

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

Site Location: 1140 Cedar Creek Drive (previously part of 150 Dun Skipper Drive)

File No.: D07-12-25-0005

Date of Application: January 22, 2025

This SITE PLAN CONTROL application submitted by Jeffrey Kelly, Novatech, on behalf of Cedar Creek Meadows Inc., is APPROVED upon resolution of the conditions stated in this report.

And the following plans are approved:

1. **Site Plan**, A101, prepared by PMA Architectes, dated 2024-12-17, revision 6 dated 2025-11-03.
2. **General Plan of Services**, 124107-GP1, prepared by Novatech, dated JAN 17/25, revision 4 dated AUG 29/25.
3. **Grading and Erosion & Sediment Control Plan**, 124107-GR1, prepared by Novatech, dated JAN 17/25, revision 4 dated AUG 29/25.
4. **Stormwater Management Plan**, 124107-SWM1, prepared by Novatech, dated JAN 17/25, revision 3 dated AUG 29/25.
5. **Tree Conservation Plan**, 124107-R-TCR, prepared by Novatech, dated JAN 17/25, revision 3 dated AUG 27/25.
6. **Landscape Plan**, 124107-R-L1, prepared by Novatech, dated JAN 13/25, revision 4 dated AUG 27/25.
7. **Landscape Details**, 124107-R-L2, prepared by Novatech, dated JAN 13/25, revision 4 dated AUG 27/25.
8. **Underground Parking U3**, B1-A201, prepared by PMA Architectes, dated 2024-12-17, revision 5 dated 2025-11-03.
9. **Underground Parking U2**, B1-A202, prepared by PMA Architectes, dated 2024-12-17, revision 5 dated 2025-11-03.

10. **Underground Parking U1**, B1-A203, prepared by PMA Architectes, dated 2024-12-17, revision 5 dated 2025-11-03.
11. **Underground Parking U1**, B2-A202, prepared by PMA Architectes, dated 2024-12-17, revision 5 dated 2025-11-03.
12. **Composite Site Plan (Conceptual)**, 124107-FIG1, prepared by Novatech, dated JAN 2025
13. **General Elevations**, B1-A301, prepared by PMA Architectes, dated 2024-12-17, revision 5 dated 2025-11-03.
14. **Elevations**, B1-A302, prepared by PMA Architectes, dated 2024-12-17, revision 5 dated 2025-11-03.
15. **Elevations**, B1-A303, prepared by PMA Architectes, dated 2024-12-17, revision 5 dated 2025-11-03.
16. **General Elevations**, B2-A301, prepared by PMA Architectes, dated 2024-12-17, revision 5 dated 2025-11-03.
17. **Elevations**, B2-A302, prepared by PMA Architectes, dated 2024-12-17, revision 5 dated 2025-11-03.
18. **Elevations**, B2-A303, prepared by PMA Architectes, dated 2024-12-17, revision 5 dated 2025-11-03.

And as detailed in the following report(s):

1. **Detailed Traffic Noise Study: 150 Dun Skipper Drive Ottawa, Ontario**, prepared by GradientWind, dated December 12, 2024, revised April 22, 2025.
2. **Geotechnical Investigation: Proposed Residential Development: 4828 Bank Street, Ottawa, Ontario**, prepared by Paterson Group, dated October 4, 2024, revised April 11, 2025.
3. **Proposed Residential Development: 150 Dun Skipper Drive: Servicing and Stormwater Management Report**, prepared by Novatech, dated January 17, 2025, revised April 10, 2025.
4. **Findlay Creek Development: 150 Dun Skipper Dr, Ottawa: Shadow Study**, prepared by PMA Architectes, dated December 17, 2024.
5. **Stationary Noise Assessment: 150 Dun Skipper Drive Ottawa, Ontario**, prepared by Gradient Wind, dated April 22, 2025.
6. **Proposed Residential Development: 150 Dun Skipper Drive, Ottawa: Transportation Impact Assessment**, dated January 2025, revised April 2025.

7. **Global Stability Analysis – Proposed Retaining Walls: Proposed Residential Building: 4828 Bank Street – Ottawa, Ontario**, prepared by Paterson Group, dated May 26, 2025.
8. **Phase 1 Environmental Site Assessment: 4828 Bank Street, Ottawa, Ontario**, prepared by Paterson Group, dated October 1, 2024.
9. **Pedestrian Level Wind Study: 150 Dun Skipper Drive, Ottawa, Ontario**, prepared by Gradient Wind, dated December 16, 2024.

And as shown on the following plans that will be resubmitted:

1. Building 2 Underground Parking U2 Plan

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.

9. **Update to Building 2 Underground Parking U2 Plan**

The Owner acknowledges and agrees, prior to registration of this Agreement, issuance of a Commence Work Notification or issuance of a conditional building permit, to update Building 2's **Underground Parking U2 Plan** to comply with the minimum and maximum widths in the zoning by-law, to the satisfaction of the General Manager, Planning, Development and Building Services Department. The Owner further acknowledges and agrees that the submission may necessitate changes to the plans and reports approved herein. If necessary, the Owner further

acknowledges and agrees to provide all revised plans and reports to the General Manager, Planning, Development and Building Services Department prior to registration of this Agreement or the issuance of a Commence Work Notification.

Special Conditions

10. 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.

11. Private Approach Detail

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

12. Noise Control Attenuation Measures

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

- (a) each unit is to be equipped with central air conditioning.

13. 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

“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.”

Type E – Proximity to Airport

“Purchasers/tenants are advised that due to the proximity of the airport, noise from the airport and individual aircraft may at times interfere with outdoor or indoor activities.”

Ending Paragraph

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

14. **Slope Stability**

The Owner shall have a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario inspect and confirm that the retaining walls have been constructed in accordance with the approved Slope Stability Analysis Report and the Approved Retaining Wall Plan.

15. **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 Report – Proposed Residential Development, 4828 Bank Street (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.

16. **Geotechnical – Encroachments**

The Owner acknowledges and agrees that the Geotechnical Investigation Report – Proposed Residential Development, 4828 Bank Street has recommended a method of shoring that may encroach onto the adjacent property or onto the City’s Dun

Skipper Drive right-of-way and the Cedar Creek Drive right-of-way. The Owner acknowledges and agrees that it shall be required to obtain the approval of the adjacent property owner and/or receive municipal consent for any Works within the said Road, prior to the installation of any encroachments. The Owner acknowledges and agrees that for encroachments within the said Road(s), 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(s).

17. 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 that are greater than one metre in height, as shown on the approved Grading and Erosion & Sediment Control Plan 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.

18. Retaining Wall – Stability

The Owner acknowledges and agrees to install the proposed retaining walls in accordance with the approved Retaining Wall Design for the retaining wall located along the northern property line, and bordering the eastern property line and as shown on the approved Grading and Erosion & Sediment Control Plan, both referenced in Schedule "E" hereto. The Owner shall provide written confirmation, satisfactory to the General Manager, Planning, Development and Building Services, that a Geotechnical Engineer/Professional Structural Engineer, licensed in the Province of Ontario, has inspected and confirmed that the retaining walls have been constructed in accordance with the said approved Retaining Wall Design for the retaining wall located along the northern property line and bordering the eastern property line. The Owner further acknowledges and agrees to provide an Internal Compound Stability (ICS) analysis from a Geotechnical Engineer / Professional Structural Engineer, licensed in the Province of Ontario, that all retaining walls, which are greater than one metre in height have been checked for global stability, have a factor of safety of at least 1.5 for static conditions (as calculated through SLIDE) and 1.1 for seismic conditions is achieved, which shall be to the satisfaction of the General Manager, Planning, Development and Building Services. The report shall provide structural details of the retaining wall(s).

The Owner further acknowledges and agrees to retain the services of a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario, to inspect any retaining walls on the subject lands and confirm that the retaining walls have been constructed in accordance with the approved retaining wall details.

19. 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.

20. 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.

21. Inlet Control Devices (ICDs)

The Owner acknowledges and agrees to install and maintain in good working order the required in-ground and rooftop 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.

22. 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 low construction coefficient used within the proposed building design.

23. 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.

24. 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.

25. 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.

26. Use of Explosives and Pre-Blast Survey

The Owner acknowledges and agrees that all blasting activities will conform to the City's Standard S.P. No. F-1201 entitled Use of Explosives, as amended. Prior to any blasting activities, a pre-blast survey shall be prepared as per S.P. No. F-1201, at the Owner's expense, for all buildings, utilities, structures, water wells and facilities likely to be affected by the blast based on the location where explosives are to be used. In particular, a pre-blast survey shall be completed in accordance with Table 1 of S.P. No. F-1201. The standard inspection procedure shall include the provision of an explanatory letter to the owner or occupant and owner with a formal request for permission to carry out an inspection.

27. 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.

28. Exterior Elevation Drawings

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Elevations, 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.

29. 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 Dun Skipper Drive and Cedar Creek Drive rights-of-way, as shown on the approved Site Plan referenced in Schedule "E" herein, including all plant and landscaping material (except municipal trees), and paving stones,. 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.

30. **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.

31. **Cash-In-Lieu of Conveyance of Parkland**

Prior to issuance of first occupancy permit for residential occupancies, and at building permit issuance for non-residential occupancies, 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 22 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. The land area for the cash-in-lieu of parkland dedication requirement is 800 m² as described in Table 1 below.

Table 1: Cash-in-lieu of Parkland Dedication Requirement, 150 Dun Skipper Drive (Block 241 on Plan 4M-1617).

Land Use	Net Residential Units	Gross Land Area	Cash-in-lieu of Parkland Dedication Rate	Cash-in-lieu of Parkland Dedication Requirement (Land Area)
Mid-Rise Apartment (File No. D07-12-25-0005)	237	10,009.87 m ²	1 ha per 1,000 net residential units up to 10% of the gross land area	1,001 m ²
Commercial		19,272.67	2% of gross	385 m ²

(File No. D07-12-24-0134)		m ²	land area	
Credit for previous parkland dedication at subdivision agreement registration based on commercial land use (File No. D07-16-03-0018)		29,283 m ²	2% of gross land area	(586 m ²)
Net Parkland Dedication Requirement				800 m ²

32. **Community Benefits Charge**

The Owner acknowledges that the development is subject to payment of a Community Benefits Charge payable at the time of building permit issuance, calculated in accordance with the Community Benefits Charge By-law 2022-307 (as amended from time to time) and the *Planning Act*.

For the purposes of calculating the charge payable, the City will provide a property valuation which has an effective date of the date of the site plan approval. An estimate of the Community Benefits Charge will further be provided based on that valuation and the currently proposed area subject to development or redevelopment. The Owner acknowledges that the City will collect this amount at the time of building permit issuance, provided (a) the first building permit is issued within twenty-four months of the date of the present site plan approval and (b) the land area subject to development or redevelopment has not changed.

33. **Ottawa Macdonald-Cartier International Airport – Zoning Regulations**

The Owner acknowledges and agrees that the Ottawa Macdonald-Cartier International Airport Zoning Regulations (AZR) apply to temporary construction equipment, such as cranes. The Owner further acknowledges and agrees that if a crane is intended for use on the site, the Owner will notify Transport Canada in Toronto a minimum of ninety (90) days in advance to determine if it will cause a safety hazard to pilots maneuvering in the area.

December 15, 2025

Date



Geraldine Wildman
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: D07-12-25-0005

SITE LOCATION

1140 Cedar Creek Drive (previously part of 150 Dun Skipper Drive), and as shown on Document 1.

SYNOPSIS OF APPLICATION

The site is municipally known as 1140 Cedar Creek Drive. It was previously part of 150 Dun Skipper Drive; however, a consent to sever application (D08-01-25/B-00060) was granted by the Committee of Adjustment on April 15, 2025, and the certificate issued on August 11, 2025, to sever 150 Dun Skipper Drive into two parcels (a severed parcel and a retained parcel). The severed parcel, now municipally known as 1140 Cedar Creek Drive, is subject to this Site Plan Control application for two mid-rise residential buildings. The retained parcel, still municipally known as 150 Dun Skipper Drive, is subject to a separate Site Plan Control application for a proposed shopping centre (file no. D07-12-24-0134) that was approved on May 26th, 2025.

The site is currently vacant and is located at the northeast corner of the Dun Skipper Drive and Cedar Creek Drive intersection. It is approximately 10,010 square metres in area with a 155-metre frontage along Cedar Creek Drive and a 70-metre frontage along Dun Skipper Drive.

The surrounding area includes detached dwellings, townhouses, and low-rise apartment buildings to the west; a Home Hardware building, proposed commercial buildings, and a proposed nine-storey mixed-use building to the south; a proposed shopping centre, the Hindu Temple of Ottawa Carleton, a camping trailer dealership, and a forest to the east; and townhouses, detached dwellings and an auto body shop to the north. Further to the south along Bank Street are three four-storey residential buildings.

A Minor Zoning By-law Amendment for this site (file no. D02-02-25-0005) was passed and is in full force and effect as of August 27, 2025. This Minor Zoning By-law Amendment amended the parking space rate for mid-rise apartment dwellings to 1 space per dwelling unit, the height to permit a maximum of 20 metres, and ornamental and stairway projections to permit some elements to project further into the corner side yard and closer to the lot line abutting a street.

Building 1 is proposed to include 131 residential units, 131 underground residential parking spaces, 14 underground visitor parking spaces, 12 outdoor visitor parking

spaces, 66 bicycle parking spaces, and 1,237 square metres of communal amenity area. Building 2 is proposed to include 106 units, 101 underground residential parking spaces, 6 outdoor residential parking spaces, 21 outdoor visitor parking spaces, 53 bicycle parking spaces, and 960 square metres of communal amenity area. Two-way vehicular access will be from Cedar Creek Drive. Previously, a public easement was proposed to provide a pedestrian connection through the site to the adjacent commercial site. The access will remain, however there will no longer be a public easement.

The site is serviced by private on-site storm sewer and sanitary sewer network, that outlet to the municipal sewers on Cedar Creek Drive. The stormwater management for this site includes rooftop and surface storage, utilizing ground-level swales to capture stormwater before outletting to the municipal system and eventually reaching the Findlay Creek Stormwater Management Facility. The site is also serviced by a private watermain network with redundant connections to the municipal water system.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	237

Related Applications

The following applications are related to this proposed development:

- Zoning By-law Amendment – D02-02-25-0005
- Consent to sever application - D08-01-25/B-00060

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is consistent with the Provincial Planning Statement. It will use existing municipal services and will help increase the supply and mix of housing options in the area. The Leitrim area is currently characterized by low-rise residential.
- The Official Plan designates the site Mainstreet Corridor in the Suburban Transect. Mainstreet Corridors are intended to accommodate mixed use and higher density developments such as mid-rise buildings and encourage the prioritization of pedestrians, cyclists, and public transit users. To minimize impacts on adjacent properties appropriate transitions shall be provided through site design and the zoning by-law (Policy 4.6.6 1). The proposed mid-rise buildings provide a transition to the low-rise development to the north through inset balconies, large canopy trees, and a setback of 7.5 metres along the northern property line. The applicant also demonstrated that the transition is appropriate through an angular plane analysis.
- The proposal conforms with the Leitrim Community Design Plan. Leitrim is identified as a developing community with the goal of being compact and mixed-

use. The site is designated Mixed Use. The intent is for the area to accommodate a wide range of institutional and commercial uses, as well as higher density residential uses that support the institutional and commercial uses. The proposed development is mid-rise and will support the adjacent proposed shopping centre.

- The proposal aligns with the previously approved subdivision plan for this block which envisioned this block as mixed-use/commercial. While this application is for residential only, there is a shopping centre proposed for the eastern half therefore when considering the block as a whole there are a mix of uses.
- The subject lands are zoned General Mixed (GM), Urban Exception 3057. The Urban Exception was added as a result of the concurrent Minor Zoning By-law Amendment application. It amended the parking space rate for mid-rise apartment dwellings to 1 space per dwelling unit, the height to permit a maximum of 20 metres, and ornamental and stairway projections to permit some elements to project further into the corner side yard and closer to the lot line abutting a street. The proposed development is now in conformity with the zoning.
- The proposed development represents good planning as it conforms with the Official Plan, Community Design Plan, and the Zoning By-law.

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 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. It was circulated concurrently with the Minor Zoning By-law Amendment for this site. There were public comments (support and concerns) received online mainly with respect to the zoning. Staff considered these comments, and they have been summarized again below. Concerns raised pertained to the land use, appropriateness of height, traffic, transit, parking, and overcrowding.

Summary of public comments and responses

Support Comments:

Supportive comments included support for higher density housing in the area and support for more residential units to help with affordability in the City.

Response:

Staff acknowledge the comments in support of this application.

Land Use:

Concerns were raised about the appropriateness of adding more residential density in this area rather than adding retail and service-oriented business that would benefit the whole community.

Response:

The City of Ottawa declared a housing and homelessness emergency on January 29, 2020. The Leitrim area is a developing community intended to accommodate higher density residential uses that can support institutional and commercial uses.

There is retail/commercial being proposed in the area. There was a Site Plan Control application for 150 Dun Skipper Drive that was approved on May 26, 2025. The approved plan is for a shopping centre with four buildings. The four buildings are proposed to be a grocery store, a discount store, a paint store, and a restaurant. Additionally, a Site Plan Control application was approved in July of 2020 for a shopping centre at 155 Dun Skipper Drive. There is an active application at 155 Dun Skipper Drive to amend the previous plan which had a hotel in the northeast corner to now be a mixed-use mid-rise building geared towards seniors. There is also existing commercial development offering a wide variety of goods and services on both sides of Bank Street in the Leitrim area.

Appropriateness of height:

Concerns were raised regarding the negative visual impacts from the height to the area which is not characterized by mid-rise and the reduced visibility at the corner of Cedar Creek Drive and Dun Skipper Drive due to the height and projections.

Response:

The Provincial Planning Statement, Official Plan, and Leitrim Community Design Plan direct a mix of housing options be provided.

150 Dun Skipper Drive is designated Mainstreet Corridor within the Suburban Transect in the City's Official Plan. Mid-rise (five to nine storeys) is intended for Mainstreet Corridors within the suburban area.

The Leitrim Community Design Plan designates the site Mixed Use. The intent is for the area to accommodate a wide range of institutional and commercial uses, as well as higher density residential uses such as mid-rise that support the institutional and commercial uses in the area. The proposed development is mid-rise and will support the adjacent proposed shopping centre on 150 Dun Skipper Drive and the proposed shopping centre at 155 Dun Skipper Drive.

Surrounding properties are zoned R3Z, R4Z, R5Z, and GM. R4Z zones permit low-rise apartments, R5Z zones permit high-rise and mid-rise apartments, and GM zones permit

mid-rise apartments.

The building is setback an adequate amount from the Dun Skipper Drive and Cedar Creek Drive intersection to maintain visibility at the intersection.

Traffic, Transit, Parking and Overcrowding:

Concerns were raised stating that the area is currently experiencing parking, traffic, and overcrowding issues that will be exacerbated by the reduced parking and additional units. Comments highlighted the need for more east/west road infrastructure such as protected bike lanes and transit to move people to the LRT system. As it stands buses are infrequent and the walk to the closest bus stop is significant.

Response:

More frequent and accessible bus service is slated to be introduced to the area in the future. The Transportation Master Plan identifies Bank Street as a Transit Priority Corridor that will connect to the future Earl Armstrong Road Transit Priority Corridor. Additionally, a bus stop will be located at the corner of Dun Skipper Drive and Cedar Creek Drive.

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. The Council approved timeline **has been met.**

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

Document 1 – Location Map



D02-02-25-0005
D07-12-25-0005

25-0127-D

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REVISION / RÉVISION - 2025 / 02 / 06

LOCATION MAP / PLAN DE LOCALISATION
ZONING KEY PLAN / SCHÉMA DE ZONAGE
SITE PLAN / PLAN D'EMPLACEMENT



Part of / Partie de 150 prom. Dun Skipper Drive

