

Site Plan Control Proposal Summary Manager Approval, Public Consultation

File Number: D07-12-14-0132

Date: September 17, 2015

Applicant: Dennis Jacobs, Momentum
Planning and Communication
Email: djacobs@momentumplancom.ca
Phone: 613-729-3773

Planner: Mary Dickinson
Ward: 16 - River
Councillor: Riley Brockington
Owner: Anand Aggarwal

Site Location:

655 and 755 Anand Private

Applicant's Proposal

The City of Ottawa has received a Site Plan application to construct two 16-storey high rise residential buildings consisting of a total of 250 dwelling units.

Proposal Details

The subject site is referred to as 'Phase 2' of a larger development proposal for a parcel of land which was originally known as 1172 Walkley Road. This parcel is located on the south side of Walkley Road, west of Bank Street and east of the Airport Parkway. Phase 1 of this development, which consist of a five storey hotel and a 10 storey condominium building are located north of the subject development site. Anand Private runs along the east side of the development providing access to Phase 1 and will be extended further south to allow access to Phase 2.

Phase 2 proposes the construction of two 16-storey residential high-rise buildings on a shared semi-underground parking structure. The two towers are proposed to be spaced 30 metres apart with floor plates at approximately 750 square metres in area.

Access to the buildings will be via Anand Private, which connects to Walkley Road at a signalized intersection. The buildings are proposed to share an access to the semi-underground parking structure and pick up/drop off area between the two buildings.

A multi-use pathway runs along the western side of the Phase 1 buildings, which is proposed to be extended further south to allow direct pedestrian and cycling connections to Walkley Road and transit from Phase 2. Pedestrian connections to Bank Street through existing private land holdings to the east are also being contemplated.

Phase 1 relies on a stormwater management dry pond which is west of the phase 2 lands. Underground stormwater management is proposed to address the additional flows from Phase 2. This system is to be integrated into the larger stormwater system shared by all phases of development.

Related Planning Applications

The applicant has submitted an application for Lifting of a Hold concurrent with this site plan control application (File No. D07-07-14-0010).

Roadway Modifications

N/A

Timelines and Approval Authority

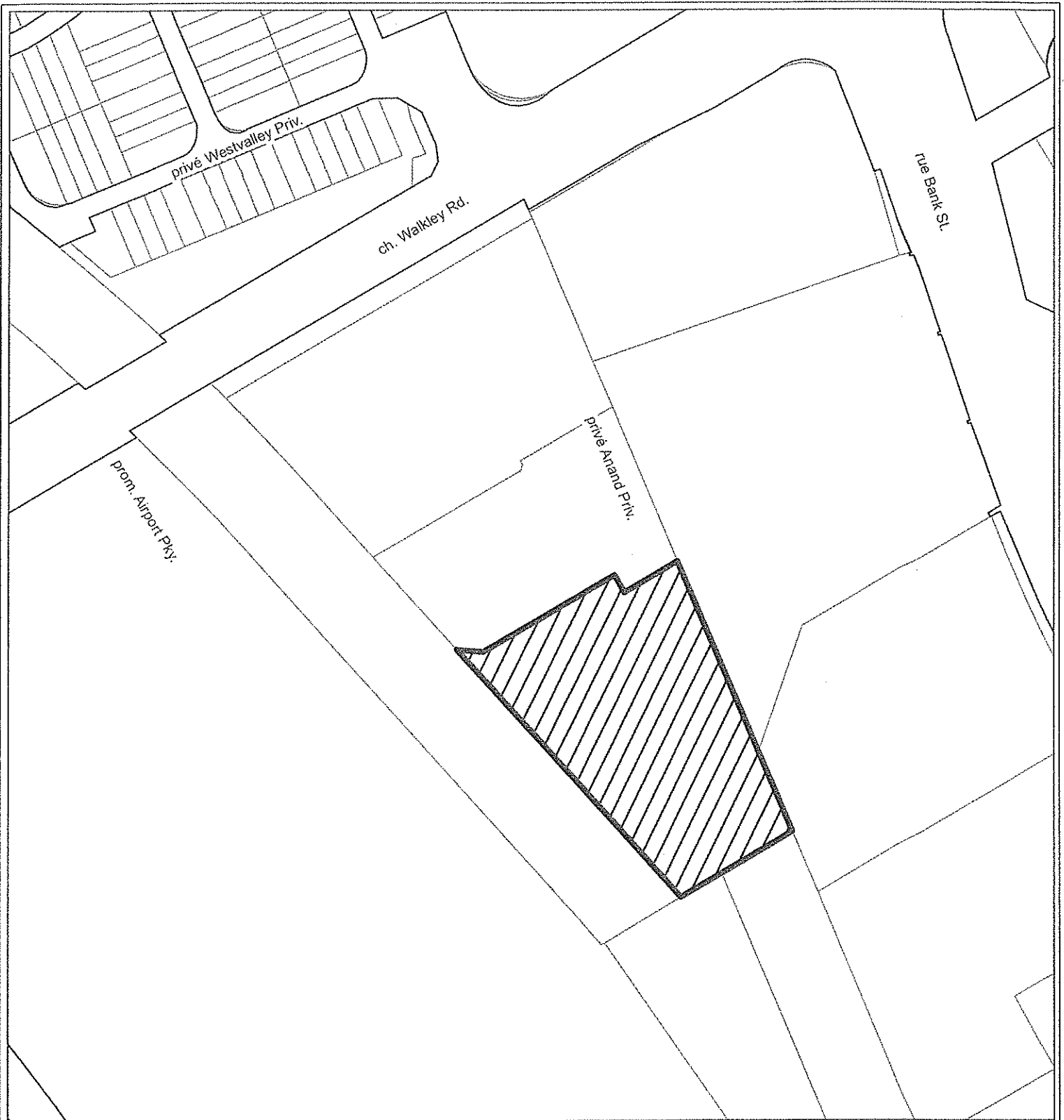
The "On Time Decision Date", the target date upon which a decision on the application is to be rendered by the Planning and Growth Management Department, via delegated authority, is **November 14, 2015**.

How to Provide Comments:

For additional information or to provide your comments go through Ottawa.ca/devapps or contact*:

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*Please provide comments by **October 15, 2015**.



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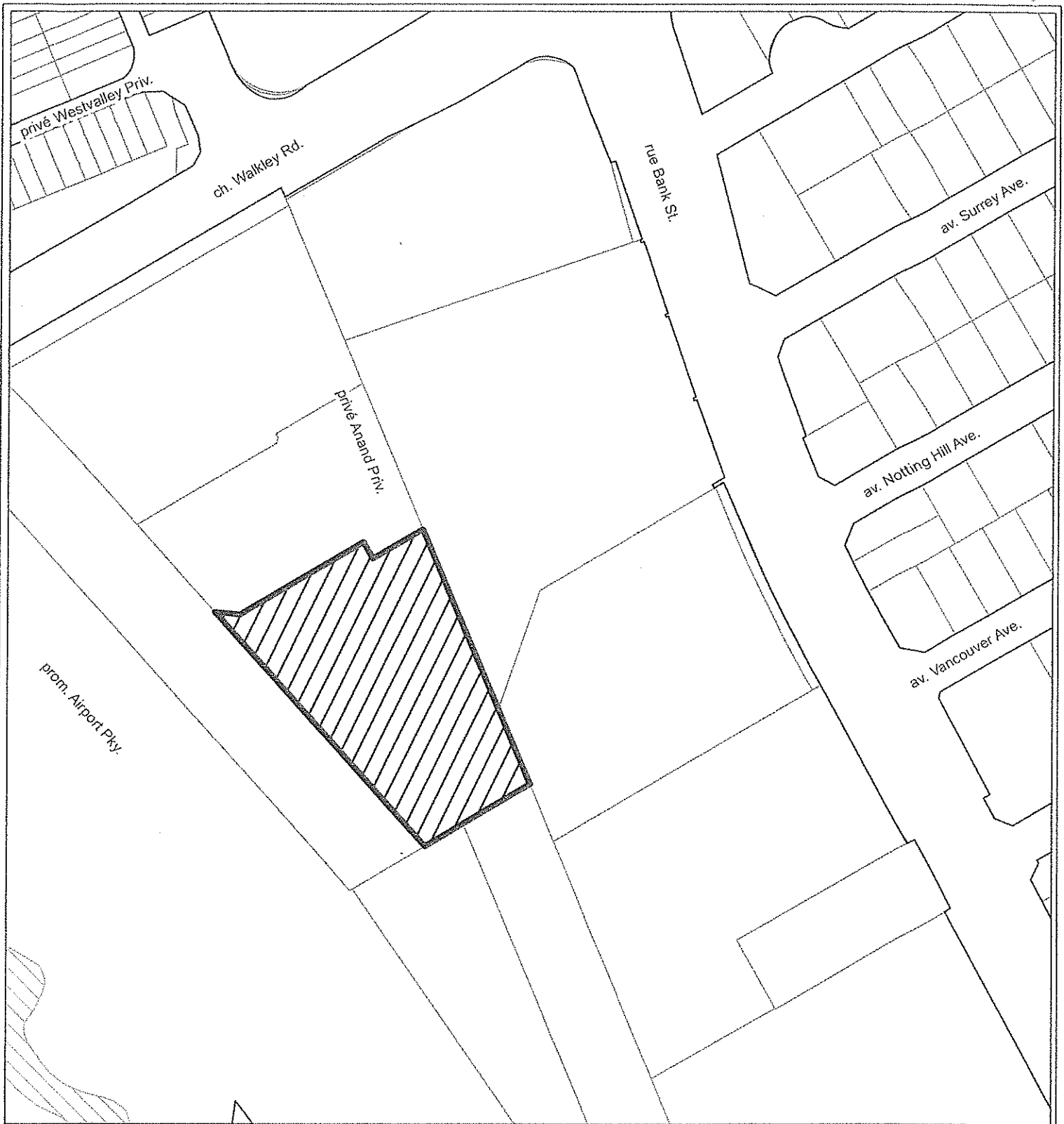
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655 and/ et 755 privé Anand Private





Ottawa **PLANNING AND GROWTH MANAGEMENT**
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LOCATION MAP / PLAN DE LOCALISATION
 ZONING KEY PLAN / SCHÉMA DE ZONAGE
 LIFTING OF HOLDING SYMBOL - SYMBOLE DE LA LEVÉE
 DES DISPOSITIONS RELATIVES À L'AMÉNAGEMENT DIFFÉRÉ



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