



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

Site Location: 295 & 355 Deschâtelets Avenue.

File No.: D07-12-24-0130

Date of Application: select month DD, 20YY

This SITE PLAN CONTROL application submitted by Regional Group, Greystone Village Inc., on behalf of Greystone Village Inc., is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

- 1. Site Plan - Block 28**, Drawing No. A1.01, prepared by Hobin Architecture, dated 2024-07-16, revision 10 dated 2025-05-13.
- 2. Site Plan - Block 29**, Drawing No. A1.02, prepared by Hobin Architecture, dated 2024-07-16, revision 10 dated 2025-05-13.
- 3. Overall Landscape Plan**, Drawing No. 114025-FT-OL, prepared by Novatech dated Aug 14/24, revision 5 dated May 22/25.
- 4. Landscape Plan and Tree Conservation Plan**, Drawing No. 114025-FT-L1, prepared by Novatech, dated Apr 26/24, revision 8 dated May 22/25
- 5. Landscape Plan and Tree Conservation Plan**, Drawing No. 114025-FT-L2, prepared by Novatech, dated Apr 26/24, revision 8 dated May 22/25.
- 6. Landscape Details**, Drawing No. 114025-FT-D1, prepared by Novatech, dated Apr 26/24, revision 8 dated May 22/25.
- 7. Elevations - Block T1 Block 29**, Drawing No. A2.01, prepared by Hobin Architecture, dated 2024-10-17, revision 2 dated 2024-11-29.
- 8. Elevations - Block T2 Block 29**, Drawing No. A2.02, prepared by Hobin Architecture, dated 2024-10-17, revision 2 dated 2024-11-29.
- 9. Elevations - Block T3 Block 29**, Drawing No. A2.03, prepared by Hobin Architecture, dated 2024-10-17, revision 2 dated 2024-11-29.
- 10. Elevations - Block T4 Block 29**, Drawing No. A2.04, prepared by Hobin Architecture, dated 2024-10-17, revision 2 dated 2024-11-29.
- 11. Elevations - Block T5 Block 29**, Drawing No. A2.05, prepared by Hobin Architecture, dated 2024-10-17, revision 2 dated 2024-11-29.
- 12. Elevations - Block T6 Block 29**, Drawing No. A2.06, prepared by Hobin Architecture, dated 2024-10-17, revision 2 dated 2024-11-29.
- 13. Elevations - Block T7 Block 28**, Drawing No. A2.07, prepared by Hobin Architecture, dated 2024-10-17, revision 2 dated 2024-11-29.

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14. **Elevations – Block T8 Block 28**, Drawing No. A2.08, prepared by Hobin Architecture, dated 2024-10-17, revision 2 dated 2024-11-29.
15. **Elevations – Block T9 Block 28**, Drawing No. A2.09, prepared by Hobin Architecture, dated 2024-10-17, revision 2 dated 2024-11-29.
16. **Elevations – Block T10 Block 28**, Drawing No. A2.10, prepared by Hobin Architecture, dated 2024-10-17, revision 2 dated 2024-11-29.
17. **Elevations – Block T11 Block 28**, Drawing No. A2.11, prepared by Hobin Architecture, dated 2024-10-17, revision 2 dated 2024-11-29.
18. **Elevations – Block T12 Block 28**, Drawing No. A2.12, prepared by Hobin Architecture, dated 2024-10-17, revision 2 dated 2024-11-29.
19. **General Plan of Services**, Drawing No. 114025-FT-GP1, Project No. 114025, prepared by Novatech, Revision 7, dated March 25, 2025
20. **General Plan of Services**, Drawing No. 114025-FT-GP2, Project No. 114025, prepared by Novatech, Revision 7, dated March 25, 2025
21. **Grading Plan**, Drawing No. 114025-FT-GR1, Project No. 114025, prepared by Novatech, Revision 8, dated May 22, 2025
22. **Grading Plan**, Drawing No. 114025-FT-GR2, Project No. 114025, prepared by Novatech, Revision 8, dated May 22, 2025
23. **Erosion, Sediment Control and Removals Plan**, Drawing No. 114025-FT-ESC1, Project No. 114025, prepared by Novatech, Revision 3, dated November 29, 2024
24. **Erosion, Sediment Control and Removals Plan**, Drawing No. 114025-FT-ESC2, Project No. 114025, prepared by Novatech, Revision 3, dated November 29, 2024

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List of Reports

1. **Geotechnical Investigation**, Report PG6948-1, prepared by Paterson Group, dated February 1, 2024
2. **Geotechnical Tree Planting Recommendations**, Report PG6948-MEMO.01, prepared by Paterson Group, dated April 29, 2024
3. **Geotechnical Response to City Comment**, file: PG6948-MEMO.02, prepared by Paterson Group, dated October 7, 2024
4. **Foundation Drainage Review**, file: PG6948-MEMO.04, prepared by Paterson Group, dated March 18, 2025
5. **Phase I Environmental Site Assessment Update**, File: PE6680-LET.01R, prepared by Paterson Group, dated December 20, 2024
 - i. **Phase I Environmental Site Assessment**, Report Number: 14-1122-0005 (1100), prepared by Golder Associates, dated May 2016
 - ii. **Phase I Environmental Site Assessment Update**, Project Number: 1525113/1000/2, prepared by Golder Associates, dated September 8, 2016
 - iii. **Phase Two Environmental Site Assessment**, Report Number: 1525113-1000-2, prepared by Golder Associates, dated September 2016
 - iv. **Record of Site Condition**, Number: 222542, certification date: August 16, 2016
6. **Site Servicing Brief**, File number: 114025, prepared by Novatech, dated March 25, 2025

7. **Noise Control Brief**, 114025-FT-NC-MEMO.01, Pages 29-33 from Site Servicing, Stormwater Management, Noise, Erosion and Sediment Control Brief, prepared by Novatech, dated November 29, 2024.
8. **Heritage Impact Assessment**, prepared by Commonwealth Historic Resource Management, dated August 2024.

Master Servicing Study

1. **Site Servicing Brief, Stormwater Management, Noise, Erosion and Sediment Control Brief (Master Servicing Study Update)**, File number: 114025, prepared by Novatech, dated April 1, 2025

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. **Lapsing of Approval**

The Owner shall enter into this Site Plan Control Agreement and/or 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 Agreement and/or Letter of Undertaking, 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. **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.

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, 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.

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, Development and Building Services.

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, Development and Building Services. 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, Development and Building Services.

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, 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.

9. Development Charges

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

10. Choose and Insert from list of General Conditions

NOTE: For Letters of Undertaking, you do not need to include those conditions already listed in the [Letter of Undertaking template](#).

Refer to [Schedule D Conditions](#)

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. Private Approach Detail

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.

13. Private Access

The Owner acknowledges and agrees that all private accesses to Roads shall comply with the City's Private Approach By-Law being By-Law No. 2003-447 as amended, or as approved through the Site Plan control process.

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 Investigation (the "Report"), referenced in [Schedule "E" herein](#), are fully implemented. The Owner further acknowledges and

Assume #10 this was included in error and can be removed?

There is no Schedule E yet...should this be revised?

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.

15. Protection of City Sewers

- (a) 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 System within Deschatelets Avenue and Oblats Avenue 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 Deschatelets Avenue and Oblats Avenue and compensate the City for the full amount of any required repairs to the City Sewer System.

16. 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 referenced in Schedule "E" herein.

17. Inlet Control Devices (ICDs)

The Owner acknowledges and agrees to install and maintain in good working order the required in-ground stormwater inlet control devices, as recommended in the approved Site Servicing Brief, 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.

18. Water Plant

The Owner acknowledges and agrees that the water plant 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.

19. Private 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:

- (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.

20. Leak Survey

The Owner acknowledges and agrees that the Water Plant and sewer service within the lands is a private system, including Private Services and sewer services and appurtenances, and the Owner acknowledges and agrees that it is responsible for the operation, maintenance and/or replacement, in perpetuity, of the Private Services and sewer system, including the Private Watermains, private hydrants, private sanitary and storm sewer infrastructure (collectively the "private system") which are located on the lands and that the Owner will retain copies of all the associated Work and maintenance contracts, and make said contracts available for inspection upon demand by the City.

Further, the Owner acknowledges and agrees to have a Professional Engineer, licensed in the Province of Ontario, conduct regular inspections of the water system and sewer system, which includes a leak detection survey at least every five (5) years and a video of the sanitary sewer system to check for major water infiltration into the private system. Copies of the inspection reports and videos shall be provided to the General Manager, Infrastructure and Water Services and Fire Services. The Owner further acknowledges and agrees that as part of the Owner's ongoing maintenance responsibility for the private system, repairs to the system must be completed immediately to correct any deficiencies which contribute to water loss or leakage of infiltration within the private system. Any deficiencies shall be immediately reported to the City. The Owner acknowledges and agrees to notify the General Manager, Infrastructure and Water Services when such repairs have been completed.

21. 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.

22. Exterior Elevations Drawings

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Elevations, referenced in Schedule "E" herein. 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 Agreement shall be required.

23. Maintenance and Liability Agreement for Landscaping

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement with the City, for those elements which are to be located in the City's Deschatelets Avenue and Des Oblats Avenue rights-of-way, as shown on the approved Landscape Plans referenced in **Schedule "E"** herein, including all **plant and landscaping material (except municipal trees)**, and pavers. 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.

24. Snow Storage - Setback

In addition to the provisions set out in Clause 17 of Schedule "C" to this Agreement, the Owner acknowledges and agrees that no snow storage will occur within the fifteen (15 m) metre setback from the top bank of the watercourse, pursuant to the City's Zoning By-Law 2008-250, as amended.

25. Access Easement to City

The Owner acknowledges and agrees it shall grant to the City, at the Owner's expense, a **Blanket Easement over the lands, with the right and licence of free,** uninterrupted, unimpeded and unobstructed access to the City to enter on and to pass at any and all times, on, over, along and upon the lands with or without

There is no Schedule E yet...should this be revised?

Assume #24 was included in error...no watercourse close to the subject lands.
Please remove.

#25 - should say "...over the lands, save and except that part of the said lands occupied by the building..."

This condition was used on D07-12-21-0070 and D07-12-90-0095


vehicles, supplies, machinery and equipment for all purposes necessary or convenient to construct, maintain, repair and replace the Private Watermains, Private Service Posts and fire hydrants at the Owner's expense. The Owner acknowledges and agrees that notwithstanding the rights granted to the City under the grant of easement, the Owner remains responsible at all times for the maintenance, inspection, alteration, repair, replacement and reconstruction of the utility in the said lands during their term of use. The Owner acknowledges and agrees to provide an electronic copy of the Transfer of Easement prior to the execution of this Agreement by the City, to the satisfaction of the City Solicitor. All costs shall be borne by the Owner.

26. Parks, Transportation, and Waste Services Conditions to be Finalized.

Date

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

Enclosure: Site Plan Control Application approval – Supporting Information



Please provide remaining conditions



**SITE PLAN CONTROL APPROVAL APPLICATION
SUPPORTING INFORMATION**

File Number: D07-12-24-0130

SITE LOCATION

295 & 355 Deschâtelets Avenue, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site includes two municipal properties and is located in Greystone Village. The two properties are located on the eastern side of the C-shaped, curved Deschâtelets Ave Right-of-Way and south of Des Oblats Avenue. The lots are separated in the middle by the Grand Allée Park.

The two properties are currently vacant and are irregularly shaped. The property at 295 Deschâtelets Avenue, located just north of Grand Allée Park, is a corner lot with approximately 52 metres of frontage on des Oblats Avenue, 70 metres on Deschâtelets Avenue, and a total area of approximately 2,520 square metres. The property at 355 Deschâtelets Ave is located south of the Grand Allée Park; it has approximately 127 metres of frontage along Deschâtelets Ave and is approximately 2,395 square metres in area.

To the north, the subject site abuts the Oblats Avenue Right-of-Way, beyond which is a 3-storey building known as the “Convent of the Sisters of the Sacred Heart” (15 and 17 Oblats Ave). This building is on the Heritage Registry and is currently being proposed to be converted into a residential building. Further north, beyond the convent building, is Springhurst Ave and the established low-rise residential neighbourhood of Old Ottawa East. Immediately to the east, the site abuts a future park known as “Forecourt Park” within Greystone Village (325 Deschâtelets Ave). This property is designated under Part IV of the Ontario Heritage Act and contains the “Deschâtelets Building”. Further east is Scholastic Dr and the Rideau River. South of the site is low- and mid-rise residential, Saint Paul University, Clegg Street, Brantwood Park, and the established low-rise residential neighbourhood of Old Ottawa East. To the west, the site abuts Deschâtelets Ave Right-of-Way, beyond which is an 8-storey residential building (10 Oblats Ave) and a surface parking lot (155 Hazel St). Further west is Main Street, which is recognized as a Mainstreet Corridor in the Official Plan.

The proposed development includes a Planned Unit Development (PUD) consisting of 18 semi-detached and 12 townhouse residential dwelling units, for a total of 30 dwelling units. Vehicular access is provided to each dwelling unit from private car courts which are accessed from Deschâtelets Avenue and des Oblats Avenue. The six townhomes

fronting the Grand Allée have been designed to enhance the formal landscape of the Forecourt Plaza while protecting the critical root zones of nearby heritage trees at the Grand Allée and Forecourt Park intersection.

A Minor Zoning By-Law Amendment (File No. D02-02-24-0062) was approved to modify existing zoning provisions by updating site-specific exceptions related to setbacks, projections, private roadway widths, and specific requirements within a Planned Unit Development such as private way widths, setbacks, and landscaping.

Residential Units and Types

Dwelling Type	Number of Units
Townhouse	12
Semi-detached	18

Related Applications

The following applications are related to this proposed development:

- Minor Zoning By-law Amendment – D02-02-24-0062

DECISION AND RATIONALE

This application is approved for the following reasons:

- The subject site is located within the Inner Urban Transect of the Official Plan and is further designated as an evolving neighbourhood. The proposed development supports Official Plan policies by introducing low-rise, missing-middle housing that adds to the housing stock and density within an approved Plan of Subdivision. The proposal delivers context-sensitive intensification in close proximity to the Main Street Corridor, consistent with the intent of the Official Plan.
- The proposed development aligns with the Old Ottawa East Secondary Plan and its Neighbourhood Low-Rise designation by introducing a three-storey low-rise built form that complements the surrounding land uses and built heritage.
- The proposed development is subject to the Urban design guidelines for Low-Rise Infill Housing and is consistent with and implements several of its guidelines.
- A Zoning By-Law Amendment was obtained and approved with all opportunities for appeal exhausted (File number: ACS2025-PDB-PSX-004).
- Infrastructure exists to support the proposed development.
- The development proposal represents good planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, was previously satisfied

through the related plan of subdivision approval.

CONSULTATION DETAILS

Councillor's Comments

Councillor Menard is aware of the application associated with 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.

Summary of public comments and responses

Public comments were received concerning tree plantings, access to Forecourt Park, deviation from the approved Plan of Subdivision, setbacks and interface of the proposed development with the Grand Allée, and the built form typology of development.

Technical Agency/Public Body Comments

N/A

Advisory Committee Comments

N/A

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date due to complexities associated with the file needing resolution.

Contact: Jack Smith Tel: 613-580-2424, ext. 21786 or e-mail: Jack.Smith@ottawa.ca

Document 1 – Location Map

