

Site Plan Control Application

Site Plan Approval Report

Planning, Development and Building Services Department

Site Location: 6600 Carrière Street

File No.: D07-12-25-0040

Date Deemed Complete: June 25, 2025

This SITE PLAN CONTROL application submitted by Jenny Lafrance, Provencher Roy, on behalf of Mouvement d'implication francophone d'Orléans (MIFO), is APPROVED upon resolution of the conditions stated in this report

Plans

And the following plans are approved:

1. **Site Plan**, Plan A-001, prepared by Provencher Roy, dated March 31, 2022, revision 6 dated August 8, 2025.
2. **Elevations - North & West A-301**, prepared by Provencher Roy, dated June 17, 2022, revision 16 dated July 18, 2025.
3. **Elevations - South & East, A-302**, prepared by Provencher Roy, dated June 17, 2022, revision 15, dated June 15, 2025.
4. **Curtain Wall Elevations – North & East**, Plan A-351, prepared by Provencher Roy, May 15, 2025.
5. **Curtain Wall Elevations – South & West**, Plan A-352, prepared by Provencher Roy, May 15, 2025.
6. **Site Plan Details**, Drawing A-025, prepared by Provencher Roy, dated October 28, 2022, revision 15 dated May 15, 2025.

Civil Plans

7. **Site Servicing Plan**, drawing C1, prepared by Jp2g Consultants Inc., dated March 04, 2022, revision 15 dated August 8, 2025.
8. **Site Grading and Drainage, Erosion and Sediment Control Plan**, drawing, C2, prepared by Jp2g Consultants Inc., dated March 04, 2022, revision 15 dated August 8, 2025.
9. **General Notes and Details 1**, drawing C3, prepared by Jp2g Consultants Inc., dated March 04, 2022, revision 15, dated August 8, 2025.
10. **General Notes and Details 2**, drawing C4, prepared by Jp2g Consultants Inc., dated March 04, 2022, revision 15 dated August 8, 2025.

Landscape Plans

11. **PAYSAGE/ LANDSCAPE MIFO- CENTRE CULTUREL D'ORLÉANS Site Plan**, Plan P-101, prepared by Provencher Roy, dated April 10, 2025, revision 3 dated July 28, 2025.
12. **PAYSAGE/ LANDSCAPE MIFO- CENTRE CULTUREL D'ORLÉANS Implantation Plan**, Plan P-102, prepared by Provencher Roy, dated April 10, 2025, revision 3 dated July 28, 2025.
13. **PAYSAGE/ LANDSCAPE MIFO- CENTRE CULTUREL D'ORLÉANS Planting Plan**, Plan P-103, prepared by Provencher Roy, dated April 10, 2025, revision 3 dated July 28, 2025.
14. **PAYSAGE/ LANDSCAPE MIFO- CENTRE CULTUREL D'ORLÉANS Details Technical**, P-500, P-501, P-502, P-503, P-504, P-505, prepared by Provencher Roy, dated April 10, 2025, revision 3 dated July 28, 2025.

Reports

And as detailed in the following report(s):

1. **Phase I Environmental Site Assessment, 6600 Carrière Street, Ottawa, Ontario**, prepared by Paterson Group Inc, dated November 27, 2018.
2. **Phase 1 - Environmental Site Assessment Update, 6600 Carrière Street, Ottawa, ON**, PE4476-LET.02R, Prepared by Paterson Group Inc, dated January 17, 2025, Revision dated March 21, 2025.

3. **Tree Conservation Report V4.0 6600 Rue Carrière**, prepared by Dendron Forestry Services, dated January 15, 2025, revision 4 dated May 2, 2025.

Civil Reports

4. **Site Servicing and Stormwater Management Report MIFO New Building**, prepared by Jp2g Consultants Inc., revision 4 dated June 10, 2025.
5. **Geotechnical Investigation Proposed Institutional Building 6600 Carrière Street, Ottawa, ON**, Report PG3694-1, prepared by Paterson Group Inc, revision 2 dated April 29, 2025.
6. **Geotechnical Responses to City Comments Proposed Institutional Building**, PG3694-MEMO.02, prepared by Paterson Group Inc dated April 29, 2025.
7. **Grading & Servicing Plan Review Proposed Institutional Building 6600 Carrière Street – Ottawa, Ontario**, PG3694-MEMO.03, prepared by Paterson Group Inc dated May 15, 2025.

Transportation and Noise

8. **6600 Carrière Street Transportation Impact Assessment**, Report R-2022-138, prepared by Novatech, dated October 2022, Revision dated January 2025.
9. **Roadway Traffic Noise Assessment, 6600 Carrière Street Ottawa, Ontario**, Report 22-285-Traffic Noise, prepared by Gradient Wind, dated September 30, 2022.
10. **Provencher Roy MIFO - Stationary Noise Assessment Environmental Noise Study**, Report 8021-043, prepared by BPA, dated July 16, 2025.

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

General Conditions

1. Lapsing of Approval

The Owner shall enter into this 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. 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. 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.

7. 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.

8. Development Charges

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

Special Conditions

Access

9. 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.

Noise

10. Noise Control Attenuation Measures

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved *Roadway Traffic Noise Assessment*, referenced in Schedule "E" of this Agreement, as follows:

(a) this development is to be equipped with central air conditioning;

(b) upon completion of the development and prior to occupancy and/or final building inspection, a professional engineer, licensed in the Province of Ontario with expertise in the subject of acoustics related to land use planning, shall be retained to visit the lands, inspect the installed noise control measures and satisfy themselves that the installed recommended interior noise control measures comply with the measures in the *Roadway Traffic Noise Assessment* referenced in Schedule "E" hereto. The professional engineer shall prepare, sign and stamp a letter to the General Manager, Planning, Development and Building Services (the "Certification Letter") stating that they certify acoustical compliance with all requirements of the applicable conditions in this Agreement, to the satisfaction of the General Manager, Planning, Development and Building Services.

11. Notice on Title – Noise Control Attenuation Measures

The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner's expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as 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 on title 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, which shall be covenants running with the subject lands:

Type D – Central Air Conditioning

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that this development has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa's and the Ministry of the Environment, Conservation and Parks' noise criteria."

"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."

Engineering

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 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.

Geotechnical Engineering and Soils

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 (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. Vibration Monitoring

The Owner agrees and acknowledges that prior to commencing site alteration or construction that vibration monitoring shall be undertaken by a Professional Engineer licensed in the province of Ontario. Vibration levels shall not exceed those determined by the City and Province to cause damage to adjacent buildings and structures. The Owner may consider offering pre-construction surveys to

adjacent/abutting properties, to validate damage claims or indemnify and save harmless. The Owner agrees to maintain vibration monitoring records during construction, which shall be made available to the General Manager, Planning, Development and Building Services upon request. The Owner agrees and acknowledges that the City shall be indemnified from any damage claims resulting from construction activities.

Civil Engineering

15. 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.

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 (ICD)

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 approved Site Servicing and Stormwater Management Report, 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 Demand for Fire Fighting

The Owner acknowledges and agrees that the City's boundary conditions were provided for the subject development site setting out the available municipal water supply. The Owner further acknowledges and agrees that prior to building permit issuance, a letter shall be prepared by a qualified Building Code professional, licensed in the Province of Ontario, and provided to the General Manager, Planning, Development and Building Services confirming the plans submitted for building permit issuance have incorporated any and all requirements of the Fire Underwriters Survey, 2020, or as amended, to achieve the low construction coefficient used within the proposed building design.

Private systems

19. 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.

20. 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 either:

- (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; or

- (b) a flow limiting orifice plate, designed by a Professional Engineer licensed in the Province of Ontario and to the satisfaction of the City, has been installed at the storm water outlet prior to connecting any upstream storm sewers. Such orifice plate shall not be removed until subsection (a) above has been satisfied and approved by the General Manager, Planning, Development and Building Services.

Site Lighting

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.

Planning and Other

Planning and Design

22. Exterior Elevations Drawings

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Insert Name of Plan(s), 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 Carrière Street right-of-way, as shown on the approved Landscape Plan referenced in Schedule “E” herein, including all plant and landscaping material (except municipal trees), such as hard landscaping. 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. New Easement Agreement

The Owner/Applicant(s) shall enter into a new easement agreement with the City of Ottawa, at the expense of the Owner/Applicant (s) and to the satisfaction of the General Manager of the Planning, Development and Building Services Department, or his/her designate. The easement agreement is to be registered on Title to the property.

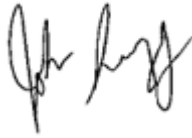
Waste Collection

25. 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.

Approval

August 13, 2025



Date

John Sevigny
Manager (A), Development Review East,
Planning, Development and Building Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

Site Plan Control Approval Application Supporting Information

File Number: D07-12-25-0040

Site Location

6600 Carrière Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject property is on the south side of Carrière Street, a short street (700 metres) that begins at Orléans Boulevard and ends at Belcourt Boulevard. The property is a large rectangular lot, 0.82 hectares, in the Orléans Village-Châteauneuf neighbourhood, with approximately 122 metres of frontage on Carrière Street, a collector road. A municipal stormwater easement runs along the westerly side lot line.

Adjacent lands include institutional and open space uses. The westerly lot line abuts a Catholic high school, Garneau, while the easterly and rear lot lines abut a Catholic elementary school, Saint-Joseph d'Orléans. Directly across the street is Laurier Carrière Park, a large community park (4.74 ha), with an urban natural area, ball diamond, a sports field, playground, and parking area. Nearby land uses include low-rise residential. There are nearby commercial uses along St-Joseph Boulevard and at the intersection of Orléans Boulevard and Jeanne d'Arc Boulevard, Orléans Gardens retail plaza.

The existing MIFO building on site has been demolished to permit redevelopment. A new three-storey community centre and recreational/athletic facility is proposed with a Gross Floor Area of 2,971 square metres. The proposed building provides a strong street edge along Carrière Street, approximately 65 percent on the frontage is occupied by building wall and the façade is mostly glazed. The exterior walls are a mix of brick cladding and glass. The Applicant has proposed several measures aimed at minimizing the risk of bird collisions, including acid etching treatment on the glass. The principal entrance is visible from the street, it faces the parking lot in the interior side yard, and it is highlighted by a portion of the second floor that is cantilevered above it. A 600 square metres garden courtyard is proposed off the cafeteria between the gymnasium and main hall. Walkways are provided for pedestrian circulation and connect the entrance to the public sidewalk

and to the garden courtyard. The parking lot is at grade and located in the front yard, the westerly interior side yard and the rear yard, it is accessed via a two-lane vehicular access from Carrière Street. The parking lot contains 88 parking spaces, five will be accessible spaces. There are 28 bicycle parking spaces. A recycling and waste area is in the westerly interior side yard and accessed via the parking lot. A loading dock is located at the rear of the building, two loading spaces are provided.

The proposal will be serviced by municipal water, sanitary and stormwater services. Staff is satisfied that the existing sanitary and storm sewers on Carrière Street have sufficient capacity to convey the projected post-development flows from the proposed site development, and that the proposed on-site stormwater management design meets the City's design standards respecting both quantity and quality control. There is also an adequate municipal water supply to support the proposed water demand.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal aligns with the Suburban Neighbourhood designation of the Official Plan.
- Is in conformity with the Zoning By-law. The site is zoned Minor Institutional Zone, Subzone E (I1E), which permits a range of community and institutional accommodation uses. A purpose of this zone is to regulate the uses, so the scale and intensity is compatible with the neighbourhood character.
- A special condition has been included regarding the need for a new easement agreement for the exiting stormwater easement that runs along the westerly side lot line.
- The proposed site design represents good planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, is not applicable to this development.

CONSULTATION DETAILS

Councillor's Comments

Councillor Laura Dudas is aware of the application related to this report and is fully in

support of the development. MIFO is an invaluable organization to Orléans, the east end of Ottawa, and the Francophone community. This new centre will be transformational.

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. There was no public comment received online.

Technical Agency/Public Body Comments

Summary of Comments –Technical

Comments were received from the following utility companies: Bell, Telus, Enbridge, and Hydro Ottawa. Comments were received from one school Board, Conseil des écoles catholiques du Centre-Est (CECCE). Comments were also received from the Rideau Valley Conservation Authority.

Bell had no objections and advised the Owner to contact Bell Canada. Telus had no conflicts. Enbridge did not object and advised the Owner to contact Enbridge Gas Customer Service. CECCE did not object. The Rideau Valley Conservation Authority had no objections.

Hydro Ottawa advised that there is an existing underground secondary voltage infrastructure running through the centre of the property from Carrière Street. Advised of work procedures, standards, specification. Advised that there is existing medium-voltage overhead infrastructure on the north side of the property along Carrière Street.

Response to Comments –Technical

Comments provided to Applicant and Owner on Friday, August 01, 2025

Advisory Committee Comments

Summary of Comments – Advisory Committees

N/A

Application Process Timeline Status

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

Contact: Lucy Ramirez Tel: 613-580-2424, ext. 23808 or e-mail:

Lucy.Ramirez@ottawa.ca

Document 1 – Location Map

