



Site Plan Control Application Summary Complex

File Number: D07-12-25-0071	Date: September 9, 2025
Applicant: Fotenn Planning + Design	Comments due date: September 23, 2025
Email: bates@fotenn.com	Planner: James Ireland
Phone: 613-730-5709 x288	Ward: 3 - Barrhaven West
Owner: Ottawa Community Housing Corporation	Councillor: David Hill

Site Location

Part of Lots 12 & 13, Concession 2 (Rideau Front) Geographic Township of Nepean
Plan 4R-34672

Applicant's Proposal

A Site Plan Control application to construct a planned unit development, which will include a nine-storey multi-unit residential building with 99 units and a three-storey stacked dwelling with 18 units. A total of 117 units is proposed.

In total, 30 parking spaces are proposed. Nine visitor parking spaces and twenty-one parking spaces for residents are proposed.

Proposal Details

The subject property bounded by Branch Street to the west, the Phase 1 lands to the north, Jockvale Road and Longfields Drive to the east and a City of Ottawa easement to the south. The property has a frontage of 48.16 metres on Branch Street and 76.7 metres along Jockvale Road with a total lot area of 5,967 square metres.

Parking is proposed to be accessed via the Phase 1 private way in one consolidate ingress/egress along Branch Street for both phases of the development. The visitor parking spaces are proposed in front of the apartment building, while the remaining spaces will be located in an underground parking garage underneath the apartment building.

The Site Plan Control application seeks to accommodate a new affordable housing development within the Suburban Transect.

Submission Requirements

Pursuant to subsection 41 (12.0.1) of the Planning Act, as amended:

If the owner of the land is not satisfied with any requirement made by the municipality under subsection (7) or by the upper-tier municipality under subsection (8) or with any part thereof, including the terms of any agreement required, the owner may appeal the unsatisfactory requirements, or parts thereof, including the terms of any agreement required, to the Tribunal by filing with the clerk of the local municipality a notice of appeal accompanied by the fee charged by the Tribunal. 2017, c. 23, Sched. 3, s. 13 (1); 2021, c. 4, Sched. 6, s. 80 (1).

Related Planning Applications

The properties were subject to a Zoning By-law Amendment application in 2025 to permit the proposed development (D02-02-25-0033).

Roadway Modifications

N/A

How to Provide Comments

For additional information or to provide your comments go through [Ottawa.ca/devapps](https://ottawa.ca/devapps) or contact:*

James Ireland, Development Review Planner
Planning, Development, and Building Services Department
City of Ottawa
110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1
Tel.: 343-999-6367
james.ireland@ottawa.ca

*Please provide comments by **September 23, 2025**. Comments received after this date will be accepted and considered, however, may not be reflected in the staff report.

ii) For your reference, subsection 1(1) of the *Planning Act* states:

“specified person” means

- o. a corporation operating an electric utility in the local municipality or planning area to which the relevant planning matter would apply,
- p. Ontario Power Generation Inc.,
- q. Hydro One Inc.,
- r. a company operating a natural gas utility in the local municipality or planning area to which the relevant planning matter would apply,
- s. a company operating an oil or natural gas pipeline in the local municipality or planning area to which the relevant planning matter would apply,
- t. a person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the Technical Standards and Safety Act, 2000, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the relevant planning matter would apply,

- u. a company operating a railway line any part of which is located within 300 metres of any part of the area to which the relevant planning matter would apply,
- v. a company operating as a telecommunication infrastructure provider in the area to which the relevant planning matter would apply,
- w. NAV Canada,
- x. the owner or operator of an airport as defined in subsection 3 (1) of the Aeronautics Act (Canada) if a zoning regulation under section 5.4 of that Act has been made with respect to lands adjacent to or in the vicinity of the airport and if any part of those lands is within the area to which the relevant planning matter would apply,
- y. a licensee or permittee in respect of a site, as those terms are defined in subsection 1 (1) of the Aggregate Resources Act, if any part of the site is within 300 metres of any part of the area to which the relevant planning matter would apply,
- z. the holder of an environmental compliance approval to engage in an activity mentioned in subsection 9 (1) of the Environmental Protection Act if any of the lands on which the activity is undertaken are within an area of employment and are within 300 metres of any part of the area to which the relevant planning matter would apply, but only if the holder of the approval intends to appeal the relevant decision or conditions, as the case may be, on the basis of inconsistency with land use compatibility policies in any policy statements issued under section 3 of this Act,
- aa. a person who has registered an activity on the Environmental Activity and Sector Registry that would, but for being prescribed for the purposes of subsection 20.21 (1) of the Environmental Protection Act, require an environmental compliance approval in accordance with subsection 9 (1) of that Act if any of the lands on which the activity is undertaken are within an area of employment and are within 300 metres of any part of the area to which the relevant planning matter would apply, but only if the person intends to appeal the relevant decision or conditions, as the case may be, on the basis of inconsistency with land use compatibility policies in any policy statements issued under section 3 of this Act, or
- bb. the owner of any land described in clause (k), (l) or (m).

Résumé de la proposition de réglementation du plan d'implantation Complexe

N° de dossier : D07-12-25-0071

Date : 9 septembre 2025

Requérant : Fotenn Planning + Design

Date limite des commentaires : 23 septembre 2025

Courriel : bates@fotenn.com

Urbaniste : James Ireland

Téléphone : 613-730-5709 x288

Quartier : 3 - Barrhaven-Ouest

Propriétaire : Société de logement
communautaire d'Ottawa

Conseiller : David Hill

Emplacement

Partie des lots 12 et 13, concession 2 (façade rivière Rideau), canton géographique de Nepean, plan 4R-34672

Proposition du requérant

Réglementation du plan d'implantation pour créer un complexe immobilier comprenant un immeuble de neuf étages et 99 logements et une habitation superposée de trois étages et 18 logements, pour un total de 117 logements.

Au total, 30 places de stationnement sont proposées, neuf pour les visiteurs et 21 pour les résidents.

Détails de la proposition

L'emplacement visé est délimité par la rue Branch à l'ouest, les terrains de la Phase 1 au nord, le chemin Jockvale et la promenade Longfields à l'est ainsi qu'une servitude de la Ville d'Ottawa au sud. Il présente une façade de 48,16 mètres sur la rue Branch et une façade de 76,7 mètres sur le chemin Jockvale, pour une superficie totale de 5 967 mètres carrés.

Les places de stationnement seraient accessibles par la voie privée de la Phase 1, en une seule voie d'entrée et de sortie prévue sur la rue Branch pour les deux phases de l'aménagement. Les places de stationnement pour visiteurs seraient aménagées devant l'immeuble résidentiel et les autres places seraient créées dans un garage souterrain construit sous cet immeuble.

La demande de réglementation du plan d'implantation permettrait de créer un aménagement de logements abordables dans le transect du secteur de banlieue.

Exigences de soumission

Conformément au paragraphe 41 (12.0.1) de la *Loi sur l'aménagement du territoire*, dans sa version modifiée :

Si le propriétaire du terrain n'est pas satisfait, dans son intégralité ou partiellement, d'une exigence imposée par la municipalité en vertu du paragraphe (7) ou par le palier supérieur du gouvernement municipal en vertu du paragraphe (8), y compris les modalités de toute entente requise, le propriétaire peut interjeter appel des exigences insatisfaisantes, intégrales ou partielles, y compris les modalités de toute entente requise, devant le Tribunal, du défaut d'approbation des plans ou dessins en déposant auprès du secrétaire de la municipalité un avis d'appel accompagné des droits exigés par le Tribunal. 2017, ch. 23, annexe 3, art. 13 (1); 2021, ch. 4, annexe 6, art. 80 (1).

Demandes connexes de planification

Les propriétés ont fait l'objet en 2025 d'une demande de modification du Règlement de zonage afin de permettre l'aménagement proposé (D02-02-25-0033).

Modifications aux chaussées

S.O.

Soumission de commentaires

Pour obtenir des renseignements supplémentaires ou faire part de vos commentaires, veuillez consulter Ottawa.ca/demdam ou communiquer avec* :

James Ireland

Urbaniste responsable des projets d'aménagement

Direction générale des services de la planification, de l'aménagement et du bâtiment

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343-999-6367

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*Veuillez faire part de vos commentaires d'ici le **23 septembre 2025**. Les commentaires reçus après cette date seront acceptés et examinés, mais pas nécessairement pris en compte dans le rapport du personnel.

Location Map / Carte de l'emplacement

