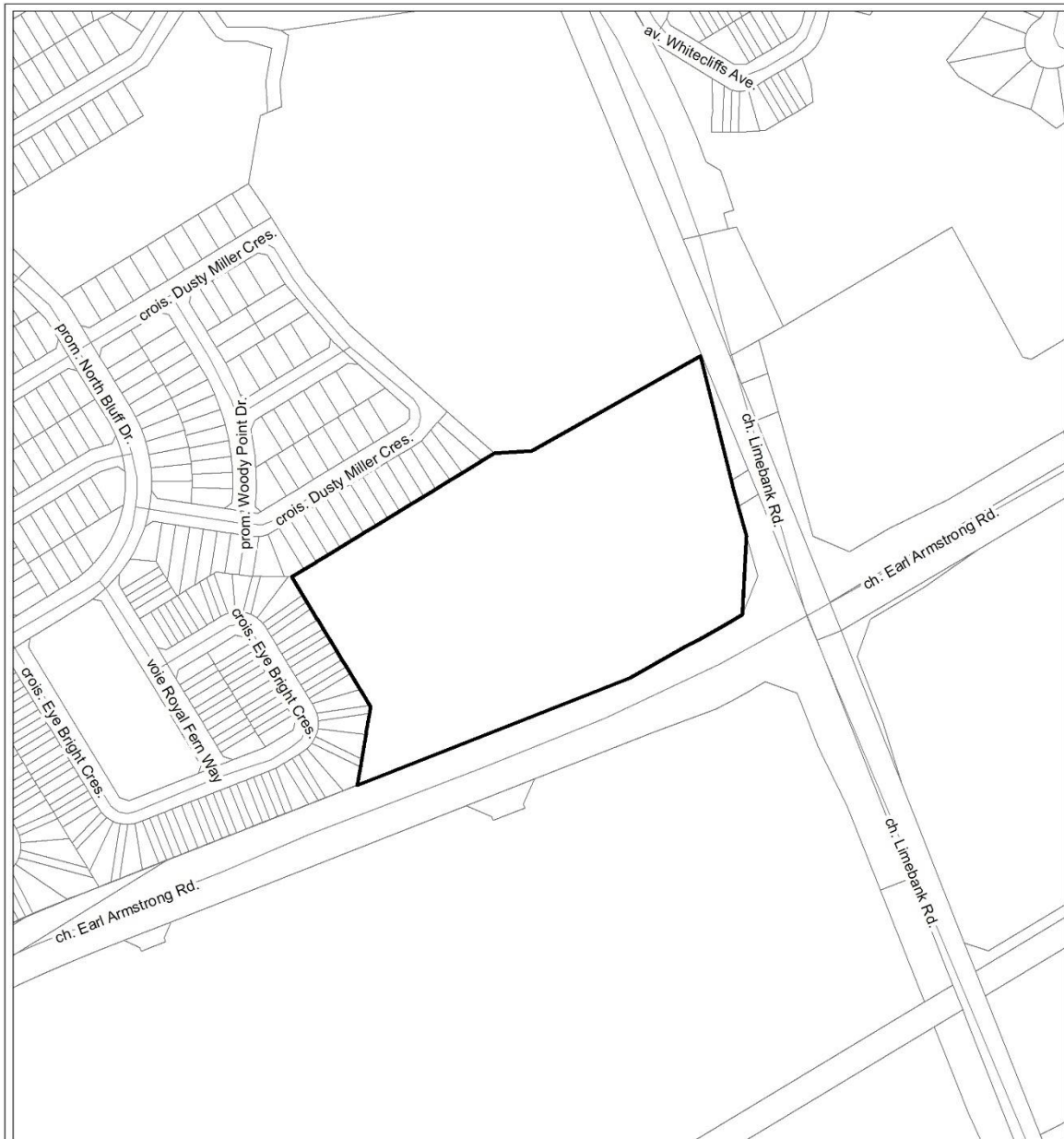
N/A


### **APPLICATION PROCESS TIMELINE STATUS**

This Site Plan application was not processed by the On Time Decision Date due to the draft plan of subdivision needing to be registered prior to approving the site plan control application.

**Contact:** Tracey Scaramozzino Tel: 613-325-6976 or e-mail: tracey.scaramozzino@ottawa.ca

# Document 1 – Location Map



	
D07-12-22-0169	23-0015-K
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REVISION / RÉVISION - 2023 / 01 / 06	

LOCATION MAP / PLAN DE LOCALISATION  
SITE PLAN / PLAN D'EMPLACEMENT

 1515 ch. Earl Armstrong Rd.

