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

Site Location: 200 Baribeau Street

File No.: D07-12-20-0118

Date of Application: September 4, 2020

This SITE PLAN CONTROL application submitted by Christine McCuaig, Q9 Planning & Design, on behalf of Park River Properties, is APPROVED upon resolution of the conditions stated in this report.

And the following plans are approved:

1. **Architectural Site Plan**, A1.01, prepared by Hobin Architecture, dated DEC 2021, revision 17 dated 2026-07-08.
2. **Landscape Key Plan,** L1.0, prepared by Urbantypology, dated 24 JUN, 2024, revision 6 dated 15 JUL, 2026.
3. **Landscape Materials Plan,** L1.1, prepared by Urbantypology, dated 24 JUN, 2024, revision 6 dated 15 JUL, 2026.
4. **Landscape Enlargement,** L1.2, prepared by Urbantypology, dated 24 JUN, 2024, revision 6 dated 15 JUL, 2026.
5. **Landscape Layout Plan,** L1.3, prepared by Urbantypology, dated 24 JUN, 2024, revision 6 dated 15 JUL, 2026.
6. **Landscape Details,** L2.1, prepared by Urbantypology, dated 24 JUN, 2024, revision 6 dated 15 JUL, 2026.
7. **Landscape Details,** L2.2, prepared by Urbantypology, dated 24 JUN, 2024, revision 6 dated 15 JUL, 2026.
8. **Landscape Planting Plan,** L3.0, prepared by Urbantypology, dated 24 JUN, 2024, revision 6 dated 15 JUL, 2026.
9. **Landscape Planting Plan,** L3.1, prepared by Urbantypology, dated 24 JUN, 2024, revision 6 dated 15 JUL, 2026.
10. **Landscape Planting Plan,** L3.2, prepared by Urbantypology, dated 24 JUN, 2024, revision 6 dated 15 JUL, 2026.
11. **Landscape Planting Plan,** L3.3, prepared by Urbantypology, dated 24 JUN, 2024, revision 6 dated 15 JUL, 2026.
12. **Landscape Planting Plan,** L3.4, prepared by Urbantypology, dated 24 JUN, 2024, revision 6 dated 15 JUL, 2026.
13. **Landscape Planting Plan,** L3.5, prepared by Urbantypology, dated 24 JUN, 2024, revision 6 dated 15 JUL, 2026.

14. **Front & Right-Side Elevations (Building 1)**, A3.01, prepared by Hobin Architecture, dated June 2024, revision 7 dated 2026-05-11.
15. **Rear & Left-Side Elevations (Building 1)**, A3.02, prepared by Hobin Architecture, dated June 2024, revision 7 dated 2026-05-11.
16. **Front & Right-Side Elevations (Building 2)**, A3.03, prepared by Hobin Architecture, dated June 2024, revision 7 dated 2026-05-11.
17. **Rear & Left-Side Elevations (Building 2)**, A3.04, prepared by Hobin Architecture, dated June 2024, revision 7 dated 2026-05-11.
18. **Front & Right-Side Elevations (Building 3)**, A3.05, prepared by Hobin Architecture, dated June 2024, revision 7 dated 2026-05-11.
19. **Rear & Left-Side Elevations (Building 3)**, A3.06, prepared by Hobin Architecture, dated June 2024, revision 7 dated 2026-05-11.
20. **Front & Right-Side Elevations (Building 4)**, A3.07, prepared by Hobin Architecture, dated June 2024, revision 7 dated 2026-05-11.
21. **Rear & Left-Side Elevations (Building 4)**, A3.08, prepared by Hobin Architecture, dated June 2024, revision 7 dated 2026-05-11.
22. **Front & Right-Side Elevations (Building 5)**, A3.09, prepared by Hobin Architecture, dated June 2024, revision 7 dated 2026-05-11.
23. **Rear & Left-Side Elevations (Building 5)**, A3.10, prepared by Hobin Architecture, dated June 2024, revision 7 dated 2026-05-11.
24. **Front & Right-Side Elevations (Building 6)**, A3.11, prepared by Hobin Architecture, dated June 2024, revision 7 dated 2026-05-11.
25. **Rear & Left-Side Elevations (Building 6)**, A3.12, prepared by Hobin Architecture, dated June 2024, revision 7 dated 2026-05-11.
26. **Front & Right-Side Elevations (Building 7)**, A3.13, prepared by Hobin Architecture, dated June 2024, revision 7 dated 2026-05-11.
27. **Rear & Left-Side Elevations (Building 7)**, A3.14, prepared by Hobin Architecture, dated June 2024, revision 7 dated 2026-05-11.
28. **Front & Right-Side Elevations (Building 8)**, A3.15, prepared by Hobin Architecture, dated June 2024, revision 7 dated 2026-05-11.
29. **Rear & Left-Side Elevations (Building 8)**, A3.16, prepared by Hobin Architecture, dated June 2024, revision 7 dated 2026-05-11.
30. **Front & Right-Side Elevations (Building 9)**, A3.17, prepared by Hobin Architecture, dated June 2024, revision 7 dated 2026-05-11.
31. **Rear & Left-Side Elevations (Building 9)**, A3.18, prepared by Hobin Architecture, dated June 2024, revision 7 dated 2026-05-11.
32. **Plan & Profile, storm outlet via 127 Carillon**, 119068-PR1, prepared by Novatech, dated OCT 29/20, revision 10 dated MAR 13/26.
33. **Removal & Erosion and Sediment Control Plan**, 119068-ESC, prepared by Novatech, dated AUG 20/24, revision 12 dated MAR 13/26.
34. **Grading Plan**, 119069-GR, prepared by Novatech, dated Mar 26/20, revision 20 dated Mar 13/26.
35. **Storm Drainage Area Plan**, 119068-STM, prepared by Novatech, dated Mar 26/20, revision 12 dated Mar 13/26.
36. **Servicing Plan**, 119068-GP, prepared by Novatech, dated Mar 26/20, revision 20 dated Apr 15/26.
37. **Tree Conservation Report**, TCR 01, prepared by CSW, dated 28 FEB, 2020, revision 5 dated 09 JUN 2021.

38. **Tree Conservation Report**, TCR 02, prepared by CSW, dated 28 FEB, 2020, revision 5 dated 09 JUN 2021.

And as detailed in the following report(s):

1. **Geotechnical Investigation**, prepared by Paterson Group, dated July 15, 2019.
2. **Phase 1 Environmental Site Assessment**, prepared by Paterson Group, dated March 10, 2022.
3. **Phase 2 Environmental Site Assessment**, prepared by Paterson Group, dated July 5, 2019.
4. **Phase II ESA Update**, Prepared by Paterson Group, dated February 28, 2023.
5. **Transportation Review Memo**, prepared by Novatech, dated September 23, 2024.
6. **Storm Tech Storage Tanks Memo**, prepared by Novatech, dated July 29, 2022.
7. **Servicing Design Brief**, prepared by Novatech, dated March 13, 2026.

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. **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. **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 3 metres x 3 metres at the intersection of Baribeau Street and Landry Street. 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.

11. **Private Access Detail**

The Owner agrees that all private access, including temporary construction access to the subject lands, shall be designed and located in accordance with and shall comply with the City's Access By-law (2026-139), as amended, and shall be subject to approval of the General Manager, Planning, Development and Building Services.

12. **Servicing Easement – 127 Carillon Street**

Prior to registration of this Agreement the City shall obtain, at the Owner's expense, a 6-metre-wide private easement over 127 Carillon Street in order to allow access to the proposed storm sewer connection for maintenance and repair. The City shall then, at the Owner's expense, convey the easement on 127 Carillon Street to the Owner. The private easement is to be 3 metres on each side

of the pipe. The Owner acknowledges and agrees to provide an electronic copy of the Transfer of Easement prior to the execution of this Agreement by the City, to the satisfaction of the City Solicitor. All costs shall be borne by the Owner.

13. **Drainage Easement**

Prior to registration of this Agreement the Owner acknowledges and agrees it shall grant to the City, at the Owner's expense, a drainage easement for the stormwater overland flow route along the west side of Block 7 and the parking lot in favour of the City in order to allow access for maintenance and repair. The Owner acknowledges and agrees to provide an electronic copy of the Transfer of Easement prior to the execution of this Agreement by the City, to the satisfaction of the City Solicitor. All costs shall be borne by the Owner.

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 Report (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. **Geotechnical - Encroachments**

The geotechnical report has recommended a method of shoring that may encroach onto the adjacent property or onto the City right-of-way. Please note that the applicant is required to obtain the approval of the adjacent property Owner and/or receive municipal consent for any works within the right-of-way prior to the installation of any encroachments. For encroachments within the ROW the applicant shall ensure that there will be no conflicts between the proposed shoring method and the municipal services or utilities in the ROW.

16. **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.

17. **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 approved Site Servicing and Storm water 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.

18. **Professional Engineering Inspection**

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

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. **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.

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);

ii. and 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.

Parks and Facilities Planning Services Conditions

22. **Parkland Dedication**

(a) The Owner acknowledges and agrees that the conveyance requirement to the City is 1,274 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 conveyance of parkland (residential > 18 units/net ha):

i. one hectare per 600 net residential units but shall not exceed a maximum of 10% of the gross land area where less than or equal to five hectares.

23. **Conveyance of Parkland**

Prior to registration of the Site Plan Agreement, the Owner shall convey parkland to the City, at no cost to the City, being Parts *Insert Part(s) Number(s) on 4R-Insert Plan Number* (hereinafter referred to as "Park Land"), in accordance with the Planning Act, RSO 1990, c P.13 and the City's Parkland Dedication By-law, being By-law No. 2022-280, as amended, to the satisfaction of the General Manager, Recreation, Cultural and Facility Services.

The City acknowledges and agrees that the Owner has the right to use Park Land as staging for construction, including without limitation, use for parking, equipment storage, or material storage, until such time as the Base Park Improvements are scheduled.

The Owner acknowledges and agrees that should any part of the Park Land be used as staging, once the use is completed, all materials will be removed from the park block and a qualified engineer will ensure that the subgrade is suitable for final park development and that no contaminants have been deposited on the Park Land all to City standards. Any remediation to the Park Land as a result of the use of the Park Land for staging will be at the Owners expense and to the satisfaction of the General Manager, Planning, Development and Building Services.

24. **Park Land Requirements**

a. The Owner shall be responsible for the construction and installation of the base park improvements for the Park Land (the 'Base Park Improvements') at their sole expense. The construction of the Base Park Improvements to the Park Land shall be completed within the earlier of:

    i. the **third anniversary** of the issuance of the first building permit; or
    ii. the **third anniversary** of the registration of the site plan agreement

b. The Base Park Improvements will include the following:
    i. grading (including cut and/or fill) where necessary to bring the Park Land to site plan grades and to provide positive surface drainage, in accordance with the approved Name of approved plan (ie. Grading and Drainage Plan);
    ii. topsoil supply and placement, minimum of 150 mm;
    iii. seed and/or sod #1 nursery grade or equivalent value;
    iv. fencing to City standard;
    v. street trees along all public road allowances, which abut future City owned parkland;

All work shall be completed in accordance with the approved Plans and Reports referenced in Schedule “E” herein and to the satisfaction of the General Manager, Planning, Development and Building Services and the General Manager, Recreation, Cultural and Facility Services.

c. Notwithstanding the transfer of the Park Land, the Owner acknowledges and agrees that the Owner will retain all liability for the transferred Park Land, until Final Acceptance of the Base Park Improvements, and that said transfer will in no way exonerate the Owner from its responsibility pursuant to the terms of the Site Plan Agreement. The Owner, on behalf of himself, his heirs, executors, administrators and assigns, including his successors in title, covenants and agrees to indemnify and save harmless the City from all actions, causes of actions, suits, claims or demands whatsoever which arise directly from the interim use by the Owner of the Park Land.

d. The Owner acknowledges and agrees that it is the responsibility of the Owner to rough grade the park where necessary to meet Site Plan grades and provide for positive surface drainage across the Park Land, as per the approved **Grading Plan**, 119069-GR, prepared by Novatech, dated Mar 26/20, revision 20 dated Mar 13/26, referenced in Schedule “E” hereto. If fill is required, it shall be comprised of clean earth borrow, compacted and leveled within the Park Land accordingly as per the City Standards for Park Fill and rough grading. All at the expense of the Owner.

   Any fill imported to the Park Land must be conducted in accordance with the excess soils regulations, as amended. Documentation of the source and quality of the fill to be imported must be approved by a Qualified Person, as defined by Ontario Regulation 153/04, as amended. Soils must be tested to the minimum parameter list as specified in the excess soils regulations. Importation of soils with no chemical testing will not be permitted. Additional testing may be required by the Qualified Person as defined in the regulation.

   Copies of all records related to all soils imported to the Park Land must be provided to the City. All works and fill materials are to be approved by the General Manager, Planning, Development and Building Services Department prior to being placed on site.

   All work shall proceed in accordance with the applicable regulations and according to the current (at time of work) approved City details and specifications.

25. **Protection of Public Park Land**

a. The Owner shall neither deposit, nor permit to be deposited, fill, snow, debris, building materials, granular, excavated materials, topsoil or construction equipment, nor allow vehicle parking, storage or access for any purposes on the Park Land. Furthermore, the Owner shall neither remove nor permit to be removed any fill, topsoil, trees, vegetation or shrubs from on the Park Land,

without the prior consent of the General Manager, Planning, Development and Building Services.

b. The Owner shall cause the lands conveyed, designated as Part Insert Part(s) Number(s) on 4R-Insert Plan Number, to the City for park purposes, to be identified by permanent markers and, if required, temporary markers at the Owner's expense. The Owner shall install and maintain temporary fencing adjacent to Part Insert Part(s) Number(s) on 4R-Insert Plan Number. The markers and temporary fencing shall be of a type and placed in such a location and at such times as are satisfactory to the General Manager, Planning, Development and Building Services.

26. **Park Grading and Drainage**

a) Prior to the conveyance of the Park Land to the City, the Owner shall ensure that the grading and drainage for the Park Land is compatible with the grades of the adjacent lands to the satisfaction of the General Manager, Recreation, Cultural and Facilities Services.

b) Prior to the conveyance of the Park Land to the City, the Owner shall provide documentation from a qualified environmental engineer that any fill or topsoil brought onto the Site meets all applicable laws, regulations and guidelines for use in a public park.

Rideau Valley Conservation Authority (RVCA) Conditions

27. That the Owner acknowledges and agrees that the property is entirely within the 1:100 year flood plain of the Kingsview Park Area of Reduced Flood Risk. As such, any development on the property requires the prior written approval of the RVCA pursuant to Section 28.1 of the Conservation Authorities Act.

28. That the Owner applies for permissions pursuant to Section 28.1 of the Conservation Authorities Act to authorize the proposed development and/or applies for revisions/extensions to existing permits to authorize updated development plans. The approval of the application(s) must be obtained prior to the commencement of development, including placement or removal of fill.

29. That the Owner acknowledges and agrees to ensure that all buildings will be floodproofed in accordance with RVCA's standards (i.e., underside of the slabs to be a minimum of 0.3 metres above the regulatory flood plain elevation of 56.44 masl).

30. That the Owner acknowledges and agrees that upon completion of the foundation of each building, certification from a qualified professional engineer that the foundation has been constructed in accordance with the approved grading plan shall be provided to the satisfaction of the City of Ottawa and RVCA.

31. That the Owner acknowledges and agrees to provide an as-built grading plan

prepared by a qualified professional engineer confirming that the grades are in conformity with the approved grading plan. This shall be to the satisfaction of the City of Ottawa and RVCA.

32. **Exterior Elevation Drawings**

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Elevation 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.

33. **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.

August 11, 2026

Date

Andrew McCreight
Manager, Development Review Central,
Planning, Development and Building
Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION
SUPPORTING INFORMATION

File Number: D07-12-20-0118

SITE LOCATION

200 Baribeau Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject property is located within the Vanier neighbourhood, situated southwest of the intersection of Baribeau Street and Landry Street. The site has frontage along both Baribeau Street and Landry Street and has a total lot area of approximately 12,700 square metres.

Applications for Zoning By-law Amendment (D02-02-20-0084) and Site Plan Control (D07-12-20-0118) were received by the City on September 28, 2020. The original applications sought to facilitate the construction of a Planned Unit Development (PUD) consisting of 92 townhouse dwelling units, fronting on new private streets internal to the site, featuring driveways leading to attached garages. The proposal also included the expansion of the abutting Ste-Ambroise Park.

A revised concept plan was formally recirculated on July 18, 2024, which the applicant described as a revised proposal for a PUD consisting of 94 townhouse dwellings, each with two additional dwelling units, for a total of 282 units. The revised proposal no longer includes private streets but instead features a surface parking lot accessed from Baribeau Street via a driveway. Also included on site are multiple garbage out-buildings, as well as various bicycle storage structures. Staff were of the view that the revised proposal did not comply with the zoning in place. An appeal to the Ontario Land Tribunal was filed by the applicant on January 17, 2025 for failure to approve plans.

To permit the development to move forward, staff initiated a rezoning application (D02-02-25-0052) in order to demonstrate the intent to support the development of this property with up to 282 units. Council approved the City-initiated Zoning By-law Amendment on September 10, 2025, which was successful at implementing the following site-specific provisions:

- Permit the development of multi-unit residential buildings with a maximum of 282 dwelling units.
- To allow a reduction in parking from 135 vehicular spaces to 62 parking spaces, as well as 27 visitor spaces to nine parking spaces.
- To permit parking spaces to be located within the rear and interior side yards.
- To permit an accessory structure for bicycle storage to be located 1.5 metres from an interior side lot line and 0.7 metres from another building.

- To permit an amenity area to be provided at a rate of six square metres per unit in any combination of private and communal amenity area, and to be located within a provided front yard and/or a provided corner yard.

As mentioned above the proposal also includes an expansion to the existing St. Ambroise Park. Conditions 23 to 27 establish the Parks and Facilities Planning Services' requirements.

Residential Units and Types

Dwelling Type	Number of Units
Dwelling units (multi-unit residential building)	282

Related Applications

Zoning By-law Amendments:
- D02-02-20-0084
- D02-02-25-0052 (City-initiated)

DECISION AND RATIONALE

This application is approved for the following reasons:

- On August 11, 2026, the appellant withdrew the appeal to the Ontario Land Tribunal to allow the agreed upon approval to proceed as reflected in this report and the associated approved plans and reports.
- The application is consistent with the Inner Urban Transect Policies as well as the Neighbourhood designation of the Official Plan. The proposed development represents an opportunity for intensification in an attempt to further the Policy's intent to introduce "missing middle" housing and to develop 15-minute neighbourhoods.
- The property is zoned R4UA[2761] (Residential Fourth Density Zone, Subzone UA, Exception 2761) and O1 (Parks and Open Space), which permits the proposed use along with the site-specific performance standards established by rezoning application D02-02-25-0052.
- The development complies with the relevant planning policy context and complies with the zoning bylaw. Accordingly, the development represents good land use planning.

PARKLAND DEDICATION

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

CONSULTATION DETAILS

Councillor's Comments

Councillor Stéphanie Plante was aware of the application related to this report.

Public Comments

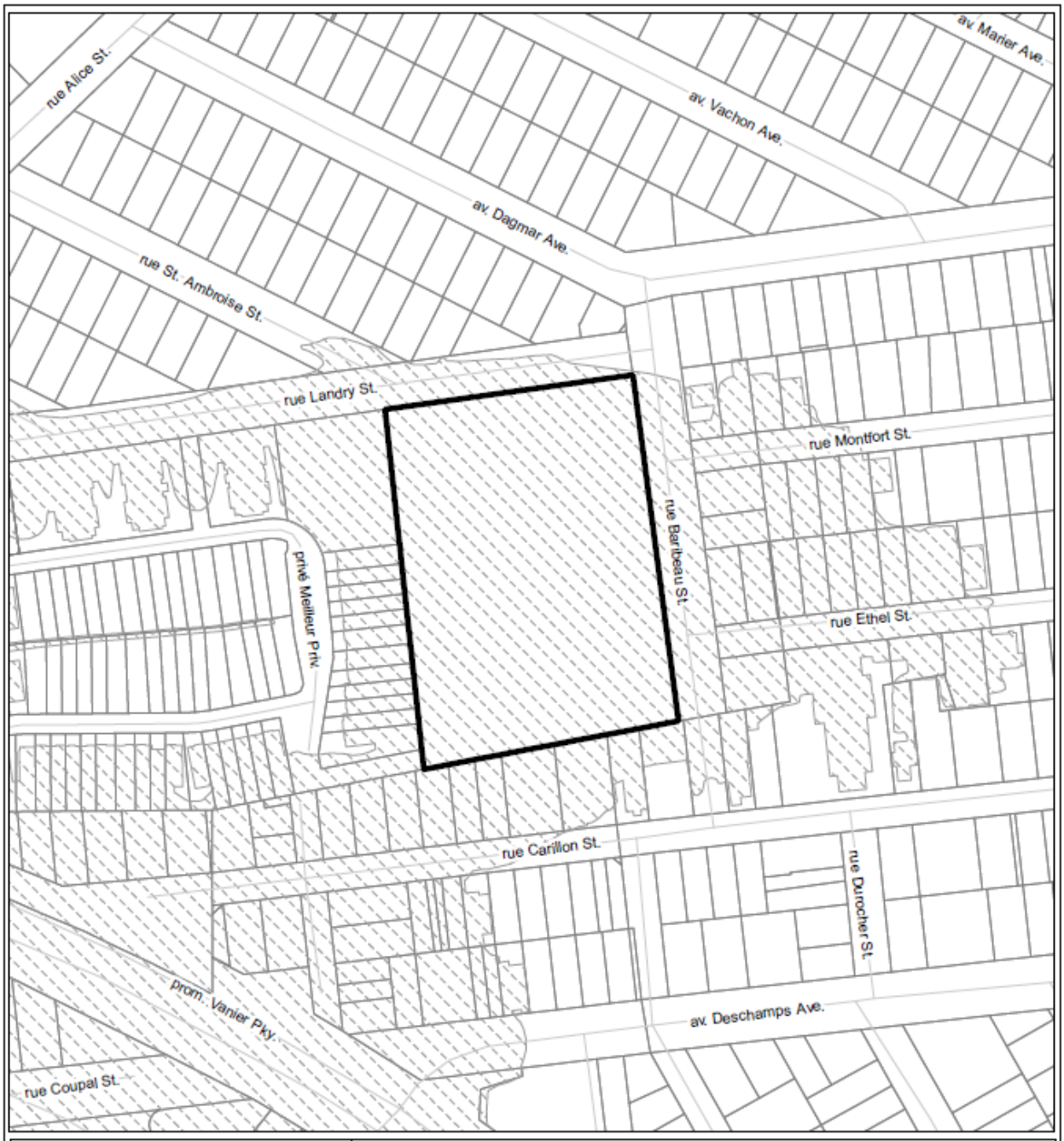
This application was subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments.

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 extenuating circumstances including significant revisions to the original plans, as well as an Ontario Land Tribunal appeal.

Contact: Jean-Charles Renaud Tel: 613-223-7273 or e-mail: Jean-Charles.Renaud@ottawa.ca

Document 1 – Location Map



Ottawa

D02-02-20-0084 D07-12-20-0118	20-0857-L
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REVISION / RÉVISION - 2020 / 09 / 30

LOCATION MAP / PLAN DE LOCALISATION
ZONING KEY PLAN / SCHÉMA DE ZONAGE
SITE PLAN / PLAN DE EMPLACEMENT

200 rue Baribeau St.

Flood Plain - Area Specific Provisions (Section 58) / Plaine inondable - Dispositions propres à des emplacements (Article 58)

NOT TO SCALE