



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

Site Location: 40 Beechcliffe Street

File No.: D07-12-25-0091

Date of Application: July 2, 2025

This SITE PLAN CONTROL application submitted by Erin O'Connor, Habitat for Humanity on behalf of the City of Ottawa, is APPROVED upon resolution of the conditions stated in this report.

And the following plans are approved:

- 1) **Site Plan**, prepared by Annis, O'Sullivan, Vollebekk Ltd., dated June 26, 2025.
- 2) **General Notes**, Project No. 24-1416, prepared by DSEL, Revision 6, dated March 5, 2026.
- 3) **Details**, Project No. 24-1416, prepared by DSEL, Revision 6, dated March 5, 2026.
- 4) **Cross Sections**, Project No. 24-1416, prepared by DSEL, Revision 6, dated March 5, 2026.
- 5) **General Plan**, Project No. 24-1416, prepared by DSEL, Revision 6, dated March 5, 2026.
- 6) **Beechcliffe St & Fair Oaks Cres**, Project No. 24-1416, prepared by DSEL, Revision 6, dated March 5, 2026.
- 7) **Storage Pipes**, Project No. 24-1416, prepared by DSEL, Revision 6, dated March 5, 2026.
- 8) **Grading Plan**, Project No. 24-1416, prepared by DSEL, Revision 6, dated March 5, 2026.
- 9) **Sanitary Drainage Plan**, Project No. 24-1416, prepared by DSEL, Revision 6, dated March 5, 2026.
- 10) **Storm Drainage Plan**, Project No. 24-1416, prepared by DSEL, Revision 6, dated March 5, 2026.
- 11) **100 Year Static Ponding Area**, Project No. 24-1416, prepared by DSEL, Revision 6, dated March 5, 2026.
- 12) **Erosion and Sediment Control Plan Stage 1**, Project No. 24-1416, prepared by DSEL, Revision 6, dated March 5, 2026.

- 13) **Erosion and Sediment Control Plan Stage 2**, Project No. 24-1416, prepared by DSEL, Revision 6, dated March 5, 2026.
- 14) **Landscape Plan**, Job No. 25-105, prepared by NAK Design Strategies, revision 3, dated September 9, 2025.

And as detailed in the following reports:

- 1) **Phase One Environmental Site Assessment (North Phase)**, Report CO986.00, prepared by Terrapex, dated March 6, 2025.
- 2) **Phase Two Environmental Site Assessment (North Phase)**, Report CO986.00, prepared by Terrapex, dated March 6, 2025.
- 3) **RSC Acknowledgement Letter**, Records of Site Condition Number B-403-7355946660, dated June 23, 2025.
- 4) **Phase One Environmental Site Assessment (South Phase)**, Report CO986.00, prepared by Terrapex, dated April 2, 2025
- 5) **Phase Two Environmental Site Assessment (South Phase)**, Report CO986.00, prepared by Terrapex, dated April 2, 2025
- 6) **Geotechnical Investigation**, Report PG7521-1, prepared by Paterson Group, Revision 1, dated July 23, 2025.
- 7) **Geotechnical Design Summary Details**, Report PG7521-MEMO.03, prepared by Paterson Group, dated September 18, 2025.
- 8) **Response to city Comments**, Report PG7521-MEMO.04, prepared by Paterson Group, dated September 18, 2025.
- 9) **Design Brief**, Project No.: 24-1416, prepared by DSEL, Submission 4, dated March 2026.
- 10) **Stormwater Management Facility (SWMF) Design and Volumetric Analysis**, Project No.: 24-1416, prepared by DSEL, dated February 18, 2026.
- 11) **Transportation Noise and Vibration Assessment**, File No.: 25-077, prepared by Gradient Wind, dated March 3, 2026.
- 12) **LRT Proximity Study Level 1A**, prepared by DSEL, dated June 24, 2025

And subject to the following 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. **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. **Update to Plans and Reports**

The Owner acknowledges and agrees, prior to the preparation of the Site Plan Agreement or issuance of a Commence Work Notification or issuance of a conditional building permit, to update the list of required plans and studies listed below to address the outstanding comments from the formal review letter dated March 6, 2026 and the CN Peer Review dated November 19, 2025, to the satisfaction of the General Manager, Planning, Development and Building Services Department. The Owner further acknowledges and agrees that the submission may necessitate changes to the plans and reports approved herein. If necessary, the Owner further acknowledges and agrees to provide all revised plans and reports to the General Manager, Planning, Development and Building Services Department prior to preparation of the Site Plan Agreement or the issuance of a Commence Work Notification.

- i) Transportation Noise and Vibration Assessment
- ii) Design Brief
- iii) Civil Plans
- iv) PCSWMM Model

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. **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 Transportation Noise and Vibration Assessment, 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 Transportation Noise and Vibration Assessment, prior to building occupancy, which confirmation shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved Transportation Noise and Vibration Assessment, referenced in Schedule "E" of this Agreement, as follows:

- (a) each unit is to be equipped with central air conditioning;
- (b) further to subsection (a) 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;
- (c) maintain the proposed noise attenuation measures consisting of berms and acoustic barriers, at the owner's expense.

12. **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 B – Increasing Roadway and Rail Traffic

“The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that despite the inclusion of noise control features in this development and within building units, noise levels from increasing roadway and rail traffic may be of concern, occasionally interfering with some activities of the dwelling occupants as the outdoor sound level exceeds the City of Ottawa’s and the Ministry of the Environment, Conservation and Parks’ noise criteria.”

Type D – Central Air Conditioning

“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.”

Ending Paragraph

“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.”

13. **Notice on Title – Light Rail Transit**

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, and shall be included as information on all plans and documents used for marketing purposes, 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 and lease agreements, and all information on all plans and documents used for marketing purposes, shall contain the following clauses which shall be covenants running with the subject lands for the benefit of the owner of the adjacent public transit light rail system and related bus infrastructure:

“The purchaser/lessee, for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that a public transit light rail system (hereinafter referred to as the “LRT system”) and related bus infrastructure

are proposed to be located in proximity to the subject lands. The LRT system may be located on a raised platform or in a tunnel adjacent to or under the subject lands, and the construction, operation and maintenance of the LRT system and related bus infrastructure may result in environmental impacts to the subject lands including, but not limited to, noise, including LRT system operational noise emanating from tunnel ventilation shafts and tunnel ventilation equipment noise for routine testing, vibrations, electromagnetic interferences, stray current transmissions, vehicle emissions, smoke and particulate matter (collectively referred to as the "Interferences"). The purchaser/lessee acknowledges and agrees that despite the inclusion of noise control features within the subject lands, Interferences may continue to be of concern, occasionally interfering with some activities of the occupants on the subject lands. Notwithstanding the above, the purchaser/lessee acknowledges and agrees to release and save harmless the City of Ottawa and OC Transpo from all suits, proceedings, claims, losses, judgments, damages (direct, indirect, consequential or otherwise), causes of actions, executions, liabilities, fees, and expenses including, without limitation, any professional, consultant and legal fees in connection with claims, loss of life, personal injury, damage to property, structural damage or any other loss or injury whatsoever arising from any Interferences experienced in the development from the construction, use, operation or maintenance of the LRT system and related bus infrastructure, in perpetuity."

"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 covenants shall run with the said lands and are for the benefit of the owner of the adjacent LRT system and related bus infrastructure."

14. **Notice on Title – CN Rail**

The Owner is advised that CN has requested that restrictive covenants be registered on title, and all agreements of purchase and sale or lease provide notice to the public that the safety berm, fencing and noise/vibration isolation measures implemented are not to be tampered with or altered and further that the Owner shall have sole responsibility for and shall maintain these measures to the satisfaction of CN.

The Owner is advised that CN requests the following clause be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way:

"Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 meters from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR

will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.”

15. **Contribution Agreement**

The owner acknowledges and agrees that the City shall secure site plan securities, as referenced in Schedule “B” hereto, through the withholding of funding from the City, the particulars of which will be outlined in a Contribution Agreement between the Owner and the City (the “Contribution Agreement”). The Contribution Agreement implementing the withholding provisions shall be provided to the satisfaction of the General Manager, Planning, Development & Building Dept., prior to the issuance of an occupancy permit. If the Contribution Agreement is not received at the time of the request for the issuance of an occupancy permit, the Owner acknowledges and agrees to submit securities at a rate of 100% of Total Estimated Cost of Works on public property and 50% of Total Estimated Cost of Works on private property and as indicated on Schedule “B” hereto.

16. **Contribution Agreement Securities**

Subject to Condition 23 above, the Owner acknowledges and agrees that the required security as indicated in Schedule “B”, in the amount \$50,000, hereto will be secured by the withholding of milestone payments in the Contribution Agreement and that said milestone payments will continue to be withheld until all site Works, including but not limited to, sanitary sewers, storm sewers, stormwater management Works, watermain Works, landscaping Works and road Works, have been completed to the satisfaction of the General Manager, Planning, Development & Building Dept.

17. **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 Beechcliffe Street and Fair Oaks Crescent, fronting the subject lands, as shown on the approved Beechcliffe St & Fair Oaks Crescent, 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.

18. **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.

19. **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.

20. **Protection of City Backbone Watermain**

The Owner acknowledges and agrees, prior to registration of this Agreement or issuance of a Commence Work Notification or issuance of a conditional building permit, to provide a letter from a Professional Engineer, licensed in the Province of Ontario stating that the proposed construction works will have no impact on the city owned 1220mm diameter backbone watermain, along Woodroffe Avenue. The letter shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

21. **Protection of City Sewers**

- (a) Prior to the issuance of a building permit or issuance of a Commence Work Notification, the Owner shall, at its expense:
 - (i) obtain a video inspection of the City Storm Sewer System within Beechcliffe Street and Fair Oaks Crescent 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 Storm Sewer System within Beechcliffe Street and Fair Oaks Crescent 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 Storm Sewer System within Beechcliffe Street and Fair Oaks Crescent and compensate the City for the full amount of any required repairs to the City Sewer System.
 - (iii) obtain a video inspection of the recently replaced City Sanitary Sewer System within Beechcliffe Street and Fair Oaks Crescent to evaluate the physical condition and to identify any obstructions or defects.

22. **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.

23. **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.

24. **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 Design 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.

25. **Grading Easement for Berm**

Prior to the registration of this Agreement, the Owner shall grant to the City, at no cost to the City, an unencumbered, "no touch, no development" easement over the proposed berm along the rear property line, as shown on the approved Grading Plan referenced in Schedule "E" hereto, to the satisfaction of the City. The Owner shall provide a Reference Plan for registration, indicating the subsurface and surface easement, to the City Surveyor for review and approval prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. The Owner acknowledges and agrees to provide an electronic copy of the Transfer and a copy of the deposited reference plan to the City Solicitor prior to registration of the easement. All costs shall be borne by the Owner.

26. **Access to Private Manholes**

The Owner acknowledges and agrees to permit the City to access the manhole structures labelled CBMH 2 and CBMH 3 as shown in the approved Storage Pipes, referenced in Schedule "E" herein, for the purpose of inspecting, maintaining and repairing the city owned portion of the storm pipe.

27. **EASR for shared SWM for severance**

The Owner acknowledges and agrees to register the shared private stormwater management works with the Environmental Activity and Sector Registry (EASR) of the Ministry of the Environment, Conservation and Parks, prior to the creation of any further lots within the subject lands.

28. **Licence for Staging on City Owned Lands**

The Owner shall obtain a licence from the City's Strategic Initiatives Department for the construction of the rail safety berm, the installation of chain link fencing along the berm, the construction of the dry pond, and for temporary construction staging on the City-owned portions of the subject lands.

29. **CN Rail**

All proposed buildings to be occupied by sensitive land uses shall be setback 30 meters from a Principal Main line with an appropriate safety berm abutting the railway right of way;

The required safety berm shall be adjoining and parallel to a Principal Main line right-of-way with returns at the ends, 2.5 meters above grade at the property line, with side slopes not steeper than 2.5 to 1. The required safety berm shall be operational prior to occupancy;

The Owner shall engage a consultant to undertake an analysis of noise. Subject to the review of the noise report, CN may consider other measures recommended by an approved Noise Consultant.

Ground-borne vibration transmission to be evaluated in a report through site testing to determine if dwellings within 75 meters of the railway rights-of-way will be impacted by vibration conditions in excess of 0.14 mm/sec RMS between 4 Hz and 200 Hz. The monitoring system should be capable of measuring frequencies between 4 Hz and 200 Hz, ± 3 dB with an RMS averaging time constant of 1 second. If in excess, isolation measures will be required to ensure living areas do not exceed 0.14 mm/sec RMS on and above the first floor of the dwelling.

The storm water management facility must be designed to control storm water runoff to pre-development conditions including the duration and volume of the flow and accordingly have no impacts on CN right of way, including ditches, culverts and tracks. The required stormwater management facility shall be operational prior to

occupancy. Any proposed alterations to the existing drainage pattern affecting railway property must receive prior concurrence from CNR and be substantiated by a drainage report to the satisfaction of the Railway.

The Owner is advised to contact CN to enter into an Agreement with CN stipulating how CN's concerns will be resolved and will pay CN's reasonable costs in preparing and negotiating the agreement.

The Owner is advised to contact CN to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favor of CN.

To ensure the safety of railway operations, CN's operations and infrastructure are not to be impaired or affected by any construction works or any other works. Additionally, any work performed on CN's property must be arranged through a work permit.

30. **Railway Right of Way Fencing**

A chain link fence of minimum 1.83 meter height shall be installed and maintained along the mutual property line shared with the railway right of way;



March 6, 2026

Date

Allison Hamlin
Manager, Development Review All
Wards, Planning, Development and
Building Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-25-0091

SITE LOCATION

40 Beechcliffe Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The property is on the east side of Beechcliffe Street and Fair Oaks Crescent. The site is currently vacant. In all directions are residential uses, except for a gas station to the southeast. A CN Rail line abuts the property to the north.
- A total of 33 townhouses are proposed as part of Habitat for Humanity Greater Ottawa's affordable home ownership program. Of these, 26 are part of this Site Plan Control application and seven additional proposed townhouses fronting Fair Oaks Crescent are only subject to part lot control.
- All the townhouses are accessed directly from Beechcliffe Street and Fair Oaks Crescent via single driveways leading to single garages.
- The site will connect to the existing sanitary, storm and water services present on Beechcliffe Street and Fair Oaks Crescent, with some rear yard SWM management.
- Berms will be provided at the rear of the townhouse lots to buffer from future BRT/LRT which is planned to abut the property to the east.

Residential Units and Types

Dwelling Type	Number of Units
Townhouse	33

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal conforms with the Official Plan direction to allocate residential growth within built-up areas, the evolution of 15-minute neighbourhoods, residential intensification towards Hubs, Corridors and surrounding Neighbourhoods, the provision of diverse and adequate supply of housing options including different unit sizes, densities and tenure options within neighbourhoods, and to maximize the ability to provide affordable housing.

- The proposal is in compliance with all zoning provisions including the provisions of the R4M [2995] (Residential Fourth Density, Subzone M, Urban Exception 2995) which permits townhouse dwellings.
- The report includes conditions of approval to ensure the proposed development is constructed in conformity with City policies and guidelines.
- The proposed development represents good planning under the current policy framework.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, is not applicable to this development.

CONSULTATION DETAILS

Public Comments

This application was not subject to public circulation under the Public Notification and Consultation Policy. The application was posted on DevApps and questions about the type of tenure (ownership or rental) and the developer was responded to.

Technical Agency/Public Body Comments

Summary of Comments –Technical

CN Rail commented on the application as the Beachburg Rail Corridor abuts the property to the north. CN Rail require that all dwellings are a minimum of 30 metres from the rail corridor and that a safety berm be constructed. CN Rail also requires standard notices on title and in purchase and sale agreements relating to operations.

Response to Comments –Technical

The dwellings are setback more than 30 metres. The land between the northernmost dwelling and the rail corridor is in the process of being severed from the rest of the parcel and will remain in City ownership. Conditions are included to require the construction of the berm and include the required clauses in agreements of purchase and sale.

APPLICATION PROCESS TIMELINE STATUS

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

Contact: James Ireland Tel: 343-999-6367 or e-mail: james.ireland@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-25-0091	25-0967-H		40 rue. Beechcliffe St.
I:\CO\2025\Site\Beechcliffe_40			
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			 <small>NOT TO SCALE</small>