



**SITE PLAN CONTROL APPLICATION
REVISED SITE PLAN APPROVAL REPORT
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Location: 150 Dun Skipper Drive

File No.: D07-12-24-0134

Date of Application: October 28, 2025

This SITE PLAN CONTROL application submitted by Jeffrey Kelly, Novatech, on behalf of Bank & Dun Developments Inc., is APPROVED upon resolution of the conditions stated in this report and the following plans are approved:

1. **Site Plan**, Drawing # A1.1, prepared by Greystone, dated 2025.03.04, revision 12 dated 2025.06.23.
2. **Composite Site Plan (Conceptual)**, prepared by Novatech, dated October 2024.
3. **Landscape Plan**, Drawing Nos. 124107-L1, prepared by Novatech, revision 9 dated Jun 23/25.
4. **Tree Conservation Plan**, Drawing No. 124107-TCR, prepared by Novatech, revision 4 dated Mar 26/25.
5. **General Plan of Services**, Drawing No. 124107-GP, prepared by Novatech, revision 9 dated Jun 19/25.
6. **Grading and Erosion & Sediment Control Plan**, Drawing No. 124107-GR, prepared by Novatech, revision 11 dated Jun 23/25.
7. **Stormwater Management Plan**, Drawing No. 124107-SWM1, prepared by Novatech, revision 5 dated Mar 26/25.

And as detailed in the following reports:

1. **Geotechnical Investigation**, Report PG7262-2, prepared by Paterson Group, dated October 1, 2024
2. **Phase I Environmental Site Assessment**, Report PE6762-1, prepared by Paterson Group, dated October 1, 2024.

3. **Servicing and Stormwater Management Report** prepared by Novatech, dated October 24, 2024, revised February 24, 2025.
4. **Transportation Impact Assessment**, prepared by Novatech, dated October 2024, revised January 2025.
5. **City of Ottawa Road Modification Approval Under Delegated Authority**, Transportation Engineering Services Branch, RMA-2024-TPD-045 dated February 27, 2025.

And subject to the following General and Special Conditions:

Scoped Site Plan Agreement Conditions:

Special Conditions

1. Private Joint Use, Maintenance and Liability Agreement

- a. The Owner acknowledges and agrees to ensure that the future Owner and the owner of the adjacent lands 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; sewers and watermains; and any other elements located in the common property, for the mutual benefit and joint use of the owners, and the joint use, maintenance and liability agreement shall be filed with the General Manager, Planning, Development and Building Services.
- b. The Owner shall file with the General Manager, Planning, Development and Building Services, 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).
- c. The Owner acknowledges and agrees that the joint use, maintenance and liability agreement shall be registered on the Owner's land at no cost to the City, and a copy of the registered agreement shall be provided to the General Manager, Planning, Development and Building Services

2. Access Easement to City

The Owner acknowledges and agrees it shall grant to the City, at the Owner's expense, a Blanket Easement over the lands, with the right and licence of free, uninterrupted, unimpeded and unobstructed access to the City to enter on and to pass at any and all times, on, over, along and upon the lands with or without vehicles, supplies, machinery and equipment for all purposes necessary or convenient to construct, maintain, repair and replace the Private Watermains, Private Service Posts and fire hydrants at the Owner's expense. The Owner acknowledges and agrees that notwithstanding the rights granted to the City under

the grant of easement, the Owner remains responsible at all times for the maintenance, inspection, alteration, repair, replacement and reconstruction of the utility in the said lands during their term of use. The Owner acknowledges and agrees to provide an electronic copy of the Transfer of Easement prior to the execution of this Agreement by the City, to the satisfaction of the City Solicitor. All costs shall be borne by the Owner.

Letter of Undertaking Conditions:

General Conditions

3. 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.

4. Lapsing of Approval

The Owner shall enter into this Site Plan Control Agreement and/or Letter of Undertaking, 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/or Letter of Undertaking, complete the conditions to be satisfied prior to the signing of this Agreement, and have the corresponding building permit(s) issued within three (3) years of Site Plan approval, the approval shall lapse.

5. Execution of Letter of Undertaking

The Owner shall execute the City's standard Letter of Undertaking and satisfy the conditions contained within this Site Plan Approval Report. In the event the Owner fails to execute the required Letter of Undertaking, submit any required fees and/or securities within three (3) years, and attain permits, this approval shall lapse.

6. 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, Development and Building Services.

7. 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.

8. Reinstatement of City Property

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Development and Building Services, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.

9. 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, Development and Building Services.

10. 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, Development and Building Services.

11. 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, Development and Building Services, 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, Development and Building Services, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Development and Building Services 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, Development and Building Services, 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.

12. Development Charges

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

Special Conditions

13. 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, Development and Building Services Department, 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, Development and Building Services Department, 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, Development and Building Services Department, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Development and Building Services Department.

14. Road Modifications

The Owner agrees to complete all road modifications required to accommodate this development, as identified in the road modification approval report **RMA-2024-TPD-045** referenced in Schedule “E” hereto, and further acknowledges and agrees that it is responsible for all costs associated with the public roadway modifications. The road modifications are subject to a Monitoring Plan, as identified within the RMA report.

15. 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, Development and Building Services.

The Owner further acknowledges and agrees that the Dun Skipper Drive private approach serving the proposed development shall be designed and constructed, at the sole expense of the Owner, in accordance with the City’s “Curb Return Entrances – Uncontrolled Intersections” Plan, Drawing No. SC7.1, dated March 2007 and revised March 2021.

16. 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 (the “Report”), referenced in Schedule “E” herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Development and Building Services 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, Development and Building Services.

17. Geotechnical – Encroachments

The Owner acknowledges and agree that the Geotechnical Investigation has recommended a method of shoring that may encroach onto the adjacent property or onto the City's Bank Street & Dun Skipper Drive right-of way. The Owner acknowledges and agrees that it shall be required to obtain the approval of the adjacent property owner and/or receive municipal consent for any Works within the said Road, prior to the installation of any encroachments. The Owner acknowledges and agrees that for encroachments within the said Road, the Owner shall ensure that there will be no conflicts between the proposed shoring method and the municipal services or utilities in the said Road.

18. Re-Grading and Maintenance of Ditch

The Owner acknowledges and agrees it shall be responsible for various grading and maintenance measures along Bank Street, prior to the release of securities which include the following:

- a. Re-grade the shoulders of the ditch within the road allowance(s) of Bank Street abutting the subject lands, to the satisfaction of the General Manager, Planning, Development and Building Services Department;
- b. Obtain utility clearances prior to the re-grading of any ditch;
- c. Obtain approval from the City's Roads Services Branch of the Public Works Department if the grade of any ditch bottom is to change; and
- d. Maintain a vegetative cover within the road allowance(s) of Bank Street abutting the subject lands, to the satisfaction of the General Manager, Planning, Development and Building Services Department.

19. Stormwater Management Memorandum

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Development and Building Services, 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, Development and Building Services, and all associated costs shall be the Owner's responsibility.

20. 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, Development and Building Services 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.

21. 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 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.

22. Water Demand for Fire Fighting

The Owner acknowledges and agrees that the City’s boundary conditions were provided for the subject development site setting out the available municipal water supply. The Owner further acknowledges and agrees that prior to building permit issuance, a letter shall be prepared by a qualified Building Code professional, licensed in the Province of Ontario, and provided to the General Manager, Planning, Development and Building Services confirming the plans submitted for building permit issuance have incorporated any and all requirements of the Fire Underwriters Survey, 2020, or as amended, to achieve the low construction coefficient used within the proposed building design.

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 review by the City and or the Ottawa Fire Services when requested.

24. 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, Development and Building Services.

25. 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.

26. Use of Explosives and Pre-Blast Survey

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 based on the location where explosives are to be used. In particular, a pre-blast survey shall be completed in accordance with Table 1 of S.P. No. F-1201. 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.

27. 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); and
 - ii. 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, Development and Building Services, 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.

28. Waste Collection

The Owner acknowledges and agrees that garbage, recycling, and organic waste collection will not be provided by the City and it shall make appropriate arrangements with a private contractor for garbage, recycling, and organic waste collection at the Owner's sole expense. The Owner shall consult a private contractor regarding any access requirements for garbage and/or recycling and organic waste collection.

29. Stormwater Management Area-Specific Development Charge

The Owner acknowledges that this Site Plan approval is for the development of 1.927 hectares of non-residential lot area and such development is subject to the Leitrim - South Urban Centre Area-Specific Development Charge for Stormwater Management Facilities, pursuant to the City's applicable Development Charges By-law. Upon execution of this Agreement, the Owner shall pay the Area-Specific Development Charge, as referenced in Schedule "B" herein and subject to indexing, for the above referenced gross floor area.

Original: May 26, 2025

Revised: June 27, 2025

Date



Lily Xu
Manager, Development Review South,
Planning, Development and Building
Services Department

Enclosure: Site Plan Control Application approval – Supporting Information
Road Modifications Report

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-24-0134

SITE LOCATION

150 Dun Skipper Drive, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The site is located in the Findlay Creek Pathways subdivision on the north side of Dun Skipper Drive between Bank Street and Cedar Creek Drive. The site is square in shape and has an approximate area of 19,273 square metres. The site has 170 metres of frontage along Dun Skipper Drive, 167 metres of frontage along Bank Street and 153 metres of frontage along Cedar Creek Drive. The site is currently vacant.
- The surrounding properties consist of residential, commercial and institutional uses.
 - North of the site are treed lots containing two detached dwellings and a car wash.
 - East of the site across Bank Street is an RV dealership, a cell phone tower and a religious temple.
 - South of the site across Dun Skipper Drive is a hardware store with an associated parking lot as well as low-rise apartment buildings.
 - West of the site across Cedar Creek Drive are existing and under-construction townhouses and detached dwellings.
- The site is zoned “General Mixed Use (GM)” in the City of Ottawa’s Zoning By-law.
- The proposed development is for a commercial shopping centre with a total Gross Floor Area of 5,145 square metres divided among four buildings.
 - A grocery store and discount store (Building A and Building B) are proposed on the north side of the site with driveway providing loading vehicle access from Bank Street located at the rear of the buildings.

- A paint store and restaurant (Building C) are proposed along Dun Skipper Drive and a bank (Building D) is proposed along Bank Street near the Dun Skipper Drive intersection.
- The development includes a surface parking lot with 193 vehicle spaces, including 16 barrier-free spaces, and 24 bicycle spaces. Access to the parking lot is proposed from two (2) driveways: a Right-in-Right-out access Bank Street and an all-movements vehicle access from Dun Skipper Drive.
- A pedestrian walkway is proposed from the southeast corner of the development to the Dun Skipper Drive and Bank Street intersection. Landscaping is proposed throughout the parking lot and along Bank Street.
- A Consent application was granted by the Committee of Adjustment on April 15, 2025 (D08-01-25/B-00060) to sever the lot into two parcels. The proposed commercial development will be located on the eastern parcel along the Bank Street frontage; future residential development is planned along the Cedar Creek Drive frontage. A pedestrian walkway will provide an east-west connection through the two developments from Cedar Creek Drive to Bank Street.

Related Applications

The following applications are related to this proposed development:

- Plan of Subdivision – D07-16-03-0018
- Consent to Sever - D08-01-25/B-00060

DECISION AND RATIONALE

This application is approved for the following reasons:

- The property is designated Mainstreet Corridor in the Suburban Transect on Schedule B7 of the City of Ottawa's Official Plan. The proposal conforms with the City of Ottawa's Official Plan policies;
- The proposal conforms with the policies of the Leitrim Community Design Plan, which supports large scale retail development. The composite site plan demonstrates how the planned residential development can function successfully with the proposed commercial shopping centre which is the subject of this approval;
- The proposal complies with all applicable provisions including the provisions of the GM Zone of the Zoning By-law 2008-250 as amended;
- The proposal responded appropriately to City Staff comments regarding development in Large Format Retail sites;
- 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;
- The proposal development is appropriately designed and represents good planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, was previously satisfied through the related plan of subdivision approval.

ROAD MODIFICATIONS

There are road modifications associated with this site plan control application, as detailed in the attached Road Modifications Report in Document 2. The road modifications were approved via Delegated Authority on February 27, 2025.

CONSULTATION DETAILS

Councillor's Comments

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

Public Comments

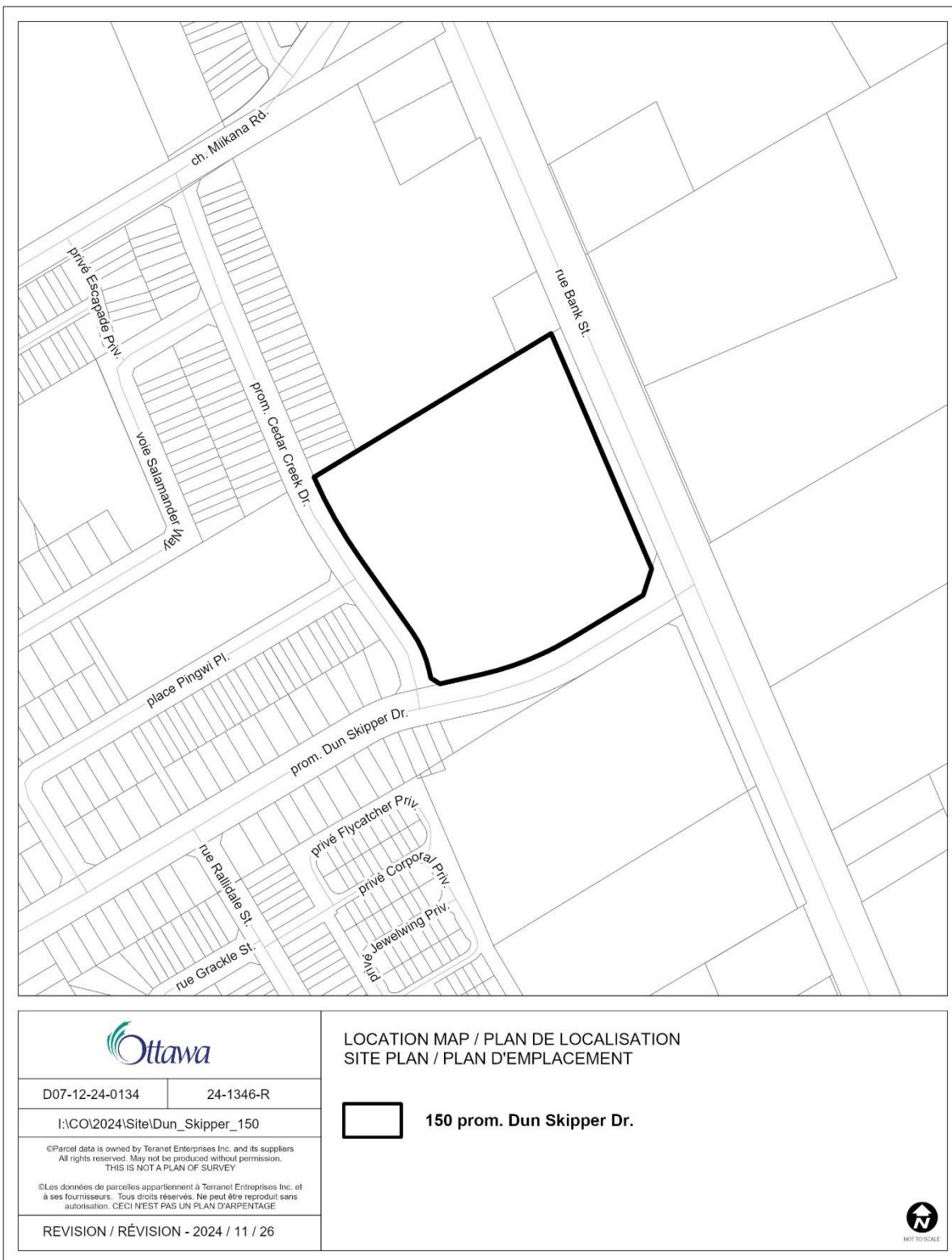
This application was subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments.

APPLICATION PROCESS TIMELINE STATUS

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

Contact: Samantha Gatchene Tel: 613-580-2424, ext. 25478 or e-mail: Samantha.Gatchene@ottawa.ca

Document 1 – Location Map



Document 2 – Approved Road Modification Report

CITY OF OTTAWA

ROAD MODIFICATION

APPROVAL UNDER DELEGATED AUTHORITY

RMA-2024-TPD-045

DATE: February 27, 2025

RECOMMENDATIONS

- Staff recommend road works at 150 Dun Skipper Drive to construct a bike lane and a right-turn lane into the site as described in this report.

LOCATION

- 150 Dun Skipper Drive, Ward 22, see Attachment 1.

BACKGROUND

- The proposed development consists of four single-storey retail units, containing a total of 58,300 ft² of gross floor area (GFA). This will include a 32,700 ft² supermarket and 25,600 ft² of other retail spaces.
- A total of 214 surface parking spaces will be provided within the subject site.
- The site will provide access through right-in/right-out access on Bank Street, full-movement access on Dun Skipper Drive, and right-in loading access on Bank Street.
- The right-in loading access is to be signed to allow for trucks-only and delivery times restricted to off-peak hours only.
- The development will be constructed in a single phase, with a buildout year of 2026.
- This road work associated with this RMA is subject to the Monitoring Plan associated with the Site Plan for 150 Dun Skipper Drive; the road works identified in the RMA will not proceed if the Transportation Master Plan (TMP) identifies widening of Bank Street adjacent to the site as a project for near-term implementation.

COMPLIANCE WITH THE TRANSPORTATION MASTER PLAN

The recommendations summarized in this report will help achieve the following objectives from the City's updated Transportation Master Plan:

Theme 3: Advance Regional Competitiveness

- Policy 3-1: Prioritize sustainable transportation options for improving regional mobility

Theme 4: Respond to Change

- Policy 4-1: Monitor and respond to changing travel patterns

Theme 5: Use Transportation to Support the City We Want to Build

- Policy 5-3: Encourage sustainable transportation through community planning and design

Theme 7: Develop a Great Cycling City

- Policy 7-5: Develop and promote the rural cycling network
- Policy 7-8: Enable winter cycling

MODIFICATION OUTCOMES - BENEFITS AND IMPACTS

Potential Benefits

The right-turn lanes provide a safer way for vehicles to turn into the site without causing delays for vehicles heading that south. The installation of a bike lane improves safety for cyclists.

Potential Impacts

No impacts identified.

EXISTING ROAD CONDITIONS

- Bank Street is a two-lane undivided rural arterial with paved shoulders and a posted speed limit of 80 km/h. On-street parking is permitted on the paved shoulders. Bank Street is a full loads truck route and an emergency route.
- Dun Skipper Drive is a two-lane undivided urban local with sidewalks on both sides and an unposted speed limit of 50 km/h. On-street parking is allowed on both sides of the road. Dun Skipper Drive is not a truck route or an emergency route.
- The Bank Street / Dun Skipper Drive intersection is a signalized protected three-legged intersection. The southbound approach consists of one through lane and one right-turn lane. The northbound approach consists of one through lane and one left-turn lane. The eastbound approach consists of one left-turn lane and one right-turn lane. Cross rides and crosswalks are provided on all approaches.
- OC Transpo provides service to the site via routes 93 and 304 on Sundays and Thursdays, respectively.

PROPOSED ROAD MODIFICATIONS

- It must be emphasized that the following road modifications (see Attachment 2) are conceptual and intended only to illustrate the proposed function. The approval of any detailed design of the road modifications stemming from this report will be subject to the City's detailed design review process.
- The detailed design review process will include requirements for roadside safety provisions, center medians, utility relocations, street lighting, drainage and other needs as deemed appropriate by the City.
- Any required easements or property requirements identified to implement the project as a result of the approved design review process will be the responsibility of the applicant to secure at their cost, to the satisfaction of the City of Ottawa.

Proposed Road Modifications:

- Installation of a 3.5 meters-wide southbound right-turn lane on Bank Street turning into the site access.
- Installation of a 2.0 meters-wide southbound bike lane on Bank Street.
- Realignment of the southbound right-turn taper on Bank Street, turning into Dun Skipper Drive.

FINANCIAL COMMENTS

- The total Class C estimated cost for the work is \$243,594 including engineering, construction, and contingency.
- Due to the minor nature of measures being recommended in the report, the impact to the operational costs for maintaining the street are expected to be minimal.
- Funding will be provided by the developer for the design and implementation.

CONSULTATIONS

- Preliminary approval received from Program Manager of Transportation Engineering Services on January 31, 2025.
- Posted on the City of Ottawa website for public consultation from January 31, 2025, to February 13, 2025.
- Concurrence received from Ward 22 Councillor via e-mail on February 13, 2025.
- Final approval given on February 27, 2025 by the Program Manager of Transportation Engineering Services, under the delegated authority of the Director of Transportation Planning.

ATTACHMENTS

- Attachment 1 – Key Plan
- Attachment 2 – Proposed Road Modifications

