



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

Site Location: 615 Mikinak Road

File No.: D07-12-25-0063

Date of Application: May 7, 2025

This SITE PLAN CONTROL application submitted by Stantec Consulting Ltd. (c/o Barrett Wager), on behalf of Mattamy (Rockcliffe II) Inc., is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

1. **Site Plan**, A, prepared by Korsiak Urban Planning, dated January 6, 2026.
2. **Tree Information Report (TIR)**, L1.0, prepared by Nak Design Strategies, dated 2025-03-19, revision #7, Feb 02/26.
3. **Landscape Plan**, L2.0, prepared by Nak Design Strategies, dated 2025-03-19, revision #7, Feb 02/26.
4. **Details**, L3.0, prepared by Nak Design Strategies, dated 2025-03-19, revision #7, Feb 02/26.
5. **Details**, L4.0, prepared by Nak Design Strategies, dated 2025-03-19, revision #7, Feb 02/26.
6. **Elevations – Wateridge Block 105 – Crl Rear Lane Towns 4 Unit Block**, AA-06, prepared by Q4A Architects, dated 2025-04-11, revision #4 dated 2025-07-11.
7. **Elevations – Wateridge Block 105 – Crl Rear Lane Towns 4 Unit Block**, AA-07, prepared by Q4A Architects, dated 2025-04-11, revision #4 dated 2025-07-11.
8. **Elevations – Wateridge Block 105 – Crl Rear Lane Towns 5 Unit Block**, AA-06, prepared by Q4A Architects, dated 2025-04-11, revision #4 dated 2025-07-16.
9. **Elevations – Wateridge Block 105 – Crl Rear Lane Towns 5 Unit Block**, AA-07, prepared by Q4A Architects, dated 2025-04-11, revision #4 dated 2025-07-16.

10. **Elevations – Wateridge Block 105 – Crl Rear Lane Towns 5 Unit Block w/ Corner Unit**, AA-06, prepared by Q4A Architects, dated 2025-04-11, revision #5 dated 2025-07-11.
11. **Elevations – Wateridge Block 105 – Crl Rear Lane Towns 5 Unit Block w/ Corner Unit**, AA-07, prepared by Q4A Architects, dated 2025-04-11, revision #5 dated 2025-07-11.
12. **Elevations – Wateridge Block 105 – Crl Rear Lane Towns 6 Unit Block**, AA-06, prepared by Q4A Architects, dated 2025-04-11, revision #4 dated 2025-07-11.
13. **Elevations – Wateridge Block 105 – Crl Rear Lane Towns 6 Unit Block**, AA-07, prepared by Q4A Architects, dated 2025-04-11, revision #4 dated 2025-07-11.
14. **Elevations – Wateridge Block 105 – Crl Rear Lane Towns 6 Unit Block w/ Corner Unit**, AA-06, prepared by Q4A Architects, dated 2025-04-11, revision #4 dated 2025-07-11.
15. **Elevations – Wateridge Block 105 – Crl Rear Lane Towns 6 Unit Block w/ Corner Unit**, AA-07, prepared by Q4A Architects, dated 2025-04-11, revision #4 dated 2025-07-11.
16. **Elevation B (B) – Wateridge Block 105 - LVH Village Homes 4 Unit Block**, sheet 6, prepared by Bim Studio, dated 2025/04/24.
17. **Elevation B (B) – Wateridge Block 105 - LVH Village Homes 4 Unit Block**, sheet 7, prepared by Bim Studio, dated 2025/04/24.
18. **Elevation B (B) – Wateridge Block 105 – LVH Village Homes 12 Unit Block**, 2, prepared by Bim Studio, dated 2026-02-17.
19. **Elevation B (B) – Wateridge Block 105 – LVH Village Homes 12 Unit Block**, 3, prepared by Bim Studio, dated 2026-02-17.
20. **Notes and Legends Plan**, NL-1, prepared by Stantec Consulting Ltd., (Rev.05) dated January 20 2026.
21. **Existing Conditions Plan**, EX-1, prepared by Stantec Consulting Ltd., (Rev.05) dated January 20 2026.
22. **Site Servicing Plan**, SSP-1, prepared by Stantec Consulting Ltd., (Rev.05) dated January 20 2026.
23. **Grading Plan**, GP-1, prepared by Stantec Consulting Ltd., (Rev.05) dated January 20 2026.
24. **Erosion Control Plan and Detail Sheet**, prepared by Stantec Consulting Ltd., EC/DS-1 (Rev.05) dated January 20 2026.

25. **Detail Sheet**, DS-2, prepared by Stantec Consulting Ltd., (Rev.04) dated November 25 2025.
26. **Storm Drainage Plan**, SD-1, prepared by Stantec Consulting Ltd., (Rev.04) dated November 25 2025.
27. **Sanitary Drainage Plan**, SA-1, prepared by Stantec Consulting Ltd., (Rev.04) dated November 25 2025.
28. **Plan and Profile Sheet 1**, PP-1, prepared by Stantec Consulting Ltd., (Rev.04) dated November 25 2025.
29. **Plan and Profile Sheet 2**, PP-2, prepared by Stantec Consulting Ltd., (Rev.04) dated November 25 2025.
30. **Plan and Profile Sheet 3**, PP-3, prepared by Stantec Consulting Ltd., (Rev.04) dated November 25 2025.

And as detailed in the following report(s):

1. **Transportation Impact Assessment**, prepared by Novatech Engineers, Planners & Landscape Architects, dated May 2025.
2. **Transportation Demand Management**, Appendix E of Transportation Impact Assessment, prepared by Novatech Engineers, Planners & Landscape Architects, dated May 2025.
3. **Phase One Environmental Site Assessment**, prepared by DST Consulting Engineers Inc., dated March 2015.
4. **Phase Two Environmental Site Assessment Update and Soil Remediation – RSC**, prepared by DST Consulting Engineers Inc., revision #6 dated February 2016.
5. **Update to Phase I ESA – Current Site Condition**, PE7145-LET.01, prepared by Paterson Group dated July 08 2025.
6. **Geotechnical Investigation**, PG7353-1, prepared by Paterson Group, revision #1 dated April 30 2025.
7. **Groundwater Impact Assessment**, PH5061-REP.01, prepared by Paterson Group, dated May 02 2025.
8. **Detailed Traffic Noise Study**, GWE25-055 – Traffic Noise, prepared by Gradient Wind Engineering Inc., GWE25-055 -Traffic Noise dated April 30 2025.
9. **Site Servicing and Stormwater Management Report**, prepared by Stantec Consulting Ltd., dated October 31 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. Construct Sidewalks

The Owner shall design and construct sidewalk(s) within public rights-of-way or on other City owned lands to provide a pedestrian connection from or to the site as may be determined by the General Manager, Planning, Development and Building Services. Such sidewalk(s) shall be constructed to City Standards.

7. Extend Internal Walkway

The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner,

to the satisfaction of the General Manager, Planning, Development and Building Services.

8. Completion of Works

The Owner acknowledges and agrees that no new building will be occupied on the lands until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Development and Building Services, including the installation of municipal numbering provided in a permanent location visible during both day and night and the installation of any street name sign on relevant streets. Notwithstanding the non-completion of the foregoing Works, occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Development and Building Services, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Development and Building Services for such occupancy in writing.

Until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Development and Building Services, the Owner shall give notice to the City of a proposed conveyance of title to any building at least thirty (30) days prior to any such conveyance. No conveyance of title to any building shall be effective unless the Owner has complied with this provision.

Nothing in this clause shall be construed as prohibiting or preventing the approval of a consent for severance and conveyance for the purposes of obtaining financing.

9. Development Charges

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

10. Noise Control Attenuation Measures

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

- (a) each unit is to be fitted with a forced air heating system and ducting, and shall be sized to accommodate 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) 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 Detailed Traffic Noise Study 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.

11. 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

"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."

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."

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. 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 - PG7353-1 revision 1 dated April 30, 2025 (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.

14. 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.

15. 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.

16. 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 Site 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.

17. Water Plant

The Owner acknowledges and agrees that the water plant 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.

18. Municipal Responsibility Agreement

- (a) Prior to the execution of this Agreement by the City, the Owner shall enter into and register on title to the subject lands, a Responsibility Agreement with the City with respect to the private communal water system and the private communal wastewater system servicing the subject lands, such agreement shall be to the satisfaction of the General Manager, Planning, Development and Building Services.
- (b) The Owner further acknowledges and agrees that the communal services shall at all times be operated under a valid Ministry of the Environment, Conservation and Parks Certificate of Approval.

19. 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.

20. 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.

21. Use of Explosives and Pre-Blast Survey

The Owner acknowledges and agrees that all blasting activities will conform to the City’s Standard S.P. No. F-1201 entitled Use of Explosives, as amended. Prior to any blasting activities, a pre-blast survey shall be prepared as per S.P. No. F-1201, at the Owner’s expense, for all buildings, utilities, structures, water wells and facilities likely to be affected by the blast based on the location where explosives are to be used. In particular, a pre-blast survey shall be completed in accordance with Table 1 of S.P. No. F-1201. The standard inspection procedure shall include the provision of an explanatory letter to the owner or occupant and owner with a formal request for permission to carry out an inspection.

22. 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.

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. Waste Collection

The Owner acknowledges and agrees that the City will provide curb-side cart (and/or container) garbage, and organic waste collection for the residential units. The Owner acknowledges and agrees that it is recommended that the containers and carts be placed on a concrete floor where being stored.

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.

24. Parkland Dedication

- (a) The Owner acknowledges and agrees that the conveyance requirement to the City is 1,850.37 square metres which has been satisfied elsewhere in the subdivision by CLC.
- (b) The Owner covenants and agrees that the conveyance requirement has been calculated at the rate set out below in accordance with the Parkland Dedication By-law, being By-law No. 2022-280, as amended:
- (i) For conveyance of parkland (residential > 18 units/net ha):
 - i. one hectare per 600 net residential units but shall not exceed a maximum of 10% of the gross land area where less than or equal to five hectares.

25. Notice on Title – Parkland

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

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that the parkland within the vicinity of the subject lands may have active hard and soft surface recreational facilities, buildings and supporting infrastructure. These amenities may include lit facilities and may generate noise by users using these facilities and amenities."

"The purchaser/lessee covenants with the vendor/lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale and lease agreements for the lands described herein, which covenant shall run with the said lands."

26. Pedestrian Easement

Prior to occupancy, the Owner shall grant to the City, at no cost to the City, unencumbered pedestrian easements for the 1.8 metre mid-block connection connecting Vedette Way to Alliance Park, as well as parkette, as shown on the approved Site Plan referenced in Schedule "E" hereto, if applicable, to the satisfaction of the City. The Owner shall provide a Reference Plan for registration, indicating the Pedestrian 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. The Owner acknowledges and agrees that 25% of the total site securities will be held until such time as the easement is registered.

27. Transportation Impact Assessment

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

28. 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.

29. Permanent Features

The Owner acknowledges and agrees that no permanent features shall be permitted above and below grade within the City's widened right-of-way or corner sight triangle, including commercial signage, except as otherwise shown on the approved Site Plan referenced in Schedule E" herein.

30. Transportation Demand Measures

Prior to the issuance of an Occupancy Permit, the Owner acknowledges and agrees that it shall implement the following Transportation Demand Measures identified within the approved TDM Measures Checklist referenced in Schedule "E" herein, which shall be to the satisfaction of the General Manager, Planning, Development and Building Services Department.

March 2, 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

File Number: D07-12-25-0063

SITE LOCATION

615 Mikinak Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The site is located within Phase 1A of the Wateridge subdivision, and is bounded by Hemlock Road to the north, Vedette Way to the west and Mikinak Road to the south.

The site represents a corner lot municipally addressed as 615 Mikinak Road, and is currently a vacant and cleared parcel approximately 2.2 hectares in size. The lot has an approximate frontage of 149 metres along Hemlock Road, approximately 127 metres along Vedette Way, and approximately 156 metres along Mikinak Road. The eastern property line abuts City-owned lands.

Immediately north of the subject lands is planned for low-rise to mid-rise residential and mixed-use land uses. East of the site is a multi-use pathway that abuts the subject property, beyond which is Alliance Park. Immediately south of the subject lands is the remainder of Phase 1A of the Wateridge subdivision, which consists of existing low-rise residential buildings. Immediately to the west is planned for low-rise to mid-rise residential buildings, beyond which is planned for high-rise mixed-use.

The Site Plan Control application seeks to facilitate the development of a Planned Unit Development (PUD) containing 60 back-to-back townhouses, and 51 rear-lane townhouses for a total of 111 residential units on the subject lands. The rear-lane townhouses are proposed to provide frontage along the public road network, while the back-to-back townhouses are proposed to be located internally to the development.

The Planned Unit Development includes an internal private road network which will connect to Vedette Way, providing vehicular access and circulation throughout the site. Each townhouse has its own private garage, and eight additional visitor parking spaces are also proposed on the site. Landscaping such as vegetative plantings and trees are provided throughout the site, including a parkette on the southwest corner of the subject property. A pedestrian mid-block connection connecting Vedette Way and Alliance Park is also proposed.

Residential Units and Types

Dwelling Type	Number of Units
Townhouse	111

Related Applications

The following applications are related to this proposed development:

- Plan of Condominium – D07-04-25-0006
- Plan of Subdivision - D07-16-15-0003

DECISION AND RATIONALE

This application is approved for the following reasons:

- The subject site is located within Inner Urban Transect Policy Area and is designated Minor Corridor on Schedule B2 of the Official Plan. The Inner Urban Transect and land use designations are generally intended for a variety of uses, including residential uses. The Planned Unit Development achieves the density targets of 60-80 dwellings per net hectare and represent an urban pattern of built form.
- The site is subject to the Wateridge Village Secondary Plan (2022). The site is designated Neighbourhood in the SP (Section 2.3) which is intended for low-rise residential development.
- The subject site is located in the approved Wateridge Village Plan of Subdivision 4M-1559 (Block 105).
- The site is dual zoned R4UC [2311], (Residential Fourth Density, Subzone UC, urban exception 2311) and I1A (Institutional Zone, subzone 1A). The dual zone was implemented to potentially accommodate a school as per the draft plan of subdivision; however, the school board did not choose to exercise their right to develop the lands. As such, the proposed development is developing the land as per the residential zoning requirements. Zoning relief was granted by the Committee of Adjustment (File # D08-02-25/A-00259) to permit increased building height, reduced building setbacks from a private road, and to not require opaque screening for the proposed Juliette balconies.
- The site is associated with current Plan of Condominium application D07-04-25-0006 which proposes to establish a common elements condominium for a total of 111 residential units.
- The proposed development is consistent with the Urban Design Guidelines for Low-Rise Infill Housing by locating entrances, windows and porches at the ground level, providing for a pedestrian scale, maintaining the streetscape character, providing soft landscaping and trees, maintaining the neighbourhoods planned pattern of development, providing uniform and continuous setbacks from the street, providing outdoor amenity space, providing for functional yards, providing architectural detail on the front and rear of street facing units, promoting street

interaction, providing a mid-block connection, and locating parking to the rear of buildings where they face a public street.

- The proposal is consistent with the Provincial Planning Statement (2024).

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, will be satisfied through the subdivision process for Wateridge Village.

URBAN DESIGN REVIEW PANEL

The Site Plan Control application was not subject to the Urban Design Review Panel process.

ROAD MODIFICATIONS

There are no road modifications associated with this Site Plan Control application.

CONSULTATION DETAILS

Councillor's Comments

Councillor Rawlson King was aware of the application related to this report.

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments.

Advisory Committee Comments

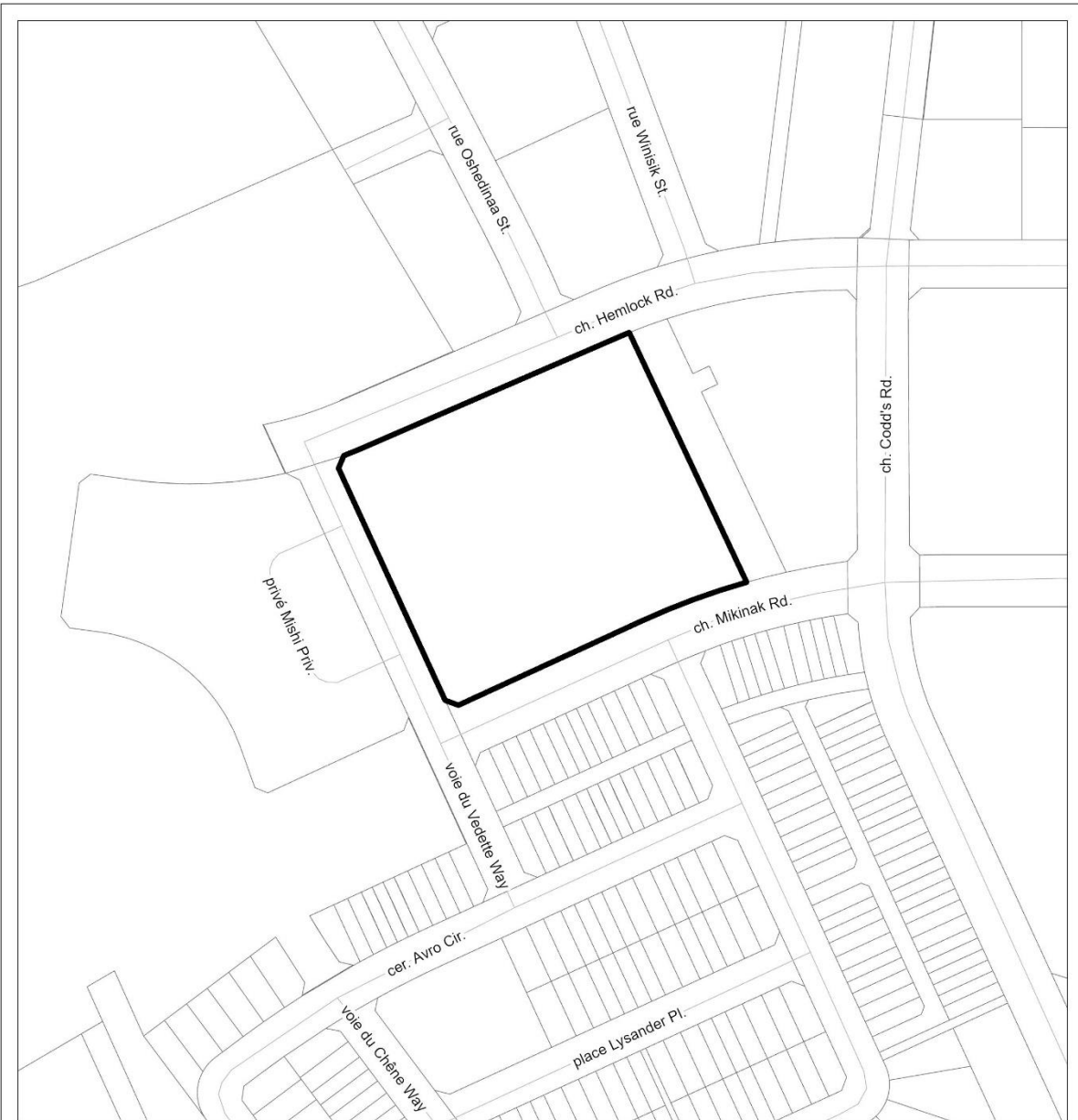
N/A




APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date. The Council approved timeline has not been met due to complexity of the issues associated with infrastructure and design detail.

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

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-25-0063	25-0915-G	 615 ch. Mikinak Rd.	 <small>NOT TO SCALE</small>
I:\CO\2025\Site\Mikinak_615			
<small>©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.</small>			
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REVISION / RÉVISION - 2025 / 07 / 16			