



**SITE PLAN CONTROL APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW, EAST**

Site Location: 400 Inlet Private (8900 Jeanne d'Arc Boulevard North)

File No.: D07-12-21-0085

Date of Application: June 17, 2021

This SITE PLAN CONTROL application submitted by Paquette Planning Associates on behalf of 6382941 Canada Inc., is APPROVED as shown on the following plan(s):

1. South Elevation, Petrie's Landing I – Tower 4, Drawing No. A400, prepared by Neuf Architect(e)s, dated October 15, 2019, revision 13 dated January 28, 2022.
2. North Elevation, Petrie's Landing I – Tower 4, Drawing No. A401, prepared by Neuf Architect(e)s, dated October 15, 2019, revision 13 dated January 28, 2022.
3. East Elevation, Petrie's Landing I – Tower 4, Drawing No. A402, prepared by Neuf Architect(e)s, dated October 15, 2019, revision 13 dated January 28, 2022.
4. West Elevation, Petrie's Landing I – Tower 4, Drawing No. A403, prepared by Neuf Architect(e)s, dated October 15, 2019, revision 13 dated January 28, 2022.
5. Isometric Views, Petrie's Landing I – Tower 4, Drawing No. A002, prepared by Neuf Architect(e)s, dated October 15, 2019, revision 11 dated January 28, 2022.
6. Perspectives, Petrie's Landing I – Tower 4, Drawing No. A003, prepared by Neuf Architect(e)s, dated October 9, 2019, revision 11 dated January 28, 2022.
7. Perspectives, Petrie's Landing I – Tower 4, Drawing No. A004, prepared by Neuf Architect(e)s, dated January 22, 2022, revision 9 dated January 28, 2022.
8. Roof Canopy Perspectives, Petrie's Landing I – Tower 4, Drawing No. A005, prepared by Neuf Architect(e)s, dated September 1, 2021, revision 6 dated January 28, 2022.
9. Basement 3 – Tower 4, Petrie's Landing I – Tower 4, Drawing No. A200.4, prepared by Neuf Architect(e)s, dated June 4, 2021, revision 4 dated January 28, 2022.

10. Basement 2 – Tower 4, Petrie’s Landing I – Tower 4, Drawing No. A201.4, prepared by Neuf Architect(e)s, dated June 4, 2021, revision 4 dated January 28, 2022.

11. Basement 1 – Tower 4, Petrie’s Landing I – Tower 4, Drawing No. A202.4, prepared by Neuf Architect(e)s, dated June 4, 2021, revision 4 dated January 28, 2022.

And subject to the following Requirements, General and Special Conditions:

Requirements

1. The Owner shall submit a certificate of insurance in a form satisfactory to the City. The certificate of insurance must be issued in favor of the City of Ottawa in an amount not less than five million dollars per occurrence, must contain an endorsement naming the City as an additional insured and an unconditional thirty days notice of any material change or cancellation of the policy.

General Conditions

1. The Owner shall execute the City's standard Letter of Undertaking and satisfy the conditions contained within this Delegated Authority Report. In the event the Owner fails to execute the required Letter of Undertaking and submit any required fees and/or securities within six months, this approval shall lapse.

2. Permits

The Owner shall obtain such permits as may be required from municipal or provincial authorities and shall file copies thereof with the General Manager, Planning, Real Estate and Economic Development.

Special Conditions

Road Infrastructure

3. The Owner acknowledges and agrees that the temporary turn-around between Towers 3 and 4 shall be to the satisfaction of Emergency & Protective Services Department and Planning, Real Estate and Economic Development.
4. The Owner acknowledges and agrees that any securities held under D07-12-18-0143 for private roads on Phases 3 and 4 lands (300 and 400 Inlet Private) shall not be released until the temporary turn-around has been de-constructed and replaced by a permanent approved private road that meets bridge standard requirements, as per City File No. D07-12-18-0143. This shall be to the satisfaction of the General Manager, Emergency & Protective Services Department and Planning, Real Estate and Economic Development.
5. The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Elevations Plans. The Owner further acknowledges and agrees that any subsequent proposed changes to the

approved Elevations Plans shall be filed with the General Manager, Planning, Real Estate and Economic Development and agreed to by both the Owner and the City prior to the implementation of such changes.

6. The Owner acknowledges and agrees they shall enter into a modified RMA process for an emergency access at 8900 Jeanne d'Arc Boulevard North and/or between 300 and 400 Inlet Private to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.
7. The Owner acknowledges and agrees that until the aforementioned RMA process is finalized for an emergency access, securities will be held under this site plan control approval. These securities shall be released after the emergency access is designed and constructed to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.
8. The Owner acknowledges and agrees that the emergency access under the RMA process is to be constructed by the Owner within 1 year after the O-Train construction is complete and City contractors have vacated.

November 10, 2022

Date

Geraldine Wildman

Geraldine Wildman, MCIP, RPP
Manager (Acting), Development Review, East
Planning, Real Estate and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-21-0085

SITE LOCATION

400 Inlet Private – lands for Tower 4, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is at the eastern portion of 8900 Jeanne d'Arc Boulevard North, recently re-addressed to 400 Inlet Private, by the City of Ottawa and as shown on Document 1. The site is located north of Highway 174, east of Trim Road and the City's Road Maintenance Depot. The site is located south of Petrie Island and the Ottawa River. The Trim Road Park and Ride facility is situated near the site, at the south-east corner of Highway 174 and Trim Road.

A site plan control was previously approved and registered for Phases 3, 4 and 5 (City File No. D07-12-18-0143) within a PUD known as Petrie's Landing I. Brigil has come back to the City of Ottawa to revise its previous approval for Phase 4, also known as Tower 4 lands. This revision will not change the approved height, building form, lot coverage or the at-grade elements of site plan. Rather, Brigil wishes to reduce the size of each previously approved residential unit and seeks an increase to the number of residential units and corresponding site density. There are also some refinements to the elevations. Under City File No. D07-12-18-0143, Tower 4 approval included 197 residential units within 22 storeys and provides a total of 279 parking spaces. This site plan control revision includes an additional 45 residential units within Tower 4. In support of the increase in residential units, the Zoning By-law requires an additional sixty-three parking spaces, which will be accommodated by adding a third level of underground parking.

In addition to the increase in residential units and some changes to the elevations, the City has required a further examination of a secondary City emergency access from the lands and the overall PUD. To ensure the emergency access is pursued, the City will be collecting securities under this site plan control approval. Detailed design and review of the emergency access will be facilitated under the Road Modification Approval (RMA) process. If approved, the City will transfer securities under this site plan control to support the RMA. The emergency access cannot be constructed until O-Train construction has terminated, which at this time is estimated to be around 2025. The applicant will have up to 1 year to construct the emergency access following the completion of the O-Train works.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The Official Plan designates this property as General Urban Area, which permits a wide range of uses, including mid to high density residential developments.
- The site development complies with the zoning of R5A[2605] S405 – Residential Fifth Density, Subzone A, Exception 2605, Schedule 405 and R5A[2606] S406 – Residential Fifth Density, Subzone A, Exception 2606, Schedule 406, under City of Ottawa’s Zoning By-law 2008-250.
- The proposal is minor in nature and therefore does not impact site servicing.
- The proposed site plan represents good, responsible planning and site design.

To ensure that the above conditions of site plan control approval are complied with, the applicant is required to enter into a Letter of Undertaking with the City. The required Letter of Undertaking will serve to ensure that the development proceeds in accordance with the approved plans and conditions of this revised site plan control approval, in addition to the previous approval under D07-12-18-0143, registered as Site Plan Agreement # OC2277520.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2009-95 is not applicable to this development as it was previously satisfied under site plan control under City File No. D07-12-18-0143.

ROAD MODIFICATIONS

There will be an upcoming road modifications associated with this site plan control application.

CONSULTATION DETAILS

Councillor’s Concurrence

Councillor Matthew Luloff is aware of the application related to this report and has concurred with the conditions of approval.

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. There was no public comment received online.

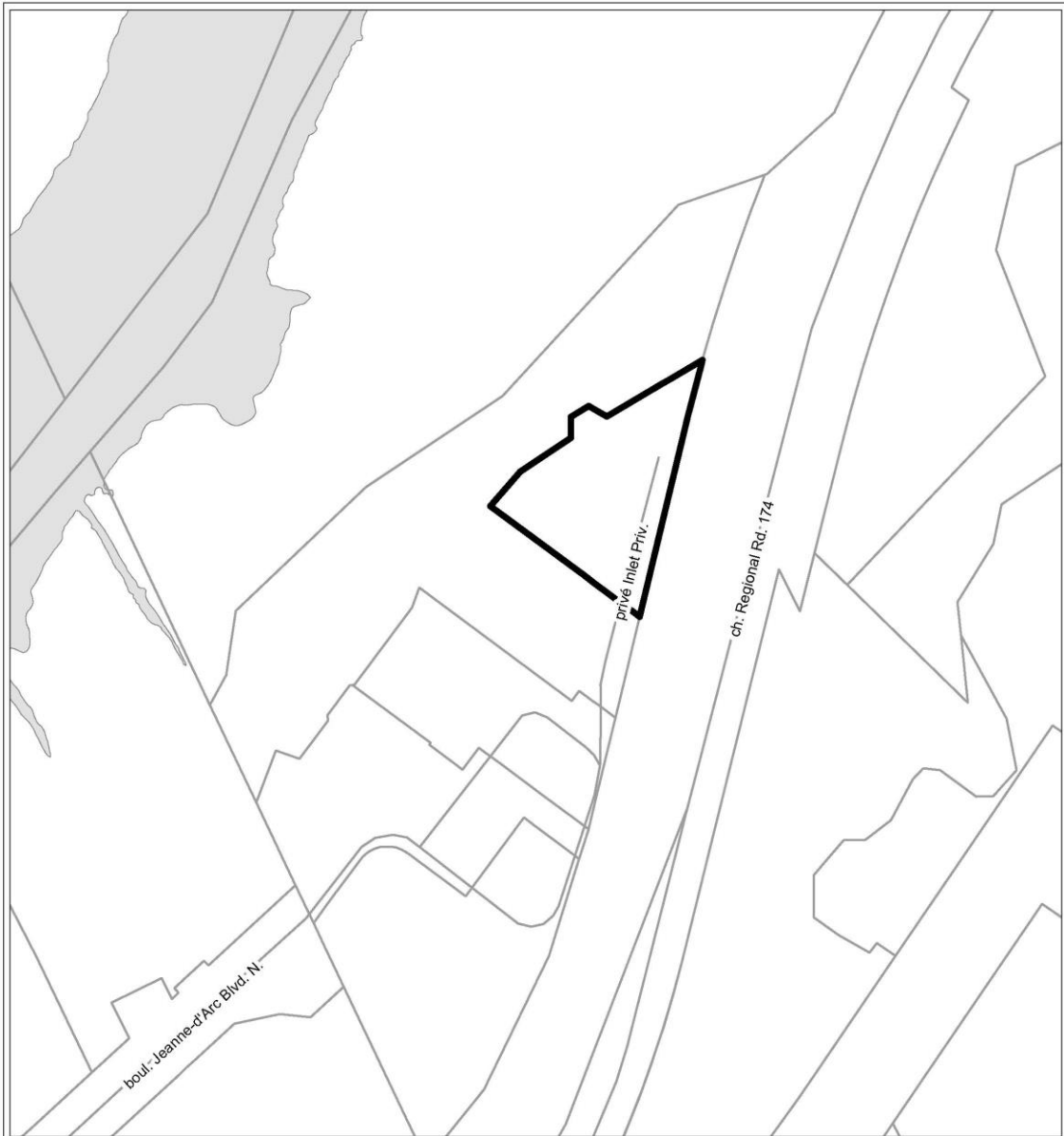
APPLICATION PROCESS TIMELINE STATUS




This Site Plan 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 negotiations that occurred to support the Emergency Access onto Regional Road 174, east of the future Trim LRT station.

Contact: Shoma Murshid; Tel: 613-580-2424, ext. 15430 or e-mail:
Shoma.Murshid@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-21-0085	21-1009-X	 175 privé Inlet Private	 <small>NOT TO SCALE</small>
I:\CO\2021\Site\Inlet_175			
<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>			
<small>©Les données de parcelles appartiennent à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2021 / 07 / 16			