



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

Site Location: 1136 Gabriel Street

File No.: D07-12-24-0078

Date of Application: August 8, 2024

This SITE PLAN CONTROL application submitted by Peter Hume, HP Urban Inc, on behalf of 2701292 Ontario Ltd. is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

1. **Site Plan**, A-100, prepared by Lalande + Doyle Architects Inc., dated 03-05-2024, version 5 dated 2025/08/07.
2. **Landscape Plan**, L1, prepared by John K. Szczepaniak, dated July 08, 2024, version 13 dated July 24/25.
3. **Existing Conditions and Removals Plan**, C000, prepared by EXP Services Inc., dated 27/07/2023, version 3 dated 06/06/25.
4. **Detail & Notes**, C001, prepared by EXP Services Inc., dated 27/07/2023, version 3 dated 06/06/25.
5. **Site Servicing Plan**, C100, prepared by EXP Services Inc., dated 27/07/2023, version 3 dated 06/06/25.
6. **Site Grading Plan**, C200, prepared by EXP Services Inc., dated 27/07/2023, version 3 dated 06/06/25.
7. **Erosion and Sediment Control Plan**, C300, prepared by EXP Services Inc., dated 27/07/2023, version 3 dated 06/06/25.
8. **Pre-Development Drainage Plan**, C400, prepared by EXP Services Inc., dated 27/07/2023, version 3 dated 06/06/25.
9. **Post-Development Drainage Plan**, C500, prepared by EXP Services Inc., dated 27/07/2023, version 3 dated 06/06/25.
10. **Elevations**, A-400, prepared by Lalande + Doyle Architects Inc., dated 10/07/2024, version 4 dated 2025/07/17.
11. **Tree Planting Plan**, prepared by Dendron Forestry Services, dated July 3, 2024.

And as detailed in the following report(s):

1. **Site Servicing and Stormwater Management Report**, prepared by EXP Services Inc., dated August 1, 2024, revised July 25, 2025.
2. **Geotechnical Investigation**, prepared by EXP Services Inc., dated 2024.07.31, revised February 21, 2025.
3. **Tree Information Report**, prepared by Dendron Forestry Services, dated July 3, 2024.
4. **Tree Conservation Report**, prepared by Dendron Forestry Services, dated October 23, 2024.

5. **Transportation Noise Assessment**, prepared by Gradient Wind Engineers & Scientists, dated September 18, 2024.
6. **Phase One Environmental Site Assessment**, prepared by EXP Services Inc., dated August 1, 2024.

And subject to the following 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. 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.

7. 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.

8. Development Charges

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

SPECIAL CONDITIONS

Roads, Rights-of-Way, and Traffic

9. 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, Development and Building Services Department, 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, Development and Building Services Department, that such personnel are not on-site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with the approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Development and Building Services Department, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Development and Building Services Department.

10. Notice on Title – On-site Parking

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 unit being sold/rented will not be provided with any on-site parking. Should the purchaser/lessee have a vehicle for which they wish to have parking, alternative and lawful arrangements may need to be made to address their parking needs at an alternate location and that such arrangements are solely the responsibility of the person seeking parking. The purchaser/lessee acknowledges that the availability and regulations governing on-street parking vary; that access to on-site street parking, including through residential on-street parking permits issued by the City of Ottawa, cannot be guaranteed now or in the future; and that the purchaser/lessee intending to rely on on-street parking for their vehicle or vehicles does so at their own risk."

"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."

Access

11. Asphalt Overlay

If three (3) or more road cuts are required to service this development, then the Owner shall install an asphalt overlay over the total area of the public driving surface of Gabriel Street, fronting the subject lands, as shown on the approved As-Built Grading and Servicing Plan where the overlay is shown, referenced in Schedule "E" hereto. The overlay shall be carried out to the satisfaction of the General Manager, Planning, Development and Building Services. The Owner acknowledges and agrees that all costs are to be borne by the Owner.

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.

Noise

14. Noise Control Attenuation Measures

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

- (a) each unit is to be fitted with a forced air heating system and ducting, and shall be sized to accommodate central air conditioning;

- (b) 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;
- (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 Transportation 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:

"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."

"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."

Geotechnical Engineering and Soils

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 (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. Vibration Monitoring

The Owner agrees and acknowledges that prior to commencing site alteration or construction that vibration monitoring shall be undertaken by a Professional Engineer licensed in the province of Ontario. Vibration levels shall not exceed those determined by the City and Province to cause damage to adjacent buildings and structures. The Owner may consider offering pre-construction surveys to adjacent/abutting properties, to validate damage claims or indemnify and save harmless. The Owner agrees to maintain vibration monitoring records during construction, which shall be made available to the General Manager, Planning, Real Estate and Economic Development upon request. The Owner agrees and acknowledges that the City shall be indemnified from any damage claims resulting from construction activities.

Civil Engineering

18. Protection of City Sewers

- (a) Prior to the issuance of a building permit, the Owner shall, at its expense:
 - (i) obtain a video inspection of the City Sewer System within St. Pierre Street prior to any construction to determine the condition of the existing City Sewer System prior to construction on the lands and to provide said video inspection to the General Manager, Planning, Development and Building Services.
- (b) Upon completion of construction on the lands, the Owner shall, at its expense and to the satisfaction of the General Manager, Planning, Development and Building Services:
 - (i) obtain a video inspection of the existing City Sewer System within St. Pierre Street to determine if the City Sewer System sustained any damages as a result of construction on the lands; and
 - (ii) assume all liability for any damages caused to the City Sewer System within St. Pierre Street and compensate the City for the full amount of any required repairs to the City Sewer System.

19. Re-Grading and Maintenance of Ditch

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

- Re-grade the shoulders of the ditch within the road allowance(s) of Gabriel Street abutting the subject lands, to the satisfaction of the General Manager, Planning, Development and Building Services Department;
- Obtain utility clearances prior to the re-grading of any ditch;
- Obtain approval from the City's Roads Services Branch of the Public Works Department if the grade of any ditch bottom is to change; and
- Maintain a grass cover within the road allowance(s) of Gabriel Street abutting the subject lands, to the satisfaction of the General Manager, Planning, Development and Building Services Department.

20. Stormwater Management Memorandum

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Development and Building Services, 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, Development and Building Services, and all associated costs shall be the Owner's responsibility.

21. 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.

22. Inlet Control Devices (ICDs)

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

23. 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, Development and Building Services 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 lower construction coefficient used within the proposed building design.

Site Lighting

24. Site Lighting Certificate

- (c) 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.
- (d) 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.

Planning and Design

25. Exterior Elevations Drawings

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved plans, 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 located in the City's right-of-way on Gabriel Street, as shown on the approved Landscape Plan referenced in Schedule "E" herein, including all plant and landscaping material (except municipal trees). 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 the City will provide curb-side cart (and/or container) garbage, recycling, and organic waste collection for the residential units. The Owner acknowledges and agrees that it is recommended that the containers and carts be placed on a concrete floor where being stored.

Parks

28. Parkland Dedication

- (a) The Owner acknowledges and agrees that the conveyance requirement to the City is 84.86 square metres.
- (b) The Owner covenants and agrees that the conveyance requirement has been calculated at the rate set out below in accordance with the Parkland Dedication By-law, being By-law No. 2022-280, as amended:
 - (i) For cash-in-lieu of conveyance of parkland (residential > 18 units/net ha): one hectare per 1,000 net residential units but shall not exceed a maximum of 10% of the gross land area where less than or equal to five hectares.

29. Cash-In-Lieu of Conveyance of Parkland

Prior to registration of the Site Plan Agreement, the Owner acknowledges and agrees to pay cash-in-lieu of conveyance of parkland as referenced in Schedule "B" herein. Pursuant to the City's Parkland Dedication By-law, being By-law No. 2022-280, as amended, 40% of said funds collected shall be directed to City wide funds, and 60% shall be directed to Ward 1 funds. The Owner shall also pay the parkland appraisal fee of \$850.00 plus H.S.T. of \$110.50, as referenced in Schedule "B" herein.

30. Road Widening

Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, an unencumbered road widening across the complete Gabriel Street frontage of the lands, measuring 11.5 metres from the existing centreline of pavement/the abutting right-of-way. The exact widening must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the widening, to the City Surveyor for review and approval 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.

School

31. Notice on Title – School Accommodation

The Owner, or any subsequent owner of the whole or any part of the subject lands, 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 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."



August 22, 2025

Date

John Seigny
Manager, Development Review East,
Planning, Development and Building
Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-24-0078

SITE LOCATION

The site is located at 1136 Gabriel Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is approximately 848.5 square metres and is located on the west side of Gabriel Street, a short local road bounded by Roque Street to the north and St. Joseph Boulevard to the south. The site is rectangularly shaped and has approximately 20.7 metres of frontage on Gabriel Street. There is an existing single-storey duplex and two small residential storage sheds, which are proposed to be demolished.

The site is within an older, pre-1960 residential subdivision south of Highway 174 and north of St. Joseph's Boulevard, a major arterial road. The area has been developed with low-rise residential buildings to the west and Place d'Orléans Shopping Centre to the east. Directly adjacent to the subject site are existing residences to the north, west and south, along with the rear yards of two fast-food establishments to the east.

The redevelopment proposal is for a new four-storey low-rise apartment dwelling containing 20 residential units, 2 vehicular parking spaces, and 10 bicycle parking spaces. The site will feature an 87-square metre communal amenity area in the south-eastern portion of the rear yard.

The site plan establishes a walkway to the front entrance, which is connected to an inner paved walkway that goes through the southern interior side yard and western rear yard, providing pedestrian access around three sides of the apartment dwelling and to the parking. A series of shrubs and grasses line the walkway abutting the interior side lot line. The driveway covers the entire northern interior side yard and extends to the vehicular parking in the rear next to the garbage enclosure.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	20

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The Official Plan (2022) designates the subject property as Suburban Evolving Neighbourhood (Schedule [A](#) and [B8](#)). The proposed site conforms with the vision outlined in the Official Plan, including the creation of 15-minute neighbourhoods through the development of low-rise building forms, enhanced mobility options, and amenity spaces for residents.
- The proposed redevelopment complies with the Residential Fifth Density Zone (R5A[2179]) of the City's Zoning By-law (By-law 2015-49). Urban Exception 2179 requires a minimum 4-storey building height for residential and/or office development on any lot greater than 600 square metres, and this proposal complies.
- The site falls within the [Orléans Corridor Secondary Plan](#) (By-law 2023-48) and is designated Station Periphery ([Schedule A](#)), which allows for up to 6-storey developments ([Schedule B](#)). Per Section 4.3, "Density and Evolving Neighbourhoods", the proposal aligns with the goal of creating more balanced, equitable, and inclusive housing market in Orléans.
- Per sections 4.8 (Active Transportation Policies), 4.11 (Vehicular Parking Policies), and 4.12 (Bicycle Policies) of the Secondary Plan, the site complies with the zero minimum vehicular parking requirement and the prioritization of sustainable transportation options. The updated plans will reflect the 1:1 bike parking space to dwelling unit ratio requirement.
- The site is designated Residential in the [St. Joseph Street Corridor Study Area](#) (2003). The redevelopment proposal aligns with the goal of building a compact city by rejuvenating and infilling already developed areas, adding more housing options, including medium density housing in proximity to shopping facilities, and reducing minimum parking requirements.

The above conditions of site plan control approval would serve to ensure that the development proceeds in accordance with the approved plans and the proposed site design 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 Matthew Luloff was aware of the application related to this report. Councillor Laura Dudas was also notified of this application.

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

- Comment: Neighbourhood residents are concerned about an increase in traffic and a decrease in the availability of parking, as a result of the increased density.

Staff Response: Staff note that the development is in close proximity to a future LRT station, which will help to facilitate active transportation.

- Comment: Residents would like to see the provision of affordable and accessible housing units.

Staff Response: Staff confirmed that both were present in the development.

Technical Agency/Public Body Comments

Summary of Comments –Technical

The technical agencies' comments were considered during the review and evaluation of the proposed development. The conditions contained within the standard Site Plan Agreement adequately address the agencies' comments.

Comments were received from Bell Canada, Enbridge Gas Distribution, Ottawa-Carleton District School Board, Conseil des écoles catholiques du Centre-Est, Hydro Ottawa (Local Distribution), Canada Post, Rideau Valley Conservation Authority.

Advisory Committee Comments

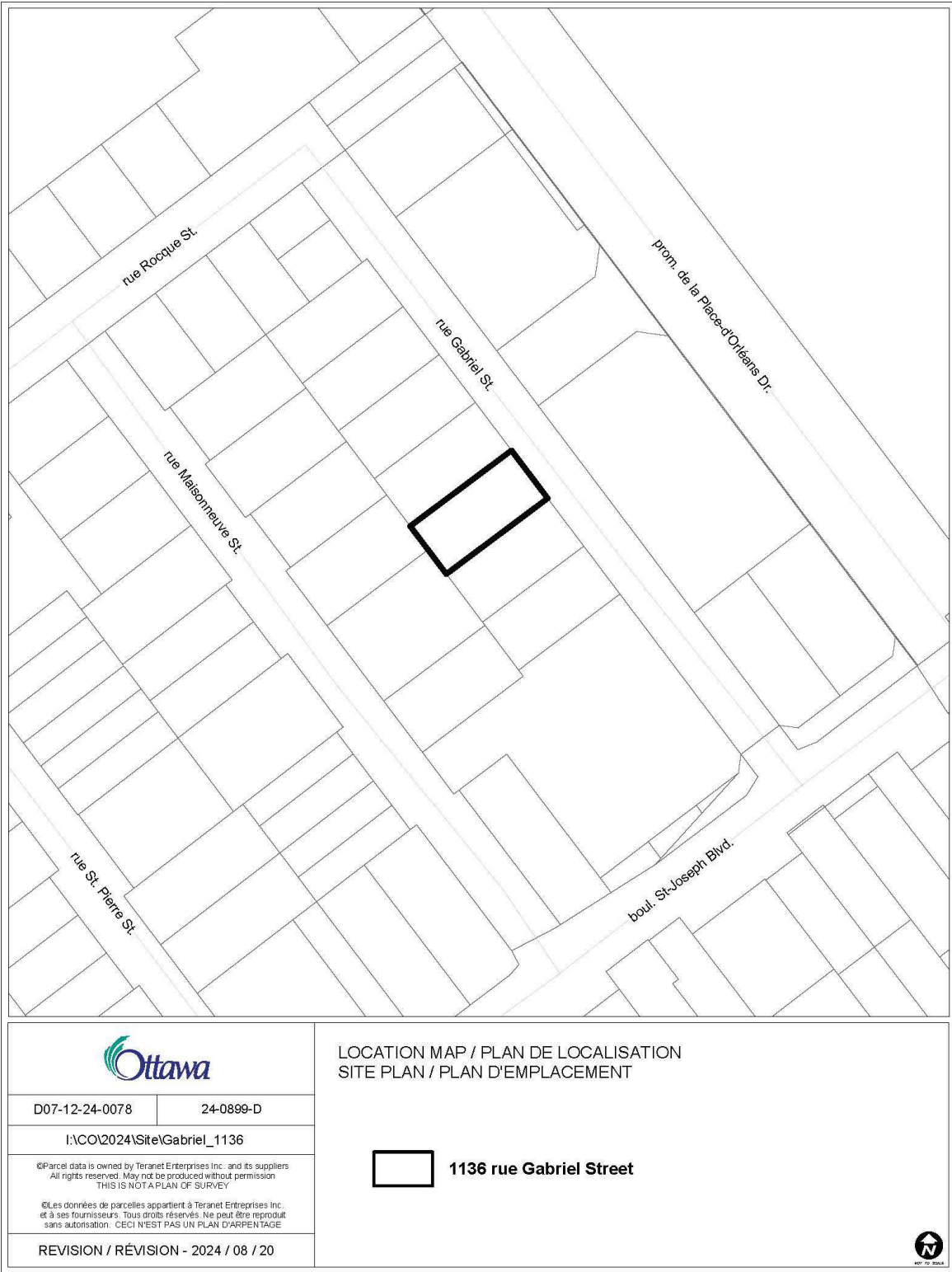
N/A

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date. The Council approved timeline has not been met due to the complexity of the applications.

Contact: Colleen Ivits Tel: 613-580-2424, ext. 70170 or e-mail: Colleen.Ivits@ottawa.ca

Document 1 – Location Map



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REVISION / RÉVISION - 2024 / 08 / 20

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



1136 rue Gabriel Street

