



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

Site Location: 125 and 135 Oshedinaa Street

File No.: D07-12-24-0126

Date of Application: October 11, 2024

This SITE PLAN CONTROL application submitted by Paul Robinson, P H Robinson Consulting, on behalf of Rohit at Wateridge 6 Ltd., is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

1. **General Plan of Services**, C-001, prepared by ARCADIS, Version 6, dated 2025-03-26
2. **Grading Plan**, C-200, prepared by ARCADIS, Version 6, dated 2025-03-26.
3. **Removals Plan**, C-REM, prepared by ARCADIS, Version 6, dated 2025-03-26.
4. **Notes and Legend Plan**, C-010, prepared by ARCADIS, Version 6, dated 2025-03-26
5. **Storm Drainage Area Plan**, C-500, prepared by ARCADIS, Version 6, dated 2025-03-26.
6. **Sediment and Erosion Control Plan**, C-900, prepared by ARCADIS, Version 6, dated 2025-03-26.
7. **General Plan**, GP-1, prepared by Aquafor Beech Limited, Version 2, dated 18/02/2025.
8. **Erosion and Sediment Control Plan**, ESC-1, Version 2, prepared by Aquafor Beech Limited, dated 18/02/2025.
9. **Landscape Site Plan**, LP1, prepared by ARCADIS, Version 6, dated 2025-03-26
10. **Landscape Plan Building C**, LP2, prepared by ARCADIS, Version 6, dated 2025-03-26

11. **Landscape Plan Building B**, LP3, prepared by ARCADIS, Version 6, dated 2025-03-26
12. **Landscape Soil and Canopy Cover Plans**, LP4, prepared by ARCADIS, Version 4, dated 2025-03-26.
13. **Landscape Details**, LD1, prepared by ARCADIS, Version 6, dated 2025-03-26
14. **Landscape Details**, LD2, prepared by ARCADIS, Version 6, dated 2025-03-26
15. **Site Plan, Context, and Statistics**, DP10-01-01, prepared by NORR Architects & Engineers, Revision C, dated 2025-03-26.
16. **Elevations Building B**, DP30-01-01, prepared by NORR Architects & Engineers, Revision C, dated 2025-03-26.
17. **Elevations Building B**, DP30-01-02, prepared by NORR Architects & Engineers, Revision C, dated 2025-03-26.
18. **Elevations Building C**, DP30-02-01, prepared by NORR Architects & Engineers, Revision C, dated 2025-03-26.
19. **Elevations Building C**, DP30-02-02, prepared by NORR Architects & Engineers, Revision C, dated 2025-03-26.

And as detailed in the following report(s):

1. **Additional Geotechnical Investigation Wateridge Village – Phase 4, Block 6, Ottawa, Ontario**, prepared by Terrapex Environmental Ltd., dated October 1, 2024.
2. **Reliance on Geotechnical Investigation Report Wateridge Village, Blocks 4 to 7, Ottawa, Ontario**, prepared by Terrapex Environmental Ltd., dated December 22, 2022
3. **Grading Letter to supplement the Geotechnical Investigation Report Wateridge Village, Block 6, Ottawa, Ontario**, prepared by Terrapex Environmental Ltd., dated October 1, 2024.
4. **Geotechnical Investigation Report Proposed Mixed-use Development Phase 4 Wateridge Village Ottawa, Ontario**, prepared by Terrapex Environmental Ltd., dated October 14, 2020.
5. **Slope Stability Assessment Report – Wateridge Village, Block5 and 6, Ottawa, Ontario**, prepared by Terrapex Environmental Ltd., dated May 2, 2024
6. **Hydrogeological Study-Wateridge Village – Phase 4, Ottawa, Ontario** prepared by Terrapex Environmental Ltd., dated February 10, 2025, Revised March 7th, 2025
7. **Memorandum**, prepared by Terrapex Environmental Ltd. Dated March 7, 2025.

8. **Phase One Environmental Site Assessment Wateridge Village Phase 4, Part of 1076 Hemlock Private, Ottawa, Ontario**, prepared by Golder Associates Ltd., dated June 2022
9. **Phase Two Environmental Site Assessment Wateridge Village Phase 4, Part of 1076 Hemlock Private, Ottawa, Ontario**, prepared by WSP Canada Inc., dated January 2023
10. **Block 6 – Wateridge Phase 4 Servicing Brief**, prepared by Arcadis, dated March 2025.
11. **Block 6 Stormwater Management: SWM Facility Design Memo**, prepared by Aquafor Beech Limited, dated February 2025.
12. **Environmental Noise Assessment Wateridge Village Block 6 Ottawa, Ontario Report: GW23-174-Environmentail Noise B6**, prepared by Gradient Wind Engineers & Scientists, dated March 26th, 2024.
13. **Wateridge Village Phase 4, Block 6 – Transportation Memorandum**, prepared by Arcadis, dated February 11, 2025.

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

1. Lapsing of Approval

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/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.

2. 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.

3. **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.

4. **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.

5. **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.

6. **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, Development and Building Services. Such sidewalk(s) shall be constructed to City Standards.

7. **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.

8. **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.

9. **Development Charges**

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

Special Conditions

10. **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.

11. **Local Well Protection**

Prior to any blasting, excavation or servicing installation, the Owner acknowledges and agrees to provide a hydrogeological assessment prepared and certified by a hydrogeologist who is either a Professional Geoscientist or Professional Engineer licensed in Ontario. The assessment will outline any short-term risks (during construction) and long-term risks that the development may pose on local wells. The hydrogeological impact assessment should also discuss and present previous sampling in the area, if available, and make a recommendation on whether another round of sampling in the Fairhaven Area should take place. The hydrogeological impact assessment should include groundwater quality and quantity (i.e., lowering of piezometric heads) impacts.

Should there arise a complaint about the quality of well water from a property owner serviced by a private well, the Owner shall provide a temporary water supply within twelve (12) hours of the complaint by the resident. The Owner shall retain a hydrogeologist to investigate the cause of the problem and shall submit a report within fifteen (15) working days of a complaint, to the City for review. Should the General Manager, Planning, Real Estate and Economic Development determine

that the cause of the water quality problem is the proposed development at the Subject Lands, the Owner shall provide the private well owner with a permanent water supply in a timely manner and with equivalent or better quality and quantity.

The Owner further acknowledges and agrees to provide financial security in the amount of \$100,000.00 at the time of registration, to ensure that an alternative water supply is provided, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development. The City will consider a full release of these securities one (1) year after the substantial completion of any infrastructure or foundation work on the subject Lands.

12. **Infiltration Facility**

The Owner acknowledges and agrees to install and maintain in good working order the required in-ground storage and infiltration chamber, as recommended in the approved **Block 6 Stormwater Management: SWM Facility Design Memo, dated February, 2024**, 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.

13. **Roof Drainage Plan**

The Owner covenants and agrees that prior to issuance of a building permit, a Roof Drainage Plan (the "Plan") shall be prepared, stamped, and signed by a professional engineer licensed in the Province of Ontario and provided to the General Manager, Planning, Development and Building Services Department further to City comments and requirements. The Owner further acknowledges and agrees that the Plan, which shall be approved by the General Manager, Planning, Development and Building Services Department, shall be added to Schedule "E" herein.

14. **Noise Control Attenuation Measures**

The Owner covenants and agrees that it shall retain the services of a professional engineer licensed in the Province of Ontario to ensure that the recommendations of the **Environmental Noise Assessment**, prepared by Gradient Wind, dated March 26, 2024, 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 professional engineer that the Owner has complied with all recommendations and provisions of the **Environmental Noise Assessment**, prepared by Gradient Wind, dated March 26, 2024, prior to building occupancy, which confirmation shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

15. **Stationary Noise Study**

The Owner covenants and agrees that prior to issuance of a building permit, a Stationary Noise Study (the "Report") shall be prepared, stamped, and signed by a professional engineer licensed in the Province of Ontario and provided to the General Manager, Planning, Development and Building Services Department further to City comments and requirements. The Owner further acknowledges and agrees that the Report, which shall be approved by the General Manager, Planning, Development and Building Services Department, shall be added to Schedule "E" herein. The Owner further acknowledges and agrees that prior to building occupancy, a letter prepared, stamped and signed by the professional engineer licensed in the Province of Ontario shall be provided to the General Manager, Planning Development and Building Services Department (PDBS) confirming that the Owner has complied with all recommendations and provisions of the Report, which shall be complete to the satisfaction of the General Manager, Planning Development and Building Services Department.

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 Report, Phase 4 Wateridge Village (WV)**, dated October 14, 2020 and more recent **Additional Geotechnical Investigation WV – Phase 4, Block 6** dated October 1, 2024 accompanied by **Reliance Geotechnical Letter**, dated December 22, 2022, **Slope Stability Assessment Report**, dated May 2, 2024, **Assessment of PTTW or EASR during Development of Buildings B and C on Block 6 Letter**, dated September 27, 2024 and **Grading Letter to Supplement the Geotechnical Investigation Report, WV Phase 6**, dated October 1, 2024, all prepared by Terrapex Environmental Ltd., (the "Reports"), 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 Reports, 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. **Notice on Title – Below Grade Parking Areas and Depressed Driveways**

The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner's expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as written directly below, shall be included in all agreements of purchase and sale and lease agreements to inform prospective purchasers and tenants of these matters. The notice on title shall include, but not be limited to, the following:

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 themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that during major storm events, depressed driveways and below grade parking areas may be subject to flooding due to drainage from the road allowance. The purchaser/lessee further acknowledges being advised that the City of Ottawa shall not be liable for flooding claims. Backwater valves are recommended for installation on catch basins located in depressed driveways.”

“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.”

18. **Protection of City Sewers**

(a) CCTV Inspection of Newly Installed Services

Upon completion of the sewer connection(s), obtain a video inspection of the City Sewer System within Oshedinaa Street from Storm MH191 to Storm MH192 and Sanitary MH192A to Sanitary MH193A before final Acceptance or Approval of the Works. The Owner shall, at its sole expense, conduct a closed-circuit television (CCTV) inspection of all newly installed sanitary and storm services in the public right-of-way. The inspection shall be completed by a competent Professional Engineer, and a copy of the CCTV footage and corresponding report shall be submitted to the satisfaction of the General Manager, Planning Development and Building Services Department.

(b) Erosion and Sediment Control Measures

Erosion and sediment control (E&S) measures shall be implemented and maintained in accordance with the approved Erosion and Sediment Control Plan. While excavation activities are ongoing, the Owner shall ensure that inspections of all E&S measures are conducted at a minimum on a bi-weekly basis, and following significant rainfall events, to confirm that all controls remain in good working order and are functioning effectively. Any deficiencies identified during inspections shall be promptly addressed 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. **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.

22. **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 **Block 6 – Wateridge Phase 4 Servicing Brief**, 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.

23. **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.

24. **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.

25. **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.

26. **Transportation Technical Memorandum**

The Owner has undertaken a Transportation Technical Memorandum for this site, which is referenced in Schedule "E" herein, to determine the infrastructure and programs needed to mitigate the impact of the proposed development on the local transportation network and to establish the site design features needed to support system-wide transportation objectives. The Owner shall ensure that the recommendations of the Transportation Technical Memorandum, is fully implemented, to the satisfaction of the General Manager, Planning, Development and Building Services Department.

27. **Private Access**

The Owner acknowledges and agrees that all private accesses to Roads shall comply with the City's Private Approach By-Law being By-Law No. 2003-447 as amended, or as approved through the Site Plan control process.

28. **Maintenance and Liability Agreement**

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement with the City, for the private walkways which are to be located in the City's Oshedinaa Street and Kijigong Street rights-of-way, as shown on the approved Landscape Site Plan referenced in Schedule "E" herein. 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.

29. **Parkland Dedication**

In accordance with Parkland Dedication By-law 2009-095 and the Planning Act, the subject site plan does not generate any additional parkland dedication requirements above and beyond the parkland that was conveyed to the City, through the registration of the subdivision agreement that applies to the subject lands (File No. D07-16-15-0003).

30. **Notice on Title – Parkland**

The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner's expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as written directly below, shall be included in all agreements of purchase and sale and lease agreements to inform prospective purchasers and tenants of these matters. The notice on title shall include, but not be limited to, the following:

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 parkland within the vicinity of the subject lands may have active hard and soft surface recreational facilities, buildings and supporting infrastructure. These amenities may include lit facilities and may generate noise by users using these facilities and amenities"

"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. **Tree Transplant**

The Owner acknowledges and agrees to transplant 4 trees as identified in the Landscape Site Plan, Landscape Plan Building B, and Landscape Details, outlined in Schedule "E" herein, from the City of Ottawa Right of Way, in advance of

construction to a protected area of the property to complete site construction. Upon completion of construction, the trees will be transplanted to their final planting location. If any of the trees decline or die within 2 years of the final planting date, as shown in the landscape plan prepared by Arcadis dated 2025-03-26, compensation in the form of 1:1 replacement tree planting will be required. If decline or death occurs, the owner shall prepare and submit an amended Landscape Plan prepared to the satisfaction to the Manager of the relevant branch within the Strategic Initiatives Department or his/her designate, showing the location, stock size and species of tree being planted as a replacement(s).

32. **Exterior Elevations Drawings**

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Building B Elevations and Building C Elevations, referenced in Schedule "E" herein. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved plans shall be filed with the General Manager, Planning, Development and Building Services and agreed to by both the Owner and the City prior to the implementation of such changes. No amendment to this Agreement shall be required.

33. **Waste Collection**

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. It is expressly acknowledged that this service may be amended or discontinued at the City's sole discretion, if in the City's opinion, access is not appropriate or due to policy/process changes within the operating department.

July 10, 2025

Date



Andrew McCreight
Manager, Development Review
Central, Planning, Development and
Building Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-24-0126

SITE LOCATION

125 and 135 Oshedinaa Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is located at the northwest corner of Oshedinaa Street and Kijigong Street, within Phase 4 of the Wateridge subdivision. The site represents a corner lot consisting of 125 & 135 Oshedinaa Street and is currently a vacant and cleared parcel approximately 1.2 hectares in size. The lot has an approximate frontage of 180 metres along Oshedinaa Street and approximately 43 metres along Kijigong Street. The western property line abuts NCC-owned lands.

The purpose of the application is to construct two four-storey low-rise apartment buildings with a total of 200 dwelling units. The main building entrances will be accessed from Oshedinaa Street. The buildings are proposed to be a mix of brick masonry and fibre cement cladding, facing the public realm.

An underground parking garage is provided with access off Kijigong Street, with additional at-grade surface parking accessed off Oshedinaa Street. The plan includes a total of 228 vehicular parking spaces, of which includes 19 visitor parking spaces. 101 resident bicycle spaces are provided underground, with an additional 14 visitor bicycle spaces at-grade, for a total of 115 spaces. A total of 2,870.50 square metres of amenity area is proposed between the two buildings, consisting of private balconies, and other landscaped outdoor amenity area at-grade. A dog wash and bike repair area are also incorporated into the underground parking garage.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	200

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The Official Plan identifies these lands as Inner Urban Transect, and designated Neighbourhood. The proposal is consistent with these policies by establishing an urban pattern of built form that encourages active modes of transportation. The proposal also provides for a low-rise built form with a variety of unit sizes in close proximity to a Minor Corridor.
- The subject site is located within the Wateridge Secondary Plan boundary and designated low-rise to mid-rise neighbourhood. The proposal is consistent with these policies which intend this site to be used for mixed-use or standalone residential buildings, including apartment buildings.
- The proposed development is consistent with the intent of the Zoning By-law and meets all of the applicable performance standards of the R5Y[2312] zone.
- The proposal is consistent with the Provincial Planning Statement, 2024, by representing an efficient use of land and contributing to the city's mix of housing choices.
- The development complies with the relevant planning policy. Accordingly, the development represents good land use planning.

PARKLAND DEDICATION

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

CONSULTATION DETAILS

Councillor's Comments

Councillor Rawlson King 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 processed by the On Time Decision Date.

Contact: Jack Smith Tel: 613-580-2424, ext. 21786 or e-mail: jack.smith@ottawa.ca

Document 1 – Location Map

