



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

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Site Location: 4840 Bank Street (Block 204, Plan 4M-1653)

File No.: D07-12-22-0097

Date of Application: June 06, 2022

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This SITE PLAN CONTROL application submitted by Stefanie Kaminski, on behalf of Regional Group, is APPROVED as shown on the following plan(s):

1. **4840 Bank Street, General Plan of Services**, C-001, prepared by IBI Group, dated 2022-06-23, revision 3 dated 2022-10-31.
2. **4840 Bank Street, Site Grading Plan**, C-200, prepared by IBI Group, dated 2022-05-19, revision 4 dated 2022-10-31.
3. **4840 Bank Street, Ponding Plan**, C-600, prepared by IBI Group, dated 2022-06-03, revision 3 dated 2022-10-31.
4. **4840 Bank Street, General Plan of Services**, C-400, prepared by IBI Group, dated 2022-06-03, revision 3 dated 2022-10-31.
5. **4840 Bank Street, Sediment and Erosion Control Plan**, C-900, prepared by IBI Group, dated 2022-06-23, revision 3 dated 2022-10-31.
6. **4840 Bank Street, Storm Drainage Area Plan**, C-500, prepared by IBI Group, dated 2022-06-23, revision 3 dated 2022-10-31.
7. **4840 Bank Street, Notes, Legend and CB Data**, C-900, prepared by IBI Group, dated 2022-06-23, revision 3 dated 2022-10-31.
8. **4840 Bank Street, Landscape/Planting Plan**, L-01, prepared by Ruhland & Associates Ltd, dated 2022-06-23, revision 3 dated 22/11/02.
9. **4840 Bank Street, Details**, L-02, prepared by Ruhland & Associates Ltd, dated 2022-06-23, revision 3 dated 22/11/02.
10. **4840 Bank Street, Site Plan**, A001, prepared by Chamberlain Architects, Start Date November 2021, Client Review Date 2022-08-15.
11. **4840 Bank Street, Exterior Elevation I**, A201, prepared by Chamberlain Architects, Start Date: Aug 31, 2020; Client Review Date 2022-06-03.
12. **4840 Bank Street, Exterior Elevation II**, A202, prepared by Chamberlain Architects, Start Date: Aug 31, 2020; Client Review Date 2022-06-03.
13. **Bank Street Widening and Reconstruction, Geometry & General Layout**, Bank Street STA. 12+400 TO STA. 12+700, Drawing G09, Prepared by Robinson Consultants, Contract No. CP-000564, dated 10/02/2023.

And as detailed in the following report(s):

1. **4840 Bank Street, Design Brief (Civil)**, prepared by IBI Group, dated October 2022.
2. **4840 Bank Street, Environmental Noise Impact Assessment**, prepared by IBI Group, dated July 28, 2022.
3. **4840 Bank Street, Environmental Impact Statement and Tree conservation Report**, prepared by Golder Associates, dated February 2017.
4. **4840 Bank Street, Geotechnical Investigation** prepared by Paterson Group, dated May 20, 2022.
5. **4840 Bank Street, Phase 1 Environmental Site Assessment**, prepared by wsp GOLDER, dated May 2022.
6. **4840 Bank Street, Transportation Impact Assessment, Steps 3&4**, prepared by IBI, dated May 25, 2017, updated April 22, 2022 and May 25, 2022.

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

### **Requirements**

1. The Owner shall submit a certificate of insurance in a form satisfactory to the City. The certificate of insurance must be issued in favor of the City of Ottawa in an amount not less than five million dollars per occurrence, must contain an endorsement naming the City as an additional insured and an unconditional thirty days notice of any material change or cancellation of the policy.

### **General Conditions**

2. The Owner shall enter into a standard site development agreement consisting of the following conditions. In the event the Owner fails to enter into such agreement within one year of site plan approval, this approval shall lapse.
3. **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.
4. **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.
5. **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.

**6. 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.

**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, Real Estate and Economic Development.

**8. Construct Sidewalks**

The Owner shall design and construct sidewalk(s) within public right-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.

The sidewalk shall be constructed with similar offsets from the edge of pavement as per the City construction drawings for the proposed City-constructed sidewalk (Bank Street Widening and Reconstruction, Geometry & General Layout STA. 12+400 TO STA. 12+700). The sidewalk shall be constructed in a northerly direction from the proposed pedestrian pathway that connects to the proposed development at 4840 Bank Street (as shown on the approved site plan) to the existing shared entrance (Home Hardware access). This sidewalk will be shown on a red-line drawing post approval, due to the late nature of the request.

**9. Extend Internal Walkway**

The Owner shall extend internal walkways beyond the limits of the subject lands to connect to a small portion of developer-built concrete sidewalk in the City's ROW, as detailed in the condition above, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

**10. 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 noncompletion 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.

#### **11. Development Charges**

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

### **ENGINEERING**

#### **Geotechnical Engineering and Soils**

#### **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.

### **Civil Engineering**

#### **13. Stormwater Management Memorandum**

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Real Estate and Economic Development, with a memorandum prepared by a Professional Engineer, licensed in the Province of Ontario, confirming that the designed roof-top scuppers and associated spill point elevations will be set equivalent to the top of the control weir of the approved roof drain elevation(s). The Owner further acknowledges and agrees that said memorandum shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, and all associated costs shall be the Owner's responsibility.

#### **14. 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 Design Brief – 4840 Bank Street, 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.

#### **15. 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.

#### **16. 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.

#### **17. 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.

### **Private Systems**

#### **18. Watermain & Appurtenances**

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.

### **19. 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.

### **20. 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, Infrastructure and Water 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, Infrastructure and Water Services when such repairs have been completed.

Site Lighting

**21. 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.

**Special Conditions**

**22. Parkland Dedication**

The Owner agrees to provide cash-in-lieu of parkland dedication on the subject lands within Ward 22 such value of the land to be determined by the City's Realty Services Branch, to the satisfaction of the General Manager, Recreation, Cultural and Facility Services. The Owner further agrees to pay for the cost of the appraisal inclusive of HST. In accordance with the Planning Act and the City of Ottawa Parkland Dedication By-law No. 2022-280, a land area of 0.121 ha for the cash-in-lieu of parkland dedication requirement has been calculated as follows:

**Table 1: Parkland Dedication Requirement.**

| Land Use | Proposed Dwelling Units | Land Area | Cash-in-lieu of | Parkland Dedication Requirement |
|----------|-------------------------|-----------|-----------------|---------------------------------|
|----------|-------------------------|-----------|-----------------|---------------------------------|

|   |     |  | <b>Parkland Dedication Rate</b>   |            |
|---|-----|--|---|------------|
| Apartments  | 180 | 1.534 ha (area of site being developed)  | 1 ha per 1,000 dwelling units to a maximum of 10% of the area of the site being developed | 0.153 ha   |
| Commercial (credit for previous parkland dedication at the time of registration of the Phase 1 subdivision agreement) |     | 1.594 ha (gross land area including Street Widening Block 212 on Plan 4M-1653 adjacent to Block 204) | 2% of gross land area   | (0.032 ha) |
| Net Parkland Dedication Requirement   |     |  |   | 0.121 ha   |

The valuation of the cash-in-lieu of parkland dedication shall be determined in accordance with the provisions of Parkland Dedication By-law No. 2022-280.

The cash-in-lieu of parkland dedication shall be directed 60% towards the Ward 22 cash-in-lieu of parkland reserve (Account 830311) and 40% towards the City-wide cash-in-lieu of parkland reserve (Account 830015).

### **23. Tree Permit**

The Owner acknowledges and agrees it shall comply with the provisions set out in the City's Tree Protection By-law, being By-Law No. 2020-340, as amended.

### **24. 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, Real Estate 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.

**25. Maintenance and Liability Agreement for Landscaping**

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement with the City, for all plant and landscaping material (except municipal trees), and the connecting concrete walkway from the site to the City's right-of-way along Bank Street in accordance with City Specifications, and the Maintenance and Liability Agreement shall be registered on title, at the Owner's expense, immediately after the registration of this Agreement. The Owner shall assume all maintenance and replacement responsibilities in perpetuity.

**26. Snow Storage – no interference with servicing**

In addition to the requirements of Clause 17 of Schedule "C" of this Agreement, the Owner further 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.

**27. Waste Collections**

The Owner acknowledges and agrees that residential cart (and/or container) garbage, recycling, and organic waste collection will be provided by the City from a centralized refuse room or area. The Owner shall provide, at its own expense, adequate storage for the containers and carts and acknowledges it is recommended that they be placed on a concrete floor.

The Owner shall provide an adequately constructed road for direct access to the garbage/recycling/organic waste storage room or area suitable for garbage/recycle/organic waste collection vehicles. Any additional services (i.e. winching of containers) may result in extra charges.

**28. 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.

**29. 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.

**30. Notice on Title - School Accommodation**

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 the OttawaCarleton District School Board has pupil accommodation concerns for this dwelling unit. The Purchaser/Lessee agrees to inform prospective purchasers or tenants in all subsequent agreements of purchase and sale and lease agreements that school accommodation pressures exist in the Ottawa-Carleton District School Board, which are currently being addressed by the utilization of portable classrooms and/or by directing students to school outside their community." "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."

**31. Ottawa Macdonald-Cartier International Airport - Zoning Regulations**

The Owner acknowledges and agrees that the Ottawa Macdonald-Cartier International Airport Zoning Regulations (AZR) apply to temporary construction equipment, such as cranes. The Owner further acknowledges and agrees that if a crane is intended for use on the site, the Owner will notify Transport Canada in Toronto a minimum of ninety (90) days in advance to determine if it will cause a safety hazard to pilots maneuvering in the area.

**32. Ottawa Macdonald-Cartier International Airport - Bird Attractions**

The Owner acknowledges and agrees that there will not be any present or future action, nor development undertaken, that may result in any bird attraction conditions and therefore a hazard to aircraft flying in the area. The Owner further

acknowledges and agrees to maintain the site in a clean state and that any litter on the lands will be removed expeditiously. The Owner acknowledges and agrees to provide enclosed garbage areas and covered containers as shown on the approved Site Plan, referenced in Schedule "E" herein. The Owner acknowledges and agrees to only place on the lands plant/vegetation species that are not attractive as a food source to birds. If bird activity increases as a result of this development, the Owner shall be prepared to implement mitigation measures to address this operational hazard.

### **33. Noise Control Attenuation Measures**

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved "Environmental Noise Impact Assessment, 4840 Bank Street", referenced in Schedule "E" of this Agreement, as follows.

- (a) further to the condition 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.
- (b) 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;
- (c) 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 below.

### **34. 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 required clauses as per Environmental Noise Impact Assessment, 4840 Bank Street", referenced in Schedule "E" of this Agreement, which shall be covenants running with the subject lands:

Tenants are advised that due to the proximity of the Ottawa Macdonald-Cartier International Airport, noise from the airport and individual aircraft may at times interfere with outdoor or indoor activities.

Type 'A' Purchasers/tenants are advised that sound levels due to increasing Bank Street traffic may occasionally interfere with some activities of the dwelling

occupants as the sound levels exceed the City's and the Ministry of the Environment's noise criteria."

Type 'C' 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 occupant will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City's and the Ministry of the Environment's noise criteria. (Note: The location and installation of the outdoor air conditioning device should be done so as to comply with noise criteria of MOE Publication NPC-216, Residential Air Conditioning Devices and thus minimize the noise impacts both on and in the immediate vicinity of the subject property.

Type 'D' 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's and the Ministry of the Environment's noise criteria.

March 2, 2023

\_\_\_\_\_  
Date



\_\_\_\_\_  
Lily Xu  
Manger, Development Review, South  
Planning, Real Estate 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:** D07-12-22-0097

### **SITE LOCATION**

4840 Bank Street, and as shown on Document 1.

### **SYNOPSIS OF APPLICATION**

- The subject site is located on the west side of Bank Street south of Dun Skipper Drive and close to the southern edge of the City's urban area. To the north of the subject site is a commercial site under redevelopment incorporating a Home Hardware.
- The topography of the site and surrounding area is generally flat. The Subject Site is entirely vacant and has been historically used for agriculture and a single dwelling although the dwelling has been removed.
- The purpose of the Site Plan Control Application is to construct a new development at 4840 Bank Street. Pathways South Regional Inc. is proposing to develop 180 low-rise apartments in three, four-storey buildings having 60 units each with surface parking and a dedicated private and communal amenity area for the residents
- The apartment sizes will range between 1 bedroom up to 2 bedroom units with a den. 216 vehicular parking spaces are required and provided, and 90 bicycle parking spaces are required and provided. There are pedestrian connections through the site and extending to the north and east of the site. The southern property line will be heavily landscaped with 10 deciduous trees, 2 coniferous trees, 15 cedars and 160 deciduous shrubs, in lieu of a fence.

### **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The proposal meets the policies of the general urban area in the current Official Plan as well as the outer urban transect with a neighbourhood designation.
- There are no secondary plans or community design plans for this area.
- The Application meets all zoning provisions for the current General Mixed Use zone.
- The design of the buildings is intended to be compatible with the surrounding residential properties in terms of massing, colours and materials.

- The conditions of approval are standard for this form of development.
- The proposed site design represents good planning.

## **PARKLAND DEDICATION**

Parkland dedication, in accordance with By-law 2022-280, is being satisfied within this approval through the taking of cash-in-lieu of parkland as detailed in the above conditions.

## **CONSULTATION DETAILS**

### **Councillor's Comments**

Councillor Steve Desroches is aware of the application related to this report.

### **Public Comments**

This application was subject to public circulation under the Public Notification and Consultation Policy. There was no public comment received online.

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

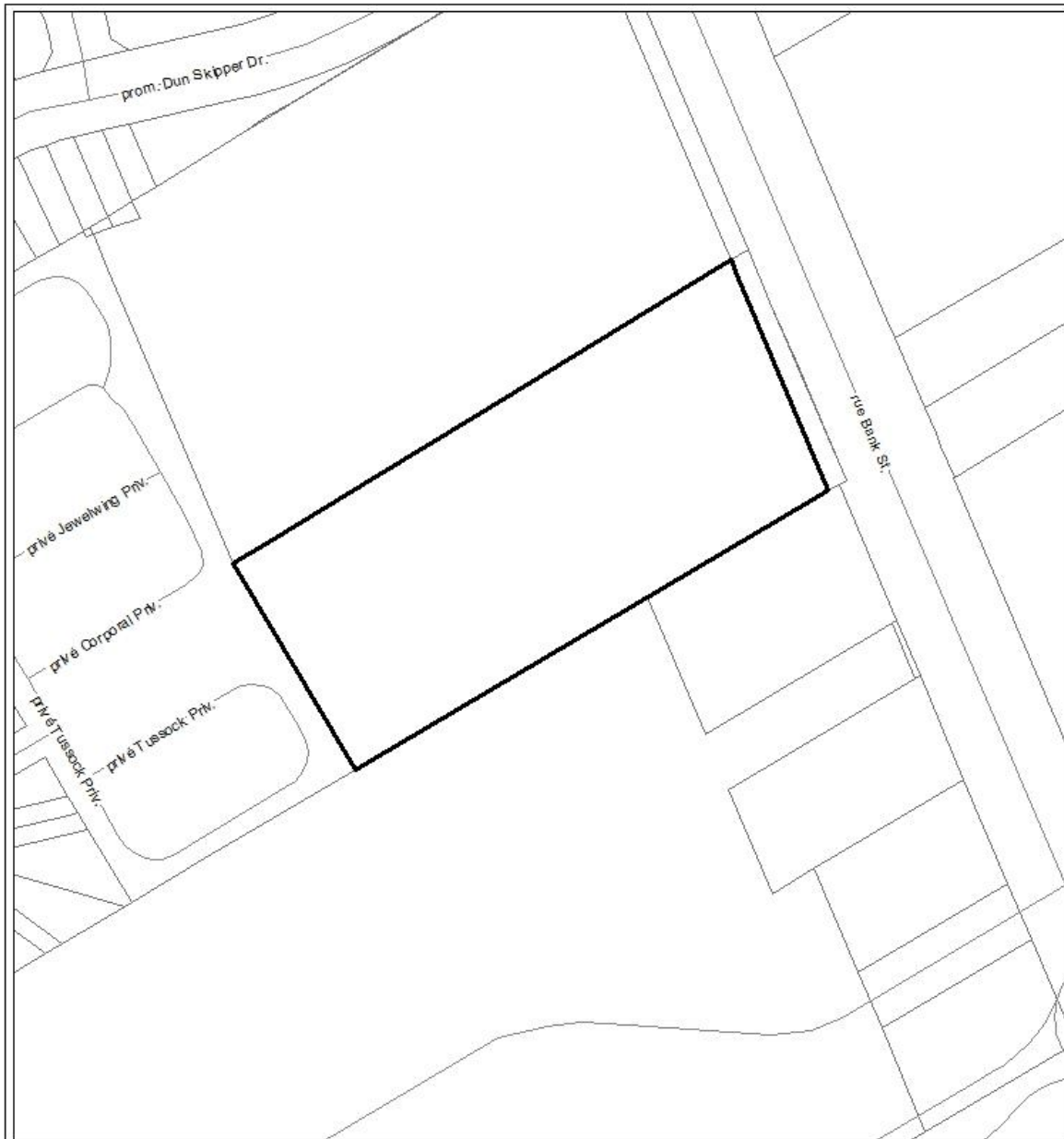
Standard comments were received and provided to the Applicant.


## **APPLICATION PROCESS TIMELINE STATUS**

This Site Plan application was not processed by the On Time Decision Date due to workload issues.

**Contact:** Tracey Scaramozzino Tel: 613-325-6976 or e-mail: [tracey.scaramozzino@ottawa.ca](mailto:tracey.scaramozzino@ottawa.ca)

# Document 1 – Location Map



|   |           |
|---|-----------|
|    |           |
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| I:\CO\2022\Site\Bank_4840   |           |
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| REVISION / RÉVISION - 2022 / 06 / 13  |           |

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

 4840 rue Bank Street

