



**SITE PLAN CONTROL APPLICATION
SITE PLAN APPROVAL REPORT
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Location: 73, 79, 83 Ste-Cecile Street

File No.: D07-12-24-0177

Date of Application: December 23, 2024

This SITE PLAN CONTROL application submitted by Novatech, Engineers Planners & Landscape Architects (c/o Simran Soor), on behalf of 14072375 CANADA INC. (Henry Investments), is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

1. **Site Plan**, SP-01, prepared Project1 Studio Incorporated, dated 2024-11-14, revision #8 dated 2025-07-02.
2. **South Elevation**, A201, prepared Project1 Studio Incorporated, dated 2024-11-14, revision #6 dated 2025-02-04.
3. **East Elevation**, A202, prepared Project1 Studio Incorporated, dated 2024-11-14, revision #6 dated 2025-02-04.
4. **North Elevation**, A203, prepared Project1 Studio Incorporated, dated 2024-11-14, revision #6 dated 2025-02-04.
5. **West Elevation**, A204, prepared Project1 Studio Incorporated, dated 2024-11-14, revision #6 dated 2025-02-04.
6. **Landscape Plan**, 122167-L1, prepared Novatech Engineers, Planners, Landscape Architects, dated Dec 10/24, revision #5 dated Jul 2/25.
7. **Notes and Details Plan**, 122167-ND, prepared by Novatech Engineers, Planners, Landscape Architects, dated Dec 19/24, (Rev.04) dated Jun 23/2025.
8. **Existing Conditions and Removals Plan**, 122167-REM, prepared by Novatech Engineers, Planners, Landscape Architects, dated Dec 17/24, (Rev.04) dated Jun 23/2025.

9. **Erosion and Sediment Control**, 122167-ESC, prepared by Novatech Engineers, Planners, Landscape Architects, dated Dec 19/24, (Rev.04) dated June 23/2025.
10. **General Plan of Services**, 122167-GP, prepared by Novatech Engineers, Planners, Landscape Architects, dated Dec 19/24, (Rev.04) dated Jun 23/2025.
11. **Grading Plan**, 122167-GR, prepared by Novatech Engineers, Planners, Landscape Architects, dated Dec 19/22, (Rev.04) dated Jun 23/2025.
12. **Storm Drainage Area Plan**, 122167-SWM, prepared by Novatech Engineers, Planners, Landscape Architects, (Rev.03) dated April 02, 2025.
13. **Roof Area Drainage Plan**, 122167, (Figure 6 – Appendix E of the Servicing and Stormwater Management Report), prepared by Novatech Engineers, Planners, Landscape Architects, dated April 2025.

And as detailed in the following report(s):

1. **Tree Conservation Report Existing Conditions**, 122167-TCR, prepared by Novatech Engineers, Planners, Landscape Architects, dated Dec 10/24, revision #5 dated Jul 2/25.
2. **Details**, 122167-L2, prepared by Novatech Engineers, Planners, Landscape Architects, dated Dec 10/24, revision #5 dated Jul 2/25.
3. **TDM Measures Checklist**, received Dec 19/24.
4. **Traffic Noise Study**, (Rev.01), prepared by State of The Art Acoustik, dated January 22, 2025.
5. **Phase I Environmental Site Assessment**, prepared by CM3 Environmental, dated December 16, 2022.
6. **Phase II Environmental Site Assessment**, prepared by CM3 Environmental, dated December 2022.
7. **Phase I Environmental Site Assessment**, prepared by CM3 Environmental, Update dated December 19, 2024.
8. **Subsurface Investigation Report (59-HII-R2)**, prepared by Yuri Mendez Engineering, dated March 31, 2025.
9. **Servicing and Stormwater Management Report**, prepared by Novatech Engineers, Planners, Landscape Architects, dated December 19, 2024, revision #2 dated April 02, 2025.

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

General Conditions

1. Lapsing of Approval

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

2. Notice– On-site Parking

The Owner acknowledges and agrees that notice, as per the clauses 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 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:

“The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that the unit being rented will not be provided with any on-site parking. Should the purchaser/lessee have a vehicle for which they wish to have parking, alternative and lawful arrangements will need to be made to address their parking needs at an alternate location and that such arrangements are solely the responsibility of the person seeking parking. The purchaser/lessee acknowledges that the availability and regulations governing on-street parking vary; that access to on-site street parking, including through residential on-street parking permits issued by the City of Ottawa, cannot be guaranteed now or in the future; and that the purchaser/lessee intending to rely on on-street parking for their vehicle or vehicles does so at their own risk.”

“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.”

3. Notice– School Accommodation

The Owner acknowledges and agrees that a notice, as per the clauses 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 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:

“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.”

4. **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.

5. **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.

6. **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.

7. **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.

8. **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.

9. **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.

10. **Development Charges**

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

Special Conditions

11. **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, Development and Building Services Department, 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, Development and Building Services Department, 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, Development and Building Services Department, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Development and Building Services Department.

12. **Exterior Elevations Drawings**

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved **South Elevation, A201, East Elevation, A202, North Elevation, A203, and West Elevation, A204**. 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 Letter of Undertaking shall be required.

13. **Transportation Demand Measures**

Prior to the issuance of an Occupancy Permit the Owner acknowledges and agrees that it shall implement the following transportation demand management measures, which shall be to the satisfaction of the General Manager, Planning, Development and Building Services Department:

WALKING & CYCLING

2.1.1 Display local area maps with walking/cycling access routes and key destinations at major entrances (multi-family, condominium).

TRANSIT

3.1.1 Display relevant transit schedules and route maps at entrances (multi-family, condominium) - Will also provide online links to OC Transpo and STO information.

TDM PROGRAM MANAGEMENT

6.1.1 Provide a multimodal travel option information package to new residents.

14. **Asphalt Overlay**

Due to the number of road cut permits required to service this development, the Owner shall install an asphalt overlay over the total area of the public driving surface of Ste-Cecile Street, fronting the subject lands, as shown on the approved 122167-GR Grading Plan (Rev.04) dated June 23, 2025.. The overlay shall be carried out to the satisfaction of the General Manager, Planning, Development and Building Services. The Owner acknowledges and agrees that all costs are to be borne by the Owner.

15. Noise Control Attenuation Measures

The Owner covenants and agrees that it shall retain the services of a professional engineer licensed in the Province of Ontario to ensure that the recommendations of the Traffic Noise Study (Rev.01) dated January 22, 2025, prepared by State of The Art Acoustikare 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 professional engineer that the Owner has complied with all recommendations and provisions of the Traffic Noise Study (Rev.01) dated January 22, 2025 prepared by State of The Art Acoustik, prior to building occupancy, which confirmation shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

16. 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 Subsurface Investigation Report (59-HII-R2) dated March 31, 2025 (the "Report"), 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.

17. Geotechnical – Encroachments

The Owner acknowledges and agree that the Subsurface Investigation Report (59-HII-R2) dated March 31, 2025 has recommended a method of shoring that may encroach onto the adjacent property or onto the City's Ste-Cecile St. 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.

18. 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 Systems within Ste-Cecile Street, 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.

CCTV Inspection Limits shall be as detailed below:

STM Sewer from MHST78599 to MHST78597

STM Sewer from MHST78597 to MHST78598

SAN Sewer from MHSA71868 to MHSA71862

- (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 Systems within Ste-Cecile Street, to determine if the City Sewer Systems sustained any damages as a result of construction on the lands;

CCTV Inspection Limits shall be as detailed below:

STM Sewer from MHST78599 to MHST78597

STM Sewer from MHST78597 to MHST78598

SAN Sewer from MHSA71868 to MHSA71862

and;

- (ii) assume all liability for any damages caused to the City Sewer Systems within Ste-Cecile St. and compensate the City for the full amount of any required repairs to the City Sewer System.

19. **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.

20. **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..

21. 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 Servicing and Stormwater Management Report (Rev.02) dated April 02, 2025. 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.

22. Site Lighting Certificate

- (a) 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.

23. 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.

24. Security for Protection of City Trees

That the Owner/Applicant(s) agree to implement the mitigation measures outlined in the approved Tree Conservation Report, prepared by Novatech, dated February 19, 2025, and to pay the associated securities for tree protection. The securities,

which will be based on the value of the tree(s) to be protected (Tree #1, \$2,400.00) shall be retained for 2 years following issuance of an occupancy permit, and thereafter returned to the owner only upon the City having received a report from an arborist or appropriate professional confirming that the identified tree(s) is/are healthy, retainable, and remain(s) structurally stable. The Owner(s) acknowledge(s) and agree(s) that if, in the opinion of the City Planning Forester and/or the Manager of the relevant Branch within Planning, Development and Building Department, the report indicates that any tree is declining and/or must be removed due to construction-related impacts, the Security for that tree, in its entirety, will be forfeited.

25. **Parkland Dedication**

The Owner acknowledges and agrees that the conveyance requirement to the City is 112 square metres.

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:

Cash-in-lieu of conveyance of parkland (residential > 18 units/net ha):

- i. one hectare per 1,000 net residential units but shall not exceed a maximum of 10% of the gross land area where less than or equal to five hectares.

26. **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 12 funds. The Owner shall also pay the parkland appraisal fee of \$960.50 plus H.S.T. of \$110.50, as referenced in Schedule "B" herein.

August 11, 2025

Date



Andrew McCreight
Manager, Development Review
Central, Planning, Development and
Building Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-24-0177

SITE LOCATION

73, 78, and 83 Ste-Cécile Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject property is located on the north side of Ste-Cécile Street, between Marier Avenue and Marquette Avenue. The subject property, composed of three properties – 73, 79, and 83 Ste-Cécile Street, have approximately 36.7 metres of frontage along Ste-Cécile Street and a total combined lot area of approximately 1,117.6 square metres. The site is currently occupied by three detached, low-rise residential dwellings, to be demolished in order to facilitate the proposed development. The subject lands are located within the Vanier neighborhood. Surrounding uses include a mix of low-rise residential uses to the east, south, and north, and low-rise commercial uses further to the west, along Beechwood Avenue. Within 600 metres of the subject lands are several community and recreational amenities including schools, parks, and a community center. Notable landmarks include the Rideau River to the south and Beechwood Cemetery to the north.

The development proposal is to construct a four-storey, low-rise apartment building with 41 residential dwelling units in a range of unit sizes, including five studio units, 26 one-bedroom units, eight two-bedroom units, and two three-bedroom units. A total of 42 bicycle parking spaces are proposed, with 36 of these spaces located within a bike room and six located outdoors. No vehicular parking is proposed. The main entrance will be provided off of Ste-Cécile Street on the south-east corner of the site. Additionally, active entrances will provide access to three ground floor units fronting Ste-Cécile Avenue. A rear yard area is proposed that is softly landscaped and a total of 261.9 square metres.

A Zoning By-law Amendment (D02-02-24-0084) was approved by Council on June 25, 2025, and had the effect permitting zoning relief in support of the proposed development. The amendments included increased maximum building height, increased number of units within a low-rise apartment dwelling, increased maximum area of a lot, a decrease in vehicular parking spaces and an increase in bicycle parking spaces.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	41

Related Applications

The following applications are related to this proposed development:

- Zoning By-law Amendment – D02-02-24-0084

DECISION AND RATIONALE

This application is approved for the following reasons:

- The subject site is located with the Inner Urban Transect Policy Area on Schedule A of the Official Plan and is designated Neighbourhood. The Inner Urban Transect is generally planned for mid- to high-density development. Policies speak to maintaining and enhancing an urban pattern of built form, prioritizing walking and cycling, and providing direction to hubs, corridors and neighbourhoods, all while providing high quality architectural design.
- The proposal complies with all zoning provisions of the R4UA[3040] zone (Residential, Fourth Density, Subzone UA, Exception 3040), as amended through Zoning By-law Amendment D02-02-24-0084.
- The Urban Design Guidelines for Low-Rise Infill Housing were reviewed for consistency. The site plan proposal is consistent with the guidelines for transition, building height, and building setbacks.
- The proposal is consistent with the Provincial Planning Statement, 2024, by contributing to a mix of land uses in proximity to residential areas and supported by transit and active transportation.
- The site plan proposal represents good land use planning and is supported.

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

There are no road modifications associated with this site plan control application.

CONSULTATION DETAILS

Councillor's Comments

Councillor Stéphanie Plante was aware of the application related to this report.

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments.

Technical Agency/Public Body Comments

All technical agency correspondences were forwarded to the applicant. The applicant was advised to contact technical agencies for additional information and requirements.

Advisory Committee Comments

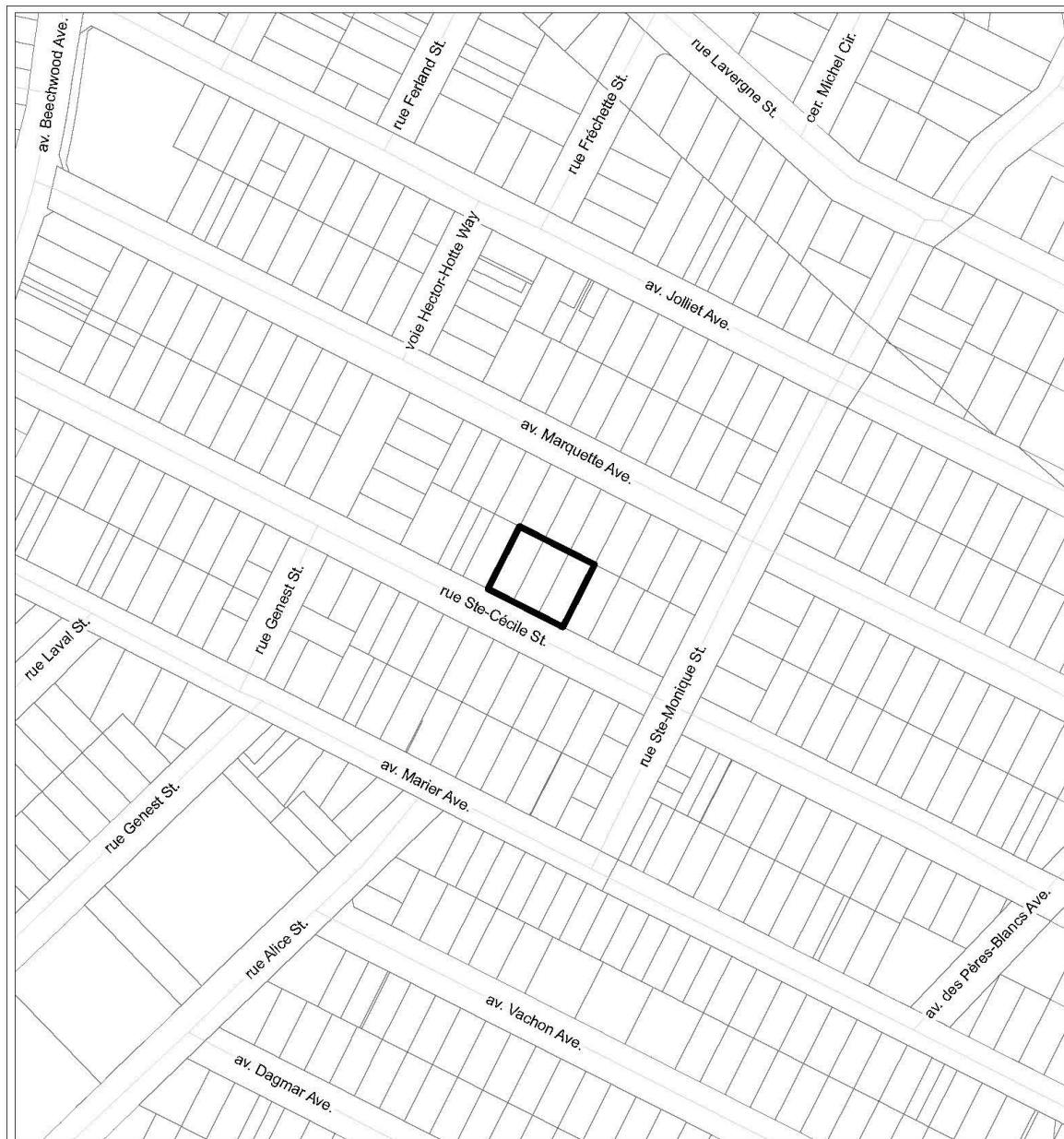
N/A

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was processed by the On Time Decision Date. The Council approved timeline for concurrent applications has been met.

Contact: Nastassia Pratt Tel: 613-580-2424, ext. 70468 or e-mail:
Nastassia.Pratt@ottawa.ca

Document 1 – Location Map



D02-02-24-0084

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REVISION / RÉVISION - 2025 / 01 / 13

LOCATION MAP / PLAN DE LOCALISATION
ZONING KEY PLAN / SCHÉMA DE ZONAGE
SITE PLAN / PLAN D'EMPLACEMENT



73, 79, 83 rue Ste-Cécile Street

