

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

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Site Location: 1531 Stittsville Main Street

File No.: D07-12-19-0005

Date of Application: January 18, 2019

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This SITE PLAN CONTROL application submitted by Fotenn Consultants, on behalf of Huntington Properties, is APPROVED as shown on the following plan(s):

1. **Site Plan**, Drawing No. SP-01, prepared by Project 1 Studio, dated 2018-09-19, revision 20 dated 2019-10-09.
2. **East & North Elevations**, Drawing No. A201, prepared by Project 1 Studio, dated 2018-09-19, revision 11 dated 2019-10-09.
3. **West & South Elevations**, Drawing No. A202, prepared by Project 1 Studio, dated 2018-09-19, revision 11 dated 2019-10-09.
4. **Tree Conservation Report & Landscape Plan**, Drawing No. L.1, prepared by James B. Lennox & Associates Inc., dated November 2018, revision 5 dated 09/11/2019.
5. **Detail Sheet**, Drawing No. DS-1, prepared by DSEL, dated January 2019, revision 6 dated 19.09.04.
6. **Erosion Control Plan**, Drawing No. EC-1, prepared by DSEL, dated January 2019, revision 6 dated 19.09.04.
7. **Existing Conditions Plan**, Drawing No. EX-1, prepared by DSEL, dated January 2019, revision 6 dated 19.09.04.
8. **Grading Plan**, Drawing No. GP-1, prepared by DSEL, dated January 2019, revision 6 dated 19.09.04.
9. **Site Servicing Plan**, Drawing No. SSP-1, prepared by DSEL, dated January 2019, revision 6 dated 19.09.04.
10. **Stormwater Management Plan**, Drawing No. SWM-1, prepared by DSEL, dated January 2019, revision 6 dated 19.09.04.

And as detailed in the following report(s):

1. **Environmental Noise Assessment**, prepared by Gradient Wind, dated November 16, 2018, revised January 10, 2019.
2. **Geotechnical Investigation**, prepared by Paterson Group, dated November 3, 2018.
3. **Subject: 1531 Main Street, Stittsville, Ontario, Site Services for New Development**, prepared by Goodkey, Weedmark & Associates Limited, dated January 16, 2019.
4. **Site Servicing and Stormwater Management Report**, prepared by DSEL, dated January 2019.
5. **1531 Stittsville Main Street, TIA Report**, prepared by Parsons, dated July 2019.

And subject to the following Requirements, General and Special Conditions:

### **General Conditions**

1. **Execution of Agreement Within One Year**

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 and complete the conditions to be satisfied prior to the signing of this Agreement within one (1) year of Site Plan approval, the approval shall lapse.

2. **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.

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

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. **Reinstatement of City Property**

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development, any property of the

City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.

6. **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.

7. **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, Infrastructure and Economic Development.

8. **Completion of Works**

The Owner acknowledges and agrees that no building or no new building (if existing building on site that is to be occupied during construction) 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, 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, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Infrastructure and Economic Development for such conveyance and/or occupancy in writing.

**Special Conditions**

9. **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, except as otherwise shown on the approved Site Plan referenced in Schedule E" herein.

10. **TIA Report**

The Owner has undertaken a TIA Report for this site and 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 TIA Report, are fully implemented, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

11. **Encroachment Agreement**

The Owner acknowledges and agrees to enter into an Encroachment Agreement to permit the encroachment of the outdoor commercial patio to be constructed within the City's Stittsville Main Street and Orville Street right-of-way. The Owner shall, at its expense, provide a reference plan for registration, indicating the approved encroachments, and the Owner shall submit the draft reference plan to the City's Surveyor for review and approval prior to its deposit in the Land Registry Office. The Owner further acknowledges and agrees that the cost of preparation and registration of the Encroachment Agreement will be borne by the Owner.

12. **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.

13. **Noise Study**

The Owner agrees to implement the approved Environmental Noise Assessment 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 Environmental Noise Assessment.

14. **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:

"The Purchaser/Lessee are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing roadway traffic will interfere with some activities as the sound levels exceed the sound level limits of the City and the Ministry of the Environment, Conservation and Parks.

To help address the need for sound attenuation this development has been designed so as to provide an indoor environment that is within provincial guidelines. Measures for sound attenuation include:

- STC multi-pane glass glazing elements.
- Upgraded exterior walls achieving STC 45 or greater

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

To ensure that provincial sound level limits are not exceeded internally, this dwelling unit has been designed with central air conditioning. The 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, Conservation and Parks.”

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 (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 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.

16. **Below Grade Parking Area and Depressed Driveways**

- (a) The Owner acknowledges and agrees that during major storm events, depressed driveways and below grade parking areas may be subject to flooding due to drainage from the road allowance. The Owner further acknowledges and agrees that the City shall not take responsibility for flooding claims. The Owner further acknowledges that it is recommended that backwater valves be installed on catch basins located in depressed driveways.
- (b) The Owner acknowledges and agrees that a notice-on-title respecting below grade parking areas and depressed driveways, as contained in Clause 18 hereinafter, shall be registered on title to the subject lands, at the Owner’s expense, and a warning clause shall be included in all agreements of purchase and sale and lease agreements.

17. **Notices on Title – All Units (Below Grade Parking and Depressed Driveways)**

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 himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that during major storm events, depressed driveways and below grade parking areas may be subject to flooding due to drainage from the road allowance. The Purchaser/Lessee further acknowledges being advised that the City of Ottawa shall not be liable for flooding claims. Backwater valves are recommended for installation on catch basins located in depressed driveways.”

"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."

18. **Protection of City Sewers**

- (a) Prior to the issuance of a building permit, the Owner shall, at its expense:
  - (i) obtain a video inspection of the City Sewer System within Orville Street 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.
- (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:
  - (i) obtain a video inspection of the existing City Sewer System within Orville Street 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 Orville Street and compensate the City for the full amount of any required repairs to the City Sewer System.

19. **Inlet Control Devices (ICDs)**

The Owner acknowledges and agrees to install and maintain in good working order the required roof-top and in-ground stormwater inlet control devices, as recommended in the approved Site 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.

20. **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, 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, 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, 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.

21. **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 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.

22. **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.

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

24. **Exterior Elevations Drawings**

The Owner acknowledges and agrees to construct the proposed buildings in accordance with the approved Elevations Plans, referenced in Schedule "E" herein. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved exterior elevations may be subject to review and approval by the City's Urban Design Review Panel, with the final modified exterior elevation designs being subject to formal approval by the General Manager, Planning, Infrastructure and Economic Development. In this regard, the Owner shall submit any modified exterior building elevation plans that have been reviewed by the City's Urban Design Review Panel to the General Manager, Planning, Infrastructure and Economic Development for approval, and the Owner further acknowledges and agrees that such approved modified elevations will be included as part of this Agreement prior to issuance of any building permits for implementation of such modified exterior design plans.

25. **Waste and Recycling Collection (Standard Collection)**

The Owner acknowledges and agrees that the City will provide waste collection and cart (and/or container) recycling collection for the residential units. The Owner shall provide an adequate storage room or space for waste containers and recycling carts (and/or containers). The Owner acknowledges and agrees that it is

recommended that the containers and carts be placed on a concrete floor. The Owner shall provide an adequate constructed road access to the waste/recycling storage room or area suitable for waste/recycling vehicles as direct access to the containers and carts is required. The Owner acknowledges and agrees that any additional services (i.e. winching of containers) may result in extra charges.

26. **Tree Protection**

The Owner acknowledges and agrees that all trees to be retained, as shown on the approved Landscape Plan and identified in the Tree Conservation Report, referenced in Schedule "E" herein, shall be protected in accordance with the City's required tree protection measures. At a minimum, the following tree protection measures shall be applied during all on-site works:

- (a) Erect a fence at the critical root zone (CRZ) of trees, defined as ten (10 cm) centimetres from the trunk for every centimetre of trunk DBH (i.e.,  $CRZ = DBH \times 10cm$ );
- (b) Tunnel or bore when digging within the CRZ of a tree;
- (c) Do not place any material or equipment within the CRZ of the tree;
- (d) Do not attach any signs, notices or posters to any tree;
- (e) Do not raise or lower the existing grade within the CRZ without the approval of the General Manager, Planning, Infrastructure and Economic Development;
- (f) Do not damage the root system, trunk or branches of any tree; and
- (g) Ensure that exhaust fumes from all equipment are not directed towards any tree's canopy.

27. **Tree Permit**

The Owner acknowledges and agrees that any trees to be removed shall be removed in accordance with an approved Tree Permit and Tree Conservation Report, and in accordance with the City's Urban Tree Conservation By-law, being By-Law No. 2009-200, as amended. The Owner further acknowledges and agrees that a copy of the approved Tree Permit and Tree Conservation Report shall be posted on the construction site at all times until Approval is granted by the City for such Works.

28. **Cash-in-Lieu of Parkland**

Upon execution of this Agreement, the Owner shall pay cash-in-lieu of parkland in the amount of \$30,782.60 as referenced in Schedule "B" herein. The Owner shall also pay the parkland appraisal fee of \$500.00 plus H.S.T. of \$65.00, as referenced in Schedule "B" herein. Pursuant to the City's Parkland Dedication By-law, being By-law No. 2009-95, as amended, 40% of said funds collected shall be directed to City wide funds, and 60% shall be directed to Ward 6 funds.



29. **School Accommodation**

The Owner acknowledges and agrees to inform prospective purchasers that school accommodation pressures exist in the Ottawa-Carleton District School Board schools designated to serve this development, which are currently being addressed by the utilization of portable classrooms and/or by directing students to schools outside their community.

30. **Legal Requirements**

The Owner acknowledges and agrees that prior to the registration of the site plan agreement, the Owner shall provide evidence to the General Manager, Planning, Infrastructure and Economic Development that the two lots, PIN 04452-0404 and PIN 04452-0397, have been merged on title. Furthermore, the Owner shall provide evidence that any previous easements or agreements in favour of the 4 Orville condominium corporation have been released on title from the two lots prior to the registration of the site plan agreement.

31. **Road Widening**

Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, an unencumbered road widening across the complete Stittsville Main Street frontage of the lands, measuring 23 metres from the existing centreline of pavement/the abutting right-of-way. The exact widening must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the widening, to the City Surveyor for review and approval 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 Clerk and Solicitor prior to the execution of this Agreement by the City. All costs shall be borne by the Owner.

32. **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, an unencumbered corner sight triangle measuring 5 metres x 5 metres at the intersection of Stittsville Main Street and Orville Street. 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 Clerk and Solicitor prior to the execution of this Agreement by the City. All costs shall be borne by the Owner.

33. **Transit Standing Area**

The Owner shall locate, design and construct, at no cost to the City, paved transit passenger standing area to the specifications of the City.

October 21, 2019

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Date



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Derrick Moodie  
Manager, 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:** D07-12-19-0005

### **SITE LOCATION**

1531 Stittsville Main Street, and as shown on Document 1.

### **SYNOPSIS OF APPLICATION**

The site is located on the southeast corner of Stittsville Main Street and Orville Street. The property is approximately 0.35 hectares in size and is currently occupied by four commercial buildings. The site is surrounded by a variety of commercial uses along Stittsville Main Street and the existing residential condominium development known as “Orville Station” to the east.

The applicant is proposing a four-storey mixed-use building fronting Stittsville Main Street. The mixed-use building includes 43 dwelling units and 525 square metres of commercial spaces on the ground floor. A total of 67 vehicle parking spaces are provided and includes 48 residential parking spaces, 9 visitor parking spaces and 10 retail parking spaces. The parking lot is accessed from an existing driveway off Orville Street and the entrance to the underground parking garage is located at the rear of the building from the internal driveway.

Under the original submission, the application also proposed seven townhome units at the back of the site. Upon further consultation with the adjacent condominium board, the townhomes were removed from the development proposal. Similarly, there were an accompanying Zoning By-law Amendment application to amend the residential fourth density zone to a traditional main street zone to accommodate the townhome units. With the deletion of the townhomes, the Zoning By-law Amendment was also no longer required.

As part of this application, Huntington also received authorization from the Orville Station condominium board to complete a minor revision to their approved site plan control application. The amendment takes into consideration the new proposed building instead of the previous proposal that included a third stacked-townhome building west of the existing courtyard. It also included some minor alterations to the previous stormwater management ponding area and courtyard landscaping. The revision has since been reviewed and approved. Huntington indicated that they will be completing the proposed works concurrently with the Stittsville Main Street project.

## **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The proposal conforms to all applicable Official Plan policies. The site is designated as Traditional Mainstreet under Schedule B of the City's Official Plan. The Mainstreet designation identifies streets that offer opportunities for intensification through medium-density and mixed-use development. The proposed building includes 43 residential units with 525 square metres of ground floor commercial spaces. Furthermore, the proposal includes an expanded pedestrian realm along Stittsville Main Street with new tree plantings, extended pedestrian walking area, bike racks, benches and a proposed outdoor commercial patio. All the proposed changes will facilitate an enhanced pedestrian experience and conform to the Traditional Mainstreet policies.
- The proposal conforms to all applicable Stittsville Main Street Secondary Plan policies and meets the general intent and purpose outlined within the Stittsville Main Street Community Design Plan. Under the Secondary Plan and Community Design Plan, the property is located within the Village Centre Precinct and is a key location for mixed-use buildings to enhance the traditional village atmosphere. It requires that new buildings integrate into the existing building fabric of the street and maintain the village character. In particular, the key elements of scale and detail from the traditional 2 to 3 storey buildings and the narrow lot sizes of the Stittsville Main Street corridor. The applicant achieved this through several design considerations including the breaking up of the Stittsville Main Street façade into three distinctive volumes, the utilization of traditional materials such as brick and masonry, incorporating historic building design elements and through building massing and setback along the fourth storey.
- The proposal meets all applicable Zoning By-law Amendment regulations. With the removal of the townhome units and through modifications to building and site design, the proposal is now in full compliance with the City's Zoning By-law.
- The proposal represents good planning.

## **URBAN DESIGN REVIEW PANEL**

The Site Plan Control application was subject to the Urban Design Review Panel process. A formal review meeting was held on April 5, 2019.

The panel's recommendations from the formal review meeting are:

### **Summary**

The Panel is appreciative of the applicant's response to the previous Panel recommendations (informal pre-consultation) with respect to massing. Particularly positive aspects of the revisions include the removal of the stone from the townhouse

block, the introduction of a tripartite division on the condo structure, and the grounding of the brick material.

The Panel understands that this is the first development of its kind within the Stittsville village context, and therefore the contemporary approach has a considerable impact. The Panel is supportive of the general architectural approach, however suggests relaxing the contemporary elements of the building in order to make it feel at home within its surroundings. Nuancing the vernacular response would help to avoid the perception of this being the right building in the wrong place. The comments on the current proposal relate to the fine details, materiality, and vernacular aspects of the design.

The Panel was successful in aiding in the implementation of the following:

- The proposed townhomes at the back of the site have been removed and replaced with more surface parking spaces and additional landscape area.
- An outdoor commercial patio is added to the corner of Stittsville Main Street and Orville Street.
- Revisions to building elevation including further refinement to the building corner treatment, pulling back of the canopies at the ends of the building, limiting the use of fiber cement panels and replacing them with traditional red bricks and masonry, punched window treatment and smaller windows on the ground-floor retail spaces that better resembles a traditional façade.

## **CONSULTATION DETAILS**

### **Councillor's Concurrence**

Councillor Glen Gower was aware of Staff's recommendation.

"I concur with the proposed conditions of approval.

I am pleased that the applicant has made substantial changes to their initial proposal to address many of the concerns raised by myself and the community. The proposed development adheres to the existing zoning and respects the guidelines of the Stittsville Main Street Community design plan.

I strongly recommend that the applicant hold a pre-construction meeting in the community to share information about potential impact to neighbouring homes and businesses during the construction phase."

### **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. In addition, the Councillor hosted a public open house on Wednesday March 6, 2019.

## Summary of public comments and responses

1. General support relating to the redevelopment of the site.

Response: Noted.

2. General support for additional rental units in the area.

Response: Noted.

3. Concern about the modern building design within the historic Stittsville context.

Response: The proposal included many elements of the historic Stittsville context including the breaking up of the Stittsville Main Street façade into three distinctive volumes, the utilization of traditional materials such as brick and masonry, incorporating historic building design elements such as punched window, the provision of commercial uses on the ground floor and lastly through the building massing and setback along the fourth storey.

4. Concern about the additional traffic generated from this development.

Response: Based on Transportation Impact Assessment completed by Parsons, the proposal generates very low traffic volumes and the traffic impact is considered negligible.

5. Concern about the proposed four storey height.

Response: The building height is permitted by the existing Zoning By-law and is considered as-of-right.

6. Concern about bicyclist safety when using Stittsville Main Street.

Response: This comment relates to the existing Stittsville Main Street infrastructure and has been forwarded to the City's traffic operation team for their consideration.

7. Concern about the lack of parking spaces.

Response: The proposal includes 67 parking spaces which exceeds the Zoning By-law requirement of 61 spaces.

8. Please document the history of the existing buildings, including footprint, pictures and any material that can be salvaged.

Response: Huntington has reached out to the Goulbourn Historical Society to survey the property and is planning to document building history prior to demolition. Furthermore, during demolition of 1541 Stittsville Main Street, Huntington indicated they will try to reclaim some of the old timbers to be utilized in the new building's interior design.

9. Please require good benches to be added to Stittsville Main Street.

Response: Two benches will be added as part of this development.

#### **APPLICATION PROCESS TIMELINE STATUS**

This Site Plan application was processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority.

**Contact:** Stream Shen Tel: 613-580-2424, ext. 24488, fax 613-580-2576 or e-mail: [stream.shen@ottawa.ca](mailto:stream.shen@ottawa.ca)

## Document 1 – Location Map

