

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

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**Site Location:** 1515 Earl Armstrong Road

**File No.:** D07-16-22-0010

**Date of Application:** May 11, 2022

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

May 8, 2023

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Date



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Lily Xu  
Manager, Development Review  
Planning, Real Estate and Economic  
Development Department

Attach(s):

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



## **DRAFT PLAN OF SERVICED SUBDIVISION APPLICATION SUPPORTING INFORMATION**

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File Number: D07-16-22-0010

### **SITE LOCATION**

1515 Earl Armstrong Road

The subject lands are in the Riverside South Community at the north-west corner of Earl Armstrong and Limebank Roads. The lands are vacant and comprised of scrubland, a few trees and a trodden pathway. A stormwater management pond and associated pathway are located immediately to the north. Low density residential dwellings are located further to the north and west of the site. The lands to the east across Limebank Road are undeveloped and zoned for retail and commercial development, while the lands to the south-east have recently been site plan approved for retail and commercial development. Lands to the south, across Earl Armstrong Road are currently being developed for the Limebank O-train station and are zoned for mixed-use development.

### **SYNOPSIS OF APPLICATION**

The proposed subdivision proposes 1 new L-shaped, public road between Earl Armstrong and Limebank Roads, and the creation of 3 development blocks for commercial and retail development. The commercial and retail buildings with associated surface vehicular and bicycle parking are being reviewed through a concurrent site plan control application. Landscaping around and within the site is proposed, as is a pedestrian connection at the north of the site to connect with the stormwater management pond pathway system.

The zoning of General Mixed Use, Subzone 26 (GM26) permits the proposed development of these lands.

### **DISCUSSION AND ANALYSIS**

It is recommended that the application be approved, as the plans are timely and are in keeping with the Official Plan, Riverside South Community Design Plan, draft Riverside South Secondary Plan and Zoning By-law.

The subdivision application has been examined pursuant to the provisions of the Official Plan Policies regarding the Suburban Transect, with a Hub Designation, and an evolving neighbourhood overlay and within a Protected Major Transit Station Area (PMTSA). The proposed subdivision recognizes the existing suburban pattern of built form, and the provision of commercial and retail uses in this location will support the evolution of a 15-minute community. The site will be accessible by active modes of transportation through the pathway system that connects with the existing stormwater management pond pathway and residential area to the north, and through the site with sidewalks being



provided on both sides of the new public road, that will connect to existing sidewalks along Limebank and Earl Armstrong Roads. The new public street will contain street trees to help create a desirable pedestrian environment.

The proposal is supported by the guidelines in the current Riverside South Community Design Plan and draft Riverside South Secondary Plan which designate these lands as part of the Community Core and permit retail and commercial uses with surface parking. Clearly marked pedestrian connections within and external to the site along with ample landscaping, and sidewalks on both sides of new streets are also recommended by these plans and are being provided.

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 Steve Desroches has concurred with the proposed conditions of Draft Approval.

### **Public Comments**

This application was subject to the Public Notification and Consultation Policy. The statutory public meeting was held virtually via Zoom on September 20, 2022. The former City Councillor, Applicant and City staff were in attendance along with seventeen members of the public.

Residents were interested in the proposed building heights, and expressed concern over light pollution, inadequate landscape buffer as well as speed of traffic and fencing. All of these detailed issues are being reviewed during the concurrent site plan control application.

The former Councillor was particularly concerned with the low density and abundance of vehicular parking spaces that were shown on the concept plan. These concerns are acknowledged. The concept plan, as shown, is permitted as per the current zoning of the site (General Mixed Use, Subzone 26 (GM26)).

## **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 workload issues.



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