



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

Site Location: 620 Bobolink Ridge

File No.: D07-12-21-0107

Date of Application: July 14, 2021

This SITE PLAN CONTROL application submitted by Nadia De Santi, WSP, on behalf of Richcraft Group of Companies, is APPROVED as shown on the following plan(s):

1. **Site Plan**, SP-1, prepared by M. David Blakely Architect Inc., dated July 2020, revision 7, dated 14/10/21.
2. **Landscape Plan**, L1-1, prepared by Lashley + Associates Landscape Architecture & Site Engineering, dated 14/10/2021.
3. **Landscape Details**, L1-2, prepared by Lashley + Associates Landscape Architecture & Site Engineering, dated 15/10/2021.
4. **Landscape Details**, L1-3, prepared by Lashley + Associates Landscape Architecture & Site Engineering, dated 15/10/2021.
5. **Fences and Gateway Features**, L1-2, prepared by Lashley + Associates Landscape Architecture & Site Engineering, dated 27/01/2022.
6. **Terrace Flats Removal Plan**, sheet number R1.0, prepared by WSP, Consultant's project # 211-01221-00, dated March 2021, revision 4, dated 2022-03-10.
7. **Terrace Flats Sediment and Erosion Control Plan**, sheet number C1.8, prepared by WSP, Consultant's project # 211-01221-00, dated March 2021, revision 4, dated 2022-03-10.
8. **Terrace Flats South Grading Plan**, sheet number C1.3, prepared by WSP, Consultant's project # 211-01221-00, dated March 2021, revision 4, dated 2022-03-10.
9. **Terrace Flats North Grading Plan**, sheet number C1.2, prepared by WSP, Consultant's project # 211-01221-00, dated March 2021, revision 4, dated 2022-03-10.

10. **Terrace Flats South Servicing Plan**, sheet number C1.5, prepared by WSP, Consultant's project # 211-01221-00, dated March 2021, revision 4, dated 2022-03-10.
11. **Terrace Flats North Servicing Plan**, sheet number C1.4, prepared by WSP, Consultant's project # 211-01221-00, dated March 2021, revision 4, dated 2022-03-10.
12. **General Notes & Legend**, sheet number C0.1, prepared by WSP, Consultant's project # 211-01221-00, dated March 2021, revision 4, dated 2022-03-10.
13. **Terrace Flats General Arrangement Plan**, sheet number C1.1, prepared by WSP, Consultant's project # 211-01221-00, dated March 2021, revision 4, dated 2022-03-10.
14. **Terrace Flats Details & Sections I**, sheet number C1.6, prepared by WSP, Consultant's project # 211-01221-00, dated March 2021, revision 4, dated 2022-03-10.
15. **Terrace Flats Details & Sections II**, sheet number C1.7, prepared by WSP, Consultant's project # 211-01221-00, dated March 2021, revision 4, dated 2022-03-10.
16. **Front Elevation**, A1, prepared by M. David Blakely Architect Inc., dated Sept. 2021, revision 1, dated 23/09/21.
17. **Left Side Elevation**, A2, prepared by M. David Blakely Architect Inc., dated Sept. 2021, revision 1, dated 23/09/21.
18. **Right Side Elevation**, A3, prepared by M. David Blakely Architect Inc., dated Sept. 2021, revision 1, dated 23/09/21.
19. **Street Side Elevation Blocks 3, 4 & 5**, A4, prepared by M. David Blakely Architect Inc., dated Sept. 2021, revision 1, dated 23/09/21.
20. **Rear Elevation**, A5, prepared by M. David Blakely Architect Inc., dated Sept. 2021, revision 1, dated 23/09/21.

And as detailed in the following report(s):

1. **Richcraft Terrace Flats, CRT Lands (Block 344), Stormwater Management Report**, prepared by WSP, Consultant's project #211-01221-00, dated May 03, 2022.
2. **Richcraft Terrace Flats. CRT Lands (Block 344), Functional Servicing Report**, prepared by WSP, Consultant's project #211-01221-00, dated May 03, 2022.

3. **Geotechnical Investigation, Proposed Residential Development, Kanata-Block 344, 620 Bobolink Ridge Ottawa, Ontario**, prepared by Paterson Group Inc., Consultant's Report PG5701-1, dated March 9, 2021.
4. **Phase 1 Environmental Site Assessment, 620 Bobolink Ridge, Ottawa, Ontario**, prepared by Paterson Group, Consultant's report #PE5177-1, dated March 2, 2021.
5. **Roadway Traffic Noise Assessment 620 Bobolink Ridge Ottawa, Ontario**, prepared by Gradient Wind Engineers & Scientists, dated December 10, 2021.
6. **CRT Block 344 (620 Bobolink Ridge) – Transportation Memorandum**, prepared by IBI Group, dated January 31, 2022.

And subject to the following 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, Real Estate 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, Real Estate 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, Real Estate 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, Real Estate and Economic Development.

7. **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, Real Estate and Economic Development. Such sidewalk(s) shall be constructed to City Standards.

8. **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, Real Estate and Economic Development.

9. **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, Real Estate 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, occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Real Estate and Economic Development, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Real Estate and Economic Development 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, Real Estate and Economic Development, 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.

10. **Development Charges**

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

Special Conditions

11. **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, Real Estate and Economic Development.

12. **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, Real Estate 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, Real Estate and Economic Development.

13. **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 General Notes & Legend 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.

14. **Professional Engineering Inspection**

The Owner shall have competent Professional Engineering inspection personnel on-site during the period of construction, to supervise the Works, and the General Manager, Planning, Real Estate and Economic Development, shall have the right at all times to inspect the installation of the Works. The Owner acknowledges and agrees that should it be found in the sole opinion of the General Manager, Planning, Real Estate and Economic Development, that such personnel are not on-site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with the approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning,

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

15. **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, Real Estate 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.

16. **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.

17. **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, Real Estate and Economic Development.

18. **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, Public Works and Environmental 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, Public Works and Environmental Services when such repairs have been completed.

19. **Use of Explosives and Pre-Blast Survey**

- (a) 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, in particular, those within seventy-five (75) metres of the location where explosives are to be used. 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 (the “Notification Letter”).
- (b) The Owner acknowledges and agrees that the Notification Letter(s) shall be in compliance with City Standard S.P. No. F-1201 and to the satisfaction of the General Manager, Planning, Real Estate and Economic Development. Pursuant to City Standard S.P. No. F-1201, the Owner or its agents, contractors and subcontractors shall provide written notice to all owners and tenants of any building and/or facility located within a minimum of one hundred and fifty (150) metres from the blasting location at a minimum of fifteen (15) business days prior to any blasting. The Owner further acknowledges and agrees that it shall provide a copy of the Notification

Letter(s) to the General Manager, Planning, Real Estate and Economic Development prior to any blasting activities.

20. **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);
 - (ii) and 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, Real Estate and Economic Development, 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.

21. **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.

22. **Noise Control Attenuation Measures**

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved Roadway Traffic Noise Assessment, referenced in Schedule “E” of this Agreement, as follows:

- (a) each unit within Blocks 1-6 are to be equipped with central air conditioning;
- (b) each unit within Block 7 are to be fitted with a forced air heating system and ducting, and shall be sized to accommodate central air conditioning;
- (c) further to subsection (b) above, the location and installation of any outdoor air conditioning device(s) shall comply with the noise criteria of the Ministry of the Environment, Conservation and Parks’ Publication NPC-216, dated 1993, and the Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices, dated September 1994, as amended, in order to

minimize the noise impacts both on and off the immediate vicinity of the subject lands.

- (d) for Blocks 1-6, 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 23 below.

23. **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:

Applicable to Blocks 1, 3-5: Type B – Increasing Roadway Traffic

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that despite the inclusion of noise control features in this development and within building units, noise levels from increasing roadway/rail/air traffic may be of concern, occasionally interfering with some activities of the dwelling occupants as the outdoor sound level exceeds the City of Ottawa's and the Ministry of the Environment, Conservation and Parks' noise criteria.”

Applicable to Block 7: Type C – Forced Air Heating System and Ducting

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that this dwelling unit has been fitted with a forced air heating system and the ducting, etc. was sized to accommodate central air conditioning. Installation of central air conditioning by the Purchaser/Lessee will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa's and the Ministry of the Environment, Conservation and Parks' noise criteria.”

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges and agrees it shall identify the location and install any outdoor air conditioning device(s) so as to comply with the noise criteria of the Ministry of the Environment, Conservation and Parks' Publication NPC-216, dated 1993, and the Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices, dated September 1994, as amended, in order to minimize the noise impacts both on and off the immediate vicinity of the subject lands.”

Applicable to Blocks 1-6: Type D – Central Air Conditioning

“The Purchaser/Lessee for himself, his 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.”

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.”

24. **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 Roadway Traffic Noise Assessment 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 General Manager, Planning, Real Estate and Economic Development (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, Real Estate 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.

All of the information required in subsections (a) and (b) above shall be submitted to the General Manager, Planning, Real Estate and Economic Development, and shall be to his satisfaction.

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

- (a) Residential Units

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. **Joint Use, Maintenance and Liability Agreement**

- (a) The Owner acknowledges and agrees that should the lands be severed in the future by means other than a Declaration of a Condominium, it shall ensure that the future owner of the freehold units shall enter into a Joint Use, Maintenance and Liability Agreement which shall be binding upon the owners and all subsequent purchasers to deal with the joint use, maintenance and liability of the common elements, including but not limited to any private roadway(s) and concrete sidewalks; common grass areas; common party walls, exterior walls; common structural elements such as the roof, foundations; common parking areas; sewers and watermains, for the mutual benefit and joint use of the owners; and any other elements located in the common property; and the Joint Use, Maintenance and Liability Agreement shall be filed with the General Manager, Planning, Real Estate and Economic Development.
- (b) The Owner shall file with the General Manager, Planning, Real Estate and Economic Development, an opinion from a solicitor authorized to practice law in the Province of Ontario that the Joint Use, Maintenance and Liability Agreement is binding upon the owners of the land and all subsequent purchasers to deal with the matters referred to Paragraph ____ (a) above.
- (c) The Owner acknowledges and agrees that the Joint Use, Maintenance and Liability Agreement shall be registered on the Owner's lands at no cost to the City, and a copy of the registered agreement shall be provided to the General Manager, Planning, Real Estate and Economic Development.
- (d) The Owner acknowledges and agrees that the Joint Use, Maintenance and Liability Agreement shall include a clause that transfers all legal and financial obligations required under the Joint Use, Maintenance and Liability Agreement to future owners, successors and assigns in title of the subject lands.

27. **Street Name and Signs**

- (a) The Owner acknowledges and agrees it shall provide for, install and maintain, at its own expense, all regulatory traffic signage, in accordance

with the City's Municipal Addressing By-law 2014-78, as amended, for any private road within the area controlled by this Agreement and as shown on the approved Site Plan, referenced in Schedule "E" herein.

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

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

The Owner acknowledges and agrees it shall obtain approval from the Chief Building Official, Building Code Services prior to installation of any signs on the subject lands. The Owner further acknowledges and agrees that any such signs shall be installed in a location to the satisfaction of the Chief Building Official, Building Code Services and the General Manager, Planning, Real Estate and Economic Development, and in accordance with the City's Permanent Signs on Private Property By-law No. 2016-326, as amended.

29. **Installation of Fences**

The Owner acknowledges and agrees to install decorative fences in all locations shown on the approved Fences and Gateway Features Plan, referenced in Schedule "E" herein. The Owner further acknowledges and agrees that the decorative fences installed are to be consistent with the Decorative Fence design details shown on the approved Landscape Details Plan, Drawing No. L1-3, referenced in Schedule "E" herein.

30. **Construction Vehicle Access**

The Owner acknowledges and agrees that construction access for the development is to be mainly on Cope Drive, and that no construction vehicles are to access the site from Bobolink Ridge. The Owner further acknowledges and agrees that the use of Embankment Street for construction access will be limited, and that any construction vehicles using Embankment Street for construction access will enter the site from the direction of Cope Drive and then return directly to Cope Drive when exiting the site.

31. **Construction Meeting**

The Owner agrees to hosting a pre-construction meeting with the community and Ward Councillor's office prior to the start of excavation and construction on the Site.

June 28, 2022

Date



Allison Hamlin
(A) Manager, Development Review, West
Planning, Real Estate and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-21-0107

SITE LOCATION

620 Bobolink Ridge, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is an irregularly shaped parcel with an area of 1.6 hectares and frontage on four streets – 42 metres along Bobolink Ridge, 231 metres along Robert Grant Avenue, 69 metres along Cope Drive, and 27 metres along Embankment Street. The site is currently vacant with the exception of a small area off Bobolink Ridge that is currently occupied by a temporary construction trailer. Surrounding land uses include vacant lands to the north which are slated for residential development; existing low-rise residential developments to the east across Robert Grant Avenue; the site of a future Ottawa-Carleton District School Board High School across Cope Drive to the south; and existing low-rise residential developments to the west.

The development proposal involves the construction of a planned unit development consisting of seven blocks of stacked dwellings; each block contains 12 units (84 units total). Outdoor communal amenity space is provided throughout the site for use by residents. A centralized one-storey accessory communal utility building with an area of 154 square metre is also provided, which will house 50 bicycle parking spaces as well the solid waste management receptacles. A total of 129 vehicle parking spaces, including 112 resident spaces and 17 visitor spaces, are provided throughout the site as surface parking. The site will be accessed by two accesses located along Embankment Street.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal conforms to the General Urban Area designation of the current Official Plan (2003);
- The proposal conforms with the policies of the Fernbank Community Design Plan;
- The proposal conforms to all relevant provisions of the Zoning By-law, including those specific to the R4Z zone;

- Conditions of approval have been included in this report in order to ensure the proposed development is constructed in conformity with City policies and guidelines;
- The applicant has adequately resolved the comments received during the technical review process; and,
- The proposed development contributes to the provision of a full range and choice of housing types in the City of Ottawa and represents good planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2009-95, was previously satisfied through the related plan of subdivision approval.

CONSULTATION DETAILS

Councillor's Concurrence

Councillor Glen Gower was aware of the application related to this report and has concurred with the proposed conditions of approval.

Public Comments

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

Summary of public comments and responses

Comment

Concerns with the width of the accesses along Embankment Street.

Response

The proposed accesses along Embankment Street meet the requirements in the Zoning By-law related to minimum aisle width for a driveway providing access to a parking lot.

Comment

Concerns with the width of the landscaped buffers between the proposed accesses and abutting homes on Embankment Street.

Response

The proposed landscaped buffers meet the minimum width requirements set out in the Zoning By-law.

Comment

Request for fencing to be provided along shared property lines with homes on Embankment Street.

Response

The developer has agreed to provide fencing in the requested locations.

Comment

Besides the bicycle storage spaces, there should be some bicycle racks for use by visiting cyclists to the development.

Response

Additional bicycle parking has been provided throughout the site, which can be used by visitors.

Comment

Concerns about increased noise and traffic along Embankment Street due to the two accesses serving the site. Several individuals requested that additional accesses are provided along Bobolink Ridge, Cope Drive, and/or Robert Grant Avenue.

Response

A Roadway Noise Study and Traffic Impact Brief were provided in support of the proposed development. Staff are satisfied that the two proposed accesses are adequate to accommodate the traffic volumes being generated by the proposed development.

Comment

Concerns about snow removal.

Response

Snow is to be stored on site and removed as required.

Technical Agency/Public Body Comments

Hydro Ottawa

Comments have been provided to the applicant, which are to be addressed directly with Hydro Ottawa.

Bell Canada

Comments have been provided to the applicant, which are to be addressed directly with Bell Canada.

Enbridge Gas Inc.

Comments have been provided to the applicant, which are to be addressed directly with Enbridge Gas Inc.

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 due to the complexity of issues associated with site design.

Contact: Colette Gorni Tel: 613-580-2424, ext. 21239 or e-mail: Colette.Gorni@ottawa.ca

