



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

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Site Location: 3493,3497, 3499 Innes Road

File No.: D07-12-22-0189

Date of Application: December 28, 2022

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This SITE PLAN CONTROL application submitted by Novatech Engineering Consultants, on behalf of 6587712 Canada Inc. (Les Matelas Lapensée Inc.), is APPROVED as shown on the following plan(s):

1. Site Plan, Lapensée Mattress, Drawing No. SP-1, prepared by Hobin, dated July 12, 2023.
2. Elevations, Lapensée Mattress, Drawing No. E-1, prepared Hobin, dated May 2022.
3. Tree Conservation Plan, Drawing No. 118204-TCR, prepared by Novatech, dated December 22, 2022, Revision # 4 dated October 23, 2023.
4. Landscape Plan, Drawing No. 118204-L1, prepared by Novatech, dated December 22, 2022, Revision #3 dated September 14, 2023.
5. General Plan of Services, Drawing No. 118204-GP, prepared by Novatech, dated December 22, 2022, Revision #2 dated June 7, 2023.
6. Grading and Erosion Plan & Sediment Control Plan, Drawing No. 118204-GR, prepared by Novatech, dated December 22, 2022, Revision #2 dated June 7, 2023.
7. Post-Development Stormwater Management Plan, Drawing No. 118204-SWM, prepared by Novatech, dated December 22, 2022, Revision #2 dated June 7, 2023.
8. Pre-Development Stormwater Drainage Plan, Drawing No. 118204-STM, prepared by Novatech, dated June 7, 2023

And as detailed in the following report(s):

1. Development Servicing Study and Stormwater Management Report, Proposed Commercial Development: 3493, 3497 & 3499 Innes Road, prepared by Novatech, dated December 22, 2022, Revised June 9, 2023.
2. Geotechnical Investigation, Proposed Development: 3493-3499 Innes Road - Ottawa, prepared by Paterson Group, dated April 5, 2021.
3. Geotechnical Investigation, Proposed Commercial Development: 3493-3499 Innes Road, dated July 10, 2023.
4. Geotechnical Response to City Comments Memo, Proposed Commercial Development, 3433-3499 Innes Road, prepared by Paterson Group, dated July 10, 2023.
5. Phase One Environmental Site Assessment, 3493, 3497, and 3499 Innes Road, prepared by BluMetric Environmental, dated January 19, 2023.
6. Phase Two Environmental Site Assessment, 3493, 3497, and 3499 Innes Road, prepared by BluMetric Environmental, dated January 19, 2023.
7. Transportation Impact Assessment, Proposed Commercial Development: 3493-3499 Innes Road, prepared by Novatech, dated December 22, 2022, Revised January 2024.
8. Stationary Noise Feasibility Assessment, 3493, 3497 & 3499 Innes Road, prepared by Gradient Wind, dated November 29, 2022.

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

### **Requirements**

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

### **General Conditions**

1. **Execution of Letter of Undertaking**

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

2. **Permits**

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

3. **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.

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 bylaws of the City.

**Special Conditions**

11. **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 for 3493 and 3499 Innes Road. Pursuant to the City's Parkland Dedication By-law, being By-law No. 2022-280, as amended, 2% of the valuation of the lands will be collected in the sum of \$36,035.67. 40% of said funds collected shall be directed to City wide funds, and 60% shall be directed to Ward 2 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.

12. **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, 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, 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, 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.

13. **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 Investigation Report, as amended (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.

14. **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.

15. **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.

16. 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.

### **17. 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.

### **16. Works on City Road Allowances**

Any Works required to be done by the Owner on City road allowances shall be according to the specifications and by-laws of the City. The Owner, or its contractor, shall be required to obtain all the necessary permits for road cuts prior to the disruption of the City road allowance and it is further understood and agreed that the aforementioned cuts shall be reinstated to the satisfaction of the Director, Infrastructure Services.

### **17. Video Examination**

Video examination of storm and sanitary sewers 200mm or larger in diameter shall be required by the General Manager, Planning, Development and Building Services, at the Owner's expense, before final Acceptance or Approval of the Works.

### **18. Testing**

The Owner may be required by the City to perform qualitative and quantitative testing, at the Owner's expense, of any materials which have been or are proposed to be used in the construction of any of the Works required by this Agreement to determine whether they are in conformity with applicable standards as determined by the General Manager, Planning, Development and Building Services.

### **19. Provision of As-Built Drawings**

The Owner shall supply to the General Manager, Planning, Development and Building Services, as-constructed road, grading and service drawings including the location of all Works, for City records upon Acceptance and Approval of the Works.

Furthermore, the Owner shall provide the As-built Drawings and the attribute data for the Works in a form that is compatible with the City's computerized systems.



August 13, 2024

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Date

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Allison Hamlin  
Manager (Acting), Development Review, All Wards  
Planning, Development and Building Service  
Department

Enclosure: Site Plan Control Application approval – Supporting Information

## SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

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**File Number:** D07-12-22-0189

### **SITE LOCATION**

3493, 3497 and 3499 Innes Road, and as shown on Document 1.

### **SYNOPSIS OF APPLICATION**

The subject property is on the north side of Innes Road within the Chapel Hill North neighbourhood and within Orleans. The subject property is east of Innes Road and Pagé Road. The site is comprised of three lots that have merged on title. The area of the property is approximately 6,136 square metres. Surrounding land uses include a commercial use property to the west (gas station and small strip mall), a home-based personal service business use to the east, and low and medium-density residential uses to the north and northwest.

The applicant has received a Zoning By-law Amendment approval to permit the development of two new commercial-use buildings on the subject site. One building will be for the Lapensée Mattresses Orleans store and the other building will be a general commercial space for other potential business establishments.

The two proposed buildings are double-height, measuring 6.5 metres, and have a gross floor area (GFA) of approximately 821 square metres each. Parking will occupy the central portion of the site between the buildings and will extend around the rear of both buildings, for a total of 69 parking spaces, including four accessible spaces. There will be a total of eight bicycle parking spaces. The site is designed to allow a possible severance to provide greater opportunity to lease or sell the second commercial building in the future.

### **Related Applications**

The following applications are related to this proposed development:

- Zoning By-law Amendment – D02-02-22-0128

### **DECISION AND RATIONALE**

This application is approved for the following reasons:



- The proposal meets of the Official Plan policies.
- The proposal meets the Zoning By-law.
- This proposal 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.

## **CONSULTATION DETAILS**

### **Councillor's Comments**

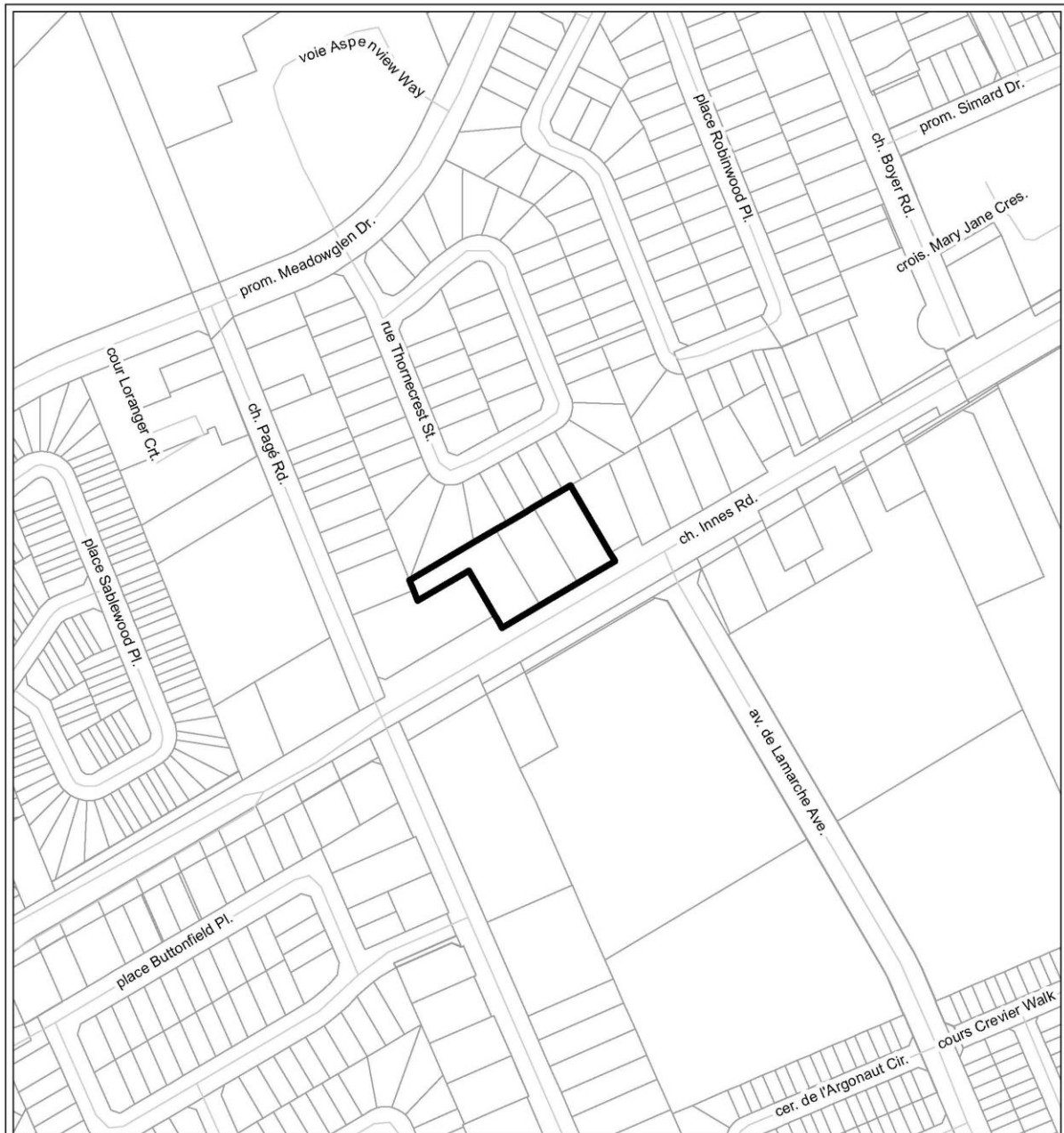
Councillor Laura Dudas was aware of the application related to this report.


## **APPLICATION PROCESS TIMELINE STATUS**

This Site Plan application was not processed by the On Time Decision Date because a rezoning was required.

**Contact:** Shoma Murshid Tel: 613-580-2424, ext. 15430 or e-mail:  
[Shoma.Murshid@ottawa.ca](mailto:Shoma.Murshid@ottawa.ca)


# Document 1 – Location Map



  
 D02-02-22-0128      23-0101-X  
 D07-12-22-0189  
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 REVISION / RÉVISION - 2023 / 01 / 30

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

 **3493, 3497, 3499 chemin Innes Road**

  
NOT TO SCALE