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

Site Location: 222 Baseline Road

File No.: D07-12-25-0065

Date of Application: May 12, 2025

This SITE PLAN CONTROL application submitted by The Stirling Group/HP Urban Inc., on behalf of 1332710 Ontario Inc., is APPROVED pursuant to conditions of the conditions stated in this report.

The Approved plans incorporate those that were approved by the Committee of Adjustment (D08-02-26/A-00110) and are now final and binding as of October 15, 2026.

And the following plans are approved:

1. **Site Plan, New Work, 222** Baseline Road, A1-2, prepared by Bryden Gibson dated September 2024, revision 7, dated 04.09.2026.
2. **Landscape Plan**, Proposed 4-storey building, 222 Baseline Road, L.1, prepared by James B Lennox, dated April 2025, revision 6 dated 07/07/2026
3. **Elevations,** 222 Baseline Road, A3-1, prepared by Bryden Gibson dated June 2025, revision 7, dated 04.09.2026.
4. **Elevations,** 222 Baseline Road, A3-2, prepared by Bryden Gibson dated June 2025, revision 7, dated 04.09.2026.
5. **Proposed Erosion and Sediment Control Plan**, 222 Baseline Road, ESC-1, 824-74, prepared by TL Mak Engineering Consultants Ltd., dated September 2024, revision 3, dated 10/09/26.
6. **Proposed Site Grading and Servicing Plan**, 222 Baseline Road, G-1, 824-74, prepared by TL Mak Engineering Consultants Ltd., dated July 2024, revision 8, dated 09/22/26.
7. **Storm Drainage Area Plan**, 222 Baseline Road, D-1 824-74, prepared by TL Mak Engineering Consultants Ltd., dated September 2024, revision 3, dated 10/09/26.
8. **Proposed Stormwater Management Plan**, 222 Baseline Road, SWM-1, 824-74, prepared by TL Mak Engineering Consultants Ltd., dated September 2024, revision 3, dated 10/09/26.
9. **Roof Plan, 222 Baseline Road,** A2.3, prepared by Bryden Gibson Architects Incorporated, dated June 2025, revision 5 dated 09.02.2026.

And as detailed in the following report(s):

1. **Grading and Site Servicing Plans Review Memorandum**, Proposed Residential Development, 222 Baseline Road, prepared by Paterson Group, dated October 20, 2025.
2. **Environmental Noise Control Study**, Proposed Residential Development, 222 Baseline Road, prepared by Paterson Group, dated June 9, 2023.
3. **Flow Control Roof Drainage Declaration**, 222 Baseline Road, prepared by Wisdom Engineering, dated 29-09-25
4. **Serviceability Report**, Proposed 4-storey Apartment Building Site, 222 Baseline Road, prepared by TL Mak Engineering Consultants Ltd, dated November, 2025.
5. **Stormwater Management Brief**, 222 Baseline Road, Report R-824-74 (REV. #3), dated October 2026, prepared by TL Mac Engineering Consultants Ltd.
6. **Geotechnical Investigation**, Proposed Residential Development, 222 Baseline Road, prepared by Paterson Group, dated September 23, 2022.
7. **Phase 1 – Environmental Site Assessment**, 222 Baseline Road, prepared by Paterson Group, dated November 16, 2022.
8. **Tree Information Report**, 222 Baseline Road, prepared by Dendron Forestry Services, dated April 19, 2022
9. **Assessment of Adequacy of Public Services Report,** 222 Baseline, prepared by McIntosh Perry, dated August 12, 2022
10. **Roof Drain Control Letter,** 222 Baseline Road, prepared by Wisdom Engineering Limited, stamped and sealed 29-09-25

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

2. **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.

3. **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.

4. **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.

5. **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.

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. **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.

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.

SPECIAL CONDITIONS

11. **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.

12. **Noise Control Attenuation Measures**

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

(a) each unit is to be equipped with central air conditioning;

(b) prior to the issuance of a building permit, a review of building components (windows, walls, doors) is required and must be designed to achieve indoor sound levels within the City's and the Ministry of the Environment, Conservation and Parks' noise criteria. A letter shall be prepared by a qualified professional and provided to the General Manager, Planning, Development and Building Services confirming the plans submitted for building permit issuance have incorporated any and all mitigation measures to achieve the required indoor sound levels;

(c) upon completion of the development and prior to occupancy and/or final building inspection, a professional engineer, licensed in the Province of Ontario with expertise in the subject of acoustics related to land use planning, shall be retained to visit the lands, inspect the installed noise control measures and satisfy themself that the installed recommended interior noise control measures comply with the measures in the Environmental Noise Control 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.

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

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

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

Type D – Central Air Conditioning

"The purchaser/lessee for themself, their heirs, executors, administrators, successors and assigns, acknowledges being advised that this dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa's and the Ministry of the Environment, Conservation and Parks' noise criteria."

Ending Paragraph

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

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 - Proposed Residential Development (the "Report"), referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Development and Building Services with confirmation issued by the geotechnical engineer that the Owner has complied with all recommendations and provisions of the Report, prior to construction of the foundation and at the completion of the Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

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

The Owner acknowledges and agrees it shall be responsible for various grading and maintenance measures along Lexington Street, which include:

(a) Re-grading the shoulders of the ditch within the road allowance(s) of Lexington Street abutting the subject lands, to the satisfaction of the General Manager, Planning, Development and Building Services Department;

(b) Obtaining utility clearances prior to the re-grading of any ditch;

(c) Obtaining approval from the City's Roads Services Branch of the Public Works Department if the grade of any ditch bottom is to change; and

(d) Maintaining a grass cover within the road allowance(s) of Lexington Street and Baseline Road abutting the subject lands, to the satisfaction of the General Manager, Planning, Development and Building Services Department.

16. **Protection of City Sewers**

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

(iii) obtain a video inspection of the City Sewer System within 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.

(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 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 Baseline Road and compensate the City for the full amount of any required repairs to the City Sewer System, to the satisfaction of the General Manager, Planning, Development and Building Services.

17. **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.

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

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

19. **Use of Explosives and Pre-Blast Survey**

The Geotechnical Investigation Report recommends that a pre-construction survey is to be performed to monitor vibrations from construction activities, as the soils are susceptible to vibrations in this area. A pre-construction survey will be required to support these construction activities, regardless of whether blasting is performed or not.

If blasting is to occur on-site, the Owner acknowledges and agrees that all blasting activities will conform to the City's Standard S.P. No. F-1201 entitled Use of Explosives, as amended. Prior to any blasting activities, a pre-blast survey shall be prepared as per S.P. No. F-1201, at the Owner's expense, for all buildings, utilities, structures, water wells and facilities likely to be affected by the blast

based on the location where explosives are to be used. In particular, a pre-blast survey shall be completed in accordance with Table 1 of S.P. No. F-1201. The standard inspection procedure shall include the provision of an explanatory letter to the owner or occupant and owner with a formal request for permission to carry out an inspection.

20. **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.

21. **Maintenance and Liability Agreement for Landscaping**

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement with the City, for those elements which are to be located in the City's Baseline Road and Lexington Street rights-of-way, as shown on the approved Site Plan referenced in Schedule "E" herein, including all plant and landscaping material (except municipal trees), concrete walkway. The Maintenance and Liability Agreement shall be registered on title, at the Owner's expense, immediately after the registration of this Agreement. The Owner shall assume all maintenance and replacement responsibilities in perpetuity.

22. **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.

23. **Parkland Dedication**

(a) The Owner acknowledges and agrees that the conveyance requirement to the City is 34.589 square metres.

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. For conveyance of parkland or cash-in-lieu of conveyance parkland, 5% of the gross land area (residential ≤ 18 units/net ha).

Gross Land Area	691.78 m^2	
Development Type	**Calculation**	**Conveyance Requirement (m^2)**
Residential ≤ 18 / net hectare	5%	34.589 m^2

24. **Cash-In-Lieu of Conveyance of Parkland**

a) Prior to issuance of first occupancy permit, if building permit is obtained on or before April 7, 2027, otherwise at time 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 16 (Account Number 830305).

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 and Building Services.

CONVEYANCES TO CITY

25. **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 as outlined in the Baseline Road Rapid Transit Corridor (Bayshore Station to Heron Station) Planning and Environmental Assessment Study at the intersection of Baseline Road and Lexington 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.

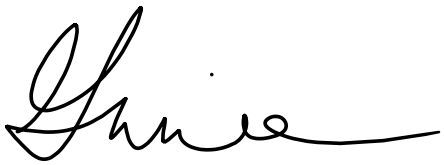
AGENCIES

26. **Rideau Valley Conservation Authority**

The Owner acknowledges and agrees to obtain any required approvals and/or permits from the Rideau Valley Conservation Authority prior to the commencement of site works. The Owner acknowledges and agrees to file copies of such approvals and/or permits with the General Manager, Planning, Development and Building Services.

Final approval: Oct. 23, 2026

Original approval: April 21, 2026



Date

Geraldine Wildman
Manager, 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: D07-12-25-0065

SITE LOCATION

222 Baseline Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The site is located at the southeast corner of Baseline Road and Lexington Street and is currently vacant. A detached dwelling previously occupied the site.
- The adjacent properties on the south side of Baseline Road are low-rise residential buildings. The Ottawa Experimental Farm is located on the north side of Baseline Road.
- The building is proposed to be 4-storeys in height and contain 18-units. There are two residential parking spaces and 10 bicycle parking spaces provided, accessed off Lexington Street. Due to the location of the site and the number of units, no visitor parking is required.
- Pedestrian access to the building is located at the corner of Baseline Road and Lexington Street, with a connection to the sidewalk along Baseline Road. There is sod and landscaping proposed around three sides of the building, including a corner amenity space.
- Garbage will be stored inside the building and will be on private collection.
- The file was originally approved in April 2026, prior to the Applicant requesting relief at the Committee of Adjustment (D08-02-26/A-00110) at the September 15, 2026 hearing. The application for a minor variance to grant relief to the front yard and side yard setback was approved and the decision is now final and binding. This updated approval report contains updated plans.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	18

Related Applications

The following applications are related to this proposed development:

- Zoning By-law Amendment – D02-02-22-0371
- Committee of Adjustment - D08-02-26/A-00110

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is in conformity with the Zoning By-law, after a Zoning Amendment in 2023 and a Committee of Adjustment decision in October 2026.
- The conditions of approval are standard for this type of development.
- 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.

CONSULTATION DETAILS

Councillor's Comments

Councillor Riley Brockington indicated the following comments:

I am aware of the site-plan application. The main point of concern within the community is the lack of parking on site, and the eventual spillage on to local roads.

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.

Technical Agency/Public Body Comments

Summary of Comments –Technical

Standard technical responses were received and provided to the Applicant.

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date.
Contact: Tracey Scaramozzino Tel: 613-580-2424, ext. 12545 or e-mail: Tracey.Scaramozzino@ottawa.ca

Document 1 – Location Map

