



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

Site Location: 370 Athlone Avenue

File No.: D07-12-24-0114

Date of Application: October 1 2024

This SITE PLAN CONTROL application submitted by Christine McCuaig, Q9 Planning + Design Inc., on behalf of Jersey Developments Inc., is APPROVED as shown on the following plan(s):

1. **Site Plan**, A0.2, prepared by J. Guy Monette, dated January 13, 2025, revision #4.1 dated February 25, 2025.
2. **East Elevation**, A2.1, prepared by J. Guy Monette, dated Feb 13, 2024, revision #4.1 dated February 25, 2025.
3. **South Elevation**, A2.2, prepared by J. Guy Monette, dated Feb 13 2024, revision #4.1 dated February 25, 2025.
4. **West Elevation**, A2.3, prepared by J. Guy Monette, dated Feb 13, 2024, revision #4.1 dated February 25, 2025.
5. **North Elevation**, A2.4, prepared by J. Guy Monette, dated Feb 13, 2024, revision #4.1 dated February 25, 2025.
6. **Landscape Plan**, L.1, prepared by James B. Lennox & Associates Inc Landscape Architects, dated February 2024, revision #4 dated 01/27/2025.
7. **Proposed Erosion and Sediment Control Plan**, ESC-1, prepared by T.L. Mak Engineering Consultants, dated March 2024, revision #1 dated January 23, 2025.
8. **Proposed Lot Grading and Servicing Plan**, G-1, prepared by T.L. Mak Engineering Consultants, dated March 2024, revision #4 dated January 23, 2025.
9. **Proposed Rooftop Stormwater Management Plan**, SWM-1, Revision #1, prepared by T.L. Mak Engineering Consultants, dated January 23, 2025.
10. **Storm Drainage Area Plan**, D-1, prepared by T.L. Mak Engineering Consultants, dated March 2024, revision #1 date January 23, 2025.

And as detailed in the following Report(s):

11. **Geotechnical Investigation** (PG6996-1), prepared by Paterson Group, revision #1 dated January 06, 2025.
12. **Phase I - Environmental Site Assessment** (PE5856-1), prepared by Paterson Group, dated November 01, 2022.

13. **Phase II - Environmental Site Assessment** (PE6096-1), prepared by Paterson Group, dated June 14, 2023.
14. **Serviceability Report** (R-823-83A), prepared by T.L. Mak Engineering Consultants, dated May 2024, revision #1 dated January 2025.
15. **Storm Drainage Report** (R-823-83), prepared by T.L. Mak Engineering Consultants, dated May 2024.
16. **Roadway Traffic Noise Assessment** (GW24-013), prepared by Gradient Wind Engineering, dated July 10, 2024.
17. **Human Health and Ecological Risk Assessment** (PE6069-RA), prepared by Paterson Group, dated January 07, 2025.

And subject to the following Scoped Site Plan Agreement Conditions:

Scoped Site Plan Agreement 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. Maintenance and Liability Agreement

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement for all plant and landscaping material (except municipal trees), and pavers, placed in the City's right-of-way along Athlone Avenue in accordance with City Specifications, and 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

3. Noise Control Attenuation Measures

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved Roadway Traffic Noise Assessment (GW24-013), 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 (a) above, the location and installation of any outdoor air conditioning device(s) shall comply with the noise criteria of the Ministry of the Environment, Conservation and Parks' Publication NPC-216, dated 1993, and the Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices, dated September 1994, as amended, in order to

minimize the noise impacts both on and off the immediate vicinity of the subject lands.

- (c) 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 approved Roadway Traffic Noise Assessment (GW24-013), 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.

4. **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."

5. **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 will need to be made to address their parking needs at an alternate location and that such arrangements are solely the responsibility of the person seeking parking. The purchaser/lessee acknowledges that the availability and regulations governing on-street parking vary; that access to on-site street parking, including through residential on-street parking permits issued by the City of Ottawa, cannot be guaranteed now or in the future; and that the purchaser/lessee intending to rely on on-street parking for their vehicle or vehicles does so at their own risk.”

“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.”

The Owner acknowledges and agrees that units within the proposed building(s) may not be provided with on-site parking. In the event any future tenant or purchaser wishes to have parking, the Owner acknowledges that alternative and lawful arrangements may need to be made to address parking needs at an alternate location and such arrangements are solely the responsibility of the person seeking parking. The Owner further acknowledges and agrees the availability and regulations governing on-street parking vary; that access to on-street parking, including through residential on-street parking permits issued by the City cannot be guaranteed now or in the future; and that a tenant or purchaser intending to rely on on-street parking for their vehicle or vehicles does so at their own risk.

6. **Parkland Dedication**

- (a) The Owner acknowledges and agrees that the conveyance requirement to the City is 50.84 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):

- i. 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.

7. **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 15 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.

And subject to the following General and Special Conditions, through Letter of Undertaking:

General Conditions

8. **Execution of Letter of Undertaking**

The Owner shall execute the City's standard Letter of Undertaking and satisfy the conditions contained within this Delegated Authority Report. In the event the Owner fails to execute the required Letter of Undertaking, submit any required fees and/or securities within three (3) years, and attain permits, this approval shall lapse.

9. **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.

10. **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.

11. **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.

12. **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.

13. **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.

14. **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.

15. **Development Charges**

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

16. **Designated Substances Survey**

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

- (a) O.Reg. 278/05: Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 278/05);
- (b) Guideline - Lead on Construction Projects, prepared by the Ontario Ministry of Labour - Occupational Health and Safety Branch, published September 2004 and revised April 2011, as amended;
- (c) O.Reg. 213/91: Construction Projects under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 213/91);
- (d) Registration Guidance Manual for Generators of Liquid Industrial and Hazardous Waste, prepared by the Ontario Ministry of the Environment, Conservation and Parks, published April 1995 and revised January 2016, as amended, to be used in conjunction with R.R.O. 1990, Reg. 347: General-Waste Management under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 347);
- (e) R.R.O. 1990, Reg. 362: Waste Management – PCB's under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 362).

Special Conditions

17. Professional Engineering Inspection

The Owner shall have competent Professional Engineering inspection personnel on-site during the period of construction, to supervise the Works, and the General Manager, Planning, Real Estate and Economic Development, shall have the right at all times to inspect the installation of the Works. The Owner acknowledges and agrees that should it be found in the sole opinion of the General Manager, Planning, Real Estate and Economic Development, that such personnel are not on-site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with the approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Real Estate and Economic Development, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

18. Asphalt Overlay

Due to the number of road cuts required to service this development, the Owner shall install an asphalt overlay over the total hatched area of the public driving surface of Athlone Avenue, fronting the subject lands, as shown on the approved Proposed Lot Grading and Servicing Plan (G-1), referenced in Schedule "E" hereto. The Civil plans shall be revised to indicate one large asphalt reinstatement area (hatched appropriately) covering all road cuts to the satisfaction of the City. 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.

19. **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 (PG6996-1), 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.

20. **Geotechnical – Encroachments**

The Owner acknowledges and agree that the Geotechnical Investigation (PG6996-1) advises that a method of shoring may be required for excavation of side slopes which may encroach onto the adjacent property or onto the City's Athlone Avenue 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.

21. **Retaining Wall**

The Owner agrees to submit to the General Manager, Planning, Development and Building Services, prior to issuance of a building permit, details of the retaining walls which are greater than one metre in height, as shown on the approved Proposed Lot Grading and Servicing Plan (G-1) referenced in Schedule "E" hereto, which shall be designed and prepared by a Professional Structural Engineer, licensed in the Province of Ontario, to the satisfaction of the General Manager, Planning, Development and Building Services. The Owner shall provide confirmation to the General Manager, Planning, Development and Building Services that the Professional Structural Engineer has inspected and confirmed that the retaining walls have been constructed in accordance with the approved retaining wall details.

22. **Groundwater Management**

The Owner acknowledges and agrees to retain an environmental consultant to test groundwater to be removed from the site during and after redevelopment. If through further testing the groundwater samples are found to be contaminated, all contaminated groundwater must be removed, managed or treated in accordance

with appropriate Ontario regulations and/or discharged in accordance with the City's Sewer Use By-Law, being By-law No. 2003-514, as amended.

23. **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.

24. **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.

25. **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 Proposed Rooftop Stormwater Management Plan (SWM-1), 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.

26. **Onsite Contamination**

The Owner acknowledges and agrees to retain the services of a Professional Engineer, licensed in the Province of Ontario, to update the approved Phase II - Environmental Site Assessment (PE6096-1) with a soil remediation report appended upon completion of all remedial works as per O. Reg. 153/04 requirements.

The Owner acknowledges and agrees to retain the services of a Professional Engineer, licensed in the Province of Ontario, to provide a stamped letter to the General Manager, Planning, Development and Building Services confirming all remedial works have been conducted in general conformance with the

recommendations and provisions detailed in the Human Health and Ecological Risk Assessment (PE6069-RA), referenced in Schedule "E" herein.

- (a) The Owner further acknowledges and agrees that it shall ensure the design and implementation of the recommended SVIMS shall be done by or under the direct supervision of a Professional Engineer (P. Eng.) and all engineered plans associated with the SVIMS shall be provided prior to building permit application.
 - (b) Upon completion of the SVIMS, the Owner acknowledges and agrees that it shall ensure the performance of the SVIMS be verified by a Qualified Person (QP) to ensure that the system meets the "Risk Management Performance Objectives" as stipulated in the Human Health and Ecological Risk Assessment (PE6069-RA), referenced in Schedule "E" herein.
27. Prior to occupancy permit, the Owner acknowledges and agrees that it shall provide a signed and stamped report prepared by a Professional Engineer, licensed in the Province of Ontario, to the satisfaction of the General Manager, Planning, Development and Building Services which speaks to the detailed design of the SVIMS, performance testing results, and any future monitoring or maintenance requirements

28. **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.
- (c) a signed and stamped letter from a Professional Engineer licensed in the Province of Ontario shall be provided to the satisfaction of the General Manager, Planning, Development and Building Services confirming general conformance with Sewer Use (By-law No. 2003-514) and speak specifically

to Section 6 - Storm Sewer Requirements and Table 2 – Limits for Storm Sewer Discharge.

29. **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.

March 18, 2025

Date



Andrew McCreight
Manager, Development Review
Central, Planning, Real Estate and
Economic Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-24-0114

SITE LOCATION

370 Athlone Avenue, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The site is located approximately 50 metres north-west of the Athlone Avenue and Richmond Road intersection. The area immediately north is characterized by low-rise residential buildings, and north-west is Lion's Park. Further north is Scott Street and the Westboro transit station which is approximately 250 metres north of the site. The area immediately to the south contains low-rise buildings with residential and commercial uses along Richmond Road. Commercial uses are located along the Scott Street right-of-way to the north and the Richmond Road right-of-way to the south. These right-of-ways are both classified as Mainstreet Corridors.
- The application seeks to facilitate the construction of a three-storey, 16-unit, low-rise residential apartment building with a building area of 260 square metres. The existing single-storey residential building and two accessory structures are proposed to be demolished.
- The proposed development maintains a low-rise residential built form. The proposed development incorporates natural materiality that include red brick and wood to facilitate integration within the surrounding context. The proposed development has frontage along Athlone Avenue with side yard walkway access to the rear yard area along the northern and southern facades of the building.
- The proposed development provides amenity space in the form of soft landscaping in the rear yard. A garbage storage area and a total of 16 stacked bicycle parking spaces are located in accessory structures in the rear yard, along with a 25 square metre aggregated area of soft landscaping for tree planting. No on-site vehicular parking is proposed.

Residential Units and Types

Dwelling Type	Number of Units
Apartment, low-rise	16

Related Applications

Minor Variance Application (D08-02-24/A-00027)

DECISION AND RATIONALE

This application is approved for the following reasons:

- The subject property is designated as Neighbourhood with an Evolving Overlay in the Inner Urban Transect on Schedule B2 of the Official Plan. The proposal is consistent with these policies which encourages integration into established neighbourhood context and gradual, low-rise intensification.
- The lands are located within the boundaries of the Richmond Road / Westboro Secondary Plan, in Policy Area 3 – Westboro Village. The unifying principles of the Secondary Plan policies include ensuring the area develops in such a way to preserve the scale and character of existing neighbourhoods and ensure compatibility of new development.
- Minor Variance Application (D08-02-24/A-00027) was refused on April 26, 2024. An Ontario Land Tribunal decision (OLT-24-000517) on July 3, 2024 was then passed granting the following variances:
 1. To permit 16 dwelling units in a low-rise apartment building, whereas the By-law permits a maximum of 12 dwelling units,
 2. To permit zero parking spaces, whereas the By-law requires a minimum of two parking spaces,
 3. To permit a reduced setback for an accessory building of 0.15 metres from the rear lot line, whereas the By-law requires 0.6 metres, and
 4. To permit a reduced interior side yard setback for an accessory building of 0.55 metres, whereas the By-law requires a minimum of 0.6 metres.

The proposed development meets all other applicable performance standards of the R4UB (Residential Fourth Density Zone, Subzone UB) designation.

- The development complies with the relevant planning policy . Accordingly, the development represents good land use 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 Jeff Leiper has no concerns about the Site Plan application for this property. He is pleased to see the proposal moving towards approval - this is the type of low-rise

development he hopes to see more of in the ward's R4 zones.

He requested the following:

Pre-Construction Meeting

Prior to the issuance of a building permit, the Owner shall conduct a meeting involving the surrounding neighbours and the Ward Councillor's office, the purpose of which is to provide information with respect to the timing and staging of construction activities for the site, including but not limited to the construction timeline, location of staging activities, and the location of parking and intended access routes for associated construction vehicles.

The owner has concurred with this request.

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.

Technical Agency/Public Body Comments

Summary of Comments –Technical

All technical agency correspondence was forwarded to the applicant, and the applicant was advised to contact technical agencies directly for additional information and requirements.

Advisory Committee Comments

N/A

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date because of incomplete information.

Contact: Nastassia Pratt Tel: 613-580-2424, ext. 32595 or e-mail:
nastassia.pratt@ottawa.ca

Document 1 – Location Map

