



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

Site Location: 2983 Navan Road (Block 17)

File No.: D07-12-24-0120

Date of Application: November 20, 2024

This SITE PLAN CONTROL application submitted by Madelen Fellows, J.L. Richards & Associates limited, on behalf of 12714001 Canada Inc., is APPROVED upon resolution of the conditions stated in this report.

And the following plans are approved:

1. **Landscape Plan**, L.1, prepared by James B. Lennox & Associates Inc., dated 10/04/2024, revision no. 5, revised 02/17/2026.
2. **Site Plan – Block 17**, A101, prepared by PMA Architects and L'Atelier architects, dated 2024-07-17, revision no. 9, revised 2025-12-19.
3. **Roof Plan – Buildings E & F**, A204, prepared by PMA Architects and L'Atelier architects, dated 2024-07-17.
4. **Elevations - Building E**, A301, prepared by PMA Architects and L'Atelier architects, dated 2024-07-17.
5. **Elevations - Building F**, A302, prepared by PMA Architects and L'Atelier architects, dated 2024-07-17.
6. **Site Servicing Plan**, C01, prepared by J.L. Richards, dated 26/09/24, revision no. 3, revised 25/11/25.
7. **Grading and Ponding Plan**, C02, prepared by J.L. Richards, dated 26/09/24, revision no. 3, revised 25/11/25.
8. **Storm and Sanitary Drainage Plans**, C03, prepared by J.L. Richards, dated 26/09/24, revision no. 3, revised 25/11/25.
9. **Erosion and Sediment Control Plan**, C04, prepared by J.L. Richards, dated 26/09/24, revision no. 3, revised 25/11/25.

And as detailed in the following report(s):

1. **Addendum – Phase I Environmental Site Assessment 3053 and 3079 Navan Road, Ottawa, Ontario**, prepared by EXP., dated November 30, 2023.
2. **Addendum – Phase I Environmental Site Assessment 2983 Navan Road, Ottawa, Ontario**, prepared by EXP., dated November 30, 2023.

3. **Phase One Environmental Site Assessment 3053 and 3079 Navan Road, Ottawa, Ontario**, prepared by EXP., dated 2021-03-26, revised 2021-07-16.
4. **Phase One Environmental Site Assessment 2983 Navan Road, Ottawa, Ontario**, prepared by EXP., dated 2021-03-26, revised 2021-07-16.
5. **Updated Geotechnical Investigation Proposed Residential Development 2983, 3053 and 3079 Navan Road Ottawa, Ontario**, prepared by EXP., dated November 19, 2024, revised January 16, 2025.
6. **Tree Conservation Report and Environmental Impact Statement – Updated**, prepared by Muncaster Environmental Planning Inc., dated August 25, 2025.
7. **3070 Navan Development Blocks 14, 15, 16, and 17 – Trip Generation Technical Memorandum**, prepared by J.L. Richards, dated December 8, 2023.
8. **Planning Rationale & Urban Design Brief**, prepared by J.L. Richards, dated October 4, 2024.
9. **Shadow Study**, prepared by PMA Architectes and L'Atelier architectes, dated on the cover page May 3, 2024 (dated May 3, 2023 within said report).
10. **Site Servicing Report – Residential Site Plan (Block 17)**, prepared by J.L. Richards, revision no. 1, dated March 13, 2025.
11. **Traffic Noise Assessment**, prepared by Gradient Wind Engineers & Scientists, dated December 8th, 2023.
12. **Memo – Apartment Building - Block 17 – Tree Planting Setbacks**, prepared by EXP., dated June 27, 2025.
13. **Landslide Hazard Assessment**, prepared by Paterson Group, revision no. 2 dated January 30, 2025.

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 favour of the City of Ottawa in an amount not less than five million dollars per occurrence, must contain an endorsement naming the City as an additional insured and an unconditional thirty days notice of any material change or cancellation of the policy.

General Conditions

1. Lapsing of Approval

The Owner shall enter into this Site Plan Control Agreement including all standard and special conditions, financial and otherwise, as required by the City. In the event that the Owner fails to sign this Agreement, complete the conditions to be satisfied prior to the signing of this Agreement, and have the corresponding building permit(s) issued within three (3) years of Site Plan approval, the approval shall lapse.

2. Barrier Curbs

The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the drawings of a

design professional, such drawings to be approved by the General Manager, Planning, Development and Building Services.

3. **Water Supply for Fire Fighting**

The Owner shall provide adequate water supply for fire fighting for every building. Water supplies may be provided from a public water works system, automatic fire pumps, pressure tanks or gravity tanks.

4. **Reinstatement of City Property**

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Development and Building Services, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.

5. **Construction Fencing**

The Owner acknowledges and agrees to install construction fencing, at its expense, in such a location as may be determined by the General Manager, Planning, Development and Building Services.

6. **Construct Sidewalks**

The Owner shall design and construct sidewalk(s) within public rights-of-way or on other City owned lands to provide a pedestrian connection from or to the site as may be determined by the General Manager, Planning, Development and Building Services. Such sidewalk(s) shall be constructed to City Standards.

7. **Extend Internal Walkway**

The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Development and Building Services.

8. **Completion of Works**

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

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

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

9. **Development Charges**

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

Special Conditions

Access

1. **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.

Noise

2. **Noise Control Attenuation Measures**

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved Traffic Noise Assessment, prepared by GradientWind, dated December 8, 2023, referenced in Schedule "E" of this Agreement, as follows:

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

- (d) 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 Traffic Noise Assessment, prepared by GradientWind, dated December 8, 2023, 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.

3. **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 themselves, 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."

ENGINEERING

4. 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.

Geotechnical Engineering and Soils

5. 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 prepared by EXP (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.

6. Retaining Wall

The Owner agrees to submit to the General Manager, Planning, Development and Building Services, prior to issuance of a building permit, details of the retaining walls which are greater than one metre in height, as shown on the approved Grading and Ponding Plan referenced in Schedule "E" hereto, which shall be designed and prepared by a Professional Structural Engineer, licensed in the Province of Ontario, to the satisfaction of the General Manager, Planning, Development and Building Services. The Owner shall provide confirmation to the General Manager, Planning, Development and Building Services that the Professional Structural Engineer has inspected and confirmed that the retaining walls have been constructed in accordance with the approved retaining wall details.

Civil Engineering

7. 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.

8. 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.

9. Inlet Control Devices (ICDs)

The Owner acknowledges and agrees to install and maintain in good working order the required roof-top and in-ground stormwater inlet control devices, as recommended in the approved Site Servicing Report prepared by J.L.Richards, 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.

10. Vibration Monitoring

The Owner agrees and acknowledges that prior to commencing site alteration or construction that vibration monitoring shall be undertaken by a Professional Engineer licensed in the province of Ontario. Vibration levels shall not exceed those determined by the City and Province to cause damage to adjacent buildings and structures. The Owner may consider offering pre-construction surveys to adjacent/abutting properties. The Owner agrees to maintain vibration monitoring records during construction, which shall be made available to the General Manager, Planning, Real Estate and Economic Development upon request. The Owner agrees and acknowledges that the City shall be indemnified from any damage claims resulting from construction activities.

Site Lighting

11. 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.

PLANNING AND OTHER

Waste Collections

12. Waste Collection

The Owner acknowledges and agrees that residential cart (and/or container) garbage and organic waste collection will be provided by the City from a centralized refuse room or area. The Owner shall provide, at its own expense, adequate storage for the containers and carts and acknowledges it is recommended that they be placed on a concrete floor. The Owner shall provide an adequately constructed road for direct access to the garbage/organic waste storage room or area suitable for garbage/organic waste collection vehicles. Any additional services (i.e. winching of containers) may result in extra charges. It is expressly acknowledged that this service may be amended or discontinued at the City's sole discretion, if in the City's opinion, access is not appropriate or due to policy/process changes within the operating department.

AND

The Owner acknowledges and agrees that garbage, recycling, and organic waste collection for commercial waste 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.

Other

13. Permits

The Owner shall obtain such permits as may be required from municipal or provincial authorities and shall file copies thereof with the General Manager, Planning, Development and Building Services.

14. Works on City Road Allowances

Any Works required to be done by the Owner on City road allowances shall be according to the specifications and by-laws of the City. The Owner, or its contractor, shall be required to obtain all the necessary permits for road cuts prior to the disruption of the City road allowance and it is further understood and agreed that the aforementioned cuts shall be reinstated to the satisfaction of the Director, Infrastructure Services.

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 Agreement 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

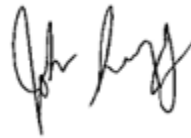
The Owner shall supply to the General Manager, Planning, Development and Building Services, one set of mylar or plastic film as-constructed road, grading and service drawings including the location of all Works, certified under seal by a Professional Engineer, licensed in the Province of Ontario, for 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.

AGENCIES

RVCA

18. **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.



September 2, 2026

Date

John Sevigny
Manager, Development Review East,
Planning, Development and Building
Services Department

Enclosure: Site Plan Control Approval Application – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-24-0120

SITE LOCATION

2983 Navan Rd (Block 17) is located at the northwest corner of the Pagé Road and Navan Road intersection, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject lands are located within the Chapel Hill South Neighbourhood of Orléans, south of the Orléans Village—Châteauneuf neighbourhood and west of Mer Bleue Road. Block 17 is designated for residential use and is located at the northwest corner of the Pagé Road and Navan Road intersection. The site will front onto Navan Road and Paleo Heights, a new subdivision road.

The subject site is vacant and irregularly shaped. Block 17 comprises approximately 0.55 hectares of the total 5.5 hectare subdivision. To the north are existing low-rise residential units along Pagé Road, while to the west, existing low-rise residential units front Navan Road. Across Navan Road to the south are a few low-rise commercial and residential buildings, along with Caivan's Rhythm Subdivision. To the east of Block 17 is Pagé Road, a collector road, with additional low-rise residential units across from it.

The applicant proposes a new development of 96 dwelling units in two 4-storey (14.5 metre) apartment buildings, each with 48 units. The design includes 147 square metres of communal amenity area and a total of 603 square metres of amenity area for each building. The proposal provides 115 vehicle parking spaces (96 for residents and 19 for visitors, 3 of which are accessible), and 63 bicycle parking spaces.

Block 17 has entrances off Paleo Heights, creating connections to other proposed development in the subdivision and road network. The infrastructure is connected to municipal services and sufficient capacity is available. The layout and uses represents good planning at this location.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	96

Related Applications

The following applications are related to this proposed development:

- Zoning By-law Amendment – D02-02-23-0101, D02-02-26-0010
- Plan of Subdivision – D07-16-21-0027
- Site Plan Control – D07-12-24-0119, D07-12-24-0128, D07-12-24-0129

DECISION AND RATIONALE

This application is approved for the following reasons:

- The recent minor rezoning application (D02-02-26-0010) addressed some setback issues. The by-law was approved with all opportunities of appeals exhausted on May 21, 2026.
- The conditions of approval were drawn from the standard approved conditions based on the planning and engineering requirements.
- The development proposal conforms with the Zoning By-law, as amended and represent good planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, was previously satisfied through the related plan of subdivision approval.

CONSULTATION DETAILS

Councillor's Comments

Councillor Catherine Kitts was aware of the application related to this report.

Public Comments

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

Technical Agency/Public Body Comments

N/A

Advisory Committee Comments

N/A

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application not processed by the On Time Decision Date as the application had to wait for the registration of the Subdivision to create the land parcel.

Contact: Steve Belan Tel: 613-580-2424, ext. 27591 or e-mail: Steve.Belan@ottawa.ca

Document 1 – Location Map

