



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

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Site Location: 2140 Baseline Road

File No.: D07-12-24-0073

Date of Application: August 1, 2024

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This SITE PLAN CONTROL REVISION application submitted by Fotenn Consultants Inc. (Evan Saunders), on behalf of 2140 Baseline Ltd. (Jeremy Theberge), is APPROVED as shown on the following plans:

1. **Proposed Site Plan**, Dwg. No. A-100, prepared by **Fabiani Architect Ltd.**, revision 1.9 dated 06 Aug, 2024
2. **Erosion and Sediment Control Plan**, Dwg. No. C3, prepared by **Exp. Services Inc.**, dated 18/12/18, revision 9 dated 24/05/24.
3. **Grading Plan**, Dwg. No. C2, prepared by **Exp. Services Inc.**, dated 23/5/18, revision 14 dated 09/08/24
4. **Site Servicing Plan**, Dwg. No. C1, prepared by **Exp. Services Inc.**, dated 23/5/18, revision 12 dated 12/04/24
5. **Landscape Plan**, Dwg. No. L1, prepared by **GJA Inc.**, dated 2024 05 14, revision 5 dated 2024 10 21
6. **Storm Drainage Area Plan**, Dwg. No. C4, prepared by **Exp. Services Inc.**, dated 2024 05 14, revision 8 dated 12/04/24

And as detailed in the following reports:

1. **Site Servicing and Stormwater Management Report**, prepared by Exp. Services Inc., dated April 15, 2024.
2. **Tree Conservation Report** prepared by IFS Associates., dated July 15, 2024.

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

### **General Conditions**

1. **Lapsing of Approval**  
The Owner shall enter into this amending 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.

2. **Prior Site Plan Agreement**

The Owner acknowledges and agrees that all terms and conditions of the Site Plan Agreement between 2140 Baseline Ltd. And City of Ottawa, registered as Instrument No. OC2403899 on September 24<sup>th</sup>, 2021, and the Amending Site Plan Agreement between 2140 Baseline Ltd. and City of Ottawa, registered as Instrument No. OC2684054 on April 24<sup>th</sup> 2024 are reconfirmed and are in full force and effect except as otherwise varied or amended in this Agreement. The Owner further acknowledges and agrees that the relevant portion of the Approved Plans referenced in Schedule “E” hereto shall supercede and replace and/or be in addition to, as the case may be, the relevant sections of the corresponding Plans contained in the previous Site Plan Agreement(s).

**Special Conditions**

3. **Maintenance and Liability Agreement for Landscaping**

The Owner acknowledges and agrees it shall be required to amend the Maintenance and Liability Agreement, registered as Instrument No. OC2403900 on September 24, 2021 with the City, for the concrete walkways and planting beds which are to be located in the City’s Baseline Road, Constellation Drive, and Gemini Way rights-of-way, as shown on the approved Landscape Plan referenced in Schedule “E” herein, including all plant and landscaping material (except municipal trees), planters, walkways and other elements to be constructed/placed in the right-of-way. 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.

4. **Tree Remediation**

The Owner acknowledges and agrees it shall implement all remedial works detailed in the approved Tree Conservation Report as ‘Tree Preservation Measures’. Confirmation of the completion of these works shall be provided by the recommending arborist responsible for oversight of the contractor(s) during completion of these works, and shall include pictures and assessment of the operations. This remedial work must be undertaken prior to the completion of construction on site, at an appropriate timing to minimize tree impacts, as recommended by the arborist.

November 8, 2024

\_\_\_\_\_  
Date



\_\_\_\_\_  
Kersten Nitsche, MCIP RPP  
Manager, Development Review West,  
Planning, Development and Building  
Services Department

Enclosure: Site Plan Control Application approval – Supporting Information



## SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

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**File Number:** D07-12-24-0073

### **SITE LOCATION**

2140 Baseline Road.

### **SYNOPSIS OF APPLICATION**

The subject site is located within the Centrepointe neighbourhood, on the southwest corner of Baseline Road and Constellation Drive. The south lot line of the site also fronts Gemini Way.

Surrounding land uses include low-rise residential to the north, office buildings to the west and east, and a school to the south. The city's Transitway is approximately 300 metres east of the site.

The original site plan application for this site (file no. D07-12-18-0084) was approved in 2020 for a proposed 14-storey mixed-use building with residential units and ground-floor commercial space. In 2023, a site plan control revision application (file no. D07-12-22-0164) was approved to amend the floor heights, change the exterior cladding and amenity space. The building is currently under construction.

The proposed revision seeks to reflect a land exchange with the neighbouring owner on 1 Centrepointe Drive and address the re-configured site circulation and landscaping as a result of the lot line adjustment.

### **Related Applications**

The following applications are related to this application:

- Consent & Minor Variance Application -- D08-02-24/A-00153 and D08-01-24/B-00107

### **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The proposal conforms to the Official Plan.

- The proposal is in conformity with the Zoning By-law. The corresponding Consent and Minor Variance Application, D08-02-24/A-00153 and D08-01-24/B-00107, have been approved by the Committee of Adjustment, with all opportunities for Committee of Adjustment files appeals exhausted.
- Conditions of approval are included in this report to ensure the proposed development is constructed in conformity with City policies and guidelines.
- The proposal represents appropriate design and site layout and represents good planning.

## **PARKLAND DEDICATION**

Parkland dedication, in accordance with By-law 2022-280, was previously satisfied through the related site plan control application (D07-12-18-0084).

## **CONSULTATION DETAILS**

### **Councillor's Comments**

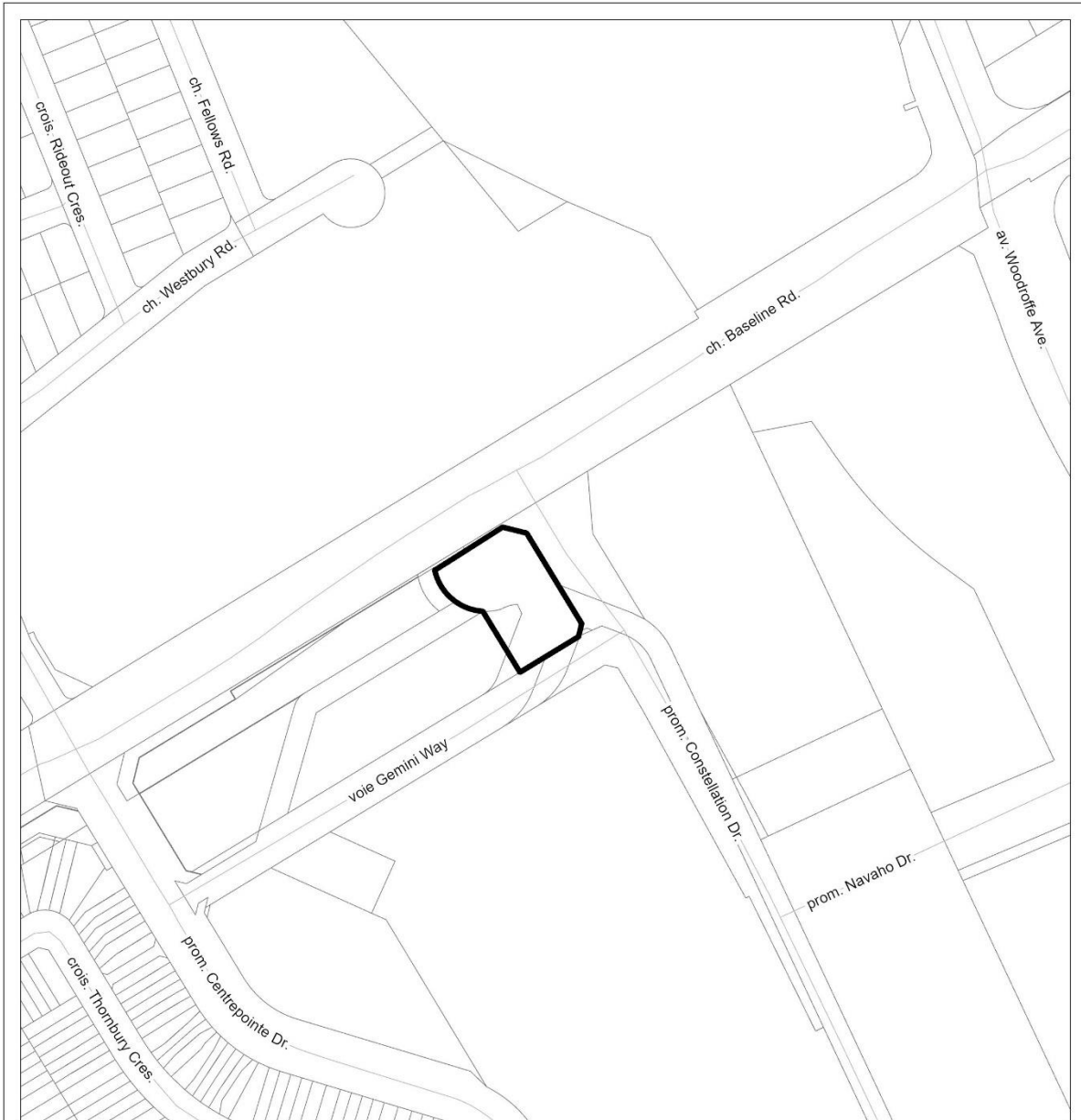
Councillor Laine Johnson was aware of the application related to this report.


## **APPLICATION PROCESS TIMELINE STATUS**

This Site Plan application was processed by the On Time Decision Date.


**Contact:** Nishant Dave Tel: 613-580-2424, ext. 26955 or e-mail: nishant.dave@ottawa.ca

# Document 1 – Location Map



	
D07-12-24-0073	24-0900-E
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REVISION / RÉVISION - 2024 / 08 / 15	

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

 2140 ch. Baseline Rd.

