



**SITE PLAN CONTROL APPLICATION
DELEGATED AUTHORITY REPORT
PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT**

Site Location: 3996 Innes Road

File No.: D07-12-21-0209

Date of Application: 24 November 2021

This SITE PLAN CONTROL application submitted by Ammar A. Aldujaili, Pierre Tabet Architecte, on behalf of 2809354 Ontario Inc., is APPROVED as shown on the following plan(s):

1. **Site Plan and Site Data, Orléans Residential and Medical Facility, 3996 Innes Road, A-100**, prepared by PTabet Architecte, dated 2022/04/11, Revision 10, dated 2025/02/07.
2. **Outdoor Facilities and Ramp Details, Orléans Residential and Medical Facility, 3996 Innes Road, A-101**, prepared by PTabet Architecte, dated 2022/04/11, Revision 10, dated 2025/02/07.
3. **South-West Elevation, Orléans Residential and Medical Facility, 3996 Innes Road, A-203**, prepared by PTabet Architecte, dated 2022/04/11, Revision 10, dated 2025/02/07.
4. **Longitudinal Section AA, Orléans Residential and Medical Facility, 3996 Innes Road, A-401**, prepared by PTabet Architecte, dated 2022/04/11, Revision 10, dated 2025/02/07.
5. **General Notes Plan, Orléans Residential and Medical Facility, 3996 Innes Road, C001**, prepared by LRL, dated 2024/02/08, Revision 6, dated 2025/02/21.
6. **Erosion and Sediment Control Plan, Orléans Residential and Medical Facility, 3996 Innes Road, C101**, prepared by LRL, dated 2024/02/08, Revision 6, dated 2025/02/21.
7. **Demolition Plan, Orléans Residential and Medical Facility, 3996 Innes Road, C102**, prepared by LRL, dated 2024/02/08, Revision 6, dated 2025/02/21.
8. **Grading and Drainage Plan, Orléans Residential and Medical Facility, 3996 Innes Road, C301**, prepared by LRL, dated 2024/02/08, Revision 6, dated 2025/02/21.
9. **Servicing Plan, Orléans Residential and Medical Facility, 3996 Innes Road, C401**, prepared by LRL, dated 2024/02/08, Revision 6, dated 2025/02/21.
10. **Stormwater Management Plan, Orléans Residential and Medical Facility, 3996 Innes Road, C601**, prepared by LRL, dated 2024/02/08, Revision 3, dated 2024/07/19.

11. **Pre-Development Watershed Plan, Orléans Residential and Medical Facility, 3996 Innes Road**, C701, prepared by LRL, dated 2024/02/08, Revision 6, dated 2025/02/21.
12. **Post-Development Watershed Plan, Orléans Residential and Medical Facility, 3996 Innes Road**, C702, prepared by LRL, dated 2024/02/08, Revision 6, dated 2025/02/21.
13. **Construction Detail Plan, Orléans Residential and Medical Facility, 3996 Innes Road**, C901, prepared by LRL, dated 2024/02/08, Revision 6, dated 2025/02/21.
14. **Retaining Wall and Notes, Orléans Residential and Medical Facility, 3996 Innes Road**, C-101, prepared by Groundwork Engineering, dated 2025/01/28, Revision 2, dated 2025/02/21.
15. **Landscape Plan, Orléans Residential and Medical Facility, 3996 Innes Road**, L-01, prepared by Ruhland and Associates, dated 2021/11/22, Revision 7, dated 2024/11/01.
16. **Details, Orléans Residential and Medical Facility, 3996 Innes Road**, L-02, prepared by Ruhland and Associates, dated 2021/11/22, Revision 7, dated 2024/11/01.
17. **Details, Orléans Residential and Medical Facility, 3996 Innes Road**, L-03, prepared by Ruhland and Associates, dated 2021/11/22, Revision 7, dated 2024/11/01.

And as detailed in the following reports:

1. **Geotechnical Report, Orléans Residential and Medical Facility, 3996 Innes Road**, PG5925-1, prepared by Paterson Group, dated 2024/02/09, Revision 2, dated 2025/02/06.
2. **Stormwater Management Report and Servicing Brief, Orléans Residential and Medical Facility, 3996 Innes Road**, prepared by LRL, dated February 09, 2024, Revision 2, dated 2024/11/06.

And subject to the following General and Special Conditions:

General Conditions

1. Lapsing of Approval

The Owner shall enter into this Site Plan Control Agreement, including all standard and special conditions, financial and otherwise, as required by the City. In the event that the Owner fails to sign this Agreement, complete the conditions to be satisfied prior to the signing of this Agreement, and have the corresponding building permit(s) issued within three (3) years of Site Plan approval, the approval shall lapse.

Special Conditions

1. Barrier Curbs

The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the drawings of a design professional, such drawings to be approved by the General Manager, Planning, Development and Building Services.

2. **Water Supply for Fire Fighting**

The Owner shall provide adequate water supply for fire fighting for every building. Water supplies may be provided from a public water works system, automatic fire pumps, pressure tanks or gravity tanks.

3. **Reinstatement of City Property**

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Development and Building Services, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.

4. **Construction Fencing**

The Owner acknowledges and agrees to install construction fencing, at its expense, in such a location as may be determined by the General Manager, Planning, Development and Building Services.

5. **Construct Sidewalks**

The Owner shall design and construct sidewalk(s) within public rights-of-way or on other City owned lands to provide a pedestrian connection from or to the site as may be determined by the General Manager, Planning, Development and Building Services. Such sidewalk(s) shall be constructed to City Standards.

6. **Extend Internal Walkway**

The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Development and Building Services.

7. **Completion of Works**

The Owner acknowledges and agrees that no new building will be occupied on the lands until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Development and Building Services, including the installation of municipal numbering provided in a permanent location visible during both day

and night and the installation of any street name sign on relevant streets. Notwithstanding the non-completion of the foregoing Works, occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Development and Building Services, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Development and Building Services for such occupancy in writing.

Until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Development and Building Services, the Owner shall give notice to the City of a proposed conveyance of title to any building at least thirty (30) days prior to any such conveyance. No conveyance of title to any building shall be effective unless the Owner has complied with this provision.

Nothing in this clause shall be construed as prohibiting or preventing the approval of a consent for severance and conveyance for the purposes of obtaining financing.

8. **Development Charges**

The Owner shall pay development charges to the City in accordance with the by-laws of the City.

9. **Designated Substances Survey**

Prior to demolition of any existing buildings located on the lands described in Schedule "A" herein, the Owner acknowledges and agrees to complete a designated substances survey and submit the findings and recommendations for the proper handling and disposal of waste as identified in said survey, to the satisfaction of the General Manager, Planning, Development and Building Services, and in accordance with Best Management Practices. The survey shall address, but not be limited to:

- a. O.Reg. 278/05: Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 278/05);
- b. Guideline - Lead on Construction Projects, prepared by the Ontario Ministry of Labour - Occupational Health and Safety Branch, published September 2004 and revised April 2011, as amended;
- c. O.Reg. 213/91: Construction Projects under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 213/91);

- d. Registration Guidance Manual for Generators of Liquid Industrial and Hazardous Waste, prepared by the Ontario Ministry of the Environment, Conservation and Parks, published April 1995 and revised January 2016, as amended, to be used in conjunction with R.R.O. 1990, Reg. 347: General-Waste Management under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 347);
- e. R.R.O. 1990, Reg. 362: Waste Management – PCB's under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 362).

10. Private Approach Detail

The Owner agrees that all private approaches, including temporary construction access to the subject lands, shall be designed and located in accordance with and shall comply with the City's Private Approach By-Law, being By-law No. 2003-447, as amended, and shall be subject to approval of the General Manager, Planning, Development and Building Services.

The Owner acknowledges and agrees that all private approaches serving the proposed development shall be designed and constructed, at the sole expense of the Owner, in accordance with the City's "Curb Return Entrances – Uncontrolled Intersections" Plan, Drawing No. SC7.1, dated March 2007 and revised March 2021, and the Owner shall comply with the City's Private Approach By-law, being No. 2003-447, as amended.

11. Private Access

The Owner acknowledges and agrees that all private accesses to Roads shall comply with the City's Private Approach By-Law being By-Law No. 2003-447 as amended, or as approved through the Site Plan control process.

12. Noise Control Attenuation Measures

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved Environmental Noise Assessment, referenced in Schedule "E" of this Agreement, as follows:

- (a) each unit is to be equipped with central air conditioning;
- (b) further to subsection (a) above, the location and installation of any outdoor air conditioning device(s) shall comply with the noise criteria of the Ministry of the Environment, Conservation and Parks' Publication NPC-216, dated 1993, and the Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices, dated September 1994, as amended, in order to

minimize the noise impacts both on and off the immediate vicinity of the subject lands;

- (c) prior to the issuance of a building permit, a review of building components (windows, walls, doors) is required and must be designed to achieve indoor sound levels within the City's and the Ministry of the Environment, Conservation and Parks' noise criteria. A letter shall be prepared by a qualified professional and provided to the General Manager, Planning, Development and Building Services confirming the plans submitted for building permit issuance have incorporated any and all mitigation measures to achieve the required indoor sound levels;
- (d) upon completion of the development and prior to occupancy and/or final building inspection, a professional engineer, licensed in the Province of Ontario with expertise in the subject of acoustics related to land use planning, shall be retained to visit the lands, inspect the installed noise control measures and satisfy themselves that the installed recommended interior noise control measures comply with the measures in the Environmental Noise Assessment referenced in Schedule "E" hereto. The professional engineer shall prepare, sign and stamp a letter to the General Manager, Planning, Development and Building Services (the "Certification Letter") stating that they certify acoustical compliance with all requirements of the applicable conditions in this Agreement, to the satisfaction of the General Manager, Planning, Development and Building Services.

13. Notice on Title – Noise Control Attenuation Measures

The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner's expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as written directly below, shall be included in all agreements of purchase and sale and lease agreements to inform prospective purchasers and tenants of these matters. The notice on title shall include, but not be limited to, the following:

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

Type A – Increasing Roadway Traffic – Outdoor Living Area (all units)

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that noise levels due to increasing roadway traffic may be of concern, occasionally interfering with some activities of the dwelling occupants as the outdoor sound level exceeds the City of Ottawa's and the Ministry of the Environment, Conservation and Parks' noise criteria."

Type D – Central Air Conditioning (all units)

“The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that this dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa’s and the Ministry of the Environment, Conservation and Parks’ noise criteria.”

Ending Paragraph

“The purchaser/lessee covenants with the vendor/lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale and lease agreements for the lands described herein, which covenant shall run with the said lands.”

14. **Geotechnical Investigation**

The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, licensed in the Province of Ontario, to ensure that the recommendations of the Geotechnical Report (the “Report”), referenced in Schedule “E” herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Development and Building Services with confirmation issued by the geotechnical engineer that the Owner has complied with all recommendations and provisions of the Report, prior to construction of the foundation and at the completion of the Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

15. **Geotechnical – Encroachments**

The Owner acknowledges and agrees that the Geotechnical Report has recommended a method of shoring that may encroach onto the adjacent property or onto the City’s Innes Road right-of-way. The Owner acknowledges and agrees that it shall be required to obtain the approval of the adjacent property owner and/or receive municipal consent for any Works within the said Road, prior to the installation of any encroachments. The Owner acknowledges and agrees that for encroachments within the said Road, the Owner shall ensure that there will be no conflicts between the proposed shoring method and the municipal services or utilities in the said Road.

16. **Retaining Wall**

The Owner agrees to submit to the General Manager, Planning, Development and Building Services, prior to issuance of a building permit, details of the retaining walls which are greater than one metre in height, as shown on the approved

Geotechnical Report referenced in Schedule "E" hereto, which shall be designed and prepared by a Professional Structural Engineer, licensed in the Province of Ontario, to the satisfaction of the General Manager, Planning, Development and Building Services. The Owner shall provide confirmation to the General Manager, Planning, Development and Building Services that the Professional Structural Engineer has inspected and confirmed that the retaining walls have been constructed in accordance with the approved retaining wall details.

17. Vibration Monitoring

The Owner agrees and acknowledges that prior to commencing site alteration or construction that vibration monitoring shall be undertaken by a Professional Engineer licensed in the province of Ontario. Vibration levels shall not exceed those determined by the City and Province to cause damage to adjacent buildings and structures. The Owner may consider offering pre-construction surveys to adjacent/abutting properties, to validate damage claims or indemnify and save harmless. The Owner agrees to maintain vibration monitoring records during construction, which shall be made available to the General Manager, Planning, Development and Building Services upon request. The Owner agrees and acknowledges that the City shall be indemnified from any damage claims resulting from construction activities.

18. Notice on Title – Below Grade Parking Areas and Depressed Driveways

The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner's expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as written directly below, shall be included in all agreements of purchase and sale and lease agreements to inform prospective purchasers and tenants of these matters. The notice on title shall include, but not be limited to, the following:

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that during major storm events, depressed driveways and below grade parking areas may be subject to flooding due to drainage from the road allowance. The purchaser/lessee further acknowledges being advised that the City of Ottawa shall not be liable for flooding claims. Backwater valves are recommended for installation on catch basins located in depressed driveways."

"The purchaser/lessee covenants with the vendor/lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale

and lease agreements for the lands described herein, which covenant shall run with the said lands.”

19. Protection of City Sewers

- a. Prior to the issuance of a building permit, the Owner shall, at its expense:
 - i. obtain a video inspection of the City Sewer System within Innes Road prior to any construction to determine the condition of the existing City Sewer System prior to construction on the lands and to provide said video inspection to the General Manager, Planning, Development and Building Services.
- b. Upon completion of construction on the lands, the Owner shall, at its expense and to the satisfaction of the General Manager, Planning, Development and Building Services:
 - i. obtain a video inspection of the existing City Sewer System within Innes Road to determine if the City Sewer System sustained any damages as a result of construction on the lands; and
 - ii. assume all liability for any damages caused to the City Sewer System within Innes Road and compensate the City for the full amount of any required repairs to the City Sewer System.

20. Stormwater Management Memorandum

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Development and Building Services, with a memorandum prepared by a Professional Engineer, licensed in the Province of Ontario, confirming that the designed roof-top scuppers and associated spill point elevations will be set equivalent to the top of the control weir of the approved roof drain elevation(s). The Owner further acknowledges and agrees that said memorandum shall be to the satisfaction of the General Manager, Planning, Development and Building Services, and all associated costs shall be the Owner's responsibility.

21. Stormwater Works Certification

Upon completion of all stormwater management Works, the Owner acknowledges and agrees to retain the services of a Professional Engineer, licensed in the Province of Ontario, to ensure that all measures have been implemented in conformity with the approved Plans and Reports, referenced in Schedule “E” herein. The Owner further acknowledges and agrees to provide the General Manager, Planning, Development and Building Services with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming that all recommendations and provisions have been implemented in accordance with the approved Plans and Reports referenced in Schedule “E” herein.

22. Inlet Control Devices (ICDs)

The Owner acknowledges and agrees to install and maintain in good working order the required in-ground stormwater inlet control devices, as recommended in the approved Servicing and Stormwater Management Report, referenced in Schedule “E” herein. The Owner further acknowledges and agrees it shall assume all maintenance and replacement responsibilities in perpetuity. The Owner shall keep all records of inspection and maintenance in perpetuity and shall provide said records to the City upon its request.

23. Water Demand for Fire Fighting

The Owner acknowledges and agrees that the City’s boundary conditions were provided for the subject development site setting out the available municipal water supply. The Owner further acknowledges and agrees that prior to building permit issuance, a letter shall be prepared by a qualified Building Code professional, licensed in the Province of Ontario, and provided to the General Manager, Planning, Development and Building Services confirming the plans submitted for building permit issuance have incorporated any and all requirements of the Fire Underwriters Survey, 2020, or as amended, to achieve the low construction coefficient used within the proposed building design.

24. Private Storm Sewer Connection to City Sewer System

The Owner acknowledges and agrees that any new storm sewers to be installed as part of this development shall not be connected to the City’s existing storm sewer system until such time as either:

- a. a certificate of conformance and As-built Drawings have been received from a Professional Engineer, licensed in the Province of Ontario, certifying that all required inlet control devices have been properly installed to City Standards or Specifications, and that the storm sewer system has been installed in accordance with the approved engineering drawings for site development and City Sewer Design Guidelines. The inlet control devices shall be free of any debris; or
- b. a flow limiting orifice plate, designed by a Professional Engineer licensed in the Province of Ontario and to the satisfaction of the City, has been installed at the storm water outlet prior to connecting any upstream storm sewers. Such orifice plate shall not be removed until subsection (a) above has been satisfied and approved by the General Manager, Planning, Development and Building Services.

25. Site Lighting Certificate

- a. In addition to the requirements contained in Clause 19 of Schedule "C" hereto, the Owner acknowledges and agrees, prior to the issuance of a building permit, to provide the City with a certificate from an acceptable professional engineer, licensed in the Province of Ontario, which certificate shall state that the exterior site lighting has been designed to meet the following criteria:
 - i. it must be designed using only fixtures that meet the criteria for full cut-off (sharp cut-off) classification, as recognized by the Illuminating Engineering Society of North America (IESNA or IES); and
 - ii. it must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.
- b. The Owner acknowledges and agrees that, upon completion of the lighting Works and prior to the City releasing any associated securities, the Owner shall provide certification satisfactory to the General Manager, Planning, Development and Building Services, from a Professional Engineer, licensed in the Province of Ontario, that the site lighting has been constructed in accordance with the Owner's approved design plan.

26. Exterior Elevations Drawings

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Elevation Plans, referenced in Schedule "E" herein. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved plans shall be filed with the General Manager, Planning, Development and Building Services and agreed to by both the Owner and the City prior to the implementation of such changes. No amendment to this Agreement shall be required.

27. Maintenance and Liability Agreement for Landscaping

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement with the City, for those elements which are to be located in the City's Innes Road right-of-way, as shown on the approved Tree Conservation Report & Landscape Plan referenced in Schedule "E" herein, including all plant and landscaping material (except municipal trees). The Maintenance and Liability Agreement shall be registered on title, at the Owner's expense, immediately after the registration of this Agreement. The Owner shall assume all maintenance and replacement responsibilities in perpetuity.

28. Waste Collection

The Owner acknowledges and agrees that residential cart (and/or container) garbage, recycling, and organic waste collection will be provided by the City from

a centralized refuse room or area. The Owner shall provide, at its own expense, adequate storage for the containers and carts and acknowledges it is recommended that they be placed on a concrete floor. The Owner shall provide an adequately constructed road for direct access to the garbage/recycling/organic waste storage room or area suitable for garbage/recycle/organic waste collection vehicles. Any additional services (i.e. winching of containers) may result in extra charges.

AND

The Owner acknowledges and agrees that garbage, recycling, and organic waste collection will not be provided by the City and it shall make appropriate arrangements with a private contractor for garbage, recycling, and organic waste collection at the Owner's sole expense. The Owner shall consult a private contractor regarding any access requirements for garbage and/or recycling and organic waste collection.

29. Parkland Dedication

- a. The Owner acknowledges and agrees that the conveyance requirement to the City is 93.73 square metres.
- b. The Owner covenants and agrees that the conveyance requirement has been calculated at the rate set out below in accordance with the Parkland Dedication By-law, being By-law No. 2022-280, as amended:
 - i. Where land is developed for a mix of uses within a building, the conveyance requirement shall be the cumulative sum for each use, as calculated using the applicable rate prorated proportionally to the gross floor area allocated to each use.

Conveyance Requirement Table

Conveyance Type	Development Type	Rate	Number of res. units multiplied by applicable rate	Max Residential Conveyance Requirement 10%	Conveyance Requirement	Proportion of GFA for that use	Proportional Conveyance Requirement	Applicable Parkland Dedication
CILP	Res. > 18 units/ net ha	1: 600 (16.67sqm per unit), not to exceed max conveyance requirement	333.4	152.46	152.46	58.88%	89.76	
CILP	Res. > 18 units /net ha	1:1000 (10sqm per unit), not to exceed max conveyance requirement	200	152.46	152.46	58.88%	89.76	89.76
Land/CILP	Commercial	2% of the GLA	N/A	N/A	30.49	13.01%	3.97	3.97
Land/CILP	Res. ≤ 18 units/net ha or Other Uses (eg. res care facility)	5% of the GLA	N/A	N/A	76.23	16.70%	0	
Conveyance Requirement								93.73
Conveyance Type								Cash in lieu

30. Cash-In-Lieu of Conveyance of Parkland

Prior to registration of the Site Plan Agreement, the Owner acknowledges and

agrees to pay cash-in-lieu of conveyance of parkland as referenced in Schedule "B" herein. Pursuant to the City's Parkland Dedication By-law, being By-law No. 2022-280, as amended, 40% of said funds collected shall be directed to City wide funds, and 60% shall be directed to Ward 19 funds. The Owner shall also pay the parkland appraisal fee of \$820.00 plus H.S.T. of \$106.60, as referenced in Schedule "B" herein. A total payment of \$93,419.40 is due.

31. Community Benefits Charge

The Owner acknowledges that the development is subject to payment of a Community Benefits Charge if the above grade building permit is not issued prior to August 31, 2027, in accordance with the Community Benefits Charge By-law 2022-307 (as amended from time to time) and the Planning Act.

32. Road Widening

Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, an unencumbered road widening across the complete Innes Road frontage of the lands, measuring 18.75 metres from the existing centreline of pavement/the abutting right-of-way. The exact widening must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the widening, to the City Surveyor for review and approval prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. The Owner acknowledges and agrees to provide an electronic copy of the Transfer and a copy of the deposited reference plan to the City Solicitor prior to the execution of this Agreement by the City. All costs shall be borne by the Owner.

33. Signage

The Owner acknowledges and agrees to install on Site sufficient wayfinding signage to properly identify each building and how to access the units in each building. Such signage shall include an externally illuminated or non-illuminated ground sign on the Innes Road frontage of the Site to identify the buildings. Such sign is to be no larger than 3.0 square metres in surface area with an overall height of 2.0 metres or less. Furthermore, non-illuminated information wall signs no larger than 1.0 square metre in area, with unit number ranges and directional arrows, shall be installed. All signage must comply with the provisions of the Permanent Signs on Private Property By-law 2016-326 to the satisfaction of the Chief Building Official.

34. Rideau Valley Conservation Authority

The Owner acknowledges and agrees to obtain any required approvals and/or permits from the Rideau Valley Conservation Authority prior to the commencement of site works. The Owner acknowledges and agrees to file copies of such

approvals and/or permits with the General Manager, Planning, Development and Building Services.

35. Notice on Title – School Accommodation

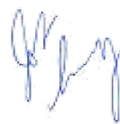
The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner's expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as written directly below, shall be included in all agreements of purchase and sale and lease agreements to inform prospective purchasers and tenants of these matters. The notice on title shall include, but not be limited to, the following:

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that the Ottawa-Carleton District School Board has pupil accommodation concerns for this dwelling unit. The purchaser/lessee agrees to inform prospective purchasers or tenants in all subsequent agreements of purchase and sale and lease agreements that school accommodation pressures exist in the Ottawa-Carleton District School Board, which are currently being addressed by the utilization of portable classrooms and/or by directing students to school outside their community."

"The purchaser/lessee covenants with the vendor/lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale and lease agreements for the lands described herein, which covenant shall run with the said lands."

"The Owner be required to inform prospective purchasers that school accommodation pressures exist in the Ottawa-Carleton District School Board schools designated to serve this development which are currently being addressed by the utilization of portable classrooms and/or by directing students to schools outside their community."



March 27, 2025

Date

John Sevigny, C.E.T.
(A) Manager, Development Review East,
Planning, Development and Building
Services Department

Enclosure: Site Plan Control Application approval – Supporting Information
Location Map

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-21-0209

SITE LOCATION

The subject site is located on the south side of Innes Road and west of Mer-Bleue Road, as shown on Document 1.

SYNOPSIS OF APPLICATION

The approximate 0.15-hectare rectangular property is abutting the western property limit of an existing Jehovah's Witness place of worship and a service station located at the intersection of Mer-Bleue Road and Innes Road. To the west and south of the site are the fenced rear service areas of the abutting SmartCentres Shopping Centre, and to the north across Innes Road is an established residential neighbourhood screened via noise fencing. Another retail plaza is located at the northwest corner of Innes Road and Jeanne d'Arc Boulevard.

The site is currently occupied by a semi-detached bungalow dwelling constructed in the 1960s when Innes Road was a rural road. It features an asphalt driveway access in each side yard and private amenity space in the rear yard with mature coniferous trees along the rear lot line. A wood fence line screens the SmartCentres shopping centre buildings along the south and west lot lines; additionally, a 1.2-metre-high retaining wall follows the west property line atop of which continues the wood screen fence.

The proposal is to demolish the existing dwelling and redevelop the site with a 5-storey, mixed-use, rectangular slab building of contemporary architectural design. The proposed building will feature 323 square metres in gross floor area of medical and pharmacy uses on the ground floor and 20 residential units on the second to fourth floors above, varying between one- and two-bedroom apartment units, some with balconies. An additional two penthouse suites occupy the fifth floor, both of which feature outdoor terraces. The rectangular building will flank Innes Road with its length extending into the site along the eastern side lot line. The building's main entrance is to be internal to the site facing west toward the surface parking area. The proposal includes 35 parking spaces, all of which are accessible from a single private driveway that will be accessed via Innes Road. One level of underground parking will accommodate 18 resident spaces, while a surface parking area containing 17 spaces will accommodate visitors and patrons of the non-residential uses. Bicycle storage areas for residents are to be provided within the underground parking area, and a few spaces are proposed at grade for use by commercial patrons. A sizeable, fully enclosed refuse structure is to be attached to the building at the south end of the surface parking area.

The remaining site area will feature a combination of trees and shrubs within the front yard along Innes Road and along the rear and west side yards to screen the adjacent shopping centre service area, existing fence line and retaining wall. Two outdoor communal amenity areas, one featuring a gazebo and benches, are to be provided within the rear yard space beyond the surface parking area and behind the building.

The architecture of the proposed building contains elements typical of contemporary mid-rise developments, consisting of a ground floor level that is primarily clear glass curtain wall to allow the commercial uses to be fully open and visible to the public street and sidewalk. The upper levels are cantilevered above the ground floor level and feature various complementary exterior materials, including a combination of off-white fibre cement panels, rustic wood cladding, and charcoal aluminium and corrugated metal panels. A regular array of roughly square clear glass windows dominates all facades of the second to fourth levels, while the windows of the penthouse level break the rhythm with narrow rectangular openings.

The proposed site development is to be serviced by sanitary and stormwater sewer and watermain connections to the existing municipal services within Innes Road.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	20

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The Official Plan (2022) designates the subject property as [Suburban Transect](#), Evolving Neighbourhood Overlay, where Innes Road is identified as a [Mainstreet Corridor](#) (Schedule [A](#) and [B8](#)).

The Official Plan (2022) further states that development applications are to conform with Section 2.1, which contains the broad objectives and principles to guide and assess the urban design and compatibility of intended uses, and with Section 4.6.6, which requires that low-rise buildings integrate architecturally to complement the surrounding context. Within the context of the site's surrounding existing low-rise residential neighbourhood, the proposed contemporary design of development is compatible in terms of built form, and the proposed apartment buildings frame the abutting public streets.

- The site development also conforms to the current Corridor - Mainstreet policies of the Official Plan (2022) set out in Section 6.2. This designation permits residential uses and non-residential uses in either single-use or mixed-use buildings that integrate with

a dense, mixed-use urban environment, with the taller buildings and highest densities located close to the Corridor. The proposed 5-storey, mixed-use building is also consistent with this policy intent.

- The proposed mid-rise, mixed-use development is consistent with the *Urban Design Guidelines for Developments along Arterial Mainstreets*. The building and site design are well-planned, efficiently laid out, compatible and integrate well with the surrounding varied built form, and help better define and enhance the streetscape with building façade and appropriate landscaping. It is expected to have a positive contribution to the surrounding Mainstreet environment through public realm, streetscape enhancements, and quality design.
- The proposed site development complies with the “Arterial Mainstreet Zone” (AM) of the City’s Consolidated Zoning By-law 2008-250.
- The proposed site, servicing, and landscape design for the mid-rise, mixed-use building development, subject to the proposed general and special conditions of approval, are reasonable and appropriate in the context of the surrounding development, and, therefore, represent good and responsible planning and site design.

The above conditions of site plan control approval would serve to ensure that the development proceeds in accordance with the approved plans and conditions of site plan control approval.

PARKLAND DEDICATION

In accordance with the City’s Parkland Dedication By-law 2022-280, parkland dedication is to be satisfied by this approval through the taking of cash-in-lieu of parkland, as detailed in the above conditions.

URBAN DESIGN REVIEW PANEL

The Site Plan Control application was subject to the Urban Design Review Panel process. A formal review meeting was held on 4 February 2022.

The panel’s recommendations from the formal review meeting are:

Summary

- The Panel thanked the proponent for the presentation. The building’s design is elegant, and the attention to detail is appreciated. The Panel supports the material choices and the building’s overall look and feel. The ground floor treatment requires further study, as the material on the elevation makes the base appear dark and squat.
- The Panel is concerned with the proposed site plan. The building location creates a very tight setback to the east lot line. The exterior amenity spaces are isolated at the rear of the property and not easily accessed. The consensus is that the orientation of the building should be rotated to align with the street creating a stronger street wall condition.

- Should the current site configuration remain, the Panel believes more consideration should be given to the building's entrance, its adjacency to the proposed parking and its proximity to the adjacent lot.

Site Plan

- The overall look and feel of the building are appreciated, but the building's proximity to the lot line is a concern, given that it will affect the development potential of the adjacent site. Should the massing remain the same, the Panel recommends shifting the building to maintain a minimum of 5.5-metre separation distance to the lot line.
- The Panel believes the alternative massing fronting on the street is more appropriate from an urban design perspective as the building would conceal the parking from Innes Road. The building could be configured in an L or T shape to help alleviate proximity concerns.
- The ground floor height should be increased to alleviate the squat appearance.
- A stronger connection should be created to the rear of the property to improve access to the amenity area.
- The Panel appreciates the building's architectural expression; however, the building has a commercial appearance. This could be improved by celebrating the residential entrance and increasing its visual presence from the street.
- The tightness of the site and its current layout create a perimeter sidewalk with limited access. The proponent should consider reducing the asphalt and the number of parking spots to create a wider walkway connection from the street to the building entrance.

Landscape

- The Panel has strong concerns with the location of the amenity areas as they are very constrained and difficult to access. The efforts to maintain trees are appreciated, but the proposed ramp and basement construction will impact the survival of those trees. The Panel recommends greening the site as much as possible, introducing permeable paving to improve site drainage, and identifying snow storage areas.
- There is an opportunity to widen the sidewalk on Innes Road and provide a more comfortable pedestrian environment. The proponent should also consider the landscape treatment typical of a broader street cross section, with more significant setbacks, and introduce more planting and landscaping.

Materiality

- The Panel believes the dark base treatment feels unwelcome and gives the impression of a squat ground floor. The proponent should consider introducing different materials to break up the glass façade.

- The Panel suggests, if permissible, increasing the building height to allow for an increased ground floor height.
- The Panel considers the building to be nicely articulated, with a three-storey light volume and dark material at the top. There is an opportunity to emphasize the residential character of the building by introducing trellises and a rooftop treatment that supports the projects sustainability measures.

The Panel was successful in aiding in the implementation of the following:

- Access to the outdoor communal amenity areas at the rear of the site has been improved as much as possible. Also, a gazebo and benches are proposed within the larger amenity space.
- The pedestrian walkway from the public sidewalk along the building to the principal entrance has been widened as much as possible to 2.0 metres.
- Appropriate landscaping and planting are proposed along the public street front of the property. The previous hardscape has been removed.
- Outdoor terraces with trellises have been incorporated on the fifth-floor residential level along the building's front and rear elevations to soften the commercial building appearance.

Other Panel recommendations, however, were not implemented, as explained below.

- In response to the Panel's concern about the limited side yard setback adjacent to the abutting place of worship, no change was made because the proposed siting of the building complies with the zoning provisions currently in effect.
- With respect to the matter of the orientation of the building to the public street, the proponents disagreed with the Panel's argument and continued to support the building's short axis facing the public street for reasons related the site contextual analysis, feasibility of truck movements on site, cost limitations and better overall access to sunlight for residents.
- Finally, the proposed ground floor height of 3.35 metres is very convenient for the commercial uses and overall building scale. Any increase in ground floor height would affect the stairwell shaft size and reduce the rental area for all floors above.

The Right of Way, Heritage, and Urban Design Services staff acknowledged the above response of the proponents and provided no further comments.

CONSULTATION DETAILS

Councillor's Comments

Councillor Kitts was aware of the application related to this report. Councillor Kitts has concurred with the proposed conditions of approval.

Councillor Kitts provided the following comments:

This application speaks to transformational change coming to this stretch of Innes Road, as it transitions from a single-story bungalow—reminiscent of South Orléans’ rural past—to a contemporary five-storey, mixed-use building. While the scale of the change is notable, I am encouraged by the thoughtful integration of both residential and commercial uses. The inclusion of a medical office and pharmacy on the ground floor, particularly with the intent to house a family doctor, is welcome as many families in Orléans continue to face challenges accessing primary care.

While the design offers a modern aesthetic, I share concerns raised during the Urban Design Review Panel process about the proximity of the building to the lot line and the potential impact on the development opportunities for adjacent properties. Greater separation or a reconfiguration could have provided a more cohesive streetscape and avoided some of these constraints.

I am pleased to see the proponent has incorporated wider pedestrian walkways and additional landscaping, softening the visual impact of the building’s setback to Innes.

Overall, this proposal signals a step forward in diversifying the housing and service options in Orléans, offering new rental units and essential medical care in a central and accessible location.

Response to Councillor Comments

The subject site abuts the boundary of Ward 2 – Orléans West- Innes. Councillor Dudas is also aware of the application related to this report and provided no further comments.

Public Comments

N/A

Technical Agency/Public Body Comments

Summary of Comments –Technical

N/A

Advisory Committee Comments

Summary of Comments – Advisory Committees

N/A

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 time required for City staff and the proponent to address the various site design and technical issues that were raised during site plan control review process.

Contact:

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Document 1 – Location Map



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REVISION / RÉVISION - 2021 / 12 / 14

LOCATION MAP / PLAN DE LOCALISATION
SITE PLAN / PLAN D'EMPLACEMENT



3996 chemin Innes Road



NOT TO SCALE