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

Site Location: 960 Silver Street

File No.: D07-12-26-0038

Date of Application: April 17, 2026

This SITE PLAN CONTROL application submitted by Wendy Brawley, Hobin Architecture Inc., on behalf of the City of Ottawa, is APPROVED upon resolution of the conditions stated in this report.

And the following plans are approved:

1. **Overall Site Plan**, A1.01, prepared by Hobin Architecture Inc., dated 26/04/14, revision 8 dated 26/10/19.
2. **Site Plan**, A1.02, prepared by Hobin Architecture Inc., dated 26/04/14, revision 6 dated 26/09/03.
3. **East & North Exterior Elevations-New Work**, A3.01, prepared by Hobin Architecture Inc., dated 26/04/14.
4. **West & South Exterior Elevations-New Work**, A3.02, prepared by Hobin Architecture Inc., dated 26/04/14.
5. **Site Removals Plan**, C-00, prepared by Jp2g Consultants Inc., dated 26/04/14, revision 6 dated 26/10/15.
6. **Site Servicing Plan**, C-01, prepared by Jp2g Consultants Inc., dated 26/04/14, revision 6 dated 26/10/15.
7. **Site Grading Plan**, C-02, prepared by Jp2g Consultants Inc., dated 26/04/14, revision 6 dated 26/10/15.
8. **Details, Notes and Schedules**, C.03, prepared by Jp2g Consultants Inc., dated 26/04/14, revision 6 dated 26/10/15.
9. **Storm Water Management and Erosion Sediment**, C.04, prepared by Jp2g Consultants Inc., dated 26/04/14, revision 6 dated 26/10/15.
10. **Details**, DET-1, prepared by Jp2g Consultants Inc., dated 26/04/14, revision 6 dated 26/10/15.
11. **Details-II**, DET-2, prepared by Jp2g Consultants Inc., revision 6 dated 26/10/15.

And as detailed in the following report(s):

1. **Servicing & Stormwater Management**, prepared by Jp2g Consultants Inc., dated April 14, 2026, revision dated August 20, 2026.

2. **Phase One Environmental Site Assessment**, prepared by Exp., dated 2026-03-02, revised March 23, 2026.
3. **Phase Two Environmental Site Assessment and Soil Characterization Report**, prepared by Exp., dated 2026-03-06, revised March 24, 2026.
4. **Sewer CCTV Inspection Report**, prepared by Clean Water Works Inc., dated April 1, 2026, revised dated July 14, 2026.
5. **Geotechnical Investigation Report**, prepared by Exp., dated March 26, 2026.
6. **Urban Design Brief**, prepared by Hobin Architecture Inc., dated March 31, 2026.

And as detailed in the following plans and reports to be resubmitted, as per Condition 1:

i) Landscape Plan
ii) Tree Conservation Report

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

GENERAL CONDITIONS

1. Update to Landscape Plan and Tree Conservation Report

The Owner acknowledges and agrees, prior to December 24, 2026, to update the Landscape Plan and Tree Conservation Report to address any comments from the Planning Forester, following the Planning Forester's review of the 2nd submission comment table dated 2024-09-03, 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 December 24, 2026.

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. **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 site plan approval report 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 site plan approval report 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. Design Review and Inspection Fee

The Owner shall submit a certified cheque or money transfer voucher for the outstanding Design Review and Inspection Fee to the City of Ottawa. This fee shall be paid prior to the Planning, Development and Building Services Department issuing a Building Permit.

10. 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.

ENGINEERING

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 Proposed Addition to Alexander Community Centre 960 Silver Street (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.

Civil Engineering

12. Stormwater Management Memorandum

Prior to the issuance of a Commence Work Notification, 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.

13. 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.

14. 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 Servicing & Stormwater Management Final Report for Alexander Community Centre Expansion, 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.

Other

15. Video Examination

Video examination of storm and sanitary sewers 200mm or larger in diameter shall be required by the General Manager, Planning, Development and Building Services, at the Owner's expense, before final Acceptance or Approval of the Works.

16. Testing

The Owner may be required by the City to perform qualitative and quantitative testing, at the Owner's expense, of any materials which have been or are proposed to be used in the construction of any of the Works required by this site

plan approval report to determine whether they are in conformity with applicable standards as determined by the General Manager, Planning, Development and Building Services.

17. **Provision of As-Built Drawings**

The Owner shall supply to the General Manager, Planning, Development and Building Services, one set of mylar or plastic film as-constructed road, grading and service drawings including the location of all Works, certified under seal by a Professional Engineer, licensed in the Province of Ontario, for City records upon Acceptance and Approval of the Works. Furthermore, the Owner shall provide the As-built Drawings and the attribute data for the Works in a form that is compatible with the City's computerized systems.

PLANNING AND OTHER

Planning and Design

18. **Waste Collections**

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.

Trees

19. **Securities for protection of City owned trees**

Upon approval of the remaining plans and reports outlined in Condition 1, the Owner acknowledges and agrees it shall pay a sum determined by the Planning Forester to the City as a security for the retention and adequate protection of trees as determined by the Planning Forester. Tree protection fencing will be installed and maintained around these trees as shown on the Tree Conservation Report and Landscape Plan, for the entirety of the construction project. The security will be retained for a period of 2 years following the issuance of an occupancy permit. Any deviation from this protection plan or if any of the identified trees decline or die as a result of construction will result in the security for that tree being forfeit. Replacement tree planting would be required. Following construction, a tree report will be submitted to the Planning Forester to confirm the condition of the trees identified and to provide any mitigation recommendations

October 21, 2026

Date

Ingrid Lu
Planner 1, Development Review South, Planning, Development and Building Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION
SUPPORTING INFORMATION

File Number: D07-12-26-0038

SITE LOCATION

960 Silver Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The Alexander Community Centre currently exists on the site as a one-storey building with a floor area of approximately 830m². Alexander Park is also located on the subject site and accommodates a range of recreational amenities, including soccer fields, an outdoor rink, a pool and basketball nets in the central and southern portions of the site, as well as play structures in the northern portion.
- Existing surrounding uses include residential uses to the north, east, south and west, and commercial uses to the southwest.
- The application has been submitted to accommodate the development of a one-storey addition to the Community Centre in the north and west directions, which will include a gym and multi-fitness studio. Renovations to the existing building and surrounding pathways are also proposed to improve accessibility and overall functionality. The improvements are intended to meet the City of Ottawa's Recreation Facility Infrastructure Standards (2024).
- The floor area of the expansion will be approximately 1246m².
- The existing site access, eleven parking spaces and loading spaces will remain largely unchanged.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The site is located in the Inner Urban Transect and designated Neighbourhood with the Evolving Neighbourhood overlay in the Official Plan
- The proposal is in conformity with the REC1, Recreation Subzone 1 zone and requirements of Zoning By-law 2026-50.
- As this will be a city-built project, a site plan agreement is not required, however the conditions of approval refer to the plans and reports to which development must adhere.

- The proposed site design represents good planning.

PARKLAND DEDICATION

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

CONSULTATION DETAILS

Public Comments

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

Technical Agency/Public Body Comments

Summary of Comments –Technical

All technical comments have been addressed through the approved plans/studies or conditions of approval.

Advisory Committee Comments

Summary of Comments – Advisory Committees

N/A

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 the complexity of issues to be resolved.

Contact: Ingrid Lu, Tel: 613-580-2424, ext. 12927 or e-mail: Ingrid.Lu@ottawa.ca

Document 1 – Location Map

