



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

Site Location: 1108 Maisonneuve Street

File No.: D07-12-24-0079

Date of Application: August 08, 2024

This SITE PLAN CONTROL application submitted by HP Urban, on behalf of 2701292 Ontario Ltd., is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

1. **Site Plan**, A-100, prepared by Lalande + Doyle Architects Inc., dated 09.07.2024, version 8 dated 2025/08/20.
2. **Landscape Plan**, L1, prepared by John K. Szczepaniak, dated July 08, 2024, version 11 dated July 24/25.
3. **Elevations**, A-400, prepared by Lalande + Doyle Architects Inc., dated 10/07/2024, version 3 dated 07/17/2025.
4. **Existing Conditions and Removals Plan**, C000, prepared by EXP Services Inc., dated 31/07/24, version 5 dated 22/09/25.
5. **Notes and Details**, C001, prepared by EXP Services Inc., dated 31/07/24, version 5 dated 22/09/25.
6. **Site Servicing Plan**, C100, prepared by EXP Services Inc., dated 31/07/24, version 5 dated 22/09/25.
7. **Site Grading Plan**, C200, prepared by EXP Services Inc., dated 31/07/24, version 6 dated 22/09/25.
8. **Erosion and Sediment Control Plan**, C300, prepared by EXP Services Inc., dated 31/07/24, version 5 dated 22/09/25.
9. **Pre-Development Catchments**, C400, prepared by EXP Services Inc., dated 31/07/24, version 5 dated 22/09/25.
10. **Post-Development Catchments**, C500, prepared by EXP Services Inc., dated 31/07/24, version 5 dated 22/09/25.
11. **Tree Planting Plan**, prepared by Dendron Forestry Services, version 2 dated July 23, 2024.

And as detailed in the following report(s):

1. **Site Servicing and SWM Report**, prepared by EXP Services Inc., dated July 31, 2025, version 3 dated July 22, 2025.
2. **Zoning Confirmation Report**, dated June 9, 2025.
3. **Geotechnical Investigation**, prepared by EXP Services Inc., dated 2024.07.31, version 3 dated February 21, 2025.
4. **Tree Conservation Report**, prepared by Dendron Forestry Services, dated October 23, 2024.
5. **Preliminary Construction Management Plan**, prepared by Pulse Societies, dated 07.22.24.
6. **Phase 1 Environmental Site Assessment**, prepared by EXP Services Inc., dated July 30, 2024.

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

Requirements

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

GENERAL CONDITIONS

1. Execution of Letter of Undertaking

The Owner shall execute the City's standard Letter of Undertaking and satisfy the conditions contained within this Site Plan Approval Report. In the event the Owner fails to execute the required Letter of Undertaking, submit any required fees and/or securities within three (3) years, and attain permits, this 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

Roads Right-of-Way and Traffic

Access

9. Asphalt Overlay

Due to the unknown location of services to be blanked within Maisonneuve Street and the number of road cuts required to service this development, the Owner shall install an asphalt overlay over the total area of the public driving surface of Maisonneuve Street, fronting the subject lands. The overlay shall be carried out to the satisfaction of the General Manager within Planning, Development and Building Services. The Owner acknowledges and agrees that all costs are to be borne by the Owner. Where an As-Built Grading and Servicing Plan demonstrates that resurfacing is not required based on the City's Road Cut Resurfacing Policy, the General Manager within Planning, Development and Building Services Department, or their designate, shall deem this condition satisfied

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.

ENGINEERING

12. 9. 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

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, Real Estate and Economic Development upon request. The Owner agrees and acknowledges that the City shall be indemnified from any damage claims resulting from construction activities.

Civil Engineering

15. **Re-Grading and Maintenance of Ditch**

The Owner acknowledges and agrees it shall be responsible for various grading and maintenance measures along MAISONNEUVE STREET, which include the following:

- (a) Re-grade the shoulders of the ditch within the road allowance(s) of MAISONNEUVE STREET abutting the subject lands, to the satisfaction of the General Manager, Planning, Development and Building Services Department;
- (b) Obtain utility clearances prior to the re-grading of any ditch;
- (c) Obtain approval from the City's Roads Services Branch of the Public Works Department if the grade of any ditch bottom is to change; and
- (d) Maintain a grass cover within the road allowance(s) of MAISONNEUVE STREET abutting the subject lands, to the satisfaction of the General Manager, Planning, Development and Building Services Department.

16. **Protection of City Sewers**

- (a) Prior to the issuance of a building permit, the Owner shall, at its expense:

- (i) obtain a video inspection of the City Sewer System within MAISONNEUVE STREET 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 MAISONNEUVE STREET 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 MAISONNEUVE STREET 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 **Select One** stormwater inlet control devices, as recommended in the approved 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.

20. **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.

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 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.

Waste Collections

23. Waste Collection

The Owner acknowledges and agrees that the City will provide curb-side cart (and/or container) garbage, recycling, and organic waste collection for the residential units. The Owner acknowledges and agrees that it is recommended that the containers and carts be placed on a concrete floor where being stored.

Parks

24. Parkland Dedication

- (a) The Owner acknowledges and agrees that the conveyance requirement to the City is 86.27 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.

25. Cash-In-Lieu of Conveyance of Parkland

Prior to registration of the Site Plan Agreement, the Owner acknowledges and agrees to pay cash-in-lieu of conveyance of parkland as referenced in Schedule "B" herein. 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 1 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.

LETTER OF UNDERTAKING ONLY INCLUSIONS

26. Permits

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

27. Works on City Road Allowances

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

28. **Video Examination**

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

29. **Testing**

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

30. **Provision of As-Built Drawings**

The Owner shall supply to the General Manager, Planning, Development and Building Services, one set of mylar or plastic film as-constructed road, grading and service drawings including the location of all Works, certified under seal by a Professional Engineer, licensed in the Province of Ontario, for City records upon Acceptance and Approval of the Works. Furthermore, the Owner shall provide the As-built Drawings and the attribute data for the Works in a form that is compatible with the City's computerized systems.



October 2, 2025

Date

John Sevigny C.E.T.
Manager, Development Review East,
Planning, Development and Building
Services Department

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-24-0079

SITE LOCATION

1108 Maisonneuve Street is located on the west side of Maisonneuve Street, bounded by Roque Street to the north and St. Joseph Boulevard to the south, within an older, pre-1960s residential subdivision as shown on Document 1. The subject site is 890.44 sq metres.

SYNOPSIS OF APPLICATION

The subject site is rectangularly shaped, has a lot depth of 37.73 metres and approximately 23 metres of frontage to Maisonneuve Street, and is surrounded by existing single-family residences on all sides. There is an existing single-detached home on the site, which is proposed to be demolished.

The Applicant proposes a new four-storey apartment dwelling containing 24 residential units, two vehicular parking spaces, 12 bicycle parking spaces, and 145.69 square metres of total amenity area. The 24 units will comprise of eight bachelor units, 12 one-bedroom units, and four two-bedroom units. A communal amenity space, vehicle and bicycle parking, and garbage enclosure will be in the rear yard.

The site plan establishes a walkway to the front entrance, which is connected to an inner paved walkway that begins and circles back in the southerly interior side yard, providing pedestrian access in the front, southerly, and rear of the building. A series of shrubs and grasses line the southerly interior side lot line, while the driveway covers the entire northerly side yard and extends to the vehicular parking in the rear yard next to the garbage enclosure area.

There is an existing 250 mm diameter municipal sanitary sewer on Maisonneuve Street, and the proposed building will be equipped with a sump pit and pump for sanitary servicing. No capacity issues were identified, as the municipal sewer should have sufficient residual capacity to convey the peak sanitary flow from the proposed development.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	24

DECISION AND RATIONALE

This application is approved for the following reasons:

- The Official Plan (2022) designates the subject property as Suburban Evolving Neighbourhood (Schedule [A](#) and [B8](#)). The proposed site conforms with the vision of suburban neighbourhoods outlined in the Official Plan, including the creation of 15-minute neighbourhoods through the development of low-rise building forms, enhanced mobility options and amenity spaces for residents.
- The proposed site development complies in every respect with the “Residential Fifth Density Zone” (R5A[2179]) of the City’s Zoning By-law. As per the Urban Exception 2179 (By-law 2015-49), a minimum 4-storey building height for residential and/or office development is required on any lot greater than 600 square metres, to which the proposed development adheres.
- The site falls within the [Orléans Corridor Secondary Plan](#) (By-law 2023-48), and is designated as “Station Periphery” ([Schedule A](#)), which allows for up to 6-storey developments ([Schedule B](#)). Per section 4.3 – “Density and Evolving Neighbourhoods,” the proposal aligns with the goal of creating more balanced, equitable, and inclusive housing market in Orléans.
- The site is situated within Area Z of [Schedule 1A](#) of the zoning by-law, requiring zero off-street motor vehicle parking for residents, however one visitor parking space and one accessible space is required, which have been provided.
- Per sections 4.8 (Active Transportation Policies), 4.11 (Vehicular Parking Policies) and 4.12 (Bicycle Policies) of the Official Plan, the site complies with the parking requirements, the 1:1 bike parking ratio, and the prioritization of sustainable transportation options.
- The site is situated within the ‘Residential’ designation of the [St. Joseph Street Corridor Study Area](#) (2003), and aligns with the goal of building a compact city by rejuvenating and infilling already developed areas, adding more housing options, including medium density housing in proximity to shopping facilities, and reducing minimum parking requirements.

The above conditions of site plan control approval would serve to ensure that the development proceeds in accordance with the approved plans and conditions of site plan control approval.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, is being satisfied within this approval through the taking of cash-in-lieu of parkland as detailed in the above conditions.

CONSULTATION DETAILS

Councillor's Comments

Councillor Matthew Luloff 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

1. Comment: Neighbourhood residents are concerned about increased traffic and lack of available parking as a result of the increased density within a relatively small area.

Staff Response: Staff note that due to proximity to the future LRT stations, the development aims to discourage driving by limiting available parking spaces, and encourage transit and active transportation use through the provision of bicycle parking.

2. Comment: Residents would like to see provision of affordable and accessible housing units in these buildings for disabled residents.

Staff Response: Staff responded that both were present in the proposal.

3. Comment: Resident believes that these developments are in the best interest of the Orleans and wider Ottawa community, as low-density housing cannot keep up with demand, however they would like to see provision of affordable and inclusive housing.

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. The Council approved timeline has not been met due to the complexity of the applications.

Contact: Phil Castro Tel: 613-580-2424, ext. 16616 or e-mail: phil.castro@ottawa.ca.

Document 1 – Location Map

