



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

Site Location: 955 Borbridge Avenue

File No.: D07-12-24-0147

Date of Application: November 14, 2024

This SITE PLAN CONTROL application submitted by May Pham, Richcraft Homes Ltd., on behalf of RICHCRAFT RENTAL LIMITED PARTNERSHIP by its general partner, RICHCRAFT RENTAL GP INC., is APPROVED upon resolution of the conditions stated in this report.

And the following plans are approved:

1. **Site Plan**, SP-1, prepared M. David Blakely Architect Inc., dated Apr. 2024, revision 18 dated 30/04/25.
2. **Landscape Site Plan**, L1.0, prepared by NAK design strategies, dated 2024-10-09, revision 6 dated 25-05-15.
3. **Landscape Details**, L2.0, prepared by NAK design strategies, dated 2024-10-09, revision 6 dated 25-05-15.
4. **Landscape Details**, L2.1, prepared by NAK design strategies, dated 2024-10-09, revision 6 dated 25-05-15.
5. **Typical Block Elevations**, B1-1, prepared by M. David Blakely Architect Inc., dated Oct. 2024, revision 2 dated 04/06/25.
6. **Erosion Control Plan and Detail Sheet**, ECDS-1, prepared by Stantec Consulting Ltd., dated 24.10.16, revision 2 dated 25.04.16.
7. **Existing Conditions Plan**, EX-1, prepared by Stantec Consulting Ltd., dated 24.10.16, revision 2 dated 25.04.16.
8. **Grading Plan**, GP-1, prepared by Stantec Consulting Ltd., dated 24.10.16, revision 2 dated 25.04.16.
9. **Notes and Legends Plan**, NL-1, prepared by Stantec Consulting Ltd., dated 24.10.16, revision 2 dated 25.04.16.
10. **Sanitary Drainage Plan**, SA-1, prepared by Stantec Consulting Ltd., dated 24.10.16, revision 2 dated 25.04.16.
11. **Site Servicing Plan**, SSP-1, prepared by Stantec Consulting Ltd., dated 24.10.16, revision 2 dated 25.04.16.
12. **Storm Drainage Plan**, SD-1, prepared by Stantec Consulting Ltd., dated 24.10.16, revision 2 dated 25.04.16.

And as detailed in the following report(s):

1. **Phase 1 Environmental Site Assessment Update**, prepared by Paterson, dated 26 September 2024.
2. **Geotechnical Investigation**, prepared by Paterson Group, dated October 18, 2024.
3. **Transportation Noise Assessment**, prepared by Gradient Wind, dated 1 November 2024.
4. **Riverside South Block 167 – 955 Borbridge Avenue: Servicing and Stormwater Management Report**, prepared by Stantec Consulting Ltd., dated January 31, 2025, revised 25.04.16.

Requirements

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

And subject to the following General and Special Conditions, through a Scoped Site Plan Agreement:

Scoped Site Plan Agreement Conditions:

General Conditions

2. Lapsing of Approval

The Owner shall enter into this Scoped Site Plan Control Agreement and/or Letter of Undertaking, including all standard and special conditions, financial and otherwise, as required by the City. In the event that the Owner fails to sign this Agreement and/or Letter of Undertaking, 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.

Special Conditions

3. 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 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 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.

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 D – Central Air Conditioning (all units)

"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."

"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.”

5. 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.

6. Corner Sight Triangle

Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, two overlapping unencumbered corner sight triangles measuring 3 metres (along Ralph Hennessy) x 9 metres (along Borbridge) and 3 metres (along Borbridge) x 9 metres (along Ralph Hennessy) at the intersection of Borbridge and Ralph Hennessy. The exact location and area of the corner sight triangle must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the corner sight triangle, to the City Surveyor for review prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. The Owner acknowledges and agrees to provide an electronic copy of the Transfer and a copy of the deposited reference plan to the City Solicitor prior to the execution of this Agreement by the City. All costs shall be borne by the Owner.

7. 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.”

8. Notice on Title – Parkland

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 parkland within the vicinity of the subject lands may have active hard and soft surface recreational facilities, buildings and supporting infrastructure. These amenities may include lit facilities and may generate noise by users using these facilities and amenities.”

“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.”

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

Letter of Undertaking Conditions:

General Conditions

9. Lapsing of Approval

The Owner shall enter into this Scoped Site Plan Control Agreement and/or Letter of Undertaking, including all standard and special conditions, financial and otherwise, as required by the City. In the event that the Owner fails to sign this Agreement and/or Letter of Undertaking, 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.

10. Execution of Letter of Undertaking

The Owner shall execute the City's standard Letter of Undertaking and satisfy the conditions contained within this Site Plan Approval 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. Development Charges

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

Special Conditions

19. 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.

20. Private Approach Detail

The Owner acknowledges and agrees that all private approaches serving the proposed development shall be designed and constructed, at the sole expense of the Owner, in accordance with the City's "Curb Return Entrances – Uncontrolled Intersections" Plan, Drawing No. SC7.1, dated March 2007 and revised March 2021, and the Owner shall comply with the City's Private Approach By-law, being No. 2003-447, as amended.

21. Geotechnical Investigation

The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, licensed in the Province of Ontario, to ensure that the recommendations of the Geotechnical Report (the "Report"), referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, 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.

22. 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.

23. 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 Servicing and Stormwater Management Report, referenced in Schedule “E” herein. The Owner further acknowledges and agrees it shall assume all maintenance and replacement responsibilities in perpetuity. The Owner shall keep all records of inspection and maintenance in perpetuity, and shall provide said records to the City upon its request.

24. 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.

25. 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.

26. 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.

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. Fire Break Lot Plan

The Owner acknowledges and agrees to provide the development’s construction schedule for review prior to construction beginning. The construction schedule will determine whether a fire break lot plan is required to be submitted to the City’s Fire Protection Engineer.

29. Street Name and Signs

- (a) The Owner acknowledges and agrees it shall provide for, install and maintain, at its own expense, all regulatory traffic signage, in accordance with the City's Municipal Addressing By-law 2014-78, as amended, for any private road within the area controlled by this Agreement and as shown on the approved Site Plan, referenced in Schedule "E" herein.
- (b) The Owner acknowledges and agrees it shall provide for, install and maintain, at its own expense, all temporary street name signs, in accordance with the City's Municipal Addressing By-law 2014-78, as amended, for any private road within the area controlled by this Agreement and the approved Site Plan, referenced in Schedule "E" herein.
- (c) The Owner acknowledges and agrees it shall, at its own expense, make arrangements for the City to provide, install, and maintain all permanent street name signs, in accordance with the City's Municipal Addressing By-law 2014-78, as amended, and to City Specifications or Standards.

30. 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.

31. Permits

The Owner shall obtain such permits as may be required from municipal or provincial authorities and shall file copies thereof with the General Manager, Planning, Development and Building Services.

32. Works on City Road Allowances

Any Works required to be done by the Owner on City road allowances shall be according to the specifications and by-laws of the City. The Owner, or its contractor, shall be required to obtain all the necessary permits for road cuts prior to the disruption of the City road allowance and it is further understood and agreed that the aforementioned cuts shall be reinstated to the satisfaction of the Director, Infrastructure Services.

33. Video Examination

Video examination of storm and sanitary sewers 200mm or larger in diameter shall be required by the General Manager, Planning, Development and Building Services, at the Owner's expense, before final Acceptance or Approval of the Works.

34. Testing

The Owner may be required by the City to perform qualitative and quantitative testing, at the Owner's expense, of any materials which have been or are proposed to be used in the construction of any of the Works required by this Agreement to determine whether they are in conformity with applicable standards as determined by the General Manager, Planning, Development and Building Services.

35. Provision of As-Built Drawings

The Owner shall supply to the General Manager, Planning, Development and Building Services, one set of mylar or plastic film as-constructed road, grading and service drawings including the location of all Works, certified under seal by a Professional Engineer, licensed in the Province of Ontario, for City records upon Acceptance and Approval of the Works. Furthermore, the Owner shall provide the As-built Drawings and the attribute data for the Works in a form that is compatible with the City's computerized systems.

Updated June 11, 2025

Originally signed June 4, 2025



Date

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

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-24-0147

SITE LOCATION

955 Borbridge Avenue, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The subject site is currently vacant and is approximately 14,521.93 square metres with approximately 152.25 metre frontage along Borbridge Avenue, 69.41 metre frontage along Ralph Hennessy Avenue, and 75.50 metre frontage along Rockmelon Street.
- The surrounding area includes Borbridge Avenue (a major collector road) and proposed townhouses to the north, proposed commercial to the north-east, Ralph-Hennessy Avenue (a collector road) and a proposed park to the east, Rockmelon Street (a local road), proposed single detached dwellings and townhouses to the south, and townhouses to the west.
- The proposed development will consist of 93 units within stacked dwellings, 135 vehicular parking spaces (115 residential parking spaces and 20 visitor parking spaces with four of these spaces being accessible parking spaces and four being electric vehicle charging spaces), 100 bicycle parking spaces contained within an accessory garbage and bicycle storage building, 18 exterior bicycle parking spaces for visitors, and 535 square metres of communal amenity space. The dwellings located along the Ralph Hennessy Avenue and Borbridge Avenue frontages have an active frontage onto the public streets with the ground level dwellings having direct access to the public streets, as well as access to the parking and amenity areas within the site. Two-way vehicular access to the site is proposed to be off Borbridge Avenue and Ralph Hennessy Avenue.
- The architectural elements of the stacked dwellings differ between the private street elevations and the public street elevations. The private street elevations consist of stone veneer at the base of the building and the first floor, brick veneer on the sides of the first floor, hardie panel with easy trim between the first and second floor, and vinyl siding on the second floor. The public street elevations consist of stone veneer at the base of the building, vinyl siding on the first and second floors with hardie panel with easy trim between the first and second floor.

- Overall infrastructure services include above and below grade storm water management, drainage swales, and stormceptors. The drainage swales in the rear yard (western most property line) limit the number of trees that can be provided along that property line. Trees have been provided where possible and a 1.8 metre wood privacy fence has been provided.

Residential Units and Types

Dwelling Type	Number of Units
Stacked	93

Related Applications

Plan of Subdivision – D07-16-20-0018

Zoning – D02-02-20-0064

DECISION AND RATIONALE

This application is approved for the following reasons:

- The Official Plan designates the site Neighbourhood in the Suburban Transect. The Official Plan permits a mix of building forms and densities, as well as a range of residential and non-residential uses within neighbourhoods to encourage 15-minute neighbourhoods. Further this site is subject to the Evolving Neighbourhood Overlay which supports intensification and an evolution to a more urban built form.
- The Riverside South Secondary Plan designates the site Neighbourhood – Medium-density 1 which permits up to six storeys and generally anticipated building typologies such as the proposed stacked dwelling typology. The minimum net density requirement for the medium-density 1 designation is 38 units per net hectare. The proposed development density is 64 units per hectare, which exceeds the minimum requirement.
- The Riverside South Community Design Plan envisions Riverside South as a transit-oriented and mixed-use community. Unit types such as stacked dwellings are envisioned to be located in proximity to transit. This site is within 200 metres of a planned rapid transit station.
- A medium density residential block was determined to be appropriate for this block during the Plan of Subdivision (file no. D07-16-20-0018).
- The subject lands are zoned Residential Fourth Density (R4Z) which permit stacked dwellings. The proposal is in conformity with Zoning.
- The proposed development represents good planning as it conforms with the Official Plan, Riverside South Secondary Plan, and zoning, as well as the guidelines in the Riverside South Community Design Plan.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, is being satisfied through the Riverside South Landowners Cost Sharing Agreement.

CONSULTATION DETAILS

Councillor's Comments

Councillor Steve Desroches was aware of the application related to this report.

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments.

Summary of public comments and responses

Concerns about inadequate road infrastructure to support the proposed development, as well as concerns about the congestion, particularly during rush hour, the development will add at this location.

Response: 955 Borbridge Avenue is designated Neighbourhood and is subject to the Evolving Neighbourhood Overlay in the Official Plan. The Official Plan supports intensification within the Evolving Neighbourhood Overlay. The property is also located within the Riverside South Secondary Plan and is designated Medium Density I. Areas designated Medium Density I are anticipated to have semi-detached, townhouses, stacked dwellings, and low- and mid-rise apartment buildings. The property is zoned Residential Fourth Density in the Zoning By-law which permits a wide mix of residential building forms from detached to low rise apartment dwellings. The proposed development is at the intersection of a collector road (Ralph Hennessy Avenue), a major collector road (Borbridge Avenue), and is located within approximately 200 metres of a future Transitway Station. The requirement for a Transportation Impact Assessment was not triggered for this Site Plan application since a Transportation Impact Assessment was approved through Plan of Subdivision that considered a medium density block at this location.

Technical Agency/Public Body Comments

Summary of Comments –Technical

N/A

Advisory Committee Comments

Summary of Comments – Advisory Committees

N/A

APPLICATION PROCESS TIMELINE STATUS

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

Contact: Tess Peterman Tel: 613-580-2424, ext. 23578 or e-mail:
tess.peterman@ottawa.ca

Document 1 – Location Map

