

**DRAFT PLAN OF SERVICED SUBDIVISION APPLICATION
DELEGATED AUTHORITY REPORT
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Location: 980 Earl Armstrong Road

File No.: D07-16-23-0013

Date of Application: August 24, 2023

This application submitted by Marcel Denomme on behalf of Riverside South Development Corporation (RSDC) is recommended for DRAFT APPROVAL with revised conditions, subject to the following Standard and Special Conditions, as attached.

November 12, 2024



Date

Lily Xu,
Manager, Development Review
Planning, Development and Building Services
Department

Attach(s):

1. Document 1: Location Map
2. Document 2: Draft Plan of Subdivision
3. Document 3: Draft Concept Plan
4. Conditions of Draft Approval



DRAFT PLAN OF SUBDIVISION APPLICATION SUPPORTING INFORMATION

File Number: D07-16-23-0013

SITE LOCATION

The site is located at 980 Earl Armstrong Road at the south-west corner of Limebank Road and Earl Armstrong Road in the planned Town Centre of Riverside South. The 54 hectares of development lands are currently vacant and are referred to as Phase 7a of the Riverside South Community. The Limebank O-Train Station is located within these lands, with a potential opening in the fall of 2024.

SYNOPSIS OF APPLICATION

The purpose of the subject Plan of Subdivision application is to subdivide these lands into 14 development blocks, for residential and commercial development, 1 school, 1 City district park, 1 smaller City park, a transit block for the Limebank O-train Station and new public roads.

An earlier subdivision application was draft approved by the City in 2014. Since that time, the final location for the Limebank O-Train station was determined, the City adopted a new Official Plan and the Riverside South Community Design Plan was reviewed, updated, and converted into a Secondary Plan. As a result of these changes to land use allocation and policy, several conditions have been updated and revised.

Proposed Residential Units and Types

Dwelling Type	Number of Units
Apartment	1,644
Stacked	300
Semi-detached	494
TOTAL	2,441

Development blocks are arranged along new public roads that are designed in a modified grid pattern. Sidewalks will be provided along both sides of all new streets to ensure safe and convenient pedestrian movement within the community, to the O-train station and to the surrounding developed areas, both existing and future.

Related Applications

The following applications are related to this proposed development:

- There are no other current applications related to this site.

DISCUSSION AND ANALYSIS

It is recommended that the application be approved, because the proposal meets the policy direction in the Provincial Planning Statement and the Official Plan.

The subject application has been examined pursuant to the provisions of the Official Plan. The site is within the Suburban Transect and designated as a Hub, and a Protected Major Transit Station Area (PMTSA) as per the Ontario Provincial Policy Statement. These designations set the stage for greater density and variety of uses to support public transit.

Hubs

Hub designations are areas centred on planned or existing rapid transit stations and/or frequent street transit stops. The planned function of Hubs is to concentrate a diversity of functions, a higher density of development, a greater degree of mixed uses and a higher level of public transit connectivity than the areas abutting and surrounding the Hub. Hubs are also intended as major employment centres.

Protected Major Transit Station Area's (PMTSA)

Permitted uses within the PMTSAs shall include a range of mid- and high-density housing types as well as a full range of non-residential functions including employment, commercial services and education institutions.

Riverside South Secondary Plan

The site is designated as a Town Centre in the Riverside South Secondary Plan. The intent for this designation is to be a dense, mixed-use, transit-oriented neighbourhood with a focus on active modes of transportation.

Infrastructure

To support the proposed Plan of Subdivision the City has reviewed the application based on the following servicing requirements:

Sanitary

Sanitary servicing can be provided from the existing sanitary sewer infrastructure surrounding the site from Earl Armstrong Road, Portico Way and Limebank Road as per the recommendation of Mosquito Creek Study and RSS ISSU.



Water

Water servicing, including both domestic and fire protection, can be provided by connection to the existing watermain infrastructure surrounding the site from Earl Armstrong Road, Portico Way and Limebank Road as per the recommendation of Mosquito Creek Study and RSS ISSU.

Stormwater Management

Storm servicing is recommended under Phase 1 Mosquito Creek Study/ RSS ISSU and can be provided for the proposed development. Quantity control of stormwater can be provided with a combination of on-site detention (surface ponding), inlet control devices (ICDs), direct conveyance with no ponding etc. The majority of the proposed area is serviced by RSS Pond 2 catchment area, however, some portion going to Pond 1 and some portion should be directed towards Pond 2A as per the ISSU recommendation. The development blocks are expected to adhere to the same City stormwater criteria as outlined in the adequacy report. 100-year on-site quantity control for each development block will be provide by standard measures for each individual block.

Summary

The proposed Draft Plan of Subdivision aids in implementing policies of the City's Official Plan 'Hub' and the 'PMTSA' designations, where these policy documents support a grid pattern of streets, with dense development blocks for mixed-use development and parkland development.

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.

It is recommended that the application be approved in accordance with the conditions of draft approval included in Document 1.

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 under the original subdivision application and no public comments were received.



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 complexity of the issues associated with Limebank Station land requirements.

Contact: Tracey Scaramozzino Cell 613-325-6976 or e-mail:
tracey.scaramozzino@ottawa.ca.



PUBLIC NOTIFICATION OF DECISION LIST

Draft Plan of Subdivision Application

Site Address: 980 Earl Armstrong Road

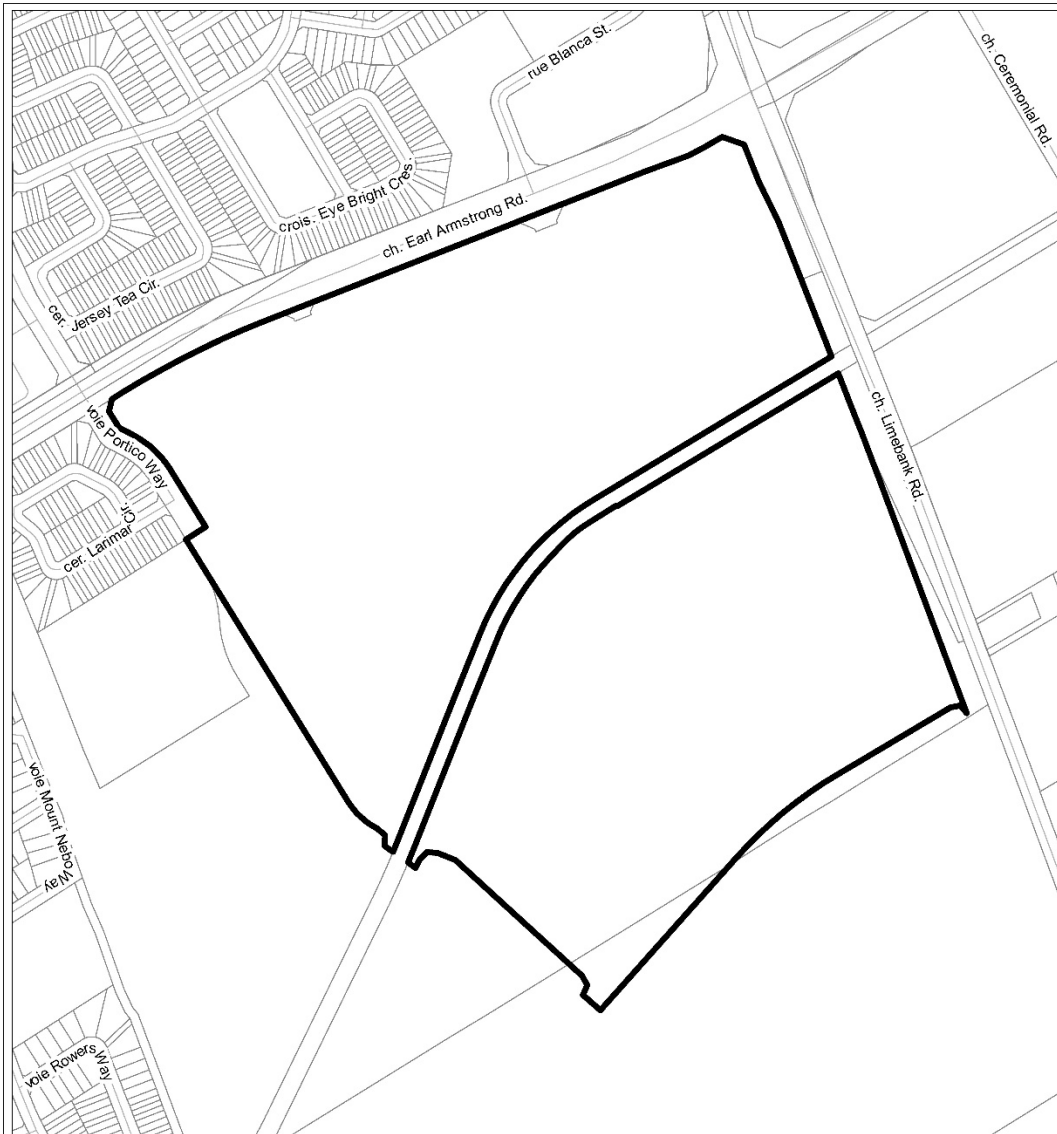
File No.: D07-16-23-0013

The persons, community organizations, advisory committees and/or technical agencies noted on the attached lists are to be notified of the decision, given they have provided comments and/or requested to be notified of the decision, through the Department's Public Notification and Consultation or Technical Circulation Processes:

List of Persons, Community Organizations, Technical Agencies and Advisory Committees who commented on the application or requested to be notified of the decision.

The supporting information attached to the notification of the decision does not need to be bilingual, because no comments were received in French.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION PLAN OF SUBDIVISION / PLAN DE LOTISSEMENT	
D07-16-23-0013	24-1216-L	980 ch. Earl Armstrong Rd.	
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REVISION / RÉVISION - 2024 / 10 / 30			

Document 3 – Draft Concept Plan

