

June 13, 2025

City of Ottawa
Development Review West - Planning,
Development and Building Services Department
110 Laurier Avenue West
Ottawa, ON K1P 1J1

Attention: Nishant Dave, Planner I

Reference: 4829 Abbott Street East, Ottawa, ON
Block 123 – Trail View Subdivision
Preliminary Construction Management Plan
Our File No.: 110037
City File No.: PC2024-0509

This letter is to address the preliminary construction management plan for the development at the Trail View Subdivision – Block 123 (Subject Site), which is being proposed by SPB Developments Inc. (Developer).

The Subject Site is located on Abbott Street East, currently known municipally as 4829 Abbott Street East. The site is part of the existing Trail View Subdivision and is bound to the north by a servicing easement, to the south by residential lots (Cranesbill Road), to the west by Adstock Heights, and to the east by Abbott Street East.

The Subject Site has an area of 0.93ha, and the proposed development will comprise of 5 apartment blocks, 3 storeys in height, containing 12 units each (60 units total) and associated parking. There is an existing sales building on the site that would remain, complete with a parking lot and access from Abbott Street.

CONSTRUCTION MANAGEMENT DIAGRAM

During construction, site access will be from either Adstock Heights or Abbott Street. No significant interruptions are to be expected.

The site would be developed in Phases, with the first phase being onsite parking lot, drive aisles, Building 5 and garage building. The remaining buildings and surrounding finished grading would be completed on an individual basis.

See **Figure 1.1** for more details.

Owner: SPB Developments Inc
Builder: Metric Homes
Civil Engineer: Novatech
Architect: Hobin Architecture

SUBMISSION CHECKLIST

1. Will construction require the temporary detour of a bus route?
No bus routes or bus stops will be affected by site development.
2. Will this work block a bike lane?
No bike lanes will be affected by the proposed works.
3. Will this work block a sidewalk?
There may be temporary closures of sidewalks on Abbott Street during the isolated sidewalk connection to buildings 1 and 2.
4. Will this work require a lane of traffic to be closed.
No, this work will not require lane closures on either Adstock Heights or Abbott Street. A small section of the Adstock Heights cul-de-sac will be temporarily impacted for a site sidewalk connection. Site servicing was extended into the site as part of the subdivision works.

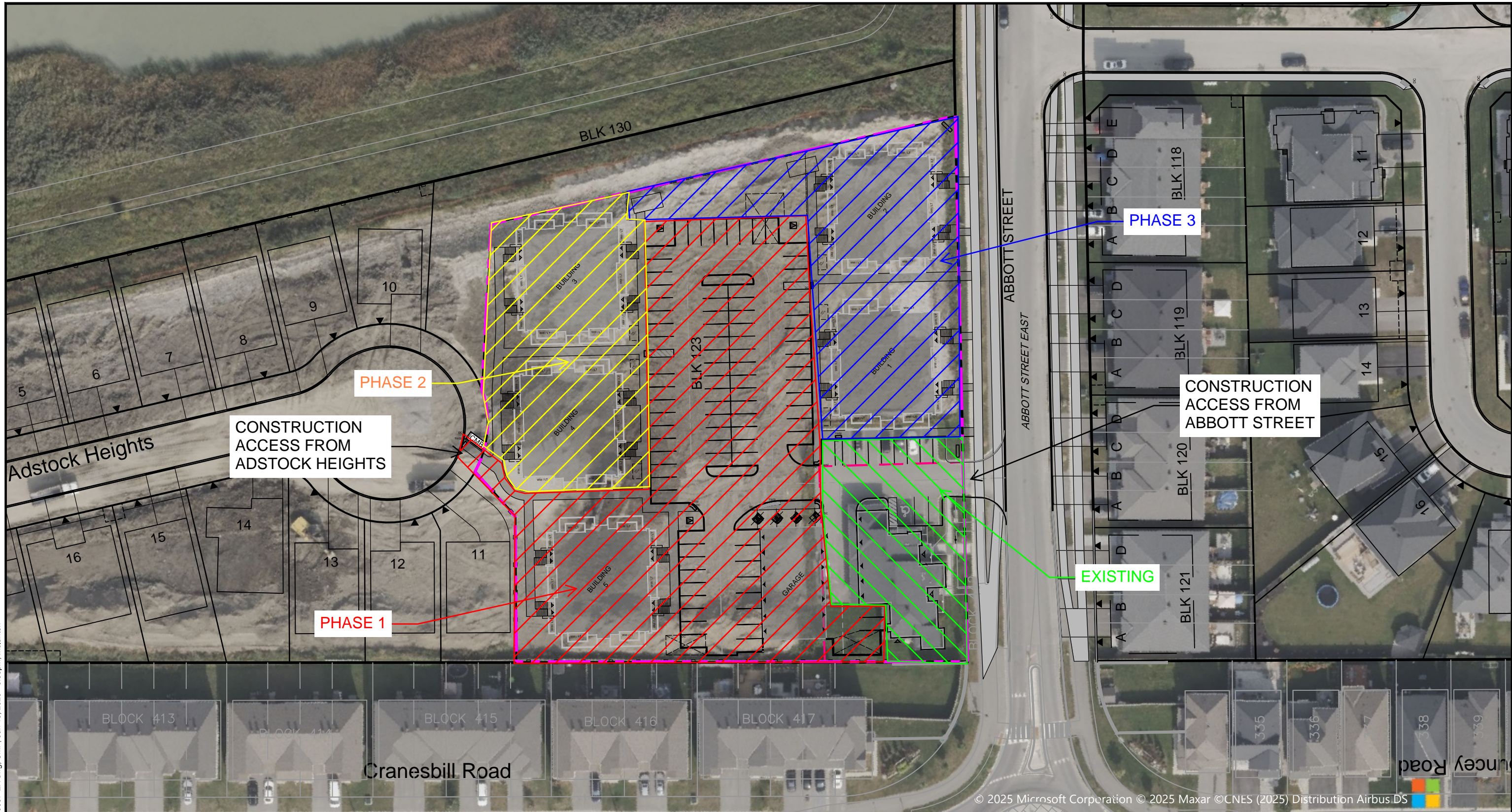
Yours truly,

NOVATECH



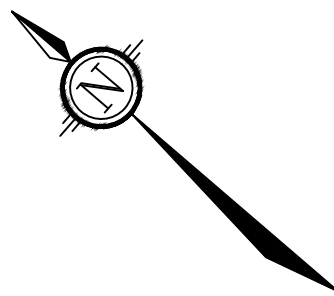
Alex McAuley, P.Eng.
Senior Project Manager | Land Development Engineering

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LEGEND

--- PROPERTY BOUNDARY



NOVATECH

Engineers, Planners & Landscape Architects
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BLOCK 123 (4829 ABBOTT STREET EAST)

PRELIMINARY CONSTRUCTION MANAGEMENT PLAN

SCALE 1 : 750 0 10 20 30

DATE JUN 2025 JOB 110037 FIGURE 1.1