

**DRAFT PLAN OF SERVICED SUBDIVISION APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW, SOUTH,
PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT
DEPARTMENT**

Site Location:	4725 Spratt Road
File No.:	D07-16-19-0021
Date of Application:	August 6, 2019

This application submitted by Vincent Denomme on behalf of Claridge Homes is recommended for DRAFT APPROVAL, subject to the following Standard and Special Conditions, as attached.

March 12, 2021

Date



Lily Xu
Manager, Development Review
Planning, Infrastructure and Economic
Development Department

Attach(s):

1. Conditions of Draft Approval
2. Draft Plan of Subdivision



DRAFT PLAN OF SERVICED SUBDIVISION APPLICATION SUPPORTING INFORMATION

SITE LOCATION

4725 Spratt Road

The site is located south of Earl Armstrong Road in the Riverside South Community. The triangular-shaped parcel abuts the future Bus Rapid Transit to the north, Spratt Road to the west, the extension of Ralph Hennessey Avenue to the east, and future, vacant subdivision lands to the south.

SYNOPSIS OF APPLICATION

The Subdivision proposes 7 new roads, most of which extend into abutting development land, and 275 townhouse dwelling units that will be 2-storeys in height, each with a garage and access to a public road.

DISCUSSION AND ANALYSIS

It is recommended that the application be approved

The subject application has been examined pursuant to the provisions of the Official Plan and meets the policy objectives of the General Urban designation for the growth of new communities.

The lands are also subject to and comply with the Riverside South Community Design Plan which identifies these lands as Medium Density.

The conditions of approval are supported by the applicant and the Ward Councillor.

The proposed development does not require an expenditure of municipal funds over and above those funds recovered by development charges or for which an allocation has been made in a Council approved budget.

CONSULTATION DETAILS

Councillor Carol Anne Meehan has concurred with the proposed conditions of Draft Approval.



Public Comments

This application was subject to the Public Notification and Consultation Policy.

Three residents provided comments on this application as per below:

Comment: Request for a fence to be installed around the existing properties that abut the development.

Response: The developer will install fences around the existing properties.

Comment: Concern regarding traffic and lack of funding for the proposed Bus Rapid Transit Route.

Response: The area is being developed according to high-level City plans that include regard for various modes of transportation including transit and private vehicles. The developer is proceeding in accordance with the Transportation Impact Assessment. The City Transportation Project Manager did not have any concerns with the proposal.

APPLICATION PROCESS TIMELINE STATUS

This Plan of Subdivision application was not processed by the “On Time Decision Date” established for the processing of an application that has Manager Delegated Authority due to the additional time required to address comments and delays associated with the Covid-19 pandemic.

Contact: Tracey Scaramozzino Tel: 613-580-2424, extension 12545, Fax 613-580-2576 or e-mail: tracey.scaramozzino@ottawa.ca.