



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

Site Location: 5580 Manotick Main Street

File No.: D07-12-25-0022

Date of Application: March 3, 2025

This SITE PLAN CONTROL application submitted by Jamie Rathwell, Arcadis, on behalf of Abdulla Real Estate Holdings, is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

1. **Proposed Fire Access Plan**, A1, prepared by Ignite Architecture Inc., dated February 19, 2025, revision no. 3 dated October 30, 2025.
2. **Proposed Floor Plans**, A3, prepared by Ignite Architecture Inc., dated February 19, 2025, revision no. 3 dated October 30, 2025.
3. **Proposed Floor Plans**, A4, prepared by Ignite Architecture Inc., dated February 19, 2025, revision no. 3 dated October 30, 2025.
4. **Proposed Elevations**, A5, prepared by Ignite Architecture Inc., dated February 19, 2025, revision no. 3 dated October 30, 2025.
5. **Gabion Cage Retaining Wall Detail**, S2, prepared by Capacity Engineering Limited, dated November 19, 2024, revision no. 2 dated July 4, 2025.

And as detailed in the following report(s):

1. **Zoning Confirmation Report**, prepared by Arcadis, no date.
2. **Mixed-Use Medical Facility, 5580 Manotick Main Street, Manotick ON, Urban Design Brief**, prepared by Arcadis, dated November 28, 2025.
3. **Stormwater Management Report and Servicing Brief**, prepared by LRL Engineering; dated January 17, 2025, revised dated November 12, 2025.
4. **Geotechnical Investigation**, prepared by LRL Engineering, dated May 2024.
5. **Phase One Environmental Site Assessment**, prepared by Ignite Architecture Inc., dated June 10, 2024.
6. **Phase Two Environmental Site Assessment**, prepared by Ignite Architecture Inc., dated December 9, 2024.

7. **Noise Impact Study**, proposed by Ignite Architecture Inc., dated February 13, 2025.

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

Requirements

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

General Conditions

1. Lapsing of Approval

The Owner shall enter into this Site Plan Control Agreement 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. Update to Plans and Reports

The Owner acknowledges and agrees, prior to the preparation of the Site Plan Agreement or issuance of a Commence Work Notification or issuance of a conditional building permit, to update the list of required plans and studies listed below to address the comments from the formal review letter dated **January 2, 2026**, 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. If necessary, 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 preparation of the Site Plan Agreement or the issuance of a Commence Work Notification.

- i. **Proposed Site Plan and Elevations**, A0, prepared by Ignite Architecture Inc., dated February 19, 2025, revision no. 3 dated October 30, 2025.
- ii. **Landscape Plan**, A6, prepared by Ignite Architecture Inc., dated February 19, 2025, revision no. 3 dated October 30, 2025.
- iii. **General Notes**; C001; prepared by LRL Engineering; dated 17-Jan-2025, revision no. 3 dated 12 Nov 2025.
- iv. **Erosion and Sediment Control Plan**, C101, prepared by LRL Engineering; dated 17-Jan-2025, revision no. 3 dated 12 Nov 2025.
- v. **Demolition Plan**, C102, prepared by LRL Engineering; dated 17-Jan-2025, revision no. 3 dated 12 Nov 2025.

- vi. **Grading and Drainage Plan**, C301, prepared by LRL Engineering; dated 17-Jan-2025, revision no. 3 dated 12 Nov 2025.
- vii. **Servicing Plan**, C401, prepared by LRL Engineering; dated 17-Jan-2025, revision no. 3 dated 12 Nov 2025.
- viii. **Servicing Plan**, C501, prepared by LRL Engineering; dated 17-Jan-2025, revision no. 3 dated 12 Nov 2025.
- ix. **Stormwater Management Plan**, C601, prepared by LRL Engineering; dated 17-Jan-2025, revision no. 3 dated 12 Nov 2025.
- x. **Pre-Development Watershed Plan**, C701, prepared by LRL Engineering; dated 17-Jan-2025, revision no. 3 dated 12 Nov 2025.
- xi. **Post-Development Watershed Plan**, C702, prepared by LRL Engineering; dated 17-Jan-2025, revision no. 3 dated 12 Nov 2025.
- xii. **Construction Detail Plan**, C902, prepared by LRL Engineering; dated 17-Jan-2025, revision no. 3 dated 12 Nov 2025.

3. 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.

4. 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.

5. 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.

6. 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.

7. Extend Internal Walkway

The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Development and Building Services.

8. Completion of Works

The Owner acknowledges and agrees that no new building will be occupied on

the lands until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Development and Building Services, including the installation of municipal numbering provided in a permanent location visible during both day and night and the installation of any street name sign on relevant streets. Notwithstanding the non-completion of the foregoing Works, occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Development and Building Services, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Development and Building Services for such occupancy in writing.

Until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Development and Building Services, the Owner shall give notice to the City of a proposed conveyance of title to any building at least thirty (30) days prior to any such conveyance. No conveyance of title to any building shall be effective unless the Owner has complied with this provision.

Nothing in this clause shall be construed as prohibiting or preventing the approval of a consent for severance and conveyance for the purposes of obtaining financing.

9. Development Charges

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

10. Demolition Permit

The Owner acknowledges and agrees to obtain a Demolition Permit for the dwelling/building currently located on the property, and to remove said dwelling/building. A Demolition Permit shall not be issued prior to the payment of any applicable fees and securities, and any other requirements specified below to the satisfaction of the General Manager, Planning, Development and Building Services.

The Owner acknowledges and agrees that, in the event that there is a dwelling/building on the site that is being removed and if a building permit is not issued by January 29, 2029, landscaping shall be implemented across the entire property. The landscaping includes, but is not limited to, the removal of any asphalt, gravel, etc. (including access driveways), the installation of soft landscaping and/or other plant materials, as well as the installation of a fence along the perimeter of the property. These works shall be implemented to the satisfaction of the General Manager, Planning, Development and Building Services.

Special Conditions

11. Professional Engineering Inspection

The Owner shall have competent Professional Engineering inspection personnel on-site during the period of construction, to supervise the Works, and the General Manager, Planning, Development and Building Services Department, shall have the right at all times to inspect the installation of the Works. The Owner acknowledges and agrees that should it be found in the sole opinion of the General Manager, Planning, Development and Building Services Department, that such personnel are not on-site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with the approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Development and Building Services Department, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Development and Building Services Department.

12. Private Approach Detail

The Owner acknowledges and agrees that all private approaches serving the proposed development shall be designed and constructed, at the sole expense of the Owner, in accordance with the City's "Curb Return Entrances – Uncontrolled Intersections" Plan, Drawing No. SC7.1, dated March 2007 and revised March 2021, and the Owner shall comply with the City's Private Approach By-law, being No. 2003-447, as amended.

13. Slope Stability

The Owner shall have a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario to inspect and confirm the constructed retaining walls have been constructed in accordance with the approved Slope Stability Analysis Report and the Approved Retaining Wall Plan.

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. Retaining Wall

The Owner agrees to submit to the General Manager, Planning, Development and Building Services, prior to issuance of a building permit, details of the retaining walls which are greater than one metre in height, as shown on the approved Site Plan referenced in Schedule "E" hereto, which shall be designed and prepared by a Professional Structural Engineer, licensed in the Province of Ontario, to the satisfaction of the General Manager, Planning, Development and Building Services. The Owner shall provide confirmation to the General Manager, Planning, Development and Building Services that the Professional Structural Engineer has inspected and confirmed that the retaining walls have been constructed in accordance with the approved retaining wall details.

16. Retaining Wall – Stability

The Owner acknowledges and agrees to install the proposed retaining walls in accordance with the approved Retaining Wall Design for 5580 Manotick Main and as shown on the approved Site, Landscape, and Grading Plans, referenced in Schedule "E" hereto. The Owner shall provide written confirmation, satisfactory to the General Manager, Planning, Development and Building Services, that a Geotechnical Engineer/Professional Structural Engineer, licensed in the Province of Ontario, has inspected and confirmed that the retaining walls have been constructed in accordance with the said approved Retaining Wall Design for 5580 Manotick Main. The Owner further acknowledges and agrees to provide an Internal Compound Stability (ICS) analysis from a Geotechnical Engineer / Professional Structural Engineer, licensed in the Province of Ontario, that all retaining walls, which are greater than one metre in height have been checked for global stability, have a factor of safety of at least 1.5 for static conditions (as calculated through SLIDE) and 1.1 for seismic conditions is achieved, which shall be to the satisfaction of the General Manager, Planning, Development and Building Services. The report shall provide structural details of the retaining wall(s).

The Owner further acknowledges and agrees to retain the services of a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario, to inspect any retaining walls on the subject lands and confirm that the retaining walls have been constructed in accordance with the approved retaining wall details.

17. 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.

18. Exterior Elevations Drawings

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Proposed Elevations, referenced in Schedule "E" herein. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved plans shall be filed with the General Manager, Planning, Development and Building Services and agreed to by both the Owner and the City prior to the implementation of such changes. No amendment to this Agreement shall be required.

19. 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 Manotick Main Street right-of-way, as shown on the approved Landscape Plan referenced in Schedule "E" herein, including all plant and landscaping material (except municipal trees). 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.

20. Waste Collection

The Owner acknowledges and agrees that garbage, recycling, and organic waste collection will not be provided by the City and it shall make appropriate arrangements with a private contractor for garbage, recycling, and organic waste collection at the Owner's sole expense. The Owner shall consult a private contractor regarding any access requirements for garbage and/or recycling and organic waste collection.

21. Replacement Trees in City's Right-of-Way

Prior to registration of this Agreement, the Owner acknowledges and agrees it shall pay the sum of \$8000 to the City as compensation for the removal of Trees 1, 2, and 3 per the approved Landscape Plan and Tree Conservation Report referenced in Schedule "E" herein located within the City's right-of-way along Manotick Main Street. Upon receipt of compensation, the Director of Climate Change and Resiliency or their designate will issue a tree permit for the trees identified for removal, at which time the Owner may make arrangements with a contractor to remove said trees, at the Owner's expense. The tree removal permit for this site shall not be issued until receipt of compensation payment.

22. Landscape Plan Digital File

Prior to registration of this Agreement, the Owner agrees to provide a digital, georeferenced CAD or GIS file of the final approved Landscape Plan, referenced in Schedule E herein, in accordance with the [Landscape Plan Terms of Reference](#). The file shall be sent to the Planning Forester or Planning File Lead.

23. Road Widening

Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, an unencumbered road widening across the complete Manotick Main Street frontage of the lands, measuring 8.5m metres from the existing centreline of pavement/the abutting right-of-way. The exact widening must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the widening, to the City Surveyor for review and approval 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.

29 January 2026



Date

Adam Brown
Manager, Development Review Rural,
Planning, Development and Building
Services Department

Enclosure: Site Plan Control Application approval – Supporting Information



SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-25-0022

SITE LOCATION

5580 Manotick Main Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject property is located on the south-west side of Manotick Main Street between Beaverwood Road and Eastman Avenue. The irregular shaped lot has an area of approximately 1016 m² and an approximate 30 metres of frontage onto Manotick Main Street. The property is currently occupied by a residential dwelling that will be demolished. Surrounding land uses are mixed-use in nature: a few of the former residences in this immediate area have been converted to commercial uses like a real-estate office and a naturopath clinic, while the property backs onto Manotick's commercial shopping plaza.

The site will be redeveloped with a three-storey commercial and medical office building with a gross floor area of approximately 1,070 m². The building will contain a retail pharmacy on the first floor and a medical office on the second floor. Remaining space on the second and third floors will be used for commercial offices. A roof-top terrace will be available for the occupants use. The applicant has received permission from the Committee of Adjustment (file D08-02-25/A-00226) on November 28, 2025, to permit an increase in building height from 11m to 12.5m and a decrease in minimum lot area from 1350 m² to 1016.6 m².

The northern portion of the site will be paved for a new parking area that will also contain snow storage, bicycle parking, and a waste enclosure. There will be 15 vehicular parking spaces with one Type A accessible parking space and five bicycle parking spaces. The parking area will be screened from the adjacent residential use with an opaque fence. Soft landscaping is proposed around the perimeter of the site, although several trees are proposed to be removed to allow the development's construction.

Related Applications

The following applications are related to this proposed development:

- Minor Variance – D08-02-02-25/A-00226

DECISION AND RATIONALE

110 Laurier Avenue West, Ottawa ON K1P 1J1

Mail code: 01-14

110, av. Laurier Ouest, Ottawa (Ontario) K1P 1J1 Courrier interne : 01-14

Visit us: Ottawa.ca/planning

Visitez-nous : Ottawa.ca/urbanisme

This application is approved for the following reasons:

- The proposed development is permitted by the Mixed Residential-Commercial designation in the Village of Manotick's Secondary Plan.
- Since Minor Variance File No. D08-02-02-25/A-00226 was approved with all opportunities for appeals exhausted, the proposal conforms with the Village Mixed Use Subzone 9 (VM9) zone.
- Conditions of site plan approval are included to address Urban Design and Forestry comments to improve the street condition. Once cleared, the proposed development will represent good planning for the community of Manotick.

PARKLAND DEDICATION

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

CONSULTATION DETAILS

Public Comments

This application was not subject to public circulation under the Public Notification and Consultation Policy. There was no public comment received online.

Technical Agency/Public Body Comments

Summary of Comments – Technical

Enbridge Gas, Bell Canada, Hydro One Networks, and the Rideau Valley Conservation Authority had no objections to the proposed development. These agencies had comments and information relating to the buildup of the site that were forwarded to the applicant.

Advisory Committee Comments

Summary of Comments – Advisory Committees

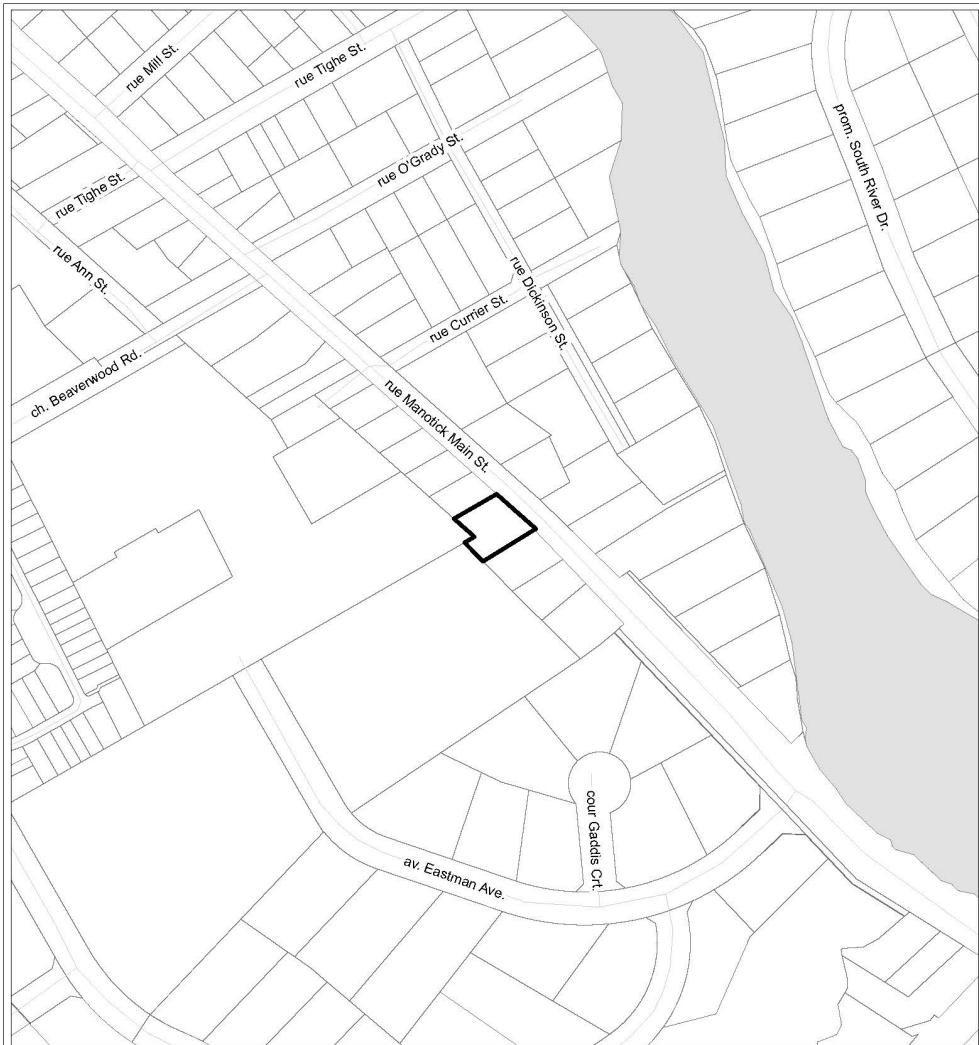
The Accessibility Advisory Committee (AAC) noted that accessible parking had been provided by the applicant and shown on the plans. No concerns were noted by the AAC.

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 applicant wishing to pursue issue resolution in relation to the tree compensation condition.

Contact: Jerrica Gilbert Tel: 613-580-2424, ext. 16972 or email: jerrica.gilbert@ottawa.ca

Document 1 – Location Map



 D07-12-25-0022 25-0317-D I:\CO12025\Site\Manotick_5580 ©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY ©Les données de parcelles appartiennent à Teranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE REVISION / RÉVISION - 2025 / 03 / 24	<p>LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT</p> <p><input type="checkbox"/> 5580 rue Manotick Main Street</p> <p> MAP TO SCALE</p>
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