

OFFICE USE ONLY

Application Number: _____ Ward Number: _____ File Lead: _____
 Application Received (dd/mm/yyyy): _____
 Client Service Centre Staff: _____ Fee Received: \$ _____



SITE PLAN CONTROL

APPLICATION FORM

Section 41 of the Planning Act, RSO 1990, as amended

Notice of Public Record

All information and materials required in support of your application shall be made available to the public, as indicated by Section 1.0.1 of The Planning Act, R.S.O. 1990, C.P.13.

Municipal Freedom of Information and Protection Act

Personal information on this form is collected under the authority the Planning Act, RSO 1990, c. P. 13 and will be used to process this application. Questions about this collection may be directed by mail to Manager, Business Support Services, Planning Infrastructure and Economic Development Department, 110 Laurier Avenue West, Ottawa, K1P 1J1, or by phone at (613) 580-2424, ext. 24075

SECTION 1: BACKGROUND INFORMATION

* Mandatory Field

*Site Address or Location:

4200 Innes Road, Ottawa, ON K4A 3W9 (temporary address pending finalization of a granted consent)

Have you pre-consulted with City Staff?

☒ Yes ☐ No

If yes, please indicate the date of the pre-consultation. (dd/mm/yyyy)

14/08/2018

Have you pre-consulted with the Urban Design Review Panel?

☒ Yes ☐ No

If yes, please indicate the date of the pre-consultation. (dd/mm/yyyy)

01/11/2018

For any and all previously approved, and concurrent development application(s), please list application numbers:

Application Numbers: D08-01-18/B-00152

Applicant/Agent Information:

*Name:

Lloyd Phillips & Associates Ltd.

*Mailing Address:

1827 Woodward Drive, Suite 109, Ottawa, ON K2C 0P9

*Telephone:

613-236-5373

*Email Address:

barrett@lloydphillips.com / lloyd@lloydphillips.com

Registered Property Owner Information:

☐ Same as above

*Name:

INNES SHOPPING CENTRES LIMITED

*Mailing Address:

700 Applewood Crescent, Suite 200, Vaughan, ON L4K 5X3

*Telephone:

905-326-6400

*Email Address:

hjenkins@smartcentres.com

SITE DETAILS

Legal Description:

*TBD once the reference plan is registered with the Land Registry Office.
Formerly part of: PART LOT 1 CONCESSION 11 CUMBERLAND PARTS 13, 14 AND 15 (PIN 14563-1329)*

What is the land
currently used for?

vacant

Lot frontage:

119.13

m

Lot depth:

104.79

m

Lot area: 12483 m²

OR

Lot area: (irregular lot)

12,990

m²

Does the site have Full Municipal Services: ☒ Yes ☐ No

PROPOSAL DETAILS

***Type of development proposed (new buildings or additions, land use(s), number of unit(s), proposed tenure, etc.):**

Mixed-use Retirement Home building as the first phase of a Two-Phase development. The building will include 219 independent living dwelling units (rental), 36 assisted care rooming units (rental), and 5 non-residential ground floor units. The proposed use is permitted by the Official Plan and zoning by-law, and the proposal has been designed to be fully compliant with zoning.

What is your anticipated date for start of construction? Date (dd/mm/yyyy): 01/05/2019

Will the roadway be modified as a result of this proposal? ☒ Yes ☐ No

Development Information

- | | |
|--|--|
| 1. Indicate the <u>gross floor area</u> of all newly proposed buildings/additions. | 16,572 m ² |
| 2. Indicate the <u>gross floor area</u> of all existing buildings. | 0 m ² |
| 3. Indicate the combined number of parking spaces (existing and proposed). | 159 spaces |
| 4. What is the maximum building height proposed? | 31.66 m |
| 5. How many storeys are proposed? | 10 storeys |
| 6. Indicate the proposed lot coverage (total area of all building footprints divided by total lot area x 100%) | 18.6 % |
| 7. If applicable, indicate the percentage of landscaped area within all parking lots (area of landscaping within parking lots divided by parking lot area x 100%). | 9.7 % |
| 8. Indicate the percentage of the total site that is occupied by vegetation and landscaping (total area of all landscaping and vegetation divided by lot area x 100%). | 53.2 % |

COMMUNITY NOTIFICATION

Is this application subject to public consultation? ☒ Yes ☐ No

If Yes:

Have you contacted the Ward Councillor to explain this proposal? ☒ Yes ☐ No

Have you contacted the Registered Community Organization's representative(s) to explain this proposal? ☐ Yes ☒ No

If Yes, indicate the name of the Registered Community Organization(s):

Indicate the name of the Registered Community Organization(s) here.

SECTION 2: APPLICATION TYPE AND FEES

For more information please review the [Criteria for Identifying Site Plan Control Application Types](#).

Please visit the City's website for additional information on [Site Plan Control](#).

Fees must be paid in full at the time of application submission.

Please select and fill in only one of the three options for fee payment below.

☒ Application for New Development

- | | | |
|----------------------------------|---|-------------|
| ☒ | 1. Manager Approval, Public Consultation | \$21,508.66 |
| ☐ | 2. Two Stage Site Plan Process (Initial Fee) | \$13,587.30 |
| ☐ | 3. Manager Approval, No Public Consultation | \$6,691.36 |
| ☐ | 4. Staff Approval or Street Townhouse not Previously Approved through Subdivision Process | \$3,250.00 |
| ☐ | 5. Rural based, Small Scale, No Public Consultation | \$706.00 |

PLUS Initial Engineering Design Review and Inspection Fee (only if 1, 2, or 3 above is selected)

- | | | |
|----------------------------------|---|-------------|
| ☐ | Value of Infrastructure and Landscaping < \$50,000 | \$1,000.00 |
| ☒ | Value of Infrastructure and Landscaping \$50,000 to \$300,000 | \$5,000.00 |
| ☐ | Value of Infrastructure and Landscaping > \$300,000 | \$10,000.00 |

PLUS Initial Conservation Authority Fee (only if 1, 2, 3 or 4 above is selected)

- | | | |
|----------------------------------|--|----------|
| ☐ | Central Planning Area - Wards 7, 8, 9, 12, 13, 14, 15, 16, 17, 18. | \$105.00 |
| ☒ | Remainder of City | \$975.00 |

OR

☐ Revision of an Existing Application

- | | | |
|-----------------------|--|-------------|
| ☐ | Manager Approval, Public Consultation. | \$20,287.13 |
| ☐ | Manager Approval, No Public Consultation | \$4,207.83 |
| ☐ | Staff Approval | \$3,250.00 |
| ☐ | Rural based, Small Scale, No Public Consultation | \$706.00 |
- (Initial Engineering Design Review and Inspection fee and Initial Conservation Authority fee not applicable)

OR

☐ Extension of an Existing Application

- | | | |
|-----------------------|--|------------|
| ☐ | Manager Approval, No Public Consultation (more than 12 months) | \$4,207.83 |
| ☐ | Staff Approval (less than 12 months) | \$3,250.00 |
| ☐ | Rural based, Small Scale, No Public Consultation | \$706.00 |
- (Initial Engineering Design Review and Inspection fee and Initial Conservation Authority fee not applicable)

Are multiple Applications being submitted?

☐ Yes ☒ No

Each planning fee will be reduced by 10% if two or more planning applications are submitted at the same time and for the same lands. Committee of Adjustment, Conservation Authority, and Engineering Design Review and Inspection fees are not subject to this reduction. If "Yes" is checked, the fee will be adjusted accordingly.

Fees Total: \$27,483.66

SECTION 3: SUBMISSION REQUIREMENTS

Study and plan requirements are outlined for the applicant during [Pre-application Consultation](#). If your application is not subject to Pre-application Consultation (i.e. it does not require public consultation) you are strongly encouraged to contact the Planning Infrastructure and Economic Development Department to discuss study and plan submission requirements. If you fail to consult with staff, the City cannot guarantee the completeness or accuracy of your application submission, which may result in processing delays. A [help guide](#) can be viewed in order to prepare studies and plans, as well as gather information on general development considerations.

Standard Plans (mandatory submission requirements)

- ✓ Site Plan
- ✓ Landscape Plan
- ✓ Grade Control and Drainage Plan
- ✓ Site Servicing Plan
- ✓ Survey Plan (2 copies)

(15 copies if application is subject to public consultation, otherwise 15 copies)
Landscaping and site servicing information may be combined on one plan.

Potential Studies and Plans (may be required at submission or prior to final approval)

Engineering

- Community Transportation Study and/ or Transportation Impact Study / Brief (12 copies)
- Assessment of Adequacy of Public Service / Site Servicing Study (6 copies)
- Servicing Options Report (5 copies)
- Hydraulic Watermain Analysis (3 copies)
- Stormwater Management Report / Brief (6 copies)
- Composite Utility Plan (2 copies)
- Geotechnical Study / Slope Stability Study (4 copies)
- Groundwater Impact Study (6 copies)
- Wellhead Protection Plan (6 copies)
- Erosion and Sediment Control Plan (8 copies)
- Hydrogeological and Terrain Analysis (5 copies)
- Noise / Vibration Study (3 copies)
- Reasonable Use Study (5 copies)
- Roadway Modification Plan (15 copies if application is subject to public consultation, otherwise 15 copies)
- Confederation Line Proximity Study (9 copies)

Planning / Design

- Planning Rationale including Design Statement and Integrated Environmental Review Statement (4 copies) *
- Architectural Elevation Drawings (dimensioned) (3 copies)
- Concept Plan showing Ultimate Use of Lands (3 copies)
- Plan Showing Parking Garage Layout (2 copies)
- Minimum Distance Separation (MDS) (3 copies)

* If the application falls within a design priority area and is subject to review by the Urban Design Review Panel, the planning rationale does not need to include a design statement or urban design analyses.

- Agrology and Soil Capability Study (5 copies)
- Cultural Heritage Impact Statement (3 copies)
- Archeological Resource Assessment (3 copies)
- Sun Shadow Study (3 copies)
- Urban Design Review Panel - [Submission Package](#)
- Street level visualization of the proposed development (.jpg or .pdf format) - Optional

Environmental

- Phase 1 Environmental Site Assessment (5 copies)
- Phase 2 Environmental Site Assessment (5 copies)
- Record of Site Condition (4 copies)
- Tree Conservation Report (5 copies)
- Mine Hazard Study / Abandoned Pit or Quarry Study (4 copies)
- Impact Assessment of Adjacent Waste Disposal / Former Landfill Site (6 copies)
- Assessment of Landform Features (7 copies)
- Mineral Resource Impact Assessment (4 copies)
- Environmental Impact Statement (11 copies)

If a Tree Conservation Report and Environmental Impact Statement are required, the Tree Conservation Report should be included within the Environmental Impact Statement

Technical Requirements

- All plans and drawings must be produced on A1-sized paper and folded to 21.6 cm x 27.9 cm (8½"x 11"). A scale of 1:200 is recommended for the Site and Landscape Plans.
- Note that many of the plans and studies collected with this application must be signed, sealed and dated by a qualified engineer, architect, surveyor, planner or designated specialist. The City will not review a plan or study if it is missing this information.
- Electronic copies of all required studies, site plan and landscape plan must be supplied on a Compact Disk (CD is preferred to DVD) in Adobe .pdf format. Ensure that the CD(s) accompanies your application submission. These documents will be made publicly available on the City's [Development Application Search Tool](#) if the application is subject to public notification.
- The applicant will be requested to submit two A1-sized Mylar copies of each plan just prior to final approval.

Legal Requirements

- All signatures requested through this document must be hand-written.

Financial Requirements

- When an application requires public notice, a large black and white sign describing the proposal is posted on the subject property. The fee for this service is included as part of the application cost (\$565). However, additional signage, if required will be invoiced to the applicant at a cost of \$282.50 per sign.
- Additional fees may be required throughout the development review process, including, but not limited to, parkland dedication, peer review of technical reports, Conservation Authority fees, agreements and associated fees and applicable securities.

SECTION 4: DECLARATIONS

Authorization by the Owner allowing the Applicant to submit the Application

The Registered Property Owner must complete this section to authorize an Applicant to act on his or her behalf, and declare that the information provided within this application is accurate and true.

If the application is to be signed by an Applicant on behalf of the Owner, the following authorization must be completed or the owner must submit a letter of authorization. Declarations included within this section must contain original signatures and seals.

I, Innes Shopping Centres Limited am the owner of the land that is subject of this application and I authorize
LLOYD PHILLIPS & ASSOCIATES LTD. to make this application on my behalf.
Date (dd/mm/yyyy): 22/11/2018 Signature of Owner [Signature]

Consent - Development Application Client Satisfaction Survey - Optional

I, Name of the Applicant or Owner consent to the City of Ottawa conducting a Client Satisfaction Survey by

☐ mailing to me a paper questionnaire at the following address:

Address to send paper version of the survey

☐ e-mailing me an electronic questionnaire at

E-mail address to send electronic copy of the survey

The purpose of this voluntary survey is to measure my level of satisfaction with the development application process and assist the City of Ottawa to improve services. The survey is anonymous. My name will not appear on the questionnaire nor will my responses be linked to my identity. The survey will take approximately 15-20 minutes to complete and be mailed to me after the development application process is complete

Signature

Date

Affidavit or Sworn Declaration that the Information is Accurate

The person carrying out the application (Registered Property Owner or Applicant) must complete the sworn declarations in this section:

I, Name of the Applicant or Owner, of the City of From City solemnly declare that all of the above statements contained in the application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under Oath and by virtue of *The Canada Evidence Act*.

SWORN (or Declared) BEFORE ME

At Office where the declaration was sworn,

This Day day of Month, Year

Commissioner of Oaths

Signature of Applicant or Owner

Certified extract
a resolution of the directors of
RÉSEAU SÉLECTION DÉVELOPPEMENT INC.
(the "**Company**")

RESOLVED:

REPRESENTATION

"THAT Mr. Eric Goulet, Project Manager or Barrett L., Wagar from Lloyd Phillips, acting alone, are hereby authorized for and on behalf of the Company to represent the Company's interest and be authorized to deposit and sign all necessary documents for the Site Plan Control Application for the project located on Innes Road, Ottawa, without further authorization or formality."

CERTIFIED COPY of a resolution as adopted with the unanimous consent of the directors of **Réseau Sélection Développement Inc.**, on November 29, 2018.

DATED this 29th day of November 2018



Robert Laplante
Vice President

SECTION 5: ENVIRONMENTAL SITE ASSESSMENT

Part 1: Statement of the Site Owner Concerning Environmental Site Assessment (ESA)

The Owner / Applicant must complete Section A, regardless of whether a Phase 1 ESA has been completed for the site.

Where an ESA is required, the Owner or Applicant and the Consultant responsible for preparing the study, must complete both Sections A and B below.

Section A:

☒ I acknowledge that the City of Ottawa is not responsible for the identification and / or remediation of contaminated sites. I also agree, whether in (or as a result of) any action or proceeding for environmental clean-up of any damage or otherwise related to the site or any other lands impacted by the site, that I will not make any claim whatsoever against the City of Ottawa, its respective directors, officers, employees, or agents, or any of the foregoing, for or in respect of any loss, damage, injury or costs.

Section B:

This is to certify that as the Owner / Applicant of the site, I have hired:

PATERSON GROUP

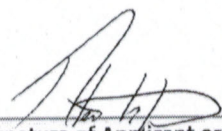
as the principal consultant to undertake a Phase 1 Environmental Assessment. I have undertaken reasonable inquiry into the previous ownership and uses of the property and to the best of my knowledge I have provided to the principal consultant, information relevant to the principal consultant's investigation of the environmental condition of the site. I agree to provide copies of the said Phase 1 Environmental Site Assessment on request.

Name:

Résseau Sélection Développement Inc.

Address:

2400, boulevard Daniel-Johnson, Laval (Québec) H7T 3A4


Signature of Applicant or Owner

Date (dd/mm/yyyy):

28/11/2018

SECTION 5: ENVIRONMENTAL SITE ASSESSMENT (continued)

Part 2: Affidavit of Principal Consultant Concerning Environmental Site Assessment

I, Mark D'Arcy, of the City of Ottawa

MAKE OATH AND SAY AS FOLLOWS:

☒ I am a qualified person as defined by Ontario Regulation 153/04, as amended

I am the Associate, of Paterson Group Inc.

and have personal knowledge of the matters set out below.

I, Paterson Group Inc., was retained or employed as the principal environmental consultant to undertake or supervise the Phase 1 Environmental Site Assessment of the site located at Part of 4200 Innes Road, Ottawa

The assessment activities at the site have been completed in accordance with Ontario Regulation 153/04, as amended.

- ☐ I am employed or retained by the Owner/Applicant, or the company operating on the site in another capacity.
- ☒ I am not employed or retained by the Owner/Applicant, or the company operating on the site in another capacity.

Findings of the said Phase 1 Environmental Site Assessment are that:

- ☒ There are no issues of actual or potential environmental concern with respect to soil and / or groundwater quality or potentially contaminating activities as defined by O. Reg 153/04 as amended and a Phase 2 Environmental Site Assessment will not be required; or
- ☐ There are issues of actual or potential environmental concern with respect to soil and / or groundwater quality and/or potentially contaminating activities as defined by O. Reg 153/04 as amended, and a Phase 2 Environmental Site Assessment is required to investigate the identified issues.

SWORN (Or Declared) BEFORE ME:

At the City, of Ottawa,

In the Province of Ontario,

This 23 day of November, 2018

26

Geraldine Teresa Gauthier
Commissioner of Oaths

[Signature]
Signature of Consultant

Address of consultant:

154 Colonnade Road South, Nepean, Ontario, K2E 7J5

Telephone # of consultant:

(613) 226-7381