



**SITE PLAN CONTROL APPLICATION  
DELEGATED AUTHORITY REPORT  
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

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Site Location: 900 Chapman Mills Drive

File No.: D07-12-24-0053

Date of Application: July 11, 2024

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This SITE PLAN CONTROL application submitted by Lina Ramirez (Mattamy Homes Limited), on behalf of Nepean Town Centre Development Corporation., is APPROVED as shown on the following plan(s):

1. Phase 5 Site Plan, A, prepared by Korsiak Urban Planning, dated 07/03/24, Revision 3 dated 26/09/24.
2. Layout Plan, L01, prepared by NAK design strategies, dated 03/28/2024, Revision 8, dated 10/02/2024.
3. Typical Block Elevation Style 'TN', B3-1, prepared by Q4A Architects, dated March 2020.
4. South Nepean Town Centre Block 1, A2.00, A2.11, A2.20, A2.30, prepared by BIM Studio, dated 2024/06/16.
5. South Nepean Town Centre Block 2, A2.00, A2.11, A2.20, A2.30, prepared by BIM Studio, dated 2024/06/16.
6. South Nepean Town Centre Block 3, A2.00, A2.11, A2.20, A2.30, prepared by BIM Studio, dated 2024/06/16.
7. South Nepean Town Centre Block 4, A2.00, A2.11, A2.20, A2.30, prepared by BIM Studio, dated 2024/06/16.
8. South Nepean Town Centre Block 5, A2.00, A2.11, A2.20, A2.30, prepared by BIM Studio, dated 2024/06/16.
9. South Nepean Town Centre Block 6, A2.00, A2.11, A2.20, A2.30, prepared by BIM Studio, dated 2024/06/16.

10. Erosion Control Plan and Detail Sheet, EC-1, prepared by Stantec Consulting Ltd, dated 23/09/08, Revision 5 dated 24/10/03.
11. Existing Conditions and Removals Plan, EXRM-1, prepared by Stantec Consulting Ltd., dated 23/06/08, Revision 5 dated 24/10/03.
12. Grading Plan, GP-1, prepared by Stantec Consulting Ltd., dated 03/06/08, Revision 5, dated 24/10/03.
13. Sanitary Drainage Plan, SA-1, prepared by Stantec Consulting Ltd., dated 23/06/08, Revision 5 dated 24/10/03.
14. Site Servicing Plan, SSP-1, prepared by Stantec Consulting Ltd., dated 23/06/08, Revision 5 dated 24/10/03.
15. Storm Drainage Plan, SD-1, prepared Stantec Consulting Ltd., dated 23/06/08, Revision 5 dated 24/10/03.
16. Notes and Legends Plan, NL-1, prepared by Stantec Consulting Ltd., dated 23/06/08, Revision 5, dated 24/10/03.

And as detailed in the following report(s):

1. Geotechnical Investigation Proposed Residential Development, prepared by Paterson Group, Report PG5608-1 Revision 2, dated September 12, 2023
2. Roadway Traffic Noise Addendum Letter, prepared by Gradient Wind Engineers & Scientists, dated March 26, 2024.
3. Roadway Traffic Noise Assessment South Nepean Town Centre – Block 3, Report: 23-166, Prepared by Gradient Wind Engineers & Scientists, dated September 18, 2023.
4. Site Servicing Plan Review Memorandum, prepared by Paterson Group, dated April 10, 2024.
5. Site Servicing and Stormwater Management Report – South Nepean Town Centre Block 3, Prepared by Stantec Consulting Ltd., dated July 2, 2024, Revision 2 dated 2024-07-2.
6. Phase I Environmental Site Assessment Update Phase 5 (Block 3) – Chapman Mills Drive at Greenbank Road, prepared by Paterson Group, dated September 21, 2023.
7. Phase I Environmental Site Assessment, Report: PE4558-IR, Prepared by Paterson Group, dated January 25, 2021.

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

## **General Conditions**

### **1. Lapsing of Approval**

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, complete the conditions to be satisfied prior to the signing of this Agreement, and have the corresponding building permit(s) issued within three (3) years 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, Development and Building Services.

### **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, Development and Building Services, 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, Development and Building Services.

### **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, Development and Building Services. 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, Development and Building Services.

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, Development and Building Services, 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, Development and Building Services, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Development and Building Services 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, Development and Building Services, 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.

10. **Indemnity**

The Owner, on behalf of himself, his heirs, executors, administrators and assigns, including his successors in title, covenants and agrees to indemnify and save harmless the City from all actions, causes of actions, suits, claims or demands whatsoever which arise directly or by reason of this Agreement and the construction and maintenance or the improper or inadequate construction and/or maintenance of the Works.

**Special Conditions**

11. **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.

#### **12. Private Approach Detail**

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, Development and Building Services.

#### **13. Private Access**

The Owner acknowledges and agrees that all private accesses to Roads shall comply with the City's Private Approach By-Law being By-Law No. 2003-447 as amended, or as approved through the Site Plan control process.

#### **14. Noise Control Attenuation Measures**

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

- (a) each unit is to be equipped with central air conditioning;
- (b) each unit is to be fitted with a forced air heating system and ducting, and shall be sized to accommodate central air conditioning;
- (c) further to subsection (b) 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.
- (d) 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 Roadway Traffic Noise Assessment referenced in Schedule "E" hereto. The

professional engineer shall prepare, sign and stamp a letter to the General Manager, Planning, Development and Building Services (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, Development and Building Services.

#### **15. Notice on Title – Noise Control Attenuation Measures**

The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner's expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as written directly below, shall be included in all agreements of purchase and sale and lease agreements to inform prospective purchasers and tenants of these matters. The notice on title shall include, but not be limited to, the following:

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 – Forced Air Heating System and Ducting**

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

"The purchaser/lessee for themselves, their 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."

##### **Type D – Central Air Conditioning**

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that this dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa's and the Ministry of the Environment, Conservation and Parks' noise criteria."

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.”

#### **16. 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, Proposed Residential Development, Block 3 – SNTC Lands (the “Report”), referenced in Schedule “E” herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Development and Building Services 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, Development and Building Services.

#### **17. Geotechnical – Encroachments**

The Owner acknowledges and agree that the Geotechnical Investigation, Proposed Residential Development, Block 3 – SNTC Lands has recommended a method of shoring that may encroach onto the adjacent property or onto the City’s Chapman Mills Drive right-of way. The Owner acknowledges and agrees that it shall be required to obtain the approval of the adjacent property owner and/or receive municipal consent for any Works within the said Road, prior to the installation of any encroachments. The Owner acknowledges and agrees that for encroachments within the said Road, the Owner shall ensure that there will be no conflicts between the proposed shoring method and the municipal services or utilities in the said Road.

#### **18. Re-Grading and Maintenance of Ditch**

The Owner acknowledges and agrees it shall be responsible for various grading and maintenance measures along Chapman Mills Drive, which include the following:

- a) Re-grade the shoulders and bottom of the temporary ditch within the road allowance(s) of Chapman Mills Drive abutting the subject lands, to the satisfaction of the General Manager, Planning, Development and Building Services Department.

#### **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, Development and Building Services 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 – South Nepean Town Centre Block 3, 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 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.

**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, Development and Building Services.

**23. 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.

#### **24. 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, Development and Building Services, 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.

#### **25. Exterior Elevations Drawings**

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Typical Block Elevation Style ‘TN’ (B3-1), Typical Block Elevation Style ‘FH’ (B4-1), Front Elevation (A2.00), Left Elevation (A2.10), Left Elevation-UPG (A2.11), Rear Elevation (A2.20), Right Elevation (A2.30), and Right Elevation – UPG (A2.31) referenced in Schedule “E” herein. The Owner

further acknowledges and agrees that any subsequent proposed changes to the approved plans shall be filed with the General Manager, Planning, Development and Building Services and agreed to by both the Owner and the City prior to the implementation of such changes. No amendment to this Agreement shall be required.

**26. Maintenance and Liability Agreement for Landscaping**

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement with the City, for those elements which are to be in the City's Chapman Mills Drive and Greenbank Road rights-of-way, as shown on the approved Phase 5 Site Plan referenced in Schedule "E" herein, including all plant and landscaping material. The Maintenance and Liability Agreement shall be registered on title, at the Owner's expense, immediately after the registration of this Agreement. The Owner shall assume all maintenance and replacement responsibilities in perpetuity.

**27. 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. It is expressly acknowledged that this service may be amended or discontinued at the City's sole discretion, if in the City's opinion, access is not appropriate or due to policy/process changes within the operating department.

**28. 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, 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 Solicitor. All costs shall be borne by the Owner.

**29. Notice on Title – School Accommodation**

The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner's expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as written directly below, shall be included in all agreements of purchase and sale and lease agreements to inform prospective purchasers and tenants of these matters. The notice on title shall include, but not be limited to, the following:

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

"The purchaser/lessee covenants with the vendor/lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale and lease agreements for the lands described herein, which covenant shall run with the said lands."

October 21, 2024

\_\_\_\_\_  
Date



\_\_\_\_\_  
Lily Xu  
Manager, Development Review South,  
Planning, Development and Building  
Code Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

## SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

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**File Number:** D07-12-24-0053

### SITE LOCATION

900 Chapman Mills Drive, and as shown on Document 1.

### SYNOPSIS OF APPLICATION

The subject site is located at the southwest corner of Greenbank Road and Chapman Mills Drive, a future Major Collector Road west of Longfields Drive. The site measures 12,377 square metres in area and has approximately 87 metres of frontage on Greenbank Road and 119 metres of frontage on Chapman Mills Drive.

The surrounding land uses in the area include low-rise single detached dwellings and a secondary school (St. Joseph High School) to the east; a future school to the south; low-rise residential dwellings consisting of stacked and back-to-back townhouses to the west; and the Barrhaven Town Centre to the north.

The site is part of a larger subdivision developed by Caivan that was approved in February 2020 and is shown as Block 3 on 4M-1691. The subdivision consists of six residential blocks including the subject site, one park block, one block for a school, and seven public streets.

The Site Plan Control application will facilitate the development of a planned unit development consisting of 92 townhouses – 26 back-to-back units (Block 7 & 8) and 66 stacked, back-to-back units (Blocks 1 to 6). The units are arranged around an internal private road that wraps around Blocks 7 and 8 and connects to Verulam Street. The six blocks of stacked townhouses frame both Chapman Mills Drive and Greenbank Road. To improve the private-public interface at the intersection, enhanced end-unit treatments were applied to Blocks 3, 4 and 5.

Vehicular access to the site will be from Verulam Street, which connects to Darjeeling Avenue to the south and leads to Greenbank Road. In the future, Verulam Street will also connect to Chapman Mills Drive. Parking for each of the stacked dwellings units will be provided by surface parking spaces. The 26 back-to-back townhouse units (Block 7 and 8) will include individual garages and driveways. In addition, six visitor parking spaces area available on-site.

## Residential Units and Types

Dwelling Type	Number of Units
Stacked	66
Townhouse	26

## Related Applications

The following applications are related to this proposed development:

- Official Plan Amendment – D01-01-18-0006
- Plan of Subdivision – D07-16-19-0015
- Zoning By-law Amendment – D02-02-19-0047

## DECISION AND RATIONALE

This application is approved for the following reasons:

- The application is consistent with the Provincial Planning Statement.
- The site is designated Hub in the Suburban Transect, which is also identified as a Protected Major Transit Station Area (PMTSA). Within PMTSAs, the Official Plan requires a minimum building height of 4 storeys and a minimum lot coverage of 70% within a 300-metre radius or 400-metre walking distance of an existing or planned rapid transit station. Despite this direction, the Barrhaven Downtown Secondary Plan designates the site “Mixed-Use Corridor” and only requires a minimum building height of 2 storeys and a minimum density of 75 units per hectare. The zoning also reflects these minimum requirements and was established through a Zoning By-law Amendment (D02-02-19-0047) for the subdivision and was approved by City Council in December 2020.
- In conformity with the Barrhaven Town Centre Secondary Plan, surface parking is located internal to the site and the townhouses flank both Chapman Mills Drive and Greenbank Roads screening parking from the public street.
- The application complies with the Mixed-Use Centre, Exception 2668 zone (MC[2668]) and meets the minimum density target of 75 units per net hectare as required by Exception 2668.
- The application responds to the urban design guidelines contained in the Barrhaven Downtown Secondary Plan as entrances are oriented towards the street, parking is internal to the site and screened from the street, and walkways are provided between townhouses.

## 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 David Hill was aware of the application related to this report.

Councillor David Hill's office provided the following comments:

- Concerns regarding the timing the signalized intersection at Darjeeling Avenue and Greenbank Road.
- Concerns regarding waste management on-site.

### Response to Councillor Comments

As part of the Road Modifications associated with the Plan of Subdivision approval, the City required Caivan to construct a signalized pedestrian crossing at Darjeeling Avenue and Greenbank Road. Caivan subsequently agreed to provide a signalized intersection as a temporary measure prior to the design and construction of future realigned Greenbank Road. The City's Signal Design group is currently reviewing the detailed design package for the signalized intersection. The construction of the temporary signalized intersection is anticipated in Spring 2025.

The 26 back-to-back townhouse dwellings will include private garages and driveways for waste storage and collection. The remaining stacked townhouse units will be serviced by a communal waste management area for all streams (i.e., garbage, organics, and recycling). The receptacles will be placed on a concrete pad and the recycling and organics receptacles will be enclosed with fence and gate-access. The garbage receptacles consist of earth bins and are not screened due to the requirements for the collection vehicles.

### **Public Comments**

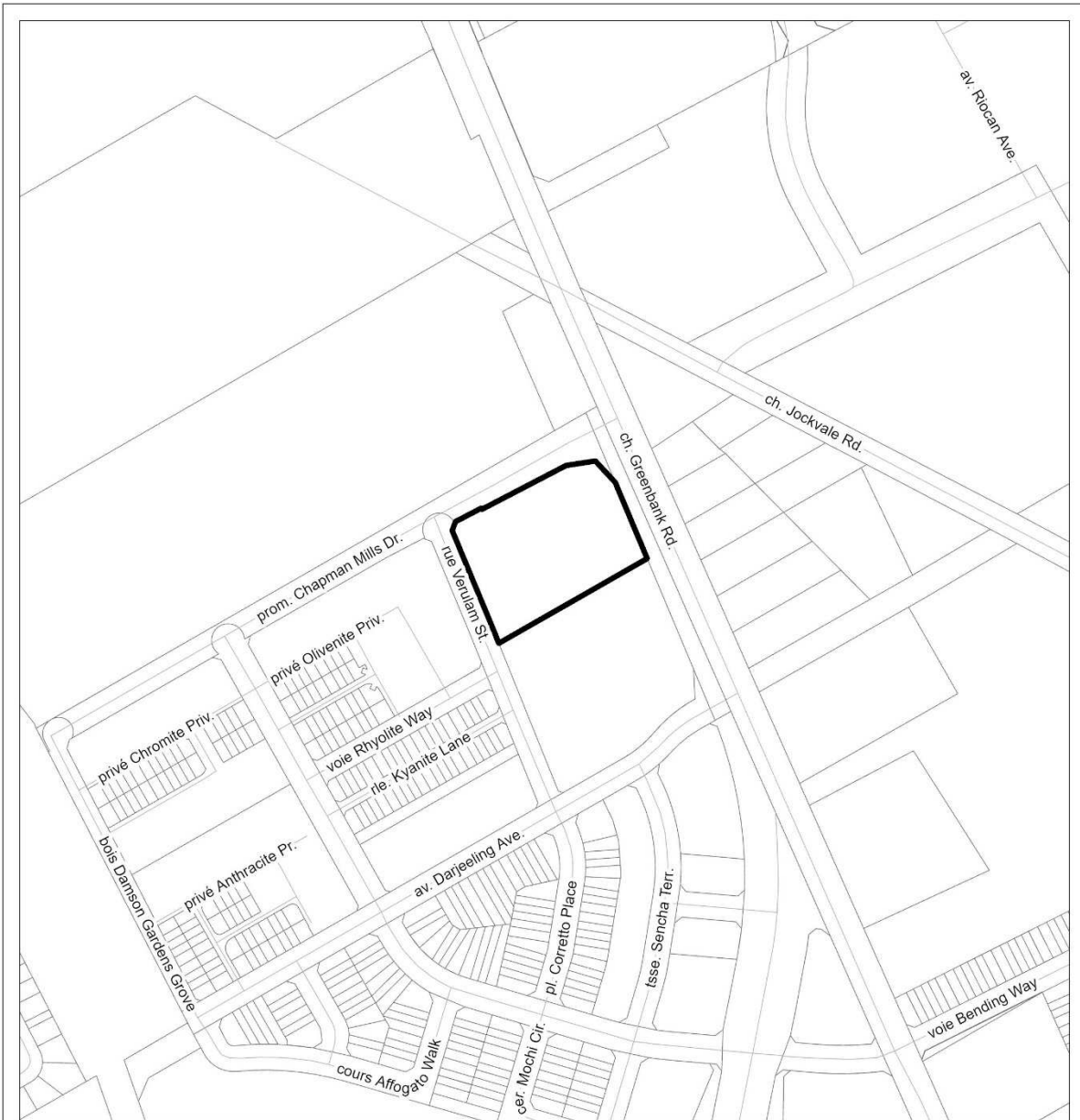
This application was subject to public circulation under the Public Notification and Consultation Policy. There was no public comment received online.




## **APPLICATION PROCESS TIMELINE STATUS**

This Site Plan application was processed by the On Time Decision Date.

**Contact:** Siobhan Kelly Tel: 613-580-2424, ext. 27337 or e-mail: [siobhan.kelly@ottawa.ca](mailto:siobhan.kelly@ottawa.ca)

# Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-24-0053	24-0845-E	 <b>900 prom. Chapman Mills Dr.</b>	
I:\CO\2024\Site\ChapmanMills_900			
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REVISION / RÉVISION - 2024 / 07 / 30		 <small>NOT TO SCALE</small>	