



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

Site Location: 2000 & 3000 Innovation Drive

File No.: D07-12-25-0168

Date of Application: December 16, 2025

This SITE PLAN CONTROL application submitted by Arcadis, on behalf of Cisco Systems Inc., is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

- i) **Grading Plan**, Drawing C-200, prepared by Arcadis, dated 2025.12.12, revision 2 dated 2026.05.08.
- ii) **Storm Drainage Area Plan**, Drawing C-500, prepared by Arcadis, dated 2025.12.12, revision 2 dated 2026.05.08.
- iii) **Sediment – Erosion Plan**, Drawing C-900, prepared by Arcadis, dated 2025.12.12, revision 2 dated 2026.05.08.
- iv) **Servicing Plan**, Drawing C-100, prepared by Arcadis, dated 2025.12.12, revision 2 dated 2026.05.08.
- v) **Building Elevations & Sections**, Drawing AM-202, prepared by Arcadis, dated 2025.12.12., revision 2 dated 2026.05.08
- vi) **Proposed Site Plan**, AM-103, prepared by Arcadis, dated 2025.12.12, revision 4 dated 2026-07-27

And as detailed in the following report(s):

- i) **Mechanical Auxiliary Building Cisco Ottawa Campus OTT01 2000 & 3000 Innovation Drive**, Kanata, On, K2K 3E8 Design Brief, prepared by Arcadis, dated May 2026.
- ii) **Tree Conservation Report Cisco Ottawa Campus – 2000 & 3000 Innovation Drive**, prepared by Arcadis, dated July 24, 2026.
- iii) **Phase One Environmental Site Assessment, 2000 and 3000 Innovation Drive Kanata, Ottawa, Ontario**, prepared by Arcadis, dated 17 November 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. 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 August 13, 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) **Landscape Layout and Materials Plan**, L-100, prepared by Arcadis, dated 2025-12-12, revision 4 dated 2026-08-10.
- ii) **Planting Plan**, L-200, L-100, prepared by Arcadis, dated 2025-12-12, revision 4 dated 2026-08-10.
- iii) **Landscape Details**, L-500, prepared by Arcadis, dated 2025-12-12, revision 4 dated 2026-08-10.
- iv) **Geotechnical Investigation Proposed Renovations to Cisco Campus – 2000 and 3000 Innovation Drive**, prepared by WSP, dated December July 2, 2026.

3. Prior Site Plan Agreement

The Owner acknowledges and agrees that all terms and conditions of the Site Plan Agreement between Cisco Systems Co. and the Corporation of the City of Kanata, registered as Instrument No. LT1385957 on May 23, 2001, and the Site Plan Agreement between Cisco Systems Co. and the Corporation of the City of Kanata, registered as Instrument No. LT1385958 on May 23, 2001, are reconfirmed and are

in full force and effect except as otherwise varied or amended in this Agreement. The Owner further acknowledges and agrees that the relevant portion of the Approved Plans referenced in Schedule "E" hereto shall supercede and replace and/or be in addition to, as the case may be, the relevant sections of the corresponding Plans contained in the previous Site Plan Agreement(s).

4. **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.

5. **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.

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. **Completion of Works**

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

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

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

8. Development Charges

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

Special Conditions

9. Professional Engineering Inspection

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

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. Storm Sewer Easement

The Owner acknowledges and agrees that there is an existing private sewer easement located on the subject property, which the Owner proposes to reroute as part of the development. The Owner acknowledges and agrees to provide confirmation from all beneficiaries of such easement confirming their acceptance and concurrence with the proposed works, prior to issuance of a Commence Work Notification, Issuance of a building permit, or registration of the Site Plan agreement, whichever comes first. The Owner further acknowledges and agrees, prior to registration of the Site Plan Agreement, commence work notification, and/or issuance of a building permit, whichever comes first, that the Owner shall obtain the necessary approval(s) under the *Planning Act*, to establish a new private easement over the subject lands.

16. Water Servicing Redundancy

The Owner acknowledges and agrees that the current water servicing configuration does not provide true redundancy from the City watermain to the building and does not fully satisfy the City's water servicing redundancy requirements. The Owner further acknowledges and agrees that, in the event of a water service interruption, maintenance activity, break, shutdown, or other disruption affecting the existing water service, the building may experience a loss of water service, including domestic water service and/or fire protection water supply.

The Owner acknowledges that the City has advised that a redundant watermain feed would be required to fully satisfy the City's redundancy requirements. Notwithstanding this, the Owner has requested to proceed with the current servicing arrangement due to existing site constraints and has accepted the associated risks and operational limitations.

The Owner shall be solely responsible for any impacts, costs, damages, losses, claims, or operational issues arising from the lack of a redundant water servicing connection and shall keep city out of any involvement for any kind of litigation or legal bindings.

17. Restrictive Covenant

- (a) The Owner agrees to make an application for restrictive covenants under s. 119 of the *Land Titles Act*, R.S.O. 1990, c.L.5, as amended, and to register the restrictive covenant on title to the subject lands, to the satisfaction of the City Solicitor and the General Manager, Planning, Development and Building Services, upon registration of the Site Plan Agreement. The Owner acknowledges and agrees that the restrictive covenant shall contain, but not be limited to, the following conditions, restrictions or covenants:
 - i. Unless the subject lands are sold concurrently where title all of the subject lands are taken in an identical fashion, no conveyance of any part of the subject lands to a subsequent owner shall be permitted without the Owner providing confirmation to the City that an easement has been established, in perpetuity, between the lands municipally

known as 2000 Innovation Drive and 3000 Innovation Drive to permit the servicing of the accessory building on 3000 Innovation Drive and use thereof for the purpose of maintenance, repair, and other such matters deemed appropriate at the time. It is understood that the Owner may have to cause its solicitor to provide an undertaking to the City once the form of easement has been approved by the City, guaranteeing registration of such easement to occur immediately following registration of such transfer, with proof to be provided to the City.

- ii. The Owner shall include a clause in any agreement of purchase and sale to inform prospective purchasers of this restrictive covenant registered on title and the requirement for *Planning Act* approval to facilitate the creation of a servicing easement upon the conveyance of the subject lands.
 - iii. The release, or partial release, of any and all Site Plan agreements registered on title to the subject lands is prohibited without prior authorization by the City.
 - iv. The Restrictive Covenants will run with the lands for a period of no less than fifty years.
 - v. The Restrictive Covenants will not be deleted from title to the subject lands without the prior written consent of the General Manager, Planning, Development and Building Services for the City, or such other equivalent authority as may exist from time to time.
 - vi. Upon registration of the servicing easement to the satisfaction of the General Manager, Planning, Development and Building Services for the City, the Owner may apply to delete the Restrictive Covenants from title with the City's consent.
- (b) The Owner acknowledges and agrees to provide to the City a copy of the restrictive covenant for review and approval by the City Solicitor prior to registration of the said restrictive covenant. The final form of the restrictive covenant shall be to the sole satisfaction of the City Solicitor.
- (c) The Owner acknowledges and agrees that all costs associated with the preparation, registration and deletion of the restrictive covenant shall be the Owner's responsibility.
- (d) No securities shall be released until the Restrictive Covenant is registered on title to the subject lands.

18. Relocated Easement

The Owner acknowledges and agrees that prior to issuance of a Commence Work Notification or Building Permit, whichever comes first, the Owner shall provide written concurrence/permit from the easement holder of the relocated stormwater management easement, confirming acceptance of the proposed landscaping works within the future easement, including gravel, interlocking pavers, bollards, walkways, and landscaping and as demonstrated on the approved Site Plan.

19. Tree Planting Setbacks

The Geotechnical Report must be updated to confirm whether there are tree planting setback requirements based on the presence of Sensitive Marine Clay Soils. The Landscape Plan must be updated accordingly, if SMC setbacks requirements are identified.

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. Parkland Dedication

- (a) The Owner acknowledges and agrees that the conveyance requirement to the City is 242 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, cash-in-lieu of conveyance parkland, or combination thereof:
 - i. 2% of the gross land area (commercial & industrial uses).

Conveyance Requirement Table

Gross Land Area (GLA) impacted by the development	12,082 m ²	
Development Type	Calculation	Conveyance Requirement (m ²)
Credit for existing use	0	0 m ²
Commercial / Industrial	2% of Gross Land Area	242 m ²
Total Conveyance Requirement		242 m ²

22. Cash-In-Lieu of Conveyance of Parkland

- (a) Prior to issuance of building permit, the Owner acknowledges and agrees to pay cash-in-lieu of conveyance of parkland as referenced in Schedule "B" herein. Pursuant to the City's Parkland Dedication By-law, being By-law No. 2022-280, as amended, 40% of said funds collected shall be directed to City wide funds, and 60% shall be directed to Ward 4 and Account Number 830293
- (b) Prior to issuance of building permit, the Owner shall pay the parkland appraisal fee of \$880.00 plus H.S.T. of \$114.40, as referenced in Schedule "B" herein.

All of the above shall be to the satisfaction of the General Manager, Planning, Development Building Services.

August 17, 2026

Date



Amanda Davidson
Planner, Development Review West,
Planning, Development and Building
Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-25-0168

SITE LOCATION

2000 & 3000 Innovation Drive, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is located on the north side of Innovation Drive, and consists of both 2000 and 3000 Innovation which are considered one lot for zoning purposes. The site is currently occupied by a technology industry use and associated surface parking lots. Surrounding land uses include a recreational facility to the west, vacant lands to the south, and industrial and office uses to the north and east of the site.

The proposed development is an 800 square meter building containing mechanical, electrical, and telecommunications equipment, an outdoor mechanical and electrical yard, and loading spaces. The overall development and associated works are to provide support to the existing technology industry use on the site. The site currently contains two two-storey buildings associated with this use, as well as surface parking lots located within the front yard. The proposed building is to be located to the north of the existing building at 2000 Innovation Drive, which is currently occupied by a surface parking lot. New landscaping is proposed as part of the overall works, including a relocation of amenity space to the north of the proposed building.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The subject site is located within the Kanata North Economic District, which is a Special District within the Official Plan. Pursuant to Section 6.6.3.2 of the Official Plan, the Kanata North Economic District is a significant Technology Innovation cluster.
- The Kanata North Economic District Urban Design Guidelines apply. The site is located within the “Outer Areas” within the KNED Urban Design Character District

Framework. The Outer Areas are characterized by low to medium density uses that support the overall goals of the District.

- The proposal is in conformity with Zoning By-law 2008-250 and 2026-050. The proposed use is in support of the existing use on the subject site, which is defined as a Technology Industry in zoning by-law 2008-250 and a Research and Development Use in Zoning By-law 2026-050. The proposed use is permitted within both zoning by-laws, and the proposal complies with the applicable zoning provisions.
- The proposed site design is considered appropriate and represents good planning.

PARKLAND DEDICATION

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

CONSULTATION DETAILS

Councillor's Comments

Councillor Cathy Curry was aware of the application related to this report.

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

The applicant has been provided with comments from the Mississippi Valley Conservation Authority, TELUS, Enbridge, and school boards. Comments will be required to be addressed with each technical agency, as applicable.

APPLICATION PROCESS TIMELINE STATUS

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

Contact: Amanda Davidson Tel: 613-580-2424, ext. 32524 or e-mail: amanda.davidson@ottawa.ca

Document 1 – Location Map

