



**SITE PLAN CONTROL APPLICATION
DELEGATED AUTHORITY REPORT
PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT**

Site Location: 19 Centrepointe Drive

File No.: D07-12-23-0015

Date of Application: February 9, 2023

This SITE PLAN CONTROL application submitted by Nico Church - Fotenn Consultants Inc., on behalf of Richcraft Homes Limited, is APPROVED as shown on the following plan(s):

1. **Site Plan**, SP-1, prepared by RLA Architecture, Consultant's Project No. 1910, dated Feb. 21, 2020, revision 13, dated 15 February, 2023.
2. **Elevations**, Sheet No. 6, prepared by RLA Architecture, Consultant's Project No. 1910, revision 13, dated 31 January, 2023.
3. **West Elevation-Enlarged**, Sheet No. 6.1, prepared by RLA Architecture, Consultant's Project No. 1910, revision 13, dated 31 January, 2023.
4. **East Elevation-Enlarged**, Sheet No. 6.2, prepared by RLA Architecture, Consultant's Project No. 1910, revision 13, dated 31 January, 2023.
5. **North Elevation-Enlarged**, Sheet No. 6.3, prepared by RLA Architecture, Consultant's Project No. 1910, revision 13, dated 31 January, 2023.
6. **South Elevation-Enlarged**, Sheet No. 6.4, prepared by RLA Architecture, Consultant's Project No. 1910, revision 13, dated 31 January, 2023.
7. **Erosion Control Plan**, EC-1, prepared by DSEL, Consultant's project # 19-1145, dated April 2021, Revision No. 13, dated 23.01.04.

8. **Stormwater Management Plan**, drawing number SWM-2, prepared by DSEL, Consultant's project # 19-1145, dated April 2021, Revision 13, dated 23.01.04.
9. **Grading Plan**, drawing number GP-1, prepared by DSEL, Consultant's project # 19-1145, dated April 2021, revision 13, dated 23.01.04.
10. **Site Servicing Plan**, drawing number SSP-1, prepared by DSEL, Consultant's project # 19-1145, dated April 2021, revision 7, dated 23.01.04.

And as detailed in the following report(s):

1. **Roadway Traffic Noise Assessment, Addendum, prepared by GradientWind, dated February 7, 2023.**
2. **Site Servicing and Stormwater Management Report**, prepared by DSEL, Consultant's project #19-1145, revision 6, dated February 2023.

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. Prior to Site Plan Agreement

The Owner acknowledges and agrees that all terms and conditions of the Site Plan Approval with D07-12-21-0071, are reconfirmed and are in full force and effect except as otherwise varied or amended in this Agreement. The Owner further acknowledges and agrees that the relevant portion of the Approved Plans referenced in Schedule "E" hereto shall supercede and replace and/or be in addition to, as the case may be, the relevant sections of the corresponding Plans contained in the previous Site Plan Approval/Agreement(s).

SPECIAL CONDITIONS

Noise

3. Noise Control Attenuation Measures

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

(a) A 1.1 metre high noise barrier at the rooftop podium above the second storey.

Landscaping

4. Landscape Plans

The Owner acknowledges and agrees that prior to the registration of the agreement or issuance of an above grade building permit whichever is first, a revised landscape plan be submitted to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

17 February 2023



Date

Allison Hamlin
Manager (A), 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: D07-12-23-0015

SITE LOCATION

19 CentrepoinTE Drive, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The site is located along the east side of CentrepoinTE Drive, south of Gemini Way and north of Hemingwood Way. The property is currently vacant and measures approximately 0.75 hectares in size. Immediate surrounding land uses include a medical facility and a proposed apartment building to the north; Sir Guy Carleton Secondary School to the south and east; and low-rise residential dwellings across CentrepoinTE Drive to the west. A municipal service centre and office buildings are located further to the south and low-rise residential dwellings are located further to the north and west. Baseline Transit Station, which is currently being converted to a Light Rail Transit Station, is located within 600 metres of the subject site to the east.

On June 16, 2022 Site Plan Control Application D07-12-21-0071 was approved for a two-tower residential development consisting of a 22-storey high-rise apartment building, a 24-storey high-rise apartment, and a shared five-storey podium. A total of 566 dwelling units were proposed.

Since the approval of the application, the applicant has revised the proposal to reduce the height of the development to 21-storey and 23-storey high-rise apartments, the shared podium as been reduced to two storeys. A total of 424 dwelling units are now proposed along with 164 m² of commercial space facing Gemini Way. There are 378 parking spaces, including 316 resident parking spaces and 60 visitor parking spaces on three levels of underground parking with 8 above-ground parking spaces for visitors and deliveries and two car share service spaces. A total of 514 bicycle parking spaces are proposed. Access to the site remains off Gemini Way.

Related Applications

- Zoning By-law Amendment – D02-02-20-0027
- Site Plan Control – D07-12-21-0071

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal conforms to the applicable Official Plan policies within the Hub designation in the Outer Urban Transect
- The proposal is in compliance with all applicable zoning provisions including the provisions of the – Mixed Use Centre, Exception 2007, Floor Space Index Cap of 4.8, Schedule 299 (MC[2007] F(4.8) S299) of the zoning bylaw.
- The proposed development is compatible with the surrounding uses.
- The proposed site design represents good planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, has been satisfied with this development as cash-in-lieu of parkland provided as a part of the conditions of D07-12-21-0071.

CONSULTATION DETAILS

Public Comments

This application was not subject to public circulation under the Public Notification and Consultation Policy. There was no public comment received online.



APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was processed by the On Time Decision Date.

Contact: Lisa Stern Tel: 613-580-2424, ext. 21108 or e-mail:
lisa.stern@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-23-0015	23-0145-K	 19 prom. Centrepointe Dr.	
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REVISION / RÉVISION - 2023 / 02 / 10			

