



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

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Site Location: 83, 85, 87, 89 and 91 Sweetland Avenue

File No.: D07-12-25-0018

Date of Application: February 21, 2025 and deemed complete on May 16, 2025

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This SITE PLAN CONTROL application submitted by Jonathan Harris of RJH Architecture and Planning, on behalf of Erinn Kathleen Nowiski and Eugene James Nowiski, is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

1. **Site Plan**, Drawing A1.0, prepared by RJH Architecture + Planning, dated November 2024, revision 5, dated 2025-11-11.
2. **Elevations**, Drawing A2.1, prepared by RJH Architecture + Planning, dated November 2024, revision 4, 2025-07-31.
3. **Tree Conservation Report & Landscape Plan**, prepared by James B. Lennox & Associates Inc. Landscape Architects, dated January 2025, revision 5, 08/11/2025.
4. **Notes & Details**, C-6, prepared by D.B Gray Engineering Inc., dated JAN 15-25, revision 4, dated Jan 21-26.
5. **Grading Plan**, C-3, prepared by D.B. Gray Engineering Inc., dated Dec 12-24, revision 5, dated Jan 21-26.
6. **Site Servicing Plan**, C-1, prepared by D.B Gray Engineering Inc., dated Dec 12-24, revision 7, dated Jan 21-26.
7. **Post-Development Drainage Plan**, C-8, prepared by D.B. Gray Engineering Inc., dated December 12-24, revision 4, dated Jan 21-26.
8. **Pre-Development Drainage Plan**, C-7, prepared by D.B Gray Engineering Inc., dated Dec 12-24, revision 2, dated FEB 19-25.
9. **Roof Drainage Plan**, C-5, prepared by D.B Gray Engineering Inc., dated Dec 12-24, revision 2, dated FEB 19-25.
10. **Existing Conditions Removals & Abandonments**, C-2, prepared by D.B Gray Engineering Inc., dated Dec 12-24, revision 2, dated FEB 19-25.
11. **Erosion & Sediment Control Plan**, C-4, prepared by D.B. Gray Engineering Inc., dated Dec 12-24, revision 5, dated Jan 21-26.

And as detailed in the following report(s):

1. **Environmental Noise Control Study**, prepared by Paterson Group, dated June 13, 2024.
2. **Geotechnical Investigation**, prepared by Paterson Group, dated May 27, 2024.
3. **Memorandum: Grading, Servicing, and Landscape Plan Review**, prepared by Paterson Group, dated April 16, 2025.
4. **Memorandum: Slope Stability & Global Stability Analyses**, prepared by Paterson Group, dated April 7, 2025
5. **Phase I – Environmental Site Assessment**, prepared by Paterson Group, dated January 30, 2025
6. **Site Servicing & Stormwater Management Report**, prepared by D.B Gray Engineering Inc., dated Feb 20, 2026.

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**

#### **2. Lapsing of Approval**

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

#### **3. 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.

#### **4. 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.

**5. 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.

**6. 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.

**7. 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.

**8. 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.

**9. 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 Letter of Undertaking 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 Letter of Undertaking 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.

## **10. Development Charges**

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

## **11. Demolition Permit**

The Owner acknowledges and agrees to obtain a Demolition Permit for the dwelling/building currently located on the property, and to remove said dwelling/building. A Demolition Permit shall not be issued prior to the payment of any applicable fees and securities, and any other requirements specified below to the satisfaction of the General Manager, Planning, Development and Building Services.

## **Special Conditions**

### **12. 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.

### **13. 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 Sweetland Avenue, fronting the subject lands, as shown on the approved **Site Servicing Plan, C-1**, prepared by D.B Gray Engineering Inc., dated Dec 12-24, revision 7, dated Jan 21-26. 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.

### **14. Slope Stability**

The Owner shall have a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario to inspect and confirm the constructed retaining walls have been constructed in accordance with the approved Slope Stability Analysis Report and the Approved Retaining Wall Plan.

## **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**, prepared by Paterson Group, dated May 27, 2024 (the "Report") 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. Retaining Wall**

The Owner agrees to submit to the General Manager, Planning, Development and Building Services, prior to issuance of a building permit, details of the retaining walls which are greater than one metre in height, as shown on the approved **Grading Plan**, C-3, prepared by D.B. Gray Engineering Inc., dated Dec 12-24, revision 5, dated Jan 21-26, which shall be designed and prepared by a Professional Structural Engineer, licensed in the Province of Ontario, to the satisfaction of the General Manager, Planning, Development and Building Services. The Owner shall provide confirmation to the General Manager, Planning, Development and Building Services that the Professional Structural Engineer has inspected and confirmed that the retaining walls have been constructed in accordance with the approved retaining wall details.

## **17. Retaining Wall – Stability**

The Owner acknowledges and agrees to install the proposed retaining walls in accordance with the approved Retaining Wall Design for **83-91 Sweetland** and as shown on the approved **Grading Plan**, C-3, prepared by D.B. Gray Engineering Inc., dated Dec 12-24, revision 5, dated Jan 21-26. The Owner shall provide written confirmation, satisfactory to the General Manager, Planning, Development and Building Services, that a Geotechnical Engineer/Professional Structural Engineer, licensed in the Province of Ontario, has inspected and confirmed that the retaining walls have been constructed in accordance with the said approved Retaining Wall Design for **83-91 Sweetland**. The Owner further acknowledges and agrees to provide an Internal Compound Stability (ICS) analysis from a Geotechnical Engineer / Professional Structural Engineer, licensed in the Province of Ontario, that all retaining walls, which are greater than one metre in height have been checked for global stability, have a factor of safety of at least 1.5 for static conditions (as calculated through SLIDE) and 1.1 for seismic conditions is achieved, which shall be to the satisfaction of the General Manager, Planning, Development and Building Services. The report shall provide structural details of the retaining wall(s).

The Owner further acknowledges and agrees to retain the services of a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario, to inspect any retaining walls on the subject lands and confirm that the retaining walls have been constructed in accordance with the approved retaining wall details.

## **18. 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 **Sweetland** Avenue and from **MHSA38950** to **MHSA58710**, and **MHST38969** and **MHST38970** 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 **Sweetland** Avenue and from **MHSA38950** to **MHSA58710**, and **MHST38969** and **MHST38970** 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 **Sweetland** Avenue and from **MHSA38950** to **MHSA58710**, and **MHST38969** and **MHST38970** and compensate the City for the full amount of any required repairs to the City Sewer System.

## **19. Exterior Elevations Drawings**

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved **Elevations**, Drawing A2.1, prepared by RJH Architecture + Planning, dated November 2024, revision 4, 2025-07-31. 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 Letter of Undertaking shall be required.

## **20. Stormwater Management Memorandum**

Prior to execution of this Letter of Undertaking, 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.

## **21. 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.

## **22. Site Lighting Certificate**

- (c) 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.
- (d) 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.

## **23. 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.

## **24. 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.

## **25. Parkland**

- a) Prior to issuance of first occupancy permit, the Owner acknowledges and agrees to pay cash-in-lieu of conveyance of parkland as referenced in Schedule "B" herein.

Pursuant to the City's Parkland Dedication By-law, being By-law No. 2022-280, as amended, 40% of said funds collected shall be directed to City wide funds, and 60% shall be directed to Ward 12 and Account Number 830301

- b) Prior to issuance of building permit, the Owner shall pay the parkland appraisal fee of \$880.00 plus H.S.T. of \$114.40, as referenced in Schedule "B" herein.

All of the above shall be to the satisfaction of the General Manager, Planning, Development Building Services.

## **26. On-Street Parking**

Prior to occupancy, the Owner acknowledges and agrees to contact the Traffic Investigations unit at the City of Ottawa ([subdivisions@ottawa.ca](mailto:subdivisions@ottawa.ca), (613) 894-0101), to review curbside parking regulations and signage for portion of Sweetland Avenue abutting the subject property. Any works associated with this review shall be done at the sole expense of the Owner, to the satisfaction of the Manager, Traffic, Safety & Mobility, Public Works Department.

## **27. Reinstatement of City Signage**

The Owner shall, prior to the execution of the Letter of Undertaking, provide the General Manager of the Planning, Development, and Building Services Department with a detailed drawing identifying the type, location, and condition of existing signage, pay & display machines, speed display boards, parking requirements, supporting concrete pads, loading zones, and roadway pavement markings located within the City's right-of-way along the site frontage and/or any approved staging area.

The Owner shall be solely responsible, at its own expense, for the reinstatement of any City-owned property, including but not limited to signage, pay & display machines, speed display boards, and other related infrastructure, which are damaged, displaced, or removed as a result of the development activities. Such reinstatement shall be to the satisfaction of the City and in accordance with the approved plan.

February 24, 2026

\_\_\_\_\_  
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

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**File Number:** D07-12-25-0018

### SITE LOCATION

83, 85, 87, 89 and 91 Sweetland Avenue, and as shown on Document 1.

### SYNOPSIS OF APPLICATION

The subject property consists of five residential lots located on the east side of Sweetland Avenue combined to form a rectangular development parcel with an area of 1,650 square metres within the Sandy Hill neighbourhood.

The properties currently consist of three detached dwellings at 83, 85 and 91 Sweetland Avenue and a semi-detached building with two dwelling units at 87 and 89 Sweetland Avenue. The semi-detached building is listed on the City's Heritage Register in accordance with Section 27 of the *Ontario Heritage Act*.

The properties are each characterized by shallow front yards with a combination of soft landscaping and driveways leading to parking in the front or side yards. The surrounding area is similarly built up with low-rise residential development with some properties being renovated or developed into low-rise apartments over time.

Sweetland Avenue near the subject property is defined by steep southward declining slope. As a result, the southern portion of the assembled lot is at a lower elevation than the northernmost portion. The change in elevation creates a condition where raised basements and inset parking garages are a common characteristic along the street.

The broader area contains several neighbourhood amenities including convenience shopping, restaurants, cafes, bars, institutions, office and parks. Sandy Hill Community Centre is located less than 200 metres from the subject property and the University of Ottawa is located within 400 metres subject site. Located just west of the University is the uOttawa O-Train Station.

A concurrent Zoning By-law Amendment application (D02-02-25-0013) was submitted alongside the Site Plan Control application. The Zoning By-law Amendment was approved on December 10, 2025 to provide relief from zone provisions to permit the redevelopment of the site into a four-storey low rise residential apartment building with a single visitor parking space located in the interior side yard, secure indoor bicycle parking for 84-bicycles in the building basement, as well as rear yard amenity area.

When completed, the development will provide 84-residential dwelling units organized as 63 bachelors, three two-bedroom and 18 three-bedroom units.

The building is articulated to break the visual mass along Sweetland Avenue through vertical and horizontal articulation. The horizontal mass is reduced by using varied setbacks along Sweetland Avenue that are paired with materials and colours to establish distinct horizontal volumes that allow the building to be read as a cluster of individual buildings. The vertical mass is reduced by designing the fourth floor to be read as a roof element with dormer windows using angled gabled roof design, color and materiality. The overall building design compliments the context of the Sandy Hill neighbourhood.

The site context includes a steep southward-sloping grade change along Sweetland Avenue. This creates a condition where the southern segments of the building are exposed above grade, particularly the southern elevation which presents itself as a five-storey volume. Despite this condition, the building meets the definition for a four-storey building as majority of the basement is located below average grade.

Units along the southern frontage of the property are designed with sunken porches and terraced planters to create a “walk-up” condition from Sweetland Avenue.

A number of existing trees in the rear yard will be retained and form part of the rear yard amenity area for building residents. An additional five trees will be planted in the front yard along Sweetland Avenue to contribute to the urban tree canopy. Waste is proposed to be contained within an enclosed storage room located in the building basement and will be collected by a private contractor.

On-street parking is currently prohibited along this segment of Sweetland Avenue due to fragmentation created by existing driveways. The redevelopment provides an opportunity to reclaim continuous frontage along Sweetland Avenue through the elimination of four of the existing five driveways, thereby reclaiming opportunities for on-street parking.

### **Residential Units and Types**

<b>Dwelling Type</b>	<b>Number of Units</b>
Apartment	84

### **Related Applications**

The following applications are related to this proposed development:

- Zoning By-law Amendment – D02-02-25-0013

### **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The development is consistent with the relevant policy framework and the Official Plan.
- The development is consistent with the Downtown Core Transect as it supports an urban pattern of built form as per Policy 5.1.1 (1) which establishes residential densities sufficient to support the full range of services within the surrounding 15-minute neighbourhood as supported by Policy 5.1.1(2). Further, the development implements Policy 5.1.1 (5) through the use of colors, materials, soft landscaping particularly the retention of existing trees on site and planting of several new trees to reduce the urban heat island effect. Policy 5.1.2 (2) outlines that the transect shall prioritize walking and cycling as modes of transportation which is further supported by Policy 5.1.2 (3) which outlines that motor vehicle parking shall not be required in new development, other than visitor parking for large scale developments. The site design incorporates one visitor parking space, which can also be used for short-term drop-off and pick-up functions. Policy 5.1.5 (1) is satisfied as the development represents and implements an intensification of the land which includes a variety of housing unit sizes within a low-rise height category which positively frames the public right-of-way.
- The development is consistent with the Neighbourhood Designation. The development is consistent with Policies 6.3.1 (2) and 6.3.1 (4) by providing for a low-rise built form which provides a full range of housing options which exceed the City's density requirements. The development is also consistent with Policies 6.3.2 (2) and (3) by having regard for the local context and character of the surrounding area through materiality, landscaping, and provided setbacks while also providing an urban pattern of development that contributes to the development of the surrounding 15-minute neighbourhood.
- The development demonstrated consistency with and implements a number of the policies contained within the Central and East Downtown Core Secondary Plan. The development is consistent with Policy 2.1 (1) which outlines that development within the Local Neighbourhood designation is primarily residential. The development is also consistent with Policies 3.1 (1) and (2) by contributing positively with the public realm with continual functional main entrances, as well as multiple entrances to at-grade units, a lack of blank walls, as well as visual and functional variety that includes transparent windows fronting on the sidewalk, and provision of indoor and outdoor amenity areas. Further, the development achieves consistency with Policies 3.3.2 (18) by minimizing the provision of motor vehicle parking and promoting multi-modal methods of transportation, by eliminating residential parking and providing 1:1 ratio of bicycle parking per dwelling unit in close proximity to transit. Policy 3.3.2 (19), which does not permit vehicular facilities in the front yard or visible from the public realm, is satisfied as a singular space on the interior side yard is provided for occasional short-term use by visitors to the site and will minimize the impacts of the parking to the public realm. Regarding the Sandy Hill Character Area policies of the Secondary Plan, the development is also consistent with Sections 4.7.2 as it enhances the Sandy Hill neighbourhood attractiveness as a residential neighbourhood with a variety of unit types to support family housing and other socio-economic groups; meets

objectives of Section 4.7.3 by enhancing housing stock at a low-rise scale of development; and Section 4.7.6 by providing development at a scale compatible with the surrounding context with minimal massing impacts, the provision of adequate amenity area, and enhancing the site with landscaping.

- The Cultural Heritage Evaluation Report and Heritage Act Acknowledgement Report submitted in support of the application have been reviewed by staff, and the demolition of the buildings on 87 and 89 Sweetland Avenue complies with s. 27 (9) of the *Ontario Heritage Act*.
- The development satisfies and implements a number of the objectives contained within the Urban Design Guidelines for Low-Rise Residential Infill by enhancing the streetscape and landscaping throughout the site, creating a more compact urban form, and respecting the surrounding architectural character emphasizing entrances and windows along the frontage of the property for physical and visual interaction with the public realm.
- The proposed development is consistent with the intent of the Zoning By-law and meets all of the applicable performance standards of the R4UD[3072] zone as amended by D02-02-25-0013.
- For the reasons noted above the proposed site design represents good planning.

## **PARKLAND DEDICATION**

Parkland dedication, in accordance with By-law 2022-280, is being satisfied within this approval through the taking of cash-in-lieu of parkland as detailed in the above conditions.

## **CONSULTATION DETAILS**

### **Councillor's Comments**

Councillor Stéphanie Plante 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.

### **Advisory Committee Comments**

#### Summary of Comments – Advisory Committees

#### **Accessibility Advisory Committee**

- Lack of providing accessible parking spaces for visitors. It is worth noting that the developer applied for an exception to provide residential parking spaces. Therefore

only 1 parking space will be provided for deliveries. However, the decision to not provide visitor accessible parking remains a concern.

- Regardless of this shortcomings, the developer shall be commended for the efforts taken to provide 12 accessible residential units as well as variety of dwellings to accommodate vulnerable people with low income, the elderly, disabled and people with other needs.

#### Response to Comments – Advisory Committees

The development includes a single parking space for loading and picku-up/ drop-off and will provide an opportunity to increase street-parking supply through the neighbourhood by reclaiming a wide uninterrupted street frontage. The development includes 12 accessible residential dwelling units thereby increasing the supply of such housing within the neighbourhood.




#### **APPLICATION PROCESS TIMELINE STATUS**

This Site Plan application was processed by the On Time Decision Date. The Council approved timeline **has been met.**

**Contact:** Haris Khan Tel: 613-580-2424, ext. 70718 or e-mail: [haris.khan@ottawa.ca](mailto:haris.khan@ottawa.ca)

# Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-25-0013	25-0632-D		
I\CO\2025\ZKP\Sweetland_83_91		 <b>83, 85, 87, 89, 91 av. Sweetland Avenue</b>	
©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.		 Heritage (Section 60) Patrimoine (Article 60)	
©Les données de parcelles appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE.		Entire map area is affected by the Mature Neighbourhoods Overlay (section 139) / Tout le secteur de la carte est touché par la Zone sous-jacente de quartiers établis (article 139)	
REVISION / RÉVISION - 2025 / 05 / 27		