



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

Site Location: 85 Gemini Way

File No.: D07-12-25-0106

Date of Application: July 30, 2025

This SITE PLAN CONTROL application submitted by Tyler Yakichuk, Fotenn Planning + Design, on behalf of Appelt Development c/o Josh Saltzman, is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

1. **Site Plan**, A1-1, prepared by Brouwer Architecture, dated August 14 2026.
2. **Landscape Plan**, prepared by Adesso, dated January 10, 2025, Revision 8, dated June 12, 2026.
3. **Servicing Plan**, C401, prepared by LRL Engineering, dated July 17, 2025, Revision 5, dated July 17, 2026.
4. **General Notes**, C001, prepared by LRL Engineering, dated July 17, 2025, Revision 5, dated July 17, 2026.
5. **Grading and Drainage Plan**, C301, prepared by LRL Engineering, dated July 17, 2025, Revision 5, dated July 17, 2026.
6. **Stormwater Management Plan**, C601, prepared by LRL Engineering, dated July 17, 2025, Revision 5, dated July 17, 2026.
7. **Erosion and Sediment Control Plan**, C101, prepared by LRL Engineering, dated July 17, 2025, Revision 5, dated July 17, 2026.
8. **Demolition Plan**, C102, prepared by LRL Engineering, dated July 17, 2025, Revision 5, dated July 17, 2026.
9. **Pre-Development Watershed Plan**, C701, prepared by LRL Engineering, dated July 17, 2025, Revision 5, dated July 17, 2026.

10. **Post-Development Watershed Plan**, C702, prepared by LRL Engineering, dated July 17, 2025, Revision 5, dated July 17, 2026.
11. **Construction Detail Plan**, C901, prepared by LRL Engineering, dated July 17, 2025, Revision 5, dated July 17, 2026.

And as detailed in the following report(s):

1. **Geotechnical Investigation Report**, prepared by EXP Services Inc., dated March 25, 2026.
2. **Stormwater Management Report and Servicing Brief**, prepared by LRL Engineering, Revision 5, dated July 17, 2026.
3. **Phase One Environmental Site Assessment**, prepared by Pinchin, dated February 5, 2025.
4. **Phase Two Environmental Site Assessment**, prepared by Pinchin, dated March 14, 2025.

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

General Conditions

1. **Lapsing of Approval**

The Owner shall enter into this Site Plan Control Agreement and/or Letter of Undertaking, 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 and/or Letter of Undertaking, 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. **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.

5. **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.

6. **Development Charges**

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

Special Conditions

7. **Professional Engineering Inspection**

The Owner shall have competent Professional Engineering inspection personnel on-site as required 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.

8. **Private Approach Detail**

The Owner agrees that all private approaches, including temporary construction access to the subject lands, shall be designed and located in accordance with and shall comply with the City's Private Approach By-Law, being By-law No. 2003-447, as amended, and shall be subject to approval of the General Manager, Planning, Development and Building Services.

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.

Noise

9. **Noise Control Attenuation Measures**

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

- (a) each unit is to be equipped with air conditioning;
- (b) each unit is to be fitted with a ductless heating and cooling system, equipped with circulation fans.
- (c) further to subsection (b) above, the location and installation of any outdoor air conditioning device(s) shall comply with the noise criteria of the Ministry of the Environment, Conservation and Parks' Publication NPC-216, dated 1993, and the Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices, dated September 1994, as amended, in order to minimize the noise impacts both on and off the immediate vicinity of the subject lands;
- (d) 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;
- (e) 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 Control Feasibility Study 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.

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

Type B – Increasing Roadway Traffic

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that despite the inclusion of noise control features in this development and within building units, noise levels from increasing roadway 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 C – Ductless Heating and Cooling System

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that this dwelling unit has been fitted with a ductless heating and cooling system, equipped with circulation fans. Installation of the ductless heating and cooling system, installed in each dwelling unit as part of the original construction, will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa's and the Ministry of the Environment, Conservation and Parks' noise criteria."

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges and agrees it shall identify the location and install any outdoor air conditioning device(s) so as to comply with the noise criteria of the Ministry of the Environment, Conservation and Parks' Publication NPC-216, dated 1993, and the Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices, dated September 1994, as amended, in order to minimize the noise impacts both on and off the immediate vicinity of the subject lands."

Ending Paragraph

"The purchaser/lessee covenants with the vendor/lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale and lease agreements for the lands described herein, which covenant shall run with the said lands."

Geotechnical Engineering and Soils

11. 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.

12. Geotechnical – Encroachments

The Owner acknowledges and agree that the Geotechnical Investigation Report has recommended a method of shoring that may encroach onto the adjacent property or onto the City's Gemini Way right-of way. The Owner acknowledges and agrees that it shall be required to obtain the approval of the adjacent property owner and/or receive municipal consent for any Works within the said Road, prior to the installation of any encroachments. The Owner acknowledges and agrees that for encroachments within the said Road, the Owner shall ensure that there will be no conflicts between the proposed shoring method and the municipal services or utilities in the said Road.

13. Construction Monitoring Control Plan

Prior to issuance of the building permit, the Owner acknowledges and agrees to submit to the General Manager, Planning, Development and Building Services a Construction Monitoring Control Plan for protection of the City's 1220mm dia. backbone watermain located on Baseline Road. Guidelines for the Construction Monitoring Control Plan shall follow the requirements listed in Section 10.3 of the approved Geotechnical Investigation Report.

14. Record of Site Condition

Prior to the issuance of any building permit, the Owner shall submit to the General Manager, Planning, Development and Building Services, and the Chief Building Official, a Record of Site Condition ("RSC") completed in accordance with the Environmental Protection Act, R.S.O. 1990, c. E.19, O.Reg. 153/04 ("O.Reg. 153/04"), as amended, and such RSC shall be acknowledged by the Ministry of the Environment, Conservation and Parks. The RSC shall confirm that all or part of the site is suitable for the proposed use in accordance with O.Reg. 153/04. The City may issue a building permit on a phased basis to allow for site investigation and remediation activities if permitted by O.Reg. 153/04 which shall be at the sole discretion of the Chief Building Official.

Where available information reveals that contamination extends into a City right-of-way and submission of an RSC is not possible, a building permit may be issued, at the sole discretion of the Chief Building Official, on a phased basis:

- a) where the Owner has executed an off-site management agreement with the City to remediate the right-of-way and the site or;
- b) where the Owner has completed remediation Work on the right-of-way to the satisfaction of the General Manager, Planning, Development and Building Services.

Civil Engineering

15. Protection of City Sewers

Prior to the issuance of a building permit, the Owner shall, at its expense:

- a) obtain a video inspection of the City Sewer System within Gemini Way and Baseline Road 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. The following sewers require a video inspection

Gemini Way

- 1. MHSA16929 to MHSA16930
- 2. MHST17066 to MHST17067

Baseline Road

- 1. MHST25825 to MHST25826
- 2. MHST25826 to MHST25827

- 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 Gemini Way and Baseline Road 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 Gemini Way and Baseline Road and compensate the City for the full amount of any required repairs to the City Sewer System.

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. **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.

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 approved Stormwater Management Report and Servicing Brief, 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.

Site Lighting

19. **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

Waste Collections

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.

Parks

21. Parkland Dedication

- (a) The Owner acknowledges and agrees that the conveyance requirement to the City is 317.91 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 cash-in-lieu of conveyance of parkland (residential > 18 units/net ha):
 - i. one hectare per 1,000 net residential units but shall not exceed a maximum of 10% of the gross land area where less than or equal to five hectares.

22. Cash-In-Lieu of Conveyance of Parkland

- a) Prior to issuance of first occupancy 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 8 and Account Number 830297
- b) Prior to issuance of building permit, the Owner shall pay the parkland appraisal fee of \$850.00 plus H.S.T. of \$110.50, as referenced in Schedule "B" herein.

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

Community Benefits Charge

23. Community Benefits Charge

The Owner acknowledges that the development is subject to payment of a Community Benefits Charge estimated to be \$ 45,000 payable prior to building permit issuance, calculated in accordance with the Community Benefits Charge By-law 2022-307 (as amended from time to time) and the Planning Act (the "CBC Estimate").

For the purposes of calculating the CBC Estimate, the City has utilized a property valuation which has an effective date of the date of the site plan approval and the currently proposed area subject to development or redevelopment. The Owner acknowledges that the City will collect the CBC Estimate amount prior to building permit issuance provided (a) the first building permit is issued within twenty-four months of the date of the present site plan approval and (b) the land area subject to development or redevelopment has not changed.

Should the first building permit not be issued within twenty-four months, an updated valuation of the land that is the subject of development or redevelopment will be provided by the City prior to building permit issuance, or earlier if requested by the Owner. The Owner further acknowledges that if the land area shown in any subsequent building permit application(s) as being subject to development or redevelopment differs from the land area shown in the Site Plan as being subject to development or redevelopment, the above-indicated amount may be recalculated based on the land area shown in the building permit application(s).

September 4, 2026

Date



Sean Moore
Manager, 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: D07-12-25-0106

SITE LOCATION

85 Gemini Way, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject property is an interior rectangular-shaped through lot with frontage on both Gemini Way and Baseline Road, approximately 400 m northwest of Algonquin Transit Station.

The parcel is approximately 0.32 hectares in size. The site is vacant and currently used as a parking lot. The surrounding area contains a mix of residential, commercial, institutional, and office uses, including a 14-storey mixed-use building to the east and various low-rise and high-rise buildings nearby.

The proposal consists of a six-storey, U-shaped apartment building containing 161 residential units, with a building footprint of 1,842 m², a total gross floor area of approximately 10,862 m², and an overall height of 21.6 m. The building is oriented to maximize frontage along Gemini Way and Baseline Road, with primary entrances facing both streets. The U-shaped design creates a central landscaped courtyard of approximately 338 m², complemented by indoor amenity space on the ground floor. A below-grade parking garage with 141 spaces is proposed, accessed by a ramp along the east side of the property from Gemini Way. The remainder of the site is landscaped with sod, planting beds, and fencing. New street trees are proposed to be planted along both Baseline Road and Gemini Way.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	161

Related Applications

Consent For Severance Applications (D08-01-24/B-00108, D08-01-24/B-00078 and D08-01-23/B-00293) – These three applications revised the lot lines for 2140 Baseline Road and 1 Centrepointhe Drive and established a new lot (85 Gemini Way). The new lot associated with this application is defined as

Parts 12, 13, 14, 15, 16, 17 and 24 on Plan 4R-36669.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal complies with all applicable zoning provisions in Zoning By-law 2008-250, including those specific to the MC F(2.0) H(34) Mixed-Use Centre Zone, F(2.0) and a maximum height 34m.
- The proposal makes efficient use of the existing land by providing opportunity for intensification for a Hub designation with an Evolving Neighbourhood Overlay, as per the Official Plan.
- Conditions of approval are included in this report to ensure the proposed development is constructed in conformity with City policies and guidelines.
- The proposed site design 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.

URBAN DESIGN REVIEW PANEL

The Site Plan Control application was subject to the Urban Design Review Panel process. A formal review meeting was held on March 7th 2025.

See attached panel's recommendations from the formal review meeting.

The Panel was successful in aiding in the implementation of the following:

- Clay brick veneer is being used for building material
- The public realm on both frontages has been improved through increased fenestration at-grade.
- Additionally, an entrance has added to the Baseline Road frontage, and as identified on the Landscape Plan, both frontages has been well planted to provide beautification to each frontage.

ROAD MODIFICATIONS

N/A

CONSULTATION DETAILS

Councillor's Comments

Councillor Laine Johnson 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 was no public comment received online.

Technical Agency/Public Body Comments

The applicant has been provided with comments from agencies.

Advisory Committee Comments

N/A

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was processed by the On Time Decision Date. The Council approved timeline has not been met due to multiple submissions required.

Contact: Emily Charby Tel: 613-580-2424, ext. 76243 or e-mail:
Emily.Charby@ottawa.ca

Document 1 – Location Map

