

Site Plan Control Application

Site Plan Approval Report

Planning, Development and Building Services Department

Site Location: 2506 Innes Road
File No.: D07-12-24-0038
Date deemed complete: December 24, 2024

This SITE PLAN CONTROL application submitted by Tim Beed, Fotenn Planning and Design, on behalf of Concorde Properties, is APPROVED upon resolution of the conditions stated in this report:

Plans

And the following plans are approved:

1. **Site Plan**, drawing A0.03, prepared by Muzaiko Architecture, dated November 2, 2023, revision T dated August 12, 2025.
2. **Elevations**, drawing A2.01, prepared by Muzaiko Architecture, dated December 22, 2023, revision C dated September 12, 2024.
3. **Elevations**, drawing A2.02, prepared by Muzaiko Architecture, dated December 22, 2023, revision J dated August 12, 2025.
4. **Landscape Plan**, drawing L-01, prepared by Ruhland and Associates Ltd, dated December 1, 2023, revision 5 dated September 4, 2025.
5. **Landscape Details**, drawing L-02, prepared by Ruhland and Associates Ltd, dated December 1, 2023, revision 5 dated September 4, 2025.

Civil

6. **Site Servicing Plan (sewers)**, drawing C1, prepared by D. B Gray Engineering Inc., dated December 20, 2023, revision 11 dated September 8, 2025.
7. **Servicing Plan (watermain)**, drawing C2, prepared by D. B Gray Engineering Inc., dated May 2, 2024, revision 8 dated September 8, 2025.
8. **Existing Conditions Removals and Decommissioning Plan**, drawing C3, prepared by D. B Gray Engineering Inc., dated December 21, 2023, revision 4 dated June 4, 2025.

9. **Grading Plan**, drawing C4, prepared by D. B Gray Engineering Inc., dated December 21, 2023, revision 6 dated September 8, 2025.
10. **Grading Plan Detail**, drawing C5, prepared by D. B Gray Engineering Inc., dated June 4, 2025, revision 2 dated September 8, 2025.
11. **Grading Plan Detail**, drawing C6, prepared by D. B Gray Engineering Inc., dated June 4, 2025.
12. **Erosion and Sediment Control Plan**, drawing C7, prepared by D. B Gray Engineering Inc., dated December 21, 2023, revision 7 dated September 8, 2025
13. **Notes**, drawing C8, prepared by D. B Gray Engineering Inc., dated December 21, 2023, Revision 4 dated June 4, 2025.
14. **Schedules (sewers)**, drawing C9, prepared by D. B Gray Engineering Inc., dated December 21, 2023, Revision 5 dated June 5, 2025.
15. **Schedules (water service)**, drawing C10, prepared by D. B Gray Engineering Inc., dated December 21, 2023, Revision 4 dated June 4, 2025
16. **Pre-Development Drainage Plan**, drawing C11, prepared by D. B Gray Engineering Inc., dated December 21, 2023, Revision 4 dated June 4, 2025.
17. **Post-Development Drainage Plans**, drawing C12, prepared by D. B Gray Engineering Inc., dated December 21, 2023, Revision 7 dated September 8, 2025.

Reports

And as detailed in the following report(s):

1. **Phase 1 Environmental Site Assessment 2506 Innes Road**, Report PE6214-1R, prepared by Paterson Group, dated November 29, 2023.
2. **Phase 1 Environmental Site Assessment 2506 Innes Road Update**, PE6214-Let.05, prepared by Paterson Group, dated September 25, 2025.
3. **Phase 2 Environmental Site Assessment 2506 Innes Road**, Report PE6214-2R, prepared by Paterson Group, dated September 24, 2024.
4. **Phase 2 Environmental Site Assessment 2506 Innes Road Update**, Report PE6214-Let.04, prepared by Paterson Group, dated August 29, 2025
5. **Environmental Remediation Report 2506 Innes Road, Ottawa Ontario**, Report PE6214-4, prepared by Paterson Group, dated September 24, 2025.
6. **Geotechnical Investigation Proposed Residential Development 2506 Innes Road**, Report PG6818-1, prepared by Paterson Group, dated October 5, 2023.

7. **Geotechnical Responses to City Comments Proposed Residential Development 2506 Innes Road**, PG6818-Memo.01, prepared by Paterson Group, dated May 1, 2024
8. **Site Servicing and Stormwater Management Report**, Report No. 23087, prepared by D. B Gray Engineering Inc., dated May 30, 2025.
9. **Grading Plan Review**, PG6818-Memo.02, prepared by Paterson Group, dated May 1, 2024.
10. **Tree Conservation Report 2506 Innes Road**, prepared by Dendron Forestry Services, revision 4 dated September 19, 2025
11. **Environmental Noise Control Study Proposed Residential Development | 2506 Innes Road**, Report PG6894-1, prepared by Paterson Group, Revision 2 dated May 14, 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 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.

Special Conditions

Access

10. 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.

11. 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.

Noise

12. Noise Control Attenuation Measures

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

- (a) each unit is to be equipped with central air conditioning;
- (b) further to subsection (b) above, the location and installation of any outdoor air conditioning device(s) shall comply with the noise criteria of the Ministry of the Environment, Conservation and Parks' Publication NPC-216, dated 1993, and the Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices, dated September 1994, as amended, in order to

minimize the noise impacts both on and off the immediate vicinity of the subject lands;

- (c) prior to the issuance of a building permit, a review of building components (windows, walls, doors) is required and must be designed to achieve indoor sound levels within the City's and the Ministry of the Environment, Conservation and Parks' noise criteria. A letter shall be prepared by a qualified professional and provided to the General Manager, Planning, Development and Building Services confirming the plans submitted for building permit issuance have incorporated any and all mitigation measures to achieve the required indoor sound levels;
- (d) 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 Noise Study 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.

13. 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 dwelling unit 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."

Ending Paragraph

"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

Geotechnical Engineering and Soils

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 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. Record of Site Condition

Prior to the issuance of any building permit, the Owner shall submit to the General Manager, Planning, Development and Building Services, and the Chief Building Official, a Record of Site Condition ("RSC") completed in accordance with the Environmental Protection Act, R.S.O. 1990, c. E.19, O.Reg. 153/04 ("O.Reg. 153/04"), as amended, and such RSC shall be acknowledged by the Ministry of the Environment, Conservation and Parks. The RSC shall confirm that all or part of the site is suitable for the proposed use in accordance with O.Reg. 153/04. The City may issue a building permit on a phased basis to allow for site investigation and remediation activities if permitted by O.Reg. 153/04 which shall be at the sole

discretion of the Chief Building Official.

Where available information reveals that contamination extends into a City right-of-way and submission of an RSC is not possible, a building permit may be issued, at the sole discretion of the Chief Building Official, on a phased basis:

- (a) where the Owner has executed an off-site management agreement with the City to remediate the right-of-way and the site or;
- (b) where the Owner has completed remediation Work on the right-of-way to the satisfaction of the General Manager, Planning, Development and Building Services.

16. Protection of City Sewers

- (a) Prior to the issuance of a building permit, the Owner shall, at its expense:
 - (i) provide the General Manager, Planning, Development and Building Services with the engineering report from a Professional Engineer, licensed in the Province of Ontario, which report shall outline the impact of the proposed building's footing and foundation walls, on the City sewer system, that crosses the Innes Road frontage (the "City Sewer System") and the impact of the existing City Sewer System on the building's footing and foundation walls;
 - (ii) obtain a legal survey acceptable to the General Manager, Planning, Development and Building Services and the City's Surveyor, showing the existing City Sewer System within Innes Road and the location of the proposed building and its footings in relation to the City Sewer System;
 - (iii) obtain a video inspection of the City Sewer System within Innes Road prior to any construction to determine the condition of the existing City Sewer System prior to construction on the lands and to provide said video inspection to the General Manager, Planning, Development and Building Services.
- (b) 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 Innes Road 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 Innes Road and compensate the City for the full amount of any required repairs to the City Sewer System.

17. 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.

18. 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.

19. 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 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.

Contamination

20. Off-site Contamination Management Agreement

The Owner acknowledges and agrees that where contamination emanating from the site and impacting the City's rights-of-way is discovered during the course of the Works, the Owner shall notify the Manager, Realty Services immediately in

writing and agrees to enter into an Off-Site Management Agreement with the City to address the contamination in the rights-of-way. The Owner shall be responsible for all associated costs with the Off-Site Management Agreement, which agreement shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

Private Systems

21. 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.

22. 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.

Vibration Monitoring

23. 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."

Site Lighting

24. 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.

25. 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.

Planning and Other

26. Exterior Elevations Drawing

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Elevations plans, 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.

27. 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 Innes Road right-of-way, as shown on the approved site plan referenced in Schedule “E” herein, including all plant and landscaping material (except municipal trees), walkway. 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.

Waste Collection

28. Waste Collection

The Owner acknowledges and agrees that residential cart (and/or container) garbage, recycling, and organic waste collection will be provided by the City from a centralized refuse room or area. The Owner shall provide, at its own expense, adequate storage for the containers and carts and acknowledges it is recommended that they be placed on a concrete floor. The Owner shall provide an adequately constructed road for direct access to the garbage/recycling/organic waste storage room or area suitable for garbage/recycle/organic waste collection vehicles. Any additional services (i.e. winching of containers) may result in extra charges. It is expressly acknowledged that this service may be amended or discontinued at the City's sole discretion, if in the City's opinion, access is not appropriate or due to policy/process changes within the operating department.

Parks

29. Parkland Dedication

- (a) The Owner acknowledges and agrees that the conveyance requirement to the City is 394.89 square metres.
- (b) The Owner covenants and agrees that the conveyance requirement has been calculated at the rate set out below in accordance with the Parkland Dedication By-law, being By-law No. 2022-280, as amended:
 - (i) For cash-in-lieu of conveyance of parkland (residential > 18 units/net ha):
 - i. one hectare per 1,000 net residential units but shall not exceed a maximum of 10% of the gross land area where less than or equal to five hectares.

Conveyance Requirement Table A

Gross Land Area (GLA)	3948.94 m ²	
Net gain in residential units	“44” units	
Development Type	Calculation	Conveyance Requirement (m ²)
Credit for existing use	N/A	

Residential > 18 units/net hectare	44 units @ 1ha/1000du (10 m ² per unit), not to exceed 10% of lot area (394.89 m ²)	394.89m ²
Convert Conveyance Requirement to land value	Land Value (\$506.59 per m ²) x 394.89m ²	\$200,975.95

30. **Cash-in-Lieu of Conveyance of Parkland**

Prior to receiving an occupancy permit from a Building Official, the Owner acknowledges and agrees to pay cash-in-lieu of conveyance of parkland as referenced in Schedule “B” herein. Pursuant to the City’s Parkland Dedication By-law, being By-law No. 2022-280, as amended, 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 \$850.00 plus H.S.T. of \$110.50, as referenced in Schedule “B” herein.

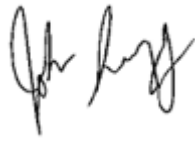
Signs

31. **Street Name and Signs**

- (a) The Owner acknowledges and agrees it shall provide for, install and maintain, at its own expense, all regulatory traffic signage, in accordance with the City’s Municipal Addressing By-law 2014-78, as amended, for any private road within the area controlled by this Agreement and as shown on the approved Site Plan, referenced in Schedule “E” herein.
- (b) The Owner acknowledges and agrees it shall provide for, install and maintain, at its own expense, all temporary street name signs, in accordance with the City’s Municipal Addressing By-law 2014-78, as amended, for any private road within the area controlled by this Agreement and the approved Insert Plan Name (e.g. Site Plan), referenced in Schedule “E” herein.
- (c) The Owner acknowledges and agrees it shall, at its own expense, make arrangements for the City to provide, install, and maintain all permanent street name signs, in accordance with the City’s Municipal Addressing By-law 2014-78, as amended, and to City Specifications or Standards.

Approval

October 27, 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

Site Location

2506 Innes Road, and as shown on Document 1.

Synopsis of Application

The property is located on the south side of Innes Road, a major collector road, east of Glen Park Drive and west of Beddoe Lane in Blackburn Hamlet. The surrounding parcels of land are zoned for residential and commercial uses, a planned unit development with two three-storey townhouse dwellings to the west, commercial uses to the east, and two-storey townhouse dwellings to the south. The subject property has an area of 3,948 square metres (0.39 ha) and contained a service station building and office, which has ceased operations.

The applicant is proposing to redevelop the site with two three-storey buildings, Building A is parallel to Innes Road and has 20 units, Building B abuts the westerly lot line and has 24 units. Together the buildings have a total floor area of 4716.8 square metres. A surface parking area with 58 motor vehicle parking spaces is located behind Building A and is accessed via a two-lane driveway, 49 parking spaces are for residents and nine parking spaces are for visitors. The visitor parking spaces opens the parking lot to the Integrated Accessibility Standards Regulations (IASR) of the *Accessibility for Ontarians with Disabilities Act, 2005* (AODA). One Type A parking space is required, which is reserved for visitors, one Type B parking space is also provided. Two outdoor bicycle areas are provided with a total of 25 bicycle parking spaces. Amenity space is provided outside in the rear yard and via private balconies. The exterior walls will be a mix of metal siding, cement board, and brick veneer. Walkways are provided for pedestrian circulation. Waste storage is at the rear of the site.

The subject site is zoned Arterial Mainstreet Zone, Subzone 11, urban exception 2208 (AM11[2208]). The subzone is specific to Blackburn Hamlet which recognizes the character of the Innes Road Mainstreet and includes active street frontage provisions.

Stacked Dwelling are permitted and are defined as a residential use building of four or fewer storeys in height containing four or more principal dwelling units where the units are divided horizontally and vertically, and in which each dwelling unit has an independent entrance to the interior.

There are 38 protected trees on the adjacent and subject properties. Eight protected trees will be retained, the remainder will be removed. The Owner is proposing to plant 11 small ornamental trees, six coniferous trees, and four large shrubs. Eight trees will be planted in the right-of-way, a mix of ballerina serviceberry, thornless crusader cockspur Hawthorn, and witch-hazel.

The proposal will be serviced by municipal water, sanitary and stormwater services. Staff is satisfied that the existing sanitary and storm sewers on Innes Road 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.

Both a Phase One Environmental Site Assessment (ESA) and a Phase Two ESA have been completed for the subject property. A Phase One ESA documents the previous uses of the property and provides an assessment of the actual or potential soil or groundwater contamination on the site. The Phase One ESA also determines the need for a Phase Two ESA. A Phase Two ESA provides a sampling and analysis of the property to confirm and delineate the presence of soil or groundwater contamination at the site or confirm the absence of contamination at the site. The Phase One ESA noted that the property had been used as a retail fuel outlet, automotive repair garage, and automotive service garage. Based on the historical use and information/report reviewed, areas of potential environmental concern (APECs) were identified. Per the Phase Two ESAs, contaminated soil/fill was identified on site. Further, within the groundwater samples certain polycyclic organic hydrocarbons (PAH) exceeded parameters. The report argues this is due to the presence of sediments in groundwater samples. Remedial activities were conducted and an updated and final O. Reg. 153/04 Phase two ESA with a site remediation report appended was submitted for review and acceptance. Due to the proposed land use change to a more sensitive use filing, a Record of Site Condition (RSC) is required prior to issuance of a building permit for a residential use.

Residential Units and Types

Dwelling Type	Number of Units
Stacked	44

Related Applications

The following applications are related to this proposed development:

- Minor Variance Application – [D08-02-25/A-00072](#)

Decision and Rationale

This application is approved for the following reasons:

- The proposal aligns with the Outer Urban Mainstreet Corridor designation of the *Official Plan*, as well as the policies in section 4.2.1 that aim to enable a greater flexibility and an adequate supply and diversity of housing options throughout the city.
- The proposal has a strong street edge along Innes Road with active entrances facing the street.
- The proposal is in conformity with the Zoning By-law. On April 25, 2025, minor variances were obtained from the Committee of Adjustment (D08-02-25/A-00072) to permit: reductions in rear and interior side yard setbacks; relief from active frontage provisions (first floor height, glazing, building placement); a reduced residential parking space rate; and an increased building height for a portion of building B. As of May 15, 2025, there were no appeals filed; therefore, the Committee's decision is final and binding.
- The proposed site design 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.

Road Modifications

N/A

Consultation Details

Councillor's Comments

Councillor Laura Dudas was aware of the application related to 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

Staff received one written submission and one telephone call from a concerned member of the public. One resident expressed concern regarding pedestrian and cycling safety. They supported the increased density, recommended permeable pavement be used to reduce stormwater runoff, and desired a continuous and raised sidewalk be included along Innes Road.

One resident called and expressed concern about contamination related to historical uses.

There are walkways provided throughout the site that connect the front door of residences to the public sidewalk, further there are two bicycle parking areas that are accessed off the walkways. Per the site servicing and stormwater management report, stormwater runoff will be controlled and reduced from the existing conditions. Currently, there are two vehicular accesses to the property, per the grading plan one access will be closed and the sidewalk will be reinstated in accordance with City standards.

Per the Phase II ESAs, contaminated soil/fill was identified on site. Further due to the proposed land use change to a more sensitive use filing a record of site condition (RSC) is required prior to issuance of a building permit for a residential use.

Technical Agency/Public Body Comments

Summary of Comments –Technical

Comments were received from the following utility companies: Bell Canada, Enbridge Gas Distribution, Hydro Ottawa, and Telus. Comments were received from the Ottawa-Carleton School Board and from the Rideau Valley Conservation Authority.

- Bell requested an easement, if applicable, and servicing plans/CUP.

- Enbridge: did not object; requested the applicant use the Enbridge Gas Get Connected tool; requested an easement if applicable; requested the applicant contact Enbridge Gas customer service prior to site construction activities; and informed the applicant that if blasting and pile driving activities were planned near their infrastructure, then Enbridge Gas Distribution and Storage (GDS) needed to approve.
- Hydro Ottawa advised that there is secondary voltage overhead infrastructure entering from the North on both the West and East side of the property. Further that there is medium voltage underground infrastructure on the West side of the property running along Scotland Pvt. Advised the Owner to contact Hydro Ottawa to arrange for disconnecting the service, advised of the requirement to enter into an Installation and Service Agreement; advised to contact Hydro Ottawa regarding the electrical servicing, advised that they may be responsible for Capital Contribution Payment, highlighted Hydro Ottawa standards, power quality, servicing term, provided more information.
- Telus had no conflict.
- The Ottawa Carleton School Board requested a notice on title regarding school accommodation.
- RVCA had not objections

Response to Comments –Technical

Technical comments were shared with the Applicant in the 1st review feedback letter.

Advisory Committee Comments

N/A

Application Process Timeline Status

This Site Plan application was not processed by the On Time Decision Date. Minor variances were required before the Site Plan application could be approved. The Minor Variances were not in effect with all levels of appeal exhausted until May 15, 2025. Further, the application was put on hold to allow for issue resolution.

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

Lucy.Ramirez@ottawa.ca

Document 1 – Location Map

