



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

Site Location: 3380 Jockvale Road

File No.: D07-12-25-0071

Date of Application: May 27, 2025

This SITE PLAN CONTROL application submitted by Fotenn Planning + Design, on behalf of Ottawa Community Housing Corporation, is APPROVED upon resolution of the conditions stated in this report.

And the following plans are approved:

1. **Site Plan**, A100, prepared by Lemay Michaud, dated February 20, 2025, revision L, dated May 1, 2026
2. **Southwest Elevation**, A300, prepared by Lemay Michaud, dated 2025-02-20, revision G dated 2025-07-28
3. **East Elevations**, A301, prepared by Lemay Michaud, dated 2025-02-20, revision G dated 2025-07-28
4. **Southeast & Northwest Elevations**, A302, prepared by Lemay Michaud, dated 2025-02-20, revision G dated 2025-07-28
5. **Northeast Elevation**, A303, prepared by Lemay Michaud, dated 2025-02-20, revision G dated 2025-07-28
6. **Elevations**, A300-TH, prepared by Lemay Michaud, dated 2025-02-20, revision C dated 2025-07-28
7. **Lot Grading, Drainage, Erosion and Sediment Control Plan**, C101, prepared by Egis, April 24, 2025, revision 6 dated April 29, 2026
8. **Site Servicing Plan**, C102, prepared by Egis, April 24, 2025, revision 6 dated April 29, 2026
9. **Tree Conservation Report Planting Plan**, LTP-2, Lashley & Associates, dated 2025-04-17
10. **Landscape Plan**, L1-01, Lashley & Associates Corporation, dated June 17, 2025, revision F dated May 7, 2026

11. **Planting Plan**, L1-02, Lashley & Associates Corporation, dated June 17, 2025, revision F dated May 7, 2026
12. **Details**, L2-01, L2-02, L2-03 and L2-04, prepared by Lashley & Associates, dated June 17, 2025, revision F dated May 7, 2026

And as detailed in the following report(s):

1. **Servicing and Stormwater Management Report**, prepared by Egis, dated April 24, 2025, revised April 1, 2026
2. **Geotechnical Investigation Proposed Residential Development 3380 Jockvale Road, Ottawa, Ontario**, prepared by Paterson Group, revision 4 dated March 5, 2025
3. **Noise Feasibility Study for Ottawa Community Housing**, prepared by Soft dB, dated August 19, 2025

And subject to the following General and Special Conditions:

General Conditions

1. Lapsing of Approval

The Owner shall enter into this Site Plan Control Agreement including all standard and special conditions, financial and otherwise, as required by the City. In the event that the Owner fails to sign this Agreement, complete the conditions to be satisfied prior to the signing of this Agreement, and have the corresponding building permit(s) issued within three (3) years of Site Plan approval, the approval shall lapse.

2. Barrier Curbs

The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the drawings of a design professional, such drawings to be approved by the General Manager, Planning, Development and Building Services.

3. Water Supply for Fire Fighting

The Owner shall provide adequate water supply for fire fighting for every building. Water supplies may be provided from a public water works system, automatic fire pumps, pressure tanks or gravity tanks.

4. Reinstatement of City Property

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Development and Building Services, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.

5. **Construction Fencing**

The Owner acknowledges and agrees to install construction fencing, at its expense, in such a location as may be determined by the General Manager, Planning, Development and Building Services.

6. **Extend Internal Walkway**

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

7. **Completion of Works**

The Owner acknowledges and agrees that no new building will be occupied on the lands until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Development and Building Services, including the installation of municipal numbering provided in a permanent location visible during both day and night and the installation of any street name sign on relevant streets. Notwithstanding the non-completion of the foregoing Works, occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Development and Building Services, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Development and Building Services for such occupancy in writing.

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

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

Special Conditions

8. **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.

9. **Private Approach Detail**

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

10. **Noise Control Attenuation Measures**

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

- (a) this development is to be equipped with central air conditioning or equivalent;
- (b) 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;
- (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 Noise Feasibility Study for Ottawa Community Housing referenced in Schedule "E" hereto. The professional engineer shall prepare, sign and stamp a letter to the General Manager, Planning, Development and Building Services (the "Certification Letter") stating that they certify acoustical compliance with all requirements of the applicable conditions in this Agreement, to the satisfaction of the General Manager, Planning, Development and Building Services.

11. **Notice on Title – Noise Control Attenuation Measures**

The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner's expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as written directly below, shall be included in all agreements of purchase and sale and lease agreements to inform prospective purchasers and tenants of these matters. The notice on title shall include, but not be limited to, the following:

The Owner, or any subsequent owner of the whole or any part of the subject lands, **acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:**

Type A – Increasing Roadway Traffic

"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 exceeds the City of Ottawa's and the Ministry of the Environment, Conservation and Parks' noise criteria."

Type D – Central Air Conditioning or equivalent

"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 or equivalent 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.**"

12. **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 – Proposed Residential Development (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.

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

The Owner acknowledges and agrees it shall be responsible for various grading and maintenance measures along Jockvale Road and as shown on the grading plan, which include the following:

- (a) Re-grade the shoulders of the ditch within the road allowance of Jockvale Road 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 Jockvale Road abutting the subject lands, to the satisfaction of the General Manager, Planning, Development and Building Services Department.

14. **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 Part 5 as shown in the Plan 4R-34672 frontages (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 Part 5 as shown in the Plan 4R-34672 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 MHSA73643 to MHSA73645, MHSA71053 to MHSA71055 and MHST80961 to MHST80963 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 MHSA73643 to MHSA73645, MHSA71053 to MHSA71055 and MHST80961 to MHST80963 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 MHSA73643 to MHSA73645, MHSA71053 to MHSA71055 and MHST80961 to MHST80963 and compensate the City for the full amount of any required repairs to the City Sewer System.

15. **Stormwater Management Memorandum**

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Development and Building Services, with a memorandum prepared by a Professional Engineer, licensed in the Province of Ontario, confirming that the designed roof-top scuppers and associated spill point elevations will be set equivalent to the top of the control weir of the approved roof drain elevation(s). The Owner further acknowledges and agrees that said memorandum shall be to the satisfaction of the General Manager, Planning, Development and Building Services, and all associated costs shall be the Owner's responsibility.

16. **Stormwater Works Certification**

Upon completion of all stormwater management Works, the Owner acknowledges and agrees to retain the services of a Professional Engineer, licensed in the Province of Ontario, to ensure that all measures have been implemented in conformity with the approved Plans and Reports, referenced in Schedule "E" herein. The Owner further acknowledges and agrees to provide the General Manager, Planning, Development and Building Services with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming that all recommendations and provisions have been implemented in accordance with the approved Plans and Reports referenced in Schedule "E" herein.

17. **Private Approach Culvert**

The Owner acknowledges and agrees that the private approach culvert within Jockvale Road ditch is needed to facilitate this development. Although the private approach culvert is located on City Right-of-Way, as per private approach by-law, it is the Owners' responsibility to operate, maintain and/or replace at its own expense, in perpetuity.

18. **Inlet Control Devices (ICDs)**

The Owner acknowledges and agrees to install and maintain in good working order the required roof-top and in-ground stormwater inlet control devices, as recommended in the Servicing & 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.

19. **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.

20. **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.

21. **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.

22. **Severance**

The Owner acknowledges and agrees that prior to severance, it shall meet any requirements and conditions necessary for severance such as, but not limited to, independent services, servicing easements, ECA, etc., at its own expense to the satisfaction of the General Manager, Planning, Development and Building Services.

23. **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.

24. **Conveyance for Drainage Swale**

Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, land at the eastern end of the subject lands to accommodate the stormwater drainage swale shown on the approved Lot Grading, Drainage, Erosion & Sediment Control Plan, C101, prepared by Egis, April 24, 2025, revision 6 dated April 29, 2026. The exact location and area of the land must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the area of land, 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.

25. **Exterior Elevations Drawings**

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved **Southwest Elevation, East Elevations, Southeast Elevations, Southeast & Northwest Elevations, Northeast Elevation, 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

26. **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.

27. **Parkland Dedication**

The Parties acknowledge and agree that the development application is exempt from a parkland dedication requirement to the City based on the definition of 'non-profit housing' and exemption 11-(2)-(e) of Parkland Dedication By-law 2022-280.

28. **Release of Previous Site Plan Agreement**

The Owner and the City agree that the Site Development Agreement registered on July 4, 2024 as Instrument No. **OC2703557** can be released from title to the subject lands described in Schedule "A" hereto upon registration of this Agreement. The Owner acknowledges and agrees that the release of the aforementioned agreements shall be registered by the City, and all costs shall be borne by the Owner

29. **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."

June 17, 2026

Date



Allison Hamlin
Manager
Development Review All Wards,
Planning, Development and Building
Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-25-0071

SITE LOCATION

Part of Lots 12 & 13, Concession 2 (Rideau Front) Geographic Township of Nepean Plan 4R-34672, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject property is bounded by Branch Street to the west, the Phase 1 lands to the north, Jockvale Road and Longfields Drive to the east and a City of Ottawa easement to the south. The property has a frontage of 48.16 metres on Branch Street and 76.7 metres along Jockvale Road with a total lot area of 5,967 square metres. Parking is proposed to be accessed via the Phase 1 private way in one consolidate ingress/egress along Branch Street for both phases of the development. The visitor parking spaces are proposed in front of the apartment building, while the remaining spaces will be in an underground parking garage underneath the apartment building.

The proposed development will consist of a nine-storey mid-rise apartment building with 100 units and a three-storey stacked dwelling with 18 units. The mid-rise apartment building contains 12 studio units, 43 one-bedroom units, 29 two-bedroom units, and 16 three-bedroom units. The stacked units are comprised of eight two-bedroom units, eight three-bedroom units, and two four-bedroom units. In total, 30 parking spaces will be provided. Nine visitor parking spaces and twenty-one parking spaces for residents are proposed.

The proposed stacked dwellings are oriented toward Branch Street and mirror the form and height of the adjacent residential buildings. The four-storey podium of the apartment building, along with a communal amenity space between the two buildings, helps create a transition from the neighbouring low-rise structures to a mid-rise scale. The five to nine-storey portion of the building is positioned closest to the high-volume roadway, offering a gradual shift in height and massing from the existing low-rise community.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	100
Stacked	18

Related Applications

The following application is related to this proposed development:

- Zoning By-law Amendment D02-02-25-0033

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal conforms with the Official Plan direction to allocate residential growth within built-up areas and direct intensification towards Hubs, and the provision of a diverse supply of housing options, and to maximize the ability to provide affordable housing along and an affordable supply of rental units.
- The proposal is in compliance with all zoning provisions, including the provisions of the R4Z[2465] Residential Fourth Density, Subzone Z, Urban Exception 2465, which permits mid-rise apartment dwellings.
- The report includes conditions of approval to ensure the proposed development is constructed in conformity with City policies and guidelines.
- The proposed development represents good planning under the current policy framework.

PARKLAND DEDICATION

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

CONSULTATION DETAILS

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.

APPLICATION PROCESS TIMELINE STATUS

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

Contact: James Ireland Tel: 343-999-6367 or e-mail: James.Ireland@ottawa.ca

Document 1 – Location Map

