

# Site Plan Control Application

## Site Plan Approval Report

### Planning, Development and Building Services Department

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Site Location: 640 Compass Street

File No.: D07-12-24-0146

Date deemed complete: January 13, 2025

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This SITE PLAN CONTROL application submitted by Fairouz Wahab, Richcraft Homes Ltd., on behalf of Richcraft Homes, is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

1. **Site Plan**, Number SP-1, prepared by M. David Blakely Architect Inc., dated March 2022, revision 19 dated August 7, 2025.
2. **Typical Block Elevations**, Drawing B1-1, prepared by M. David, dated October 01, 2024, revision 2 dated December 18, 2024.
3. **Erosion Control Plan and Details Sheet**, drawing ECDS-1, prepared by Stantec, dated November 04, 2024, revision 3 dated May 26, 2025.
4. **Grading Plan**, Drawing GP-1, prepared by Stantec, dated November 04, 2024, revision 3, dated May 26, 2025.
5. **Sanitary Drainage Plan**, Drawing SA-1, prepared by Stantec, dated November 04, 2024, revision 3 dated May 26, 2025.
6. **Site Servicing Plan**, Drawing SSP-1, prepared by Stantec, dated November 04, 2024, revision 3 dated May 26, 2025.
7. **Storm Drainage Plan**, Drawing SD-1, prepared by Stantec, dated November 04, 2024, revision 3 dated May 26, 2025.

8. **Notes and Legends Plan**, drawing NL-1, prepared by Stantec, dated November 04, 2024, revision 3 dated May 26, 2025.
9. **Landscape Plan**, Sheet L1.0, prepared by NAK Design Strategies, dated October 25, 2024, revision 7 dated July 24, 2025.
10. **Landscape Details**, Sheet L2.0, prepared by NAK Design Strategies, dated October 25, 2024, revision 7 dated July 24, 2025.
11. **Landscape Details**, Sheet L2.1, prepared by NAK Design Strategies, dated October 25, 2024, revision 7, dated July 24, 2025

And as detailed in the following report(s):

1. **Phase 1 Environmental Site Assessment Part of 6371 Renaud Road Trails West - Block 140, Ottawa, Ontario**, Report PE5845-1, prepared by Paterson Group, dated September 07, 2022.
2. **Phase 1 - Environmental Site Assessment Update 640 Compass Street, Ottawa, ON**, Report PE5845-Let.01, prepared by Paterson Group, dated October 17, 2024.
3. **Geotechnical Investigation Proposed Residential Development 640 Compass Street Ottawa, ON**, Report PG6406-1, prepared by Paterson Group, dated October 10, 2024.
4. **Grading Plan Review Proposed Residential Development Trails Edge West – Block 140 – Ottawa, Ontario**, PG6406 – Memo.01 Revision 1, prepared by Paterson Group, dated April 29, 2025.
5. **640 Compass Street (Part 1 on 4R-35191, Block 140 on 4M-1544) Servicing and Stormwater Management Report**, prepared by Stantec, dated November 4, 2024, revision 2 dated May 22, 2025.
6. **Transportation Noise Assessment**, Report 22-305-Transportation Noise, prepared by Gradient Wind dated August 25, 2025.

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

## 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, 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. 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.

## **7. 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.

## **8. Development Charges**

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

## **Special Conditions**

### **9. 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.

## **Access**

### **10. Asphalt Overlay**

Due to the number of road cut permits required to service this development, the Owner shall install an asphalt overlay over the total area of the public driving surface of Compass Street, fronting the subject lands, as shown on the approved Grading Plan, referenced in Schedule “E” hereto. The overlay shall be carried out to the satisfaction of the General Manager, Planning, Development and Building Services. The Owner acknowledges and agrees that all costs are to be borne by the Owner.

### **11. 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 acknowledges and agrees that all private approaches 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, and the Owner shall comply with the City’s Private Approach By-law, being No. 2003-447, as amended.

### **12. 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.

## **Noise**

### **13. Noise Control Attenuation Measures**

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved *Transportation Noise Assessment*

*640 Compass Street Ottawa, Ontario*, referenced in Schedule “E” of this Agreement, as follows:

- (a) Each unit in Blocks 2, 5, and 6 is to be equipped with central air conditioning;
- (b) Each unit in Block 1,3 and 4 is to be fitted with a forced air heating system and ducting, and shall be sized to accommodate central air conditioning;
- (c) further to subsection (a) and (b) 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;
- (d) 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.

Per the noise assessment, section 5.2 Noise Control Measures, the following are required:

#### **Bedroom and Living Room Windows**

- i. Windows facing north on Blocks 5 and 6 will require a minimum STC of 35.
- ii. Windows facing east and west on Blocks 5 and 6; and north and west on Block 2 will require a minimum STC of 32.

#### **Exterior Walls**

- i. Exterior wall components on the north, east, and west façades of Blocks 5 and 6, and north and west façades of Block 2 will require a minimum STC of 40.

A letter shall be prepared by a qualified professional and provided to the General Manager, Planning, Development and Building Services confirming the plans submitted for building permit issuance have incorporated any and all mitigation measures to achieve the required indoor sound levels;

- (e) upon completion of the development and prior to occupancy and/or final building inspection, a professional engineer, licensed in the Province of Ontario with expertise in the subject of acoustics related to land use planning, shall be retained to visit the lands, inspect the installed noise control measures and satisfy themselves that the installed recommended interior noise control measures comply with the measures in the *Transportation Noise Assessment 640 Compass Street Ottawa, Ontario* referenced in Schedule "E" hereto. The professional engineer shall prepare, sign and stamp a letter to the General Manager, Planning, Development and Building Services (the "Certification Letter") stating that they certify acoustical compliance with all requirements of the applicable conditions in this Agreement, to the satisfaction of the General Manager, Planning, Development and Building Services.

#### **14. Notice on Title – Noise Control Attenuation Measures**

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:

Type C – Forced Air Heating System and Ducting (Block 1,3 and 5)

*"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that 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 purchaser/lessee will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa's and the Ministry of the Environment, Conservation and Parks' noise criteria."*

*"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges and agrees it shall identify the location and install any outdoor air conditioning device(s) so as to 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."*

Type D – Central Air Conditioning (Block 2,5 and 6).

*"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that 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 of Ottawa's and the Ministry of the Environment, Conservation and Parks' noise criteria."*

*"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."*

## Engineering

### Geotechnical Engineering and Soils

#### 15. **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.

#### 16. **Vibration Monitoring**

The Owner agrees and acknowledges that prior to commencing site alteration or construction that vibration monitoring shall be undertaken by a Professional Engineer licensed in the province of Ontario. Vibration levels shall not exceed



those determined by the City and Province to cause damage to adjacent buildings and structures. The Owner may consider offering pre-construction surveys to adjacent/abutting properties, to validate damage claims or indemnify and save harmless. The Owner agrees to maintain vibration monitoring records during construction, which shall be made available to the General Manager, Planning, Real Estate and Economic Development upon request. The Owner agrees and acknowledges that the City shall be indemnified from any damage claims resulting from construction activities.

## **Civil Engineering**

### **17. Protection of City Sewers**

- (a) Prior to the issuance of a building permit, the Owner shall, at its expense:
  - (i) obtain a video inspection of the City Sewer System within Compass Street prior to any construction to determine the condition of the existing City Sewer System prior to construction on the lands and to provide said video inspection to the General Manager, Planning, Development and Building Services.
- (b) Upon completion of construction on the lands, the Owner shall, at its expense and to the satisfaction of the General Manager, Planning, Development and Building Services:
  - (i) obtain a video inspection of the existing City Sewer System within Compass Street to determine if the City Sewer System sustained any damages as a result of construction on the lands; and
  - (ii) assume all liability for any damages caused to the City Sewer System within Compass Street and compensate the City for the full amount of any required repairs to the City Sewer System.

### **18. 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.

## **19. Inlet Control Devices (ICDs)**

The Owner acknowledges and agrees to install and maintain in good working order the required 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.

## **Private Systems**

### **20. Water Main**

The Owner acknowledges and agrees that the water main 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.

### **21. 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.

## **22. 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**

### **23. 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.

## Planning and Other

### Planning and Design

#### **24. Exterior Elevations Drawing**

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Typical Block 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.

#### **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 those elements which are to be located in the City's Brian Coburn Boulevard and Compass Street rights-of-way, as shown on the approved Site Plan and Grading Plan referenced in Schedule "E" herein, including all plant and landscaping material (except municipal trees), walkways and terracing. 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. Solid Waste Disposal Site – Notice on Title**

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 property is located within three kilometres of an operating solid waste disposal site and therefore may be subject to noise, dust, odours, trucking traffic, and other activities associated with that use.*

*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.*

## **27. East Urban Community Phase 3 Community Design Plan Cost Sharing Agreements**

The Owner must provide a letter(s) from the East Urban Community (EUC) Phase 3 Cost Sharing Agreements (funding, core services, and master parkland agreement) confirming that the said Owner is in good standing under the terms of the EUC Phase 3 Cost Sharing Agreements and that all amounts owing and/or works and services to be performed under the said Agreements have been paid and/or satisfied by the Owner.

## **Waste Collections**

### **28. 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.

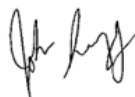
## Signs

### 29. 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 Insert Plan Name (e.g. 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 Insert Plan Name (e.g. 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.

## Approval

September 4, 2025



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Date

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John Sevigny

Manager (A), Development Review East, Planning,  
Development and Building Services Department

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Enclosure: Site Plan Control Application approval – Supporting Information

## Site Plan Control Approval Application Supporting Information

**File Number:** D07-12-24-0146

### Site Location

640 Compass Street, and as shown on Document 1.

### Synopsis of Application

The subject property is a large, 9,559 square metre (0.96 ha), irregularly shaped parcel, with 102 metres of frontage along Brian Coburn Blvd, an arterial road, and 83 metres of frontage along Compass Street, a local road. The property has a relatively flat topography.

The property is located on the south side of Brian Coburn Boulevard in the Trailsedge neighbourhood in the East Urban Community of Orléans. The housing in the surrounding Trailsedge community is mostly made up of multiple attached and detached dwellings. To the south of the site there is a vacant school block and open space (Patrick Dugas Park) which connects to a pathway network that leads to the environmental lands around Mud Creek.

A future planned bus rapid transit (BRT) corridor parallels Brian Coburn Boulevard to the north, with a planned future transit station at Fern Casey Boulevard, north of the corridor. In the future, the Cumberland Transitway will provide BRT linkages to the light rail transit (LRT) network and to Innes Road, [per Schedule C2 - Transit Network \(Ultimate\)](#) of the Official Plan. The proposed Cumberland Transitway is identified in the City's Transportation Master Plan for implementation post 2031.

The Owner is proposing to build six two-storey stacked dwellings with a total of 66 units. Two stacked dwellings are parallel to Brian Coburn Boulevard (Blocks 5 and 6), two stacked dwellings are parallel to Compass Street (Blocks 1 and 2), and two stacked dwellings are parallel to the easterly lot line (Blocks 3 and 4). Three of the dwellings (Block 1, 3, and 4) have a gross floor area (GFA) of 1,240 square metres. The dwellings along Brian Coburn Boulevard have a GFA of 1,250 square metres and Block 1 has a GFA of 630 square metres. The total GFA is 6,850 square metres.



An outdoor communal amenity area is proposed at the centre of the development, and each unit will have private amenity area either via a balcony or a patio. The exterior walls will be a mix of vinyl siding, fiber cement siding, brick veneer, and stone veneer.

An accessory building for garbage and bike storage is located next to the outdoor communal amenity area. Surface parking and a private way surrounds the communal amenity area with the additional parking spaces adjacent to the stacked dwellings. The parking lot is interior to the site and is accessed via a two-lane vehicular access from Compass Street. There is a total of 93 vehicular parking spaces, 80 spaces for residents and 13 for visitors. There is a total of 38 bicycle parking spaces, 30 interior spaces and eight exterior spaces. Pathways are provided for pedestrian circulation.

The proposal will be serviced by municipal water, sanitary and stormwater services. Staff is satisfied that the existing sanitary and storm sewers on Compass Street have sufficient capacity to convey the projected post-development flows from the proposed site development, and that the proposed on-site stormwater management design meets the City's design standards respecting both quantity and quality control. There is also an adequate municipal water supply to support the proposed water demand.

## **Residential Units and Types**

<b>Dwelling Type</b>	<b>Number of Units</b>
Stacked	66

## **Related Applications**

The following applications are related to this proposed development:

- Zoning By-law Amendment – D02-02-24-0068
- Plan of Condominium – D07-04-25-0004

## **Decision and Rationale**

This application is approved for the following reasons:

- The proposal aligns with the Suburban Minor Corridor designation of the Official Plan, as well as the policies in section 4.2.1 that aim to enable greater flexibility and an adequate supply and diversity of housing options throughout the city.
- The proposal aligns with the East Urban Community Phase 3 Secondary Plan (2022), whereby the property is Highest-Density Neighbourhood (Schedule A), and the East Urban Community Phase 3 Community Design Plan, whereby the

Highest Density Residential designation will be characterized by stacked dwellings (Policy 5.2.1.3).

- The proposal provides a strong street edge along Brian Coburn Boulevard and Compass Street. Per the secondary plan, the frontage of lands along public streets will feature buildings with active frontages regardless of the land uses contained therein (Policy 4.3. (18)(g)). Per the Applicant's Planning Rationale, "the development is oriented around a central amenity and parking area, with active frontages framing both the public streets and the internal area of the community".
- Is in conformity with Zoning By-law Amendment adopted by City Council on June 25, 2025, By-law 2025-257.
- Special conditions have been included regarding a notice on title for the nearby solid waste disposal site and the EUC Phase 3 CDP Cost Sharing Agreement.
- The proposed site design represents good 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 Catherine Kitts was aware of the application related to this report.

Councillor Catherine Kitts provided the following comments:

*This development is a leftover block from the fully built-out Trailsedge Phase 2, which includes residential townhomes and an amenity space. The revised site plan responds to key planning considerations and community needs, creating a more functional and pedestrian-friendly layout.*

*A central highlight of the revised design is the relocation of the outdoor communal amenity area to the middle of the site. This will offer residents a dedicated space for recreation, featuring a community garden, a treed lawn, and a gathering area, while also improving connectivity to the adjacent active transportation network.*

*Recognizing the importance of addressing noise concerns on Brian Coburn Boulevard, Richcraft has committed to mitigation measures, including upgraded building components and central air conditioning in impacted blocks. The addition of electric vehicle charging stations and landscaping adjustments, including setbacks for tree planting is also a positive.*

*I appreciate Richcraft's willingness to adapt their design based on feedback from staff, and I look forward to continuing to work with the developer throughout this application. Response to Councillor Comments*

## **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.

### **Summary of public comments and responses**

Staff received written submissions from six individuals, one person posed questions, two people opposed the proposal and expressed concerns, three people expressed concerns. Below are the themes that emerged from most frequent to the less frequent:

- 1) vehicular traffic - Response: The traffic that will be generated by a development of this size can be accommodated by the existing road network.
- 2) on-street parking - Response: The city has on-street parking restrictions and residents can contact by-law enforcement to minimize spillover problems.
- 3) pedestrian and cycling safety - Response: There is existing transportation infrastructure along Brian Coburn Boulevard, Compass Street, and Axis Way such as sidewalks or a multi-use pathway (MUP).
- 4) density - Response: The East Urban Community (EUC) Phase 3 Secondary Plan and CDP are supportive of the density.
- 5) noise light and air pollution and loss of greenspace - Response: Resident can contact by-law enforcement to report a noise complaint. The proposed site lighting will be designed to be 'full cut-off' lighting. This lighting ensures minimal light spillage off-site, which will reduce the impact on neighbouring properties. A site lighting certificate is a condition of Site Plan Control Approval. The site's communal amenity is internal to the site. The subject property is not greenspace.
- 6) loss of privacy - Response: There is no private amenity area facing the rear yards of the townhouse blocks along Axis Way.
- 7) building design - Response: The development meets policy objectives by being low-rise, having frontages that engage with the public realm, and a shared vehicular access with parking internal to the site.
- 8) servicing - Response: The proposal will be serviced by municipal services: water, sanitary and storm water. Capacity has been reviewed and is adequate to service this proposed development.
- 9) building height - Response: The R4 zone restricts building heights to four storeys, which we classify as low-rise.

- 10)transit service - Response: Bus Route 32 – Sunview Chapel Hill | Blair – runs along Fern Cassey Boulevard and provides transit service to and from Blair Station five days a week during peak commute times, there is no weekend service. A future planned bus rapid transit corridor parallels Brian Coburn Boulevard to the north. The proposed Cumberland Transitway is identified in the City’s Transportation Master Plan for implementation post 2031, there is a transit station identified at Fern Casey Boulevard.
- 11)soft infrastructure - Response: There is a vacant school block along Axis Way that is owned by the Ottawa-Carleton District School Board (OCDSB) and Mer Bleue Catholic College School is located nearby at the corner of Fern Casey Boulevard and Renaud Road. Healthcare services are not considered to be within the purview of the Zoning By-law
- 12)impact on property values - Response: Property value is not a consideration in the assessment of a Site Plan Control application.

Staff provided responses to public concerns in the Zoning By-law Amendment report entitled, Zoning By-law Amendment – 640 Compass Street, which went to [Ottawa City Council on June 25, 2025](#) (item 20.3.3).

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

### **Summary of Comments –Technical**

Comments were received from the following utility companies: Enbridge, Hydro Ottawa, and Telus. Comments were received from two school Boards: Ottawa Carleton District School Board (OCDSB) and Conseil des écoles catholiques du Centre-Est (CECCE). Comments were also received from the Rideau Valley Conservation Authority.

Enbridge did not object, requested an easement if applicable and requested the Owner use the Enbridge Gas Get Connected tool to determine gas availability. Hydro Ottawa advised that there is medium voltage overhead infrastructure on the North side of the property running along Brian Coburn Blvd and underground infrastructure on the edge of the South-West corner of the property. Advised that the Owner was to contact Hydro Ottawa. Provided information regarding servicing the buildings. Advised that an installation and service agreement was necessary. Advised of the requirement to comply with Hydro Ottawa's Conditions of Service and requested an easement if applicable. Telus noted they had no conflicts. The OCDSB requested a notice on title regarding school accommodations, CECCE did not object. The RVCA has no objections to the approval

## **Response to Comments –Technical**

Technical comments were shared with the Applicant in the first feedback letter dated March 5, 2025.

## **Advisory Committee Comments**

N/A

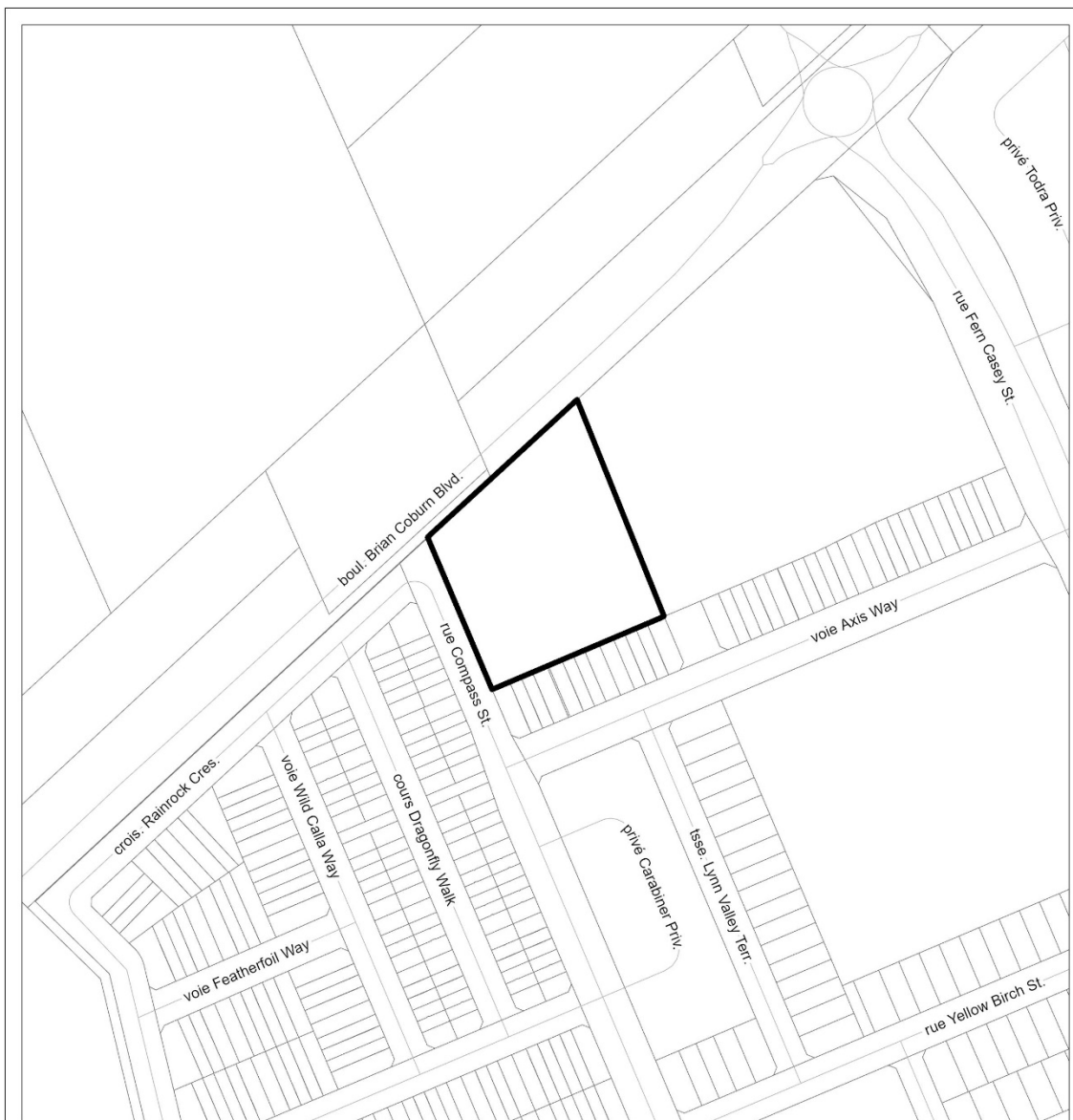
## **Application Process Timeline Status**

This Site Plan application was not processed by the On Time Decision Date. The statutory 120-day timeline (concurrent ZBLA and SPC applications) for making a decision on this application under the *Planning Act* expired on May 13, 2025. On April 4, the Zoning By-law Amendment Application was placed on hold to allow time for issue resolution. The ZBLA was adopted on June 25, 2025, and subsequently appealed to the Ontario Land Tribunal. The appeal was deemed to be invalid on Tuesday, August 12, 2025.

**Contact:** Lucy Ramirez Tel: 613-580-2424, ext. 23808 or e-mail:

[Lucy.Ramirez@ottawa.ca](mailto:Lucy.Ramirez@ottawa.ca)

# Document 1 – Location Map



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REVISION / RÉVISION - 2025 / 01 / 31

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



**640 rue Compass St.**

