



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

Site Location: 1045 Noella Leclair Street (formerly 1001 Noella Leclair Street and 4200 Innes Road)

File No.: D07-12-23-0025

Date of Application: March 20, 2023

This SITE PLAN CONTROL application submitted by Fotenn Consultants Inc., c/o Bipin Dhillon, on behalf of Extendicare (Canada) Inc., is APPROVED as shown on the following plan(s):

1. **OBC MATRIX**, A11.01, prepared by Montgomery Sisam Architects Inc., revision 5 dated 06.02.23
2. **SITE CONTEXT PLAN AND PROJECT STATS**, A11.02, prepared by Montgomery Sisam Architects Inc., revision 5 dated 06.02.23
3. **ROOF PLAN**, A11.25, prepared by Montgomery Sisam Architects Inc., revision 2 dated 02.17.23
4. **ELEVATIONS**, A11.40, prepared by Montgomery Sisam Architects Inc., revision 5 dated 06.02.23
5. **ELEVATIONS**, A11.41, prepared by Montgomery Sisam Architects Inc., revision 5 dated 06.02.23
6. **SECTION DIAGRAM**, A11.42, prepared by Montgomery Sisam Architects Inc., revision 5 dated 06.02.23
7. **BUILDING SECTIONS**, A11.50, prepared by Montgomery Sisam Architects Inc., revision 2 dated 02.17.23
8. **NOTES AND DETAILS**, C000, prepared by WSP, revision 6 dated 2023-07-17
9. **GRADING PLAN**, C001, prepared by WSP, revision 6 dated 2023-07-17
10. **SERVICING PLAN**, C002, prepared by WSP, revision 6 dated 2023-07-17

11. **EROSION AND SEDIMENT CONTROL PLAN**, C003, prepared by WSP, revision 6 dated 2023-07-17
12. **STORM DRAINAGE AREA PLAN**, C004, prepared by WSP, revision 6 dated 2023-07-17
13. **PRE-DEVELOPMENT DRAINAGE AREA PLAN**, C005, prepared by WSP, revision 6 dated 2023-07-17
14. **LANDSCAPE PLAN**, L1.01, prepared by Levstek Consultants Inc., revision 3 dated June 2/23
15. **LANDSCAPE DETAILS**, L2.01, prepared by Levstek Consultants Inc., revision 2 dated June 2/23
16. **LANDSCAPE DETAILS**, L2.02, prepared by Levstek Consultants Inc., revision 1 dated June 2/23
17. **TREE CONSERVATION PLAN / REPORT**, TCP.01, prepared by Levstek Consultants Inc., revision 3 dated June 2/23

And as detailed in the following report(s):

1. **SERVICING REPORT**, prepared by WSP, revision 3 dated July 17, 2023.
2. **STORMWATER MANAGEMENT REPORT**, prepared by WSP, revision 2 dated June 7, 2023
3. **Geotechnical Drawing Design Review & Tree Planting Recommendations**, prepared by Pinchin Ltd., revision 1 dated June 30, 2023
4. **Geotechnical Investigations – Proposed Residential Development**, prepared by Pinchin Ltd., revision 2 dated April 19, 2023
5. **Environmental Noise Control Study Proposed Residential Development**, prepared by Paterson Group, revision 1 dated May 8, 2023
6. **Phase One Environmental Site Assessment**, prepared by Pinchin Ltd., revision 1 dated March 22, 2023
7. **Transportation Impact Assessment Screening Report**, prepared by Stantec Consulting Ltd., revision 1 dated February 22, 2023

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

General Conditions

1. **Execution of Agreement Within One Year**

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 and complete the conditions to be satisfied prior to the signing of this Agreement within one (1) year of Site Plan approval, the approval shall lapse.

2. 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, Real Estate and Economic Development.

3. 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.

4. Reinstatement of City Property

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

5. 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, Real Estate and Economic Development.

6. 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, Real Estate and Economic Development. Such sidewalk(s) shall be constructed to City Standards.

7. 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, Real Estate and Economic Development.

8. 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, Real Estate and Economic Development, 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, Real Estate and Economic Development, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Real Estate and Economic Development 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, Real Estate and Economic Development, 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.

Special Conditions

9. Professional Engineering Inspection

The Owner shall have competent Professional Engineering inspection personnel on-site during the period of construction, to supervise the Works, and the General Manager, Planning, Real Estate and Economic Development, shall have the right at all times to inspect the installation of the Works. The Owner acknowledges and agrees that should it be found in the sole opinion of the General Manager, Planning, Real Estate and Economic Development, that such personnel are not on-site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with the approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Real Estate and Economic Development, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

Park Conditions

10. Notice on Title – Parkland

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 himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that the parkland within the vicinity of the subject lands may have active hard and soft surface recreational facilities, buildings and supporting infrastructure. These amenities may include lit

facilities and may generate noise by users using these facilities and amenities”

“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.”

11. Park Conveyance

The Owner acknowledges and agree that the required parkland conveyance to the City is to be 190 square metres.

The Owner covenants and agrees that the park conveyance requirement has been calculated at a rate of 5% of the lot area as per the parkland dedication bylaw as amended by the Planning Act.

12. Cash-In-Lieu of Parkland

Upon execution of this Agreement, the Owner shall pay cash-in-lieu of parkland in the amount of \$65,689.90 as referenced in Schedule “B” herein. The Owner acknowledges and agrees that the value of the land to be dedicated through Cash-in-Lieu of Parkland is to be determined by the City’s Realty Services Branch. The Owner shall also pay the parkland appraisal fee of \$800.00 plus H.S.T. of \$104.00, 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 1 funds.

The Owner further acknowledges and agrees to provide the associated Park Development Budget in accordance with the indexing rate per hectare utilized for park development by the City plus 13% HST on the associated area in square meters received as cash-in-lieu of parkland. The Owner shall pay the Park Development Budget in the amount of \$18,323.10 as referenced in Schedule “B” herein at the time of registration of Site Plan Agreement.

CIVIL ENGINEERING

13. Composite Utility Plan

The Owner acknowledges and agrees that prior to the registration of this Agreement or completion of any works on public property, that the Commence Work Notification for the Composite Utility Plan related to City Application No. D07-16-18-0006 must be issued by the General Manager, Planning, Real Estate and Economic Development.

Geotechnical Engineering and Soils

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, Real Estate and Economic Development with confirmation issued by the geotechnical engineer that the Owner has complied with all recommendations and provisions of the Report, both prior to construction of the foundation and at the completion of the Works, and the confirmation shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

15. 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 Noella Leclair and Lady Pellatt 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, Infrastructure and Economic Development.
- (b) Upon completion of construction on the lands, the Owner shall, at its expense and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development:
 - (i) obtain a video inspection of the existing City Sewer System within Noella Leclair and Lady Pellatt 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 Noella Leclair and Lady Pellatt and compensate the City for the full amount of any required repairs to the City Sewer System.

16. 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, Real Estate and Economic Development upon request. The Owner agrees and acknowledges that the City shall be indemnified from any damage claims resulting from construction activities.

17. Stormwater Management Memorandum

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Real Estate and Economic Development, 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, Real Estate and Economic Development, and all associated costs shall be the Owner's responsibility.

18. 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, Real Estate and Economic Development 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.

19. Inlet Control Devices (ICDs)

The Owner acknowledges and agrees to install and maintain in good working order the required roof-top and in-ground stormwater inlet control devices, as recommended in the approved Plans and Reports, 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.

20. Oil and Grit Separator

The Owner acknowledges and agrees to install and maintain in good working order the required oil and grit separator as recommended in the approved Plans and Reports, 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.

21. 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, Real Estate and Economic Development 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.

Private Systems

22. Water Service

The Owner acknowledges and agrees that the water service within the lands is a private watermain. The Owner further acknowledges and agrees that the private watermain and appurtenances thereto are to be maintained by the Owner at its own expense, in perpetuity. The Owner performing maintenance on critical infrastructure, such as private watermains and private fire hydrants, shall maintain adequate records as proof of having done so in accordance with applicable regulations, and that the records shall be retained for review by the City and or the Ottawa Fire Services when requested.

23. 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, Real Estate and Economic Development.

Site Lighting

24. 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, Real Estate and Economic Development, 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.

Waste Collections

25. Waste Collection

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.

10 August 2023

Date



Adam Brown for:

Geraldine Wildman, RPP MCIP
Manager, 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: D07-12-23-0025

SITE LOCATION

1045 Noella Leclair Street (1001 Noella Leclair Street and 4200 Innes Road at time of submission), and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The site is currently vacant, and about 1.62 hectares in size. The site is a new lot created from the severance of several parts from both 1001 Noella Leclair Street (Parts 2-5 of Plan 4R-34736) and 4200 Innes Road (Parts 1-3 of Plan 4R-34739). The site will be accessed by an extension of Noella Leclair Street, which will be constructed as part of the related Plan of Subdivision application D07-16-18-0006.
- Surrounding lands are primarily new commercial development, with the existing Trinity Crossing shopping plaza to the northeast, and a SmartCentres commercial plaza to the northwest. To the west are a few car dealerships, and to the south and southeast generally are vacant lands slated for future development.
- The Site Plan application will permit for a four storey, 256 bed long term care facility with a total of 14,312 square metres of gross floor area and an internal landscaped courtyard. The building will be sited centrally on the parcel, with direct frontage to Noella Leclair Street.
- Two access roads from Noella Leclair, and one from Lady Pellatt Street are proposed, with drive aisles and sidewalks providing circulation around the building. The drive aisles provide access to 95 vehicular parking spaces, including 7 barrier-free spaces. 16 bicycle parking spaces will be provided. A 25m wide landscaped area with walking paths is also proposed at the north end of the site.
- The site will be serviced from Noella Leclair Street and Lady Pellatt Street. Future roads will have 375mm sanitary sewers and 300mm watermains. As per the approved Servicing Report, the development will discharge to the existing 1350mm storm sewer at the north of existing Noella Leclair Street and provide storage on-site for the 100-year storm event with on-site quality control measures.
- A Geotechnical investigation was prepared to evaluate the proposal. Engineering specifications and tree planting requirements are consistent with the outcomes of the study, and meet City requirements.

Residential Units and Types

Dwelling Type	Number of Units
Long Term Care Beds	256

Related Applications

- D07-16-18-0006 – Plan of Subdivision.
- D08-01-22 / B-00120 – Consent to Sever Application, 1001 Noella Leclair – Committee of Adjustment – Panel 2, May 18, 2022
- D08-01-22 / B-00119 – Consent to Sever Application, 4200 Innes Road – Committee of Adjustment – Panel 2, May 18, 2022

DECISION AND RATIONALE

This application is approved for the following reasons:

- The subject lands were severed from the larger Plan of Subdivision through applications D08-01-22 / B-00120 and D08-01-22 / B-00119 and may be developed by Site Plan.
- The proposed development conforms with the split Zoning By-law designations of AM[2413] H(21) and AM[2414] H(40).
- The site design has been reviewed and approved, subject to conditions of approval, by City staff, and represents good planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, is being satisfied within this approval through the taking of cash-in-lieu of parkland as detailed in the above conditions.

ROAD MODIFICATIONS

N/A

CONSULTATION DETAILS

Public Comments

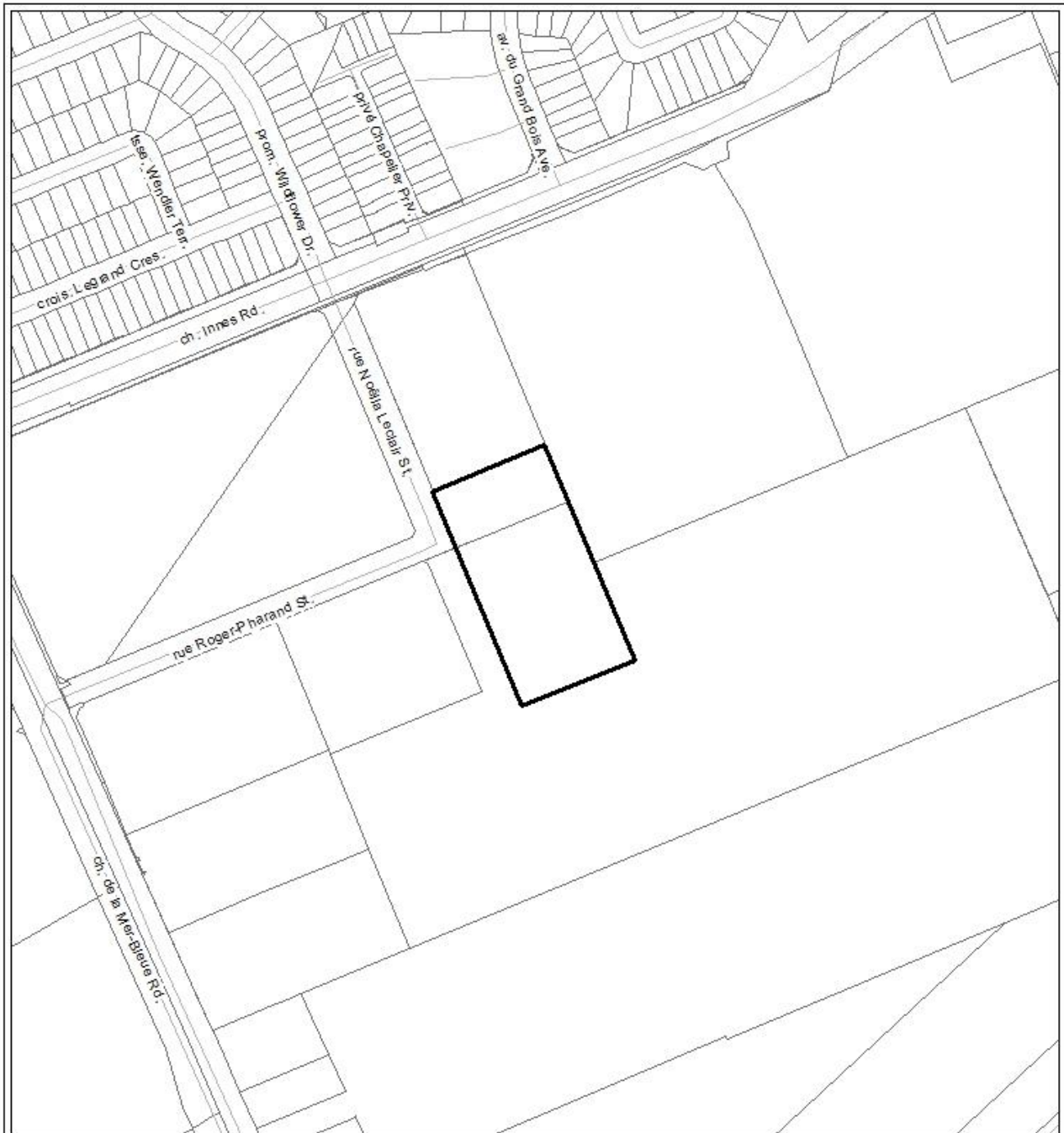
This application was subject to public circulation under the Public Notification and Consultation Policy. There was no public comment received online.

APPLICATION PROCESS TIMELINE STATUS


This Site Plan application was not processed by the On Time Decision Date due to the complexity of Engineering matters that needed to be resolved with the related Plan of Subdivision.

Contact: Kelly Livingstone, e-mail: kelly.livingstone@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-23-0025	23-0230-K		
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REVISION / RÉVISION - 2023 / 03 / 06			


1001 rue Noella Leclair St. and /et 4200 ch. Innes Rd.

