



**DRAFT PLAN OF CONDOMINIUM APPROVAL APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW, SOUTH**

Site Location: part of 3100 Leirtrim Road

File No.: D07-04-22-0010

Date of Application: July 21, 2022

This application submitted by Peter Hume on behalf of Barrett Co-Tenancy is recommended for DRAFT APPROVAL, subject to the conditions, as attached.

July 29, 2024

Date

Lily Xu,
Manager, Development Review
Planning, Real Estate and Economic
Development Department

Attach(s):

1. Conditions of Draft Approval
2. Draft Plan of Condominium



**DRAFT PLAN OF CONDOMINIUM APPROVAL APPLICATION
SUPPORTING INFORMATION**

File Number: D07-04-22-0010

SITE LOCATION

Part of 3100 Leitrim Road (Block 178 on plan 4M-1727), and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is located south of Barrett Farm Drive, west of Bank Street, and east of Delphinium Crescent in Ward 22 – Riverside South – Findlay Creek. Surrounding land uses include a future commercial use immediately to the east and future residential development to the north and west. To the northeast is a garden centre and to the south is the Hope Cemetery lands. The vacant site is approximately 12,988 m².

The development is to construct 50 residential units, including 14 standard townhouses and 36 gallery townhouses. The western portion of the site proposes 2-storey standard townhomes which transitions into 3-storey back-to-back townhouse units on the central and eastern side of the site.

The proposal is for a Common Elements Condominium that includes two private lanes which provide access to the site is via two entrances off Barrett Farm Drive, a communal amenity area of over 250 square metres, a 3-metre planting buffer along Barrett Farm Drive and along the south side, retaining walls along the west and south sides and all the required servicing.

The site is currently zoned General Mixed Use, Subzone 12 (GM12). The Site Plan Control application (D07-12-22-0112) has been approved.

Residential Units and Types

Dwelling Type	Number of Units
Townhouse	50

Related Applications

The following application is related to this proposed development:

- Site Plan Control – D07-12-22-0112

DECISION AND ANALYSIS



It is recommended that the application be approved.

The subject application has been examined pursuant to the provisions of the Official Plan and Section 9 of the *Condominium Act* and this examination has revealed that the application, subject to the conditions submitted herewith, is compliant.

The draft conditions of approval are supported by the Applicant and the Ward Councillor of the ward in which the application is located.

The proposed development does not require an expenditure of municipal funds over and above those funds recovered by development charges or for which an allocation has been made in a Council approved budget.

CONSULTATION DETAILS

Councillor Steve Desroches has concurred with the proposed conditions of Draft Approval.

Public Comments

This application was subject to the Public Notification and Consultation Policy which included notification of adjacent property owners within 120 meter radius and on-site signage.

Summary of public comments and responses

Concerns that the new private street access location could impact future accesses on the north side of Barrett Farm Drive.

Response:

The Transportation Project Manager confirmed that the location of the accesses on either side of Barrett Farm Drive do not conflict with each other.

Technical Agency Comments

Summary of Comments –Technical

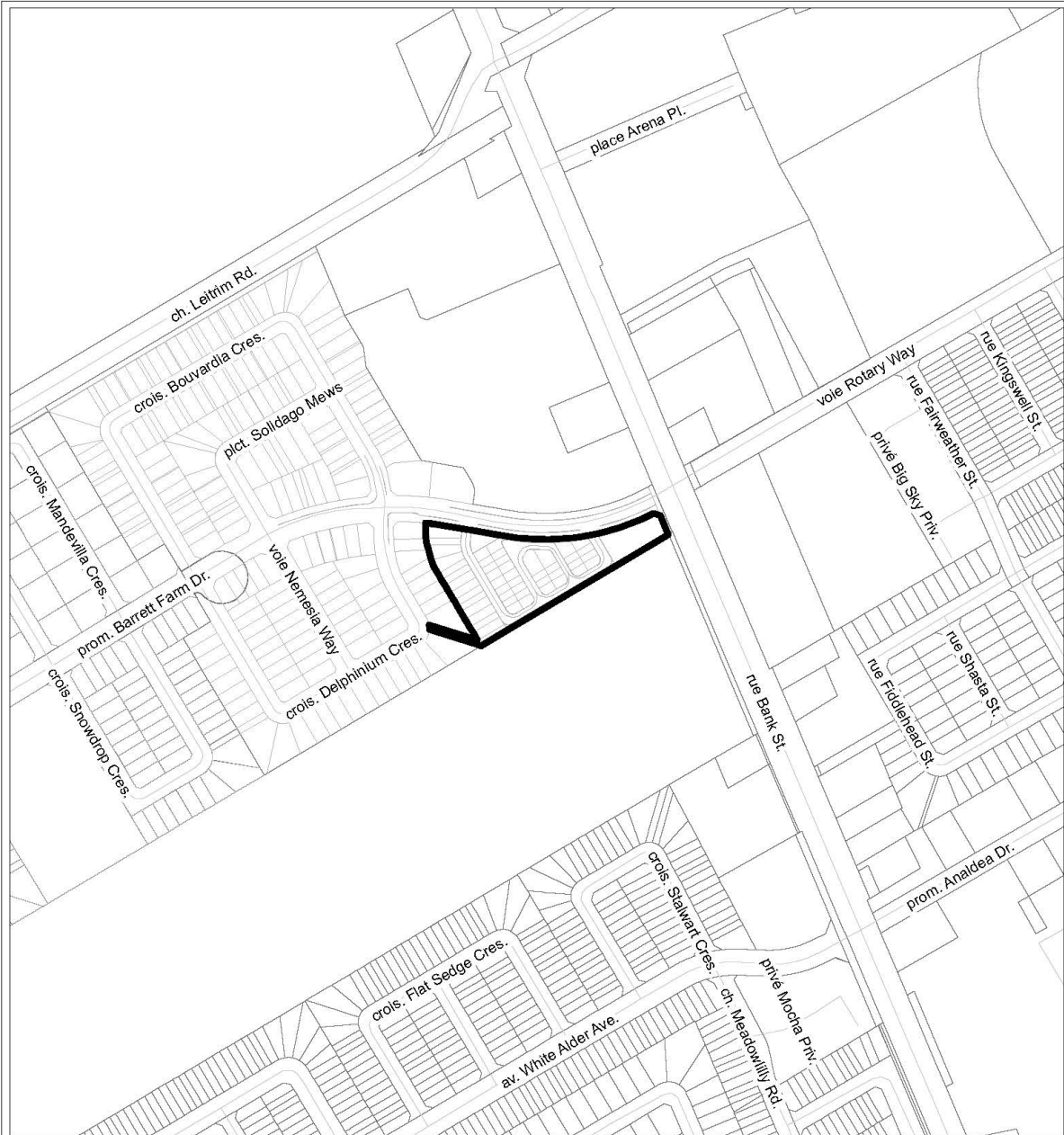
N/A

APPLICATION PROCESS TIMELINE STATUS

This Plan of Condominium application was not processed by the “On Time Decision Date” established for the processing of an application that has Manager Delegated Authority due to the timeline for the Site Plan Control application.

Contact: Mélanie Gervais; Tel: 613-282-0508 or e-mail: Melanie.Gervais@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT CONDOMINIUM PLAN / PLAN DE COPROPRIÉTÉ	
D07-12-22-0112	22-0765-D	3100 ch. Leitrim Road	
D07-04-22-0010			
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REVISION / RÉVISION - 2023 / 10 / 11			