



**SITE PLAN CONTROL APPLICATION  
DELEGATED AUTHORITY REPORT  
MANAGER, DEVELOPMENT REVIEW, WEST**

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Site Location: 762 March Road

File No.: D07-12-18-0199

Date of Application: December 21, 2018

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This SITE PLAN CONTROL application submitted by Minto Communities is APPROVED as shown on the following plan(s):

1. **Stage 1 - Site Plan – Rev 2.6**, plan number SP1, prepared by Minto Communities, dated December 18, 2019, revision no. 2.6, dated July 19, 2019.
2. **Landscape Plan**, plan number L1, prepared by Fotenn, dated December 21, 2018, revision no. 05, dated July 8, 2019.
3. **Construction Details**, plan number L2, prepared by Fotenn, dated December 21, 2018, revision no. 05, dated July 8, 2019.
4. **Grading Plan**, plan number G1, prepared by J.L. Richards, project no. 24566-001, dated December 19, 2018, revision no. 08, dated July 24, 2019.
5. **Site Servicing Plan**, plan number S1, prepared by J.L. Richards, project no. 24566-001, dated April 15, 2019, revision no. 08, dated July 18, 2019.
6. **Removals and Erosion and Sedimentation Control Plan**, plan number RESC, prepared by J.L. Richards, project no. 24566-001, dated December 19, 2018, revision no. 07, dated July 18, 2019.
7. **Plan and Profile Mersey Drive to STA. 2+140**, plan number 01, prepared by J.L. Richards, project no. 24566-001, dated December 19, 2018, revision no. 07, dated July 18, 2019.
8. **Plan and Profile Eldorado Private STA. 2+040 to STA. 2+280**, plan number 02, prepared by J.L. Richards, project no. 24566-001, dated April 15, 2019, revision no. 08, dated July 18, 2019.
9. **Sanitary Drainage Plan**, plan number D-SAN, prepared by J.L. Richards, project no. 24566-001, dated December 19, 2018, revision no. 06, dated July 18, 2019.
10. **Storm Drainage and Ponding Plan**, plan number SWM, prepared by J.L. Richards, project no. 24566-001, dated December 19, 2018, revision no. 06, dated July 18, 2019.
11. **Stone Strong Retaining Wall Design**, drawing number PG2234-6, prepared by Paterson Group, report no. PG2234, dated June 11, 2019, revision no. 02, dated July 3, 2019.

12. **BE-1 Elevation**, drawing number BE-1, prepared by Vandenberg & Wildeboer, project no. 1806, dated December 21, 2018.
13. **BE-2 Elevation**, drawing number BE-2, prepared by Vandenberg & Wildeboer, project no. 1806, dated December 21, 2018.
14. **BE-3 Elevation**, drawing number BE-3, prepared by Vandenberg & Wildeboer, project no. 1806, dated December 21, 2018.
15. **BE-5 Elevation**, drawing number BE-5, prepared by Vandenberg & Wildeboer, project no. 1806, dated December 21, 2018.
16. **BE-6 Elevation**, drawing number BE-6, prepared by Vandenberg & Wildeboer, project no. 1806, dated December 21, 2018.

And as detailed in the following report(s):

1. **Site Servicing Report**, prepared by J.L. Richards, project no. 24566-001, revision 3 dated July 18, 2019.
2. **Geotechnical Investigation**, prepared by Paterson Group Inc., report PG2234-2 revision 3, dated April 16, 2019.
3. **Grading Plan Review**, prepared by Paterson Group Inc., file no. PG2234-MEMO.07, dated April 23, 2019.
4. **Phase 1 – Environmental Site Assessment Update 762 March Road and 335 Sandhill Road, Ottawa, Ontario**, prepared by Paterson Group Inc., file no. PE2122-LET.01, dated August 28, 2018.
5. **Retaining Wall Certification**, prepared by Paterson Group Inc., file no. PG2234-MEMO.09, dated July 8, 2019.
6. **Noise Control Detailed Study**, prepared by J.L. Richards, project no. 24566-001, dated December 19, 2018.
7. **Transportation Impact Assessment**, prepared by CGH Transportation Inc., dated December 2018.
8. **Combined Environmental Impact Statement & Tree Conservation Report (Revised)**, prepared by McKinley Environmental Solutions, dated December 2018, revision no. 02 dated June 2019.

And subject to the following Conditions:

### **Standard Conditions**

1. **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, Infrastructure and Economic Development Department.
2. **Extend Internal Walkways**  
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, Infrastructure and Economic Development Department.

**3. 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 approved drawings of a design professional, such drawings to be approved by the General Manager, Planning, Infrastructure and Economic Development Department.

**4. 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.

**5. 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, Infrastructure and Economic Development Department. Such sidewalk(s) shall be constructed to City Standards.

**6. Reinstatement of City Property**

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.

**7. 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, Infrastructure and Economic Development Department.

**8. Completion of Works**

The Owner acknowledges and agrees that no building shall be occupied on the lands, nor will the Owner convey title to any building 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, Infrastructure and Economic Development Department, 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, conveyance and/or occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Infrastructure and Economic Development Department, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Infrastructure and Economic Development Department for such conveyance and/or occupancy in writing.

**9. Snow Storage**

Any portion of the lands which is intended to be used for snow storage shall be shown on the approved Site Plan or as otherwise approved by the General Manager, Planning, Infrastructure and Economic Development Department. The grading and drainage patterns and/or servicing of the site shall not be compromised by the storage of snow. Snow storage areas shall be setback from property lines, foundations, fencing or landscaping a minimum of 1.5 metres. Snow storage areas shall not occupy driveways, aisles, required parking spaces or any portion of a road allowance.

**10. Exterior Lighting**

All exterior lighting proposed for the subject lands shall be installed only in the locations and in accordance with specifications shown on the approved plans referenced herein unless otherwise approved in writing by the General Manager, Planning, Infrastructure and Economic Development Department. Sharp cut-off fixtures or in exceptional circumstances only, an alternative fixture design approved by the General Manager, Planning, Infrastructure and Economic Development Department, shall be used to minimize possible lighting glare onto adjacent properties. It is noted that exterior lighting includes exterior building lighting.

**Special Conditions**

Note: Where the conditions refer to “Schedule A/C/E’ herein”, it is referring to the Site Plan Agreement that will be prepared shortly after site plan approval.

**11. Street Name and Signs**

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 Stage 1 - Site Plan – Rev 2.6, referenced in Schedule “E” herein.

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 Stage 1 - Site Plan – Rev 2.6, referenced in Schedule “E” herein.

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.

**12. Installation of Signs on Private Property**

The Owner acknowledges and agrees that, prior to installation of any signage on the lands, it shall obtain approval from the Chief Building Official, Building Code Services, and the General Manager, Planning, Infrastructure and Economic Development, which signage shall be in accordance with the City's Permanent Signs on Private Property By-law No. 2016-326, as amended.

**13. 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 (the "Report"), referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Infrastructure and Economic Development Department 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, Infrastructure and Economic Development Department.

**14. Protection of City Sewers**

(a) Prior to the issuance of a building permit, the Owner shall, at its expense:

- (i) provide the General Manager, Planning, Infrastructure and Economic Development Department with the engineering report from a Professional Engineer, licensed in the Province of Ontario, which report shall outline the impact of the proposed building's footing and foundation walls, on the City sewer system, that crosses the March Road frontages (the "City Sewer System") and the impact of the existing City Sewer System on the building's footing and foundation walls.
- (ii) obtain a legal survey acceptable to the General Manager, Planning, Infrastructure and Economic Development Department and the City's Surveyor, showing the existing City Sewer System within March Road and the location of the proposed building and its footings in relation to the City Sewer System;
- (iii) obtain a video inspection of the City Sewer System within March Road prior to any construction to determine the condition of the existing City Sewer System prior to construction on the lands and to provide said video inspection to the General Manager, Planning, Infrastructure and Economic Development Department.

- (b) Upon completion of construction on the lands, the Owner shall, at its expense and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department:
  - (i) obtain a video inspection of the existing City Sewer System within March Road to determine if the City Sewer System sustained any damages as a result of construction on the lands; and
  - (ii) assume all liability for any damages caused to the City Sewer System within March Road and compensate the City for the full amount of any required repairs to the City Sewer System.

**15. Frontage Fees**

The Owner agrees to pay to the City frontage fees in an amount equal to \$18,135.00.

**16. Cash in Lieu of Parkland**

The Owner acknowledges and agrees to pay Cash-in-Lieu of parkland fees in accordance with the Parkland Dedication By-law.

**17. 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, Infrastructure and Economic Development Department, 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.

**18. Private Approach Detail**

The Owner agrees that all private approaches, including temporary construction access to the subject lands, shall be designed and located in accordance with and shall comply with the City’s Private Approach By-Law, being By-law No. 2003-447, as amended, and shall be subject to approval

of the General Manager, Planning, Infrastructure and Economic Development Department.

**19. Permanent Features**

The Owner acknowledges and agrees that no permanent features shall be permitted above and below grade within the City's widened right-of-way or corner sight triangle, including commercial signage.

**20. Transportation Study/Brief**

The Owner has undertaken a Traffic Impact Assessment for this site, which is referenced in Schedule "E" herein, to determine the infrastructure and programs needed to mitigate the impact of the proposed development on the local transportation network and to establish the site design features needed to support system-wide transportation objectives. The Owner shall ensure that the recommendations of the Traffic Impact Assessment, are fully implemented, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

**21. Noise Study**

The Owner agrees to prepare and implement a noise study in compliance with the City of Ottawa Environmental Noise Control Guidelines to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department. The Owner shall implement the noise control attenuation measures recommended in the approved noise study.

**22. Certification Letter for Noise Control Measures**

- (a) The Owner acknowledges and agrees that upon completion of the development and prior to occupancy and/or final building inspection, it shall retain a Professional Engineer, licensed in the Province of Ontario with expertise in the subject of acoustics related to land use planning, to visit the lands, inspect the installed noise control measures and satisfy himself that the installed recommended interior noise control measures comply with the measures in the Noise Control Detailed Study referenced in Schedule "E" hereto, as approved by the City and/or the approval agencies and authorities (The Ministry of the Environment, Conservation and Parks) or noise thresholds identified in the City's Environmental Noise Control Guidelines. The Professional Engineer shall prepare a letter to the City's Development Inspection Program Manager (the "Certification Letter") stating that he certifies acoustical compliance with all requirements of the applicable conditions in this Agreement, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.
- (b) The Certification Letter shall be unconditional and shall address all requirements as well as all relevant information relating to the development, including project name, lot numbers, building identification, drawing numbers, noise study report number, dates of

relevant documents and in particular reference to the documents used for the building permits and site grading applications. The Certification Letter(s) shall bear the certification stamp of a Professional Engineer, licensed in the Province of Ontario, and shall be signed by said Professional Engineer, and shall be based on the following matters:

- (i) Actual site visits, inspection, testing and actual sound level readings at the receptors;
  - (ii) Previously approved Detailed Noise Control Studies, Site Plan and relevant approved Certification Letters (C of A) or Noise thresholds of the City's Environmental Noise Control Guidelines; and
  - (iii) Non-conditional final approval for release for occupancy.
- (c) All of the information required in subsections (a) and (b) above shall be submitted to the General Manager, Planning, Infrastructure and Economic Development, and shall be to his satisfaction.

**23. Noise Control Attenuation Measures**

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

- (a) The following units are to be equipped with central air conditioning;
  - i. Block TE-4 Units 219 A&B, 221 A&B, 222 A&B, 223 A&B, 224 A&B
  - ii. Block TE-5 Units 225 A&B, 227 A&B, 228 A&B, 229 A&B, 230 A&B
- (b) The following units are to be fitted with a forced air heating system and ducting, and shall be sized to accommodate central air conditioning;
  - i. Block TE-1 Units 201 A&B, 202 A&B, 203 A&B, 204 A&B, 205 A&B, 206 A&B
  - ii. Block TE-2 Units 207 A&B, 208 A&B, 209 A&B, 210 A&B, 211 A&B, 212 A&B
  - iii. Block TE-3 Units 213 A&B, 214 A&B, 215 A&B, 216 A&B, 217 A&B, 218 A&B
  - iv. Block TE-4 Units 219 A&B, 220 A&B, 221 A&B, 222 A&B, 223 A&B, 224 A&B
  - v. Block TE-5 Units 225 A&B, 226 A&B, 227 A&B, 228 A&B, 229 A&B, 230 A&B



- (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 entitled 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) prior to the issuance of a building permit, a review of building components (windows, walls, doors) is required and must be designed to achieve indoor sound levels within the City's and the Ministry of the Environment, Conservation and Parks' noise criteria;
- (e) notice respecting noise shall be registered against the lands, at no cost to the City, and a warning clause shall be included in all agreements of purchase and sale or lease agreements, as detailed in paragraph 21 below.

**24. Notice on Title – Noise Control Attenuation Measures**

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:

Clause B and Ending Paragraph are to be registered on Title for:

- Block TE-1 Units 201 A&B, 202 A&B, 203 A&B, 204 A&B, 205 A&B, 206 A&B
- Block TE-2 Units 207 A&B, 208 A&B, 209 A&B, 210 A&B, 211 A&B, 212 A&B
- Block TE-3 Units 213 A&B, 214 A&B, 215 A&B, 216 A&B, 217 A&B, 218 A&B
- Block TE-4 Units 220 A&B
- Block TE-5 Units 226 A&B

Clause C and Ending Paragraph are to be registered on Title for:

- Block TE-4 Units 219 A&B, 221 A&B, 222 A&B, 223 A&B, 224 A&B
- Block TE-5 Units 225 A&B, 227 A&B, 228 A&B, 229 A&B, 230 A&B

### **Warning Clause Type B**

*“Purchasers/tenants are advised that despite the inclusion of noise control features within the building units, sound levels due to increasing road/transitway traffic may, on occasion, interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the City and the Ministry of the Environment.*

*To help address the need for sound attenuation this dwelling unit includes:*

- *single/multi-pane glass windows;*
- *provision for central air conditioning.*

*To ensure that provincial sound level limits are not exceeded it is important to maintain these sound attenuation features.*

*This dwelling unit has also been designed with the provision for adding central air conditioning at the occupant’s discretion. Installation of central air conditioning will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the City and the Ministry of the Environment.”*

### **Warning Clause Type C**

*“Purchasers/tenants are advised that despite the inclusion of noise control features within the building units, sound levels due to increasing road/transitway traffic may, on occasion, interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the City and the Ministry of the Environment.*

*To help address the need for sound attenuation this dwelling unit includes:*

- *single/multi-pane glass windows;*
- *Central air conditioning.*

*To ensure that provincial sound level limits are not exceeded it is important to maintain these sound attenuation features.*

*This dwelling unit has been supplied with a central air conditioning system and other measures which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the City and the Ministry of the Environment.”*

### **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.”*

the General Manager, Planning, Infrastructure 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, Infrastructure and Economic Development.

**25. Snow Storage (Special Condition)**

In addition to the requirements of Clause 17 of Schedule “C” of this Agreement, the Owner acknowledges and agrees that any portion of the subject lands which is intended to be used for snow storage shall not interfere with the servicing of the subject lands.

In addition to the provisions set out in Section 17 of Schedule “C” to this Agreement, the Owner acknowledges and agrees that no snow storage will occur within the fifteen (15 m) metre setback from the top bank of the watercourse, pursuant to the City’s Zoning By-Law 2008-250, as amended.

**26. 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 Site Servicing Plan, 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.

**27. Private Storm Sewer Connection to City Sewer System**

- (a) 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:
- (b) a certificate of conformance and As-Built drawing(s) 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
- (c) 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, Infrastructure and Economic Development Department.

**28. 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, Infrastructure and Economic Development 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, Infrastructure and Economic Development 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, Infrastructure and Economic Development Department, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

**29. 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, Infrastructure and Economic Development Department 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.

**30. Site Dewatering**

The Owner acknowledges and agrees that while the site is under construction, any water discharged to the sanitary sewer due to dewatering shall meet the requirements of the City's Sewer Use By-law No. 2003-514, as amended.

**31. 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 Fire Department when requested.

**32. Extension of Sanitary Sewer**

The Owner acknowledges and agrees to construct the sanitary sewer

across March Road as shown on the approved Site Servicing Plan.

**33. Easement for Foundation Drain Outlet Channel**

The Owner acknowledges and agrees to obtain the required easement for the foundation drain outlet channel as shown on the approved Grading Plan.

**34. Environmental Impact Statement**

The Owner acknowledges and agrees to implement the recommendations of the approved EIS and as they relate to Blanding's turtle mitigation measures approved by the Ministry of Environment, Parks and Conservation (MECP) that they are on located on land owned by or to be dedicated to the City without the express approval of such works by the General Manager.

**35. Species At Risk**

The Owner acknowledges and agrees to abide by all appropriate regulations associated with Provincial and Federal statutes for the protection of wildlife, including migratory birds and species at risk. The owner further agrees to ensure that all contractors are to be aware of the potential Species at Risk in the vicinity of the site including butternut and that wildlife protection and mitigation measures during construction are detailed in the City's Protocol for Wildlife Protection during Construction (City of Ottawa 2015). Any Species at Risk sightings are to be immediately reported to the project manager, project biologist and the Ministry of Environment, Parks and Conservation, and immediately suspend work that may impact the species or its habitat. Contact information for the project biologist must be updated and kept on-site during construction.

**36. Endangered Species**

The Owner acknowledges that habitat for the endangered species Blanding's turtle (*Emydoidea blandingii*) was identified as present on or adjacent to the property in the "Combined Environmental Impact Statement & Tree Conservation Report (Revised) for 762 March Road and 335 Sandhill Road Development" and special requirements must be met.

**37. Stone Dust Pathway and Landscaping**

Prior to registration of the agreement, the Owner acknowledges and agrees to provide detailed design and securities of the proposed stone dust pathway and landscaping as shown on the approved Site Plan and Landscape Plan, to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development.

August 9, 2019

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Date



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Derrick Moodie  
Manager, Development Review  
Development Review, West  
Planning, Infrastructure and Economic  
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

## SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

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**File Number:** D07-12-18-0199

### SITE LOCATION

The subject property is municipally known as 762 March Road, and as shown on Document 1.

### SYNOPSIS OF APPLICATION

The subject property is approximately 0.76 hectares and is located east of March Road and west of Shirley's Brook creek corridor. The Subject Lands are currently undeveloped and vacant.

To the north of the property is the Brookside Baptist Church and undeveloped, partially treed, land. The Shirley's Brook Creek Corridor, owned by the City of Ottawa, and vacant land owned by Minto Communities abuts the Subject Lands to the east. To the southwest is Blue Heron Co-op Homes, and west of the Subject Lands is a low-density residential development and a commercial plaza.

The site plan control application includes 60 stacked residential dwellings across five (5), four-storey buildings. A total of 78 vehicle parking spaces are proposed, consisting of 66 resident parking spaces and 12 visitor parking spaces, along with 30 bicycle parking spaces. A buffer of undeveloped land will remain between the Shirley's Brook Creek Corridor and the development to preserve environmentally sensitive animal habitat. Also, the proposed development will be placed outside of the floodplain boundary.

In May 2019, a Minor Variance application (D08-12-19/A-00159) was submitted to accompany the Site Plan Control application to permit a reduced interior side yard setback along the southern property line. The Zoning By-law requires an interior yard setback of 3.0 metres for the first 18 metres and 7.5 metres otherwise. The applicant proposes an interior yard setback of 2.9 metres. The minor variance was granted by the Committee of Adjustment in July 2019 and the decision is final and binding.

### DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal conforms to the provisions of the General Urban Area designation of the Official Plan;

- The proposal conforms to all relevant provisions of the Zoning By-law, including those specific to the R4Z [1905] S227 zone and in accordance to the Committee of Adjustment decision; and
- The application as proposed represents good and defensible planning.

## **CONSULTATION DETAILS**

### **Councillor's Concurrence**

Councillor Jenna Sudds has concurred with the proposed conditions of approval.

### **Public Comments**

This application was subject to public circulation under the Public Notification and Consultation Policy. Two individuals provided public comments, which are as follows:

#### Comment

Concerns were raised about existing seasonal flooding of rear yards near Shirley's Brook, and concerns that development of this parcel with a significant amount of hard surface could make this condition worse.

#### Response

The Mississippi Valley Conservation Authority and City staff have reviewed this application with consideration for the adjacent water corridor and surrounding homes. The development has been designed with stormwater management measures in place that will ensure runoff from this site is controlled and will not negatively impact the surrounding area or the adjacent water corridor.

#### Comment

The March Road site shows the waste station immediately adjacent to the co-op. It should be relocated to the north end of the site, adjacent to the high rise apartments presently undergoing site plan approval where the impact would be minimized.

#### Response

Based on the design of the site, it was not possible to alter the location of the waste station. The waste station will be landscaped to provide appropriate screening.

#### Comment

The corridor along Shirley's Brook was conveyed to the City during the early application for development. At that time there was to be a natural path constructed along the creek, which would connect to the one being put along the creek by the apartment buildings to the north, providing a walking trail from the co-op to Klondike road. There was also to be a pedestrian crossing to provide safer passage for children to South March Public School and a children's play structure. These were requirements that have not yet been fulfilled and should be added to the requirements for the property on March Road.



### Response

The revised site plan and landscape plan now illustrate a proposed stone dust pathway and landscaping along the Shirley's Brook Corridor. The issue regarding a bridge crossing will be further discussed as part of the neighbouring subdivision application on Sandhill Road.

### **Technical Agency/Public Body Comments**

Technical agency comments that were received through the circulation process were forwarded to the applicant to deal directly with the commenting agency.

Mississippi Valley Conservation Authority comments have been adequately addressed.

### **Advisory Committee Comments**

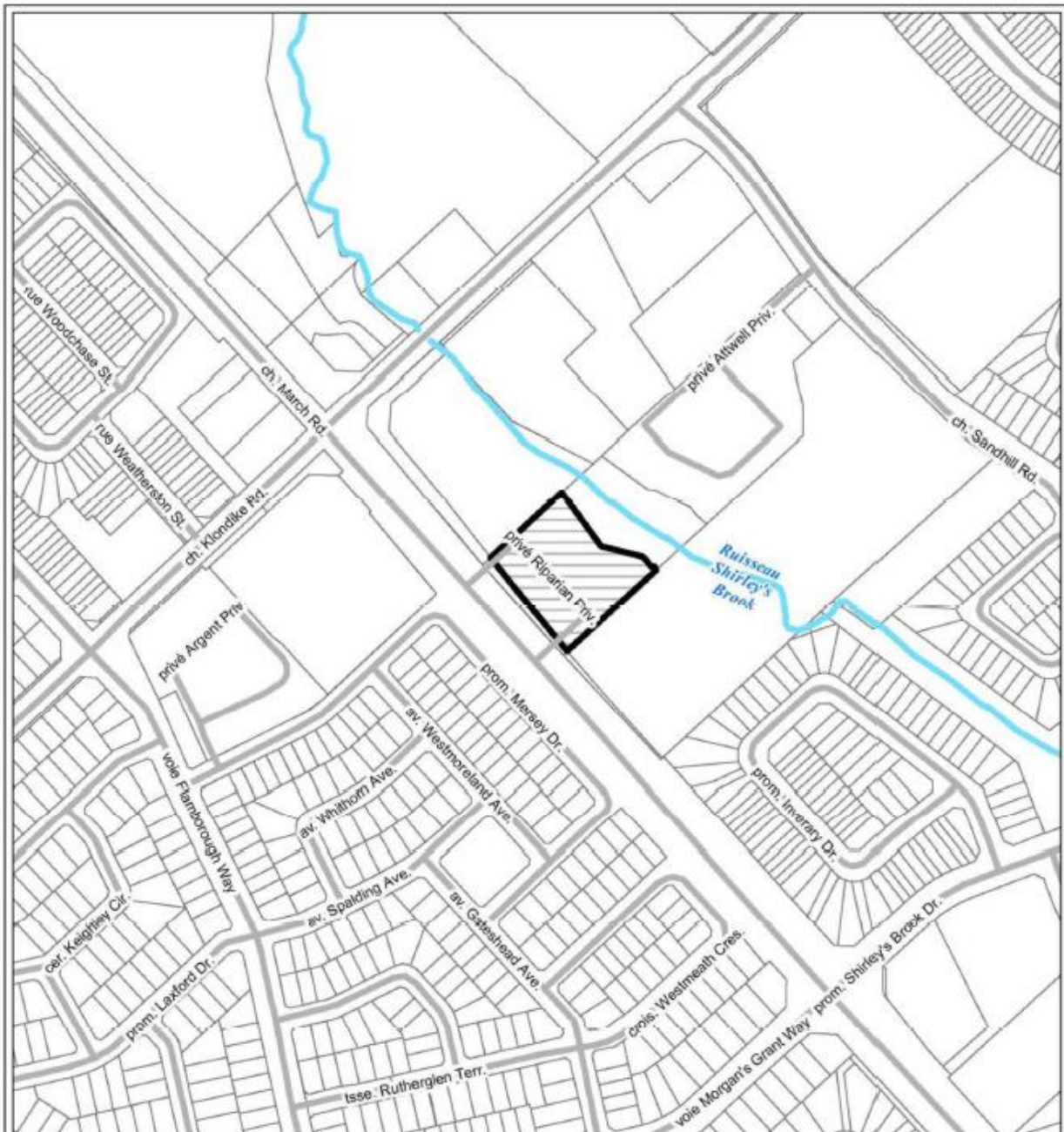
N/A

### **APPLICATION PROCESS TIMELINE STATUS**

This Site Plan application was not processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority as the applicant was required to make revisions to their application.


**Contact:** Laurel McCreight Tel: 613-580-2424, ext. 16587, fax 613-580-2576 or e-mail: Laurel.McCreight@ottawa.ca

# Document 1 – Location Map



	
D07-12-10-0199	19-0009-B
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REVISION / RÉVISION - 2019 / 01 / 04	

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

 762 ch. March Rd.



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