



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

Site Location: Part of 3285 Borrisokane Road

File No.: D07-12-24-0097

Date of Application: August 28, 2024

This SITE PLAN CONTROL application submitted by Jada Goodman, Caivan, on behalf of Caivan, is APPROVED upon resolution of the conditions stated in this report.

And the following plans are approved:

1. **Overall Site Plan**, SP1, prepared by Q4A Architects, dated 2025.03.24, revision 7 dated 2025.09.29.
2. **Landscape Plan**, L01, prepared by NAK design strategies, dated 2024-08-12, revision 7 dated Sept 08/25.
3. **Landscape Plan**, L02, prepared by NAK design strategies, dated 2024-08-12, revision 7 dated Sept 08/25.
4. **Landscape Details**, L03, prepared by NAK design strategies, dated 2024-08-12, revision 7 dated Sept 08/25.
5. **Landscape Details**, L04, prepared by NAK design strategies, dated 2024-08-12, revision 7 dated Sept 08/25.
6. **Landscape Details**, L05, prepared by NAK design strategies, dated 2024-08-12, revision 7 dated Sept 08/25.
7. **General Notes**, Sheet No. 1, prepared by DSEL, dated August 2024, revision 9 dated 25-10-10.
8. **Details and Table**, Sheet No. 2, prepared by DSEL, dated August 2024, revision 9 dated 25-10-10.
9. **Details**, Sheet No. 3, prepared by DSEL, dated August 2024, revision 9 dated 25-10-10.

10. **TWSI Details**, Sheet No. 4, prepared by DSEL, dated August 2024, revision 9 dated 25-10-10.
11. **General Plan**, Sheet No. 5, prepared by DSEL, dated August 2024, revision 9 dated 25-10-10.
12. **Lane 1: STA. 0+.000 TO STA. 0+242.492**, Sheet No. 6, prepared by DESEL, dated August 2024, revision 9 dated 25-10-10.
13. **Private Street 4 & 6 Watermain Loop**, Sheet No. 7, prepared by DSEL, dated August 2024, revision 9 dated 25-10-10.
14. **Street 4 Watermain & Street 6 Watermain**, Sheet No. 8, prepared by DSEL, dated August 2024, revision 9 dated 25-10-10.
15. **Private Street 4 & 6 Isolator ROW Inlet**, Sheet No. 8A, prepared by DSEL, dated August 2024, revision 9 dated 25-10-10.
16. **Grading Plan**, Sheet No. 9, prepared by DSEL, dated August 2024, revision 9 dated 25-10-10.
17. **Cross Sections**, Sheet No. 10, prepared by DSEL, dated August 2024, revision 9 dated 25-10-10.
18. **Sanitary Drainage Plan**, Sheet No. 11, prepared by DSEL, dated August 2024, revision 9 dated 25-10-10.
19. **Storm Drainage Plan**, Sheet No. 12, prepared by DSEL, dated August 2024, revision 9 dated 25-10-10.
20. **Static Ponding & 100 Year + 20% Ponding Plan**, Sheet No. 13, prepared by DSEL, dated August 2024, revision 9 dated 25-10-10.
21. **Erosion and Sediment Control Plan Stage 1**, Sheet No. 14, prepared by DSEL, dated August 2024, revision 9 dated 25-10-10.
22. **Erosion and Sediment Control Plan Stage 2**, Sheet No. 15, prepared by DSEL, dated August 2024, revision 9 dated 25-10-10.

And as detailed in the following report(s):

1. **Phase 1 – Environmental Site Assessment Update: Part of 3285 and 3305 Borrisokane Drive, Ottawa, Ontario**, prepared by Paterson Group, dated May 27, 2024.
2. **Transportation Noise Assessment Brief**, prepared by Gradient Wind, dated August 29, 2024, revised October 21, 2025.
3. **Roadway Traffic Noise Addendum**, prepared by Gradient Wind, dated April 4, 2025.

4. **Design Brief for Barrhaven Conservancy Development Corporation: Proposed Residential Site Plan: Conservancy Stacked Towns**, prepared by DSEL, dated August 2024, revised September 2025.
5. **Geotechnical Review – Groundwater Infiltration: Proposed Residential Development – Conservancy Lands East and West Borrisokane Road – Ottawa, Ontario**, prepared by Paterson Group, dated June 16, 2025.
6. **Barrhaven Conservancy East Site Plan (Conservancy Stacked Towns) – Stormwater Analysis**, prepared by J.F. Sabourin and Associates, dated January 13, 2025, revised October 21, 2025.
7. **Barrhaven Conservancy East Water Distribution Analysis (Final Report)**, prepared by Stantec, dated March 11, 2025.
8. **Geotechnical Investigation – Proposed Residential Development**, prepared by Paterson Group, revision 7 dated March 14, 2024.
9. **Compilation of Relevant Geotechnical and Hydrogeological Documents: Conservancy East Residential Development Borrisokane Road, Ottawa, Ontario**, prepared by Paterson Group, dated August 18, 2025.

And as shown on the following plans that will be resubmitted:

1. Elevations

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. **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

10. **Site Plan Agreement Registration**

The Owner acknowledges and agrees that prior to registration of this Site Plan Control Agreement the Subdivision Agreement will be registered and the M Plan deposited to create this site plan block to the satisfaction of the General Manager, Planning, Development and Building Services Department.

11. **Release of Existing Securities**

The Owner acknowledges and agrees that until the Letter of Credit for this Site Plan Control file is submitted to the satisfaction of the General Manager, Planning, Development and Building Services Department, no existing securities for the other Conservancy files will be released.

12. **Update to Elevations**

The Owner acknowledges and agrees, prior to registration of this Agreement or issuance of a conditional building permit, to update the Elevations to include the architect's stamp to the satisfaction of the General Manager, Planning, Development and Building Services Department. The Owner further acknowledges and agrees that the submission may necessitate changes to the plans and reports approved herein. The Owner further acknowledges and agrees to provide all revised plans and reports to the General Manager, Planning, Development and Building Services Department prior to registration of this Agreement.

13. **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.

14. **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.

15. **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.

16. **Noise Control Attenuation Measures**

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

- (a) Blocks 1, 3, 4, 7, 9, and 10 are to be fitted with a forced air heating system and ducting, and shall be sized to accommodate central air conditioning;
- (b) further to subsection (a) 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) 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 Transportation Noise Assessment Brief and Roadway Traffic Noise Addendum 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.

17. **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:

Generic – Increasing Roadway Traffic: All Units

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that noise levels due to increasing roadway traffic may be of concern, occasionally interfering with some activities of the dwelling occupants as the outdoor sound level may exceed the City of Ottawa's and the Ministry of the Environment, Conservation and Parks' noise criteria."

Type C – Forced Air Heating System and Ducting: Blocks 1, 3, 4, 7, 9, and 10

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that this dwelling unit has been fitted with a forced air heating system and the ducting, etc. was sized to accommodate central air conditioning. Installation of central air conditioning by the purchaser/lessee 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 for themselves, their heirs, executors, administrators, successors and assigns, acknowledges and agrees it shall identify the location and install any outdoor air conditioning device(s) so as to 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."

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."

18. **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 and the Geotechnical Review – Groundwater Infiltration Memorandum (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.

19. **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.

20. **Underground Storage Filtration Chambers**

The Owner acknowledges and agrees to install and maintain in good working order the required underground filtration chambers, as recommended in the approved Design Brief for Barrhaven Conservancy Development Corporation, Proposed Residential Site Plan, referenced in Schedule “E” herein. The Owner further acknowledges and agrees it shall assume all maintenance 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.

21. **Sump Pumps**

a) The Owner acknowledges and agrees to install a complete sump pump system in all lower units which conforms to the City of Ottawa Sewer Design Guidelines, to the satisfaction of the General Manager, Planning, Development and Building Services. The Owner acknowledges and agrees this will include but not be limited to:

- CSA approved sump pump with check valve,
- Design for 200% anticipated flow and maximum head,
- Covered sump pit,
- Backwater valve,
- Back up pump and power supply.

- b) The Owner acknowledges and agrees the costs for the sump pump systems including back- up system and installation are the responsibility of the owner while the costs for the maintenance and operation of the system (including back up) and eaves trough discharge will be the responsibility of the homeowner. Notice will be required within the purchase and sale agreement, as well as registered on title.
- c) The Owner acknowledges and agrees that in addition to the main sump pump, a back-up system will be required with minimum capacity and continuous hours of operation as will be specified in the City of Ottawa Sewer Design Guidelines.
- d) The Owner acknowledges and agrees only the perimeter foundation drainage system will be connected to the sump pit and agrees the sump pump system shall discharge to the storm sewer.
- e) The Owner acknowledges and agrees all grading plans are to clearly indicate each individual home where a sump pump system is required.
- f) The Owner acknowledges and agrees to include statements in all offers of purchase and sale agreements for all lower units and register separately against the title wording acceptable to the satisfaction of the General Manager, Planning, Development and Building Services, advising the home is equipped with a sump pump and advising guidelines for its use and maintenance.
- g) The Owner acknowledges and agrees that all sump pump systems including back-up system must be inspected and maintained regularly in accordance with the manufacturer's recommendations. The Owner covenants and agrees that it will advise all prospective purchasers of lower units of the sump pump systems and back-up system in the agreement of purchase and sale and shall be registered as a notice on title in respect of all Lots and Blocks.

22. **Notice on Title – Sump Pumps**

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 all lower units on the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, to the satisfaction of the General Manager, Planning, Development and Building Services, which shall be covenants running with the subject lands:

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that this dwelling unit is equipped with a sump pump and that all sump pump systems including back-up

system must be inspected and maintained regularly in accordance with the manufacturer's recommendations. The costs for the maintenance and operation of the system (including back up) and eaves trough discharge will be the responsibility of the homeowner."

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."

23. **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.

24. **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.

25. **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.

26. **Sensitive Marine Clays**

In areas of sensitive marine clay soils, the Owner agrees, prior to registration, to prepare an information package for homeowners regarding tree planting and watering, in accordance with the supporting geotechnical report. This information must be approved by Forestry Services prior to circulation to homeowners.

27. **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.

28. **Parkland Dedication**

Prior to registration of this Agreement, the Owner acknowledges and agrees that the required parkland dedication for this Site Plan area, in the amount of 0.3267 hectares, is to be conveyed as part of the Plan of Subdivision (Planning File No. D07-16-24-0011) in accordance with the *Planning Act* and the City's Parkland Dedication By-law No. 2022-280, as amended.

The Owner covenants and agrees that the conveyance requirement has been calculated at a rate of one hectare per 600 net residential units in accordance with

the Parkland Dedication By-law, being By-law No. 2022-280, as amended.

Conveyance Requirement Table:

Parkland Dedication Requirement (Site Plan area)				
Residential Units: stacked dwelling	196			
		Total:	Dedication Rate	Parkland Required
Unit Sub-Totals	196	196	1/600	0.3267
Parkland required for site plan area (ha):				0.3267

29. **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 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.

30. **Corner Sight Triangle**

Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, an unencumbered corner sight triangle measuring three metres x five metres at the intersections of Mineral Street/Conservancy Drive and Les Emmerson Drive/Conservancy Drive. The exact location and area of the corner sight triangle must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the corner sight triangle, to the City Surveyor for review prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. The Owner acknowledges and agrees to provide an electronic copy of the Transfer and a copy of the deposited reference plan to the City Solicitor prior to the execution of this Agreement by the City. All costs shall be borne by the Owner.

31. **Rideau Valley Conservation Authority**

The Owner acknowledges and agrees to obtain any required approvals and/or

permits from the Rideau Valley Conservation Authority prior to the commencement of site works. The Owner acknowledges and agrees to file copies of such approvals and/or permits with the General Manager, Planning, Development and Building Services.

32. **Notice on Title – Parkland**

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:

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that the parkland within the vicinity of the subject lands may have active hard and soft surface recreational facilities, buildings and supporting infrastructure. These amenities may include lit facilities and may generate noise by users using these facilities and amenities."

"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."

January 9, 2026

Date



Geraldine Wildman
Manager, Development Review South,
Planning, Development and Building
Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-24-0097

SITE LOCATION

Part of 3285 Borrisokane Road, located on the north side of Conservancy Drive between the Conservancy Drive and Les Emmerson Drive intersection and the Conservancy Drive and Mineral Street intersection, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is located within Caivan's Conservancy East subdivision (Phase 4) and at the time of this approval is municipally known as part of 3285 Borrisokane Road. The subject site is currently vacant and is approximately 17,615 square metres with approximately 230-metre frontage along Conservancy Drive, 75-metre frontage along Les Emmerson Drive and 75-metre frontage along Mineral Street.

The surrounding area includes proposed townhouses and future transitway at grade to the north; Mineral Street (a local road), proposed townhouses and single detached dwellings to the east; Conservancy Drive (a collector road), proposed townhouses and a neighbourhood park that connects to the Jock River to the south; and Les Emmerson Drive (a local road) and proposed townhouses to the west.

A Zoning By-law Amendment for the land subject to the subdivision (file no. D02-02-24-0073) was passed and is in full force and effect as of June 11, 2025. This Zoning By-law Amendment amended the zoning onsite:

- To permit the proposed stacked dwellings;
- To reduce the minimum rear yard setback;
- To reduce the required resident and visitor parking rates;
- To deem the lot line abutting Conservancy Drive the front lot line; and
- To amend some of the projection provisions in Table 65.

The proposed development consists of 196 units within stacked dwellings, 218 vehicular parking spaces (196 residential parking spaces and 22 visitor parking spaces with one of these spaces being an accessible parking space), 100 bicycle parking spaces, and 908.42 square metres of communal amenity space. The dwellings are located along the perimeters of the block with those located along Les Emmerson Drive, Conservancy Drive, and Mineral Street fronting onto the streets. The vehicular parking is located in the centre of the development. Access to the site is proposed to be off Les Emmerson Drive and Mineral Street.

The surrounding subdivision provides the required watermain, sanitary and storm

services to support the subject lands. In addition, the subject property consists of a series of catchbasins and gravity sewers that allocate stormwater flows to two Stormtech Isolator Row Plus chambers that will provide 80% TSS removal. Runoff from the development will be pretreated by CB shields and deep sump CBs and will ultimately outlet to Phase 3 of the Conservancy East subdivision.

The parkland required for this site plan is being addressed as part of the Plan of Subdivision (file no. D07-16-24-0011) and the owner is responsible for designing, constructing, and protecting the parkland as per the conditions in the subdivision agreement.

Residential Units and Types

Dwelling Type	Number of Units
Stacked	196

Related Applications

The following applications are related to this proposed development:

- Plan of Subdivision - D07-16-24-0011
- Zoning By-law Amendment - D02-02-24-0073

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is consistent with the Provincial Planning Statement. It will use existing municipal services and will help increase the supply and mix of housing options in the area.
- The Official Plan designates the site Neighbourhood in the Suburban Transect. The Official Plan permits a mix of building forms and densities within neighbourhoods to encourage 15-minute neighbourhoods. This site also falls within the Evolving Neighbourhood Overlay which supports intensification and an evolution to a more urban built form. The proposed stacked dwellings introduce more density to the area.
- The subject lands were rezoned from R3YY[2766] to R4Z[3038] as part of a Zoning By-law Amendment application for this site. The proposal is in conformity with the new R4Z[3038] zoning.
- The proposal provides more housing to help address the City's housing crisis.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, will be satisfied through the related plan of subdivision approval.

CONSULTATION DETAILS

Councillor's Comments

Councillor David Hill 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.

Technical Agency/Public Body Comments

Summary of Comments – Technical

N/A

Advisory Committee Comments

Summary of Comments – Advisory Committees

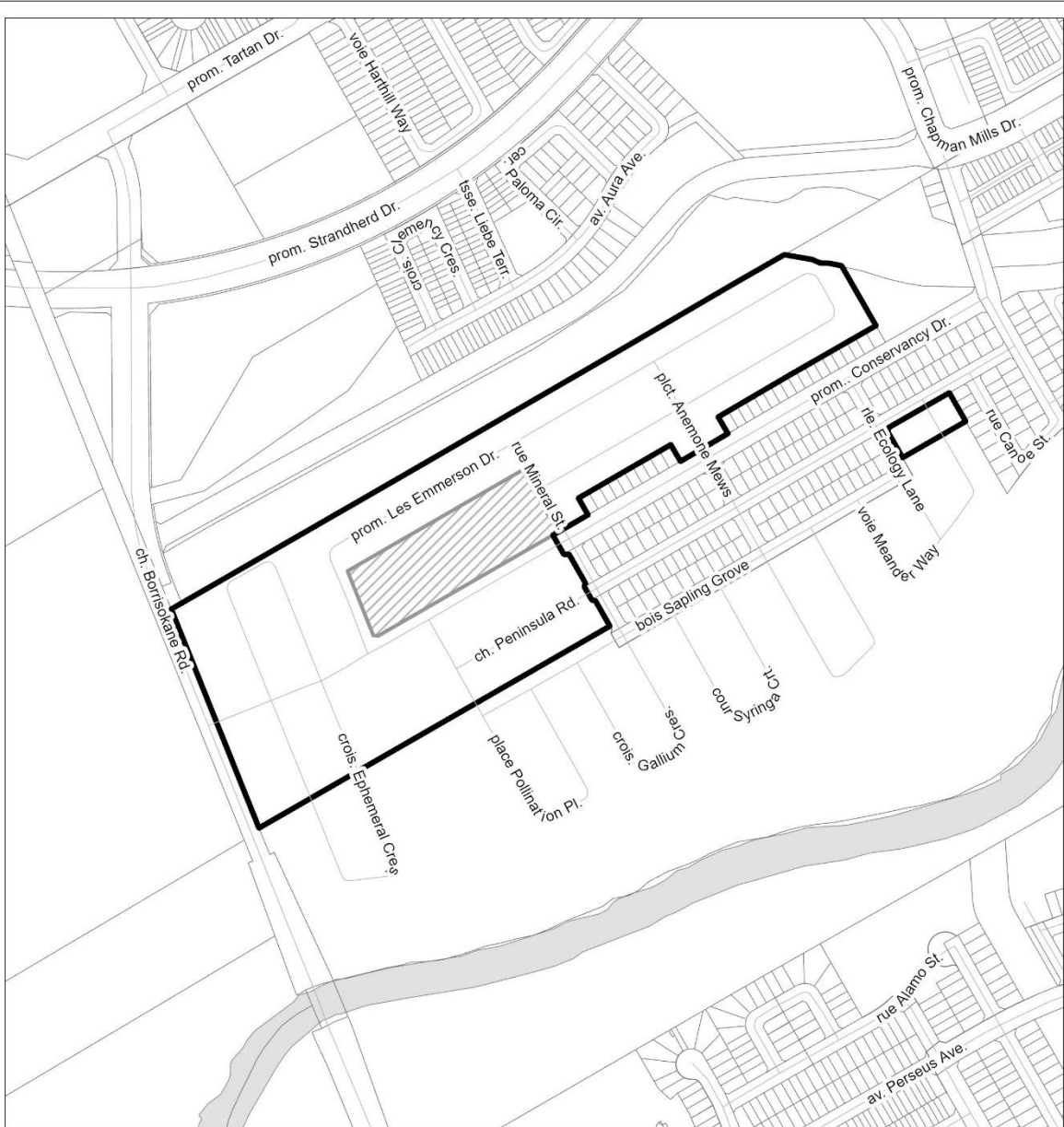
N/A

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was processed by the On Time Decision Date. The Council approved timeline **has been met.**

Contact: Tess Peterman Tel: 613-580-2424, ext. 23578 or e-mail: tess.peterman@ottawa.ca

Document 1 – Location Map



D07-12-24-0097

24-1004-E

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REVISION / RÉVISION - 2024 / 09 / 10

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



3285 ch. Borrisokane Rd.



Subject Site

