



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

Site Location: 300 Frontier Path Private

File No.: D07-12-25-0120

Date of Application: December 10, 2025

This SITE PLAN CONTROL revision application submitted by Fotenn Planning + Design, on behalf of Killam REIT; c/o Andrew Kent, is APPROVED pursuant to the conditions stated in this report

And the following plans are approved:

1. Phase 2.1 Site Plan – Additional Parking, A1.05, prepared by Hobin Architecture, dated 07/16/19, revision No. D dated 26.01.14.
2. Existing Conditions Plan, C-000, prepared by Arcadis, dated 2025-08-21, revision No. 2 dated 2026-01-19.
3. Removals Plan, C-0001, prepared by Arcadis, dated 2025-08-21, revision No. 2 dated 2026-01-19.
4. General Servicing Plan, C-103, prepared by Arcadis, dated 2025-08-21, revision No. 2 dated 2026-01-19
5. Grading Plan, C-202, prepared by Arcadis, dated 2025-08-21, revision No. 2 dated 2026-01-19.
6. Storm Drainage Area Plan, C-502, prepared by Arcadis, dated 2025-08-21, revision No. 2 dated 2026-01-19.
7. Erosion-Sediment Plan, C-903, prepared by Arcadis, dated 2025-10-09, revision No. 2 dated 2026-01-19.
8. Landscape Plan, L1, prepared by Fotenn Planning + Design, dated 2025-07-31, revision 03 dated 2026-01-16.

And as detailed in the following report(s):

1. City Gates Phase 2 – Interim Parking Design, prepared by Arcadis, dated 22/08/2025, revised 19/01/2026.
2. Geotechnical Desktop and Pavement Design Recommendations..., prepared by WSP Canada Inc., dated December 08, 2025.

And subject to the following General and Special Conditions:

General Conditions

1. Lapsing of Approval

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

2. Prior Site Plan Agreement

The Owner acknowledges and agrees that all terms and conditions of the existing agreements with the City or its predecessor(s), as listed below, are reconfirmed and are in full force and effect except as otherwise varied or amended by subsequent agreements:

- (i) Subdivision Agreement between Shenkman Corporation and The Corporation of the City of Gloucester, registered as Instrument No. LT553525 on April 5, 1988;
- (ii) Subdivision Agreement between Shenkman Corporation and The Regional Municipality of Ottawa-Carleton registered as Instrument No. LT553526 on September 15, 1988;
- (iii) Maintenance Agreement between Shenkman Corporation and The Hydro-Electric Commission Corporation of the City of Gloucester, registered as Instrument No. LT580055 on April 5, 1988;
- (iv) Site Plan Agreement between Riotrin Properties (Gloucester 2) Inc., Riotrin Properties (Gloucester 3) Inc. and The Regional Municipality of Ottawa-Carleton registered as Instrument No. LT1165811 on November 27, 1998;
- (v) Development Agreement between Riotrin Properties (Gloucester 3) Inc., The Corporation of the City of Gloucester, and The Hydro-Electric Commission of the City of Gloucester registered as Instrument No. LT1258505 on January 18, 2000;
- (vi) Supplementary Agreement between Riotrin Properties (Gloucester 3) Inc. and The Corporation of the City of Gloucester, registered as Instrument No. LT1276900 on April 19, 2000;
- (vii) Agreement between Riotrin Properties (Gloucester 3) Inc. and the City. of Ottawa, registered as Instrument No. OC1825052 on September 9, 2016;
- (viii) Site Plan Agreement between Riotrin Properties (Gloucester 3) Inc. and the City of Ottawa, registered as Instrument No. OC1891756 on May 29, 2017;

- (ix) Municipal Covenant Agreement between Riotrin Properties (Gloucester 3) Inc. and the City of Ottawa, registered as Instrument No. OC1891771 on May 29, 2017;
- (x) Amending Site Plan Agreement between Riotrin Properties (Gloucester 3) Inc. and the City of Ottawa, registered as Instrument No. OC2254195 on September 4, 2020;
- (xi) Municipal Covenant Agreement between Riotrin Properties (Gloucester 3) Inc. and the City of Ottawa, registered as Instrument No. OC2254240 on September 4, 2020.

The Owner further acknowledges and agrees that the relevant portion of the approved Amended Plans, referenced in Schedule "E" hereto, shall supercede and replace and/or be in addition to, as the case may be, the relevant sections of the corresponding plans contained in the previous Site Plan Agreement.

3. **Development Charges**

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

Special Conditions

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.

5. **Geotechnical Investigation**

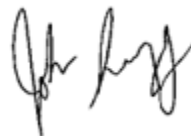
The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, licensed in the Province of Ontario, to ensure that the recommendations of the Geotechnical and Pavement Design Recommendations for the Proposed New Surface Parking at 2280 City Park Drive, Ottawa Ontario (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. **Leak Survey**

The Owner acknowledges and agrees that the Water Plant and sewer service within the lands is a private system, including Private Services and sewer services and appurtenances, and the Owner acknowledges and agrees that it is responsible for the operation, maintenance and/or replacement, in perpetuity, of the Private Services and sewer system, including the Private Watermains, private hydrants, private sanitary and storm sewer infrastructure (collectively the “private system”) which are located on the lands and that the Owner will retain copies of all the associated Work and maintenance contracts, and make said contracts available for inspection upon demand by the City.

Further, the Owner acknowledges and agrees to have a Professional Engineer, licensed in the Province of Ontario, conduct regular inspections of the water system and sewer system, which includes a leak detection survey at least every five (5) years and a video of the sanitary sewer system to check for major water infiltration into the private system. Copies of the inspection reports and videos shall be provided to the General Manager, Infrastructure and Water Services and Fire Services. The Owner further acknowledges and agrees that as part of the Owner’s ongoing maintenance responsibility for the private system, repairs to the system must be completed immediately to correct any deficiencies which contribute to water loss or leakage of infiltration within the private system. Any deficiencies shall be immediately reported to the City. The Owner acknowledges and agrees to notify the General Manager, Infrastructure and Water Services when such repairs have been completed.



May 8, 2026

Date

John Sevigny, C.E.T.
Manager (A), Development Review
East, Planning, Development and
Building Services Department

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-25-0120

SITE LOCATION

300 Frontier Path Private, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The subject lands are located on the south side of City Park Drive, bounded by Vantage Point and Frontier Path, two private roads that serve multiple parcels created through Plan of Subdivision. These parcels include 100, 200, 300, 400, 555 Frontier Path Private and 2300 City Park Drive.
- The subject lands currently consist of two high-rise apartment buildings and a restaurant, and are otherwise covered by parking areas, trees, and landscaped areas, all of which will support future high-rise development. 100 Frontier Path Private currently has a 24-storey residential tower. 200 and 300 Frontier Path Private currently have a 20-storey residential tower, each developed via Site Plan Control (Phases 1 and 2 of development respectively). 400 Frontier Path Private is currently a parking area which serves the existing residential uses.
- The site is located on the south side of City Park Drive and surrounded by Vantage Point Private from the west and south, with Frontier Path Private through the site. The surrounding lands include commercial uses to the north and east. To the west are semi-detached and townhouse dwellings. To the east of the site is Blair O-Train station.
- The Site Plan Control Revision application has been submitted to permit the construction of a surface parking lot at 300 Frontier Path Private, in place of the planned Phase 3 development. The revision is intended to ensure sufficient parking spaces for tenants in the residential towers at 100 and 200 Frontier Path Private, adding 64 new spaces and bringing the total number of on-site parking spaces to 515.
- Minor Engineering changes are proposed. The proposed stormwater management and servicing design maintain the existing approved level of service. Site grades integrate with surrounding existing grades, with sufficient stormwater detention and compliance with the City's design guidelines.

Residential Units and Types

N/A

Related Applications

The following applications are related to this proposed development:

- Zoning By-law Amendment - D02-02-15-0085
- Zoning By-law Amendment - D02-02-18-0078
- Site Plan Control - D07-12-15-0187
- Site Plan Control - D07-12-18-0122
- Plan of Subdivision – D07-16-18-0031

DECISION AND RATIONALE

This application is approved for the following reasons:

- The site is designated as Hub within the Official Plan, Schedule B3, Outer Urban Transect, and is located within a Design Priority Area. The revision application is consistent with the Official Plan, including the Inner East Lines 1 and 3 Stations Secondary Plan.
- 300 Frontier Path Private is zoned as Transit-Oriented Development, Subzone 2, Urban Exception 2084, Height 65 (TD2[2084] H(65)). The existing site has a total of 451 vehicular parking spaces, and the proposal is to add an additional 64 parking spaces, bringing the total parking count to 515 spaces. Zoning By-law 2008-250, Section 103, states there are a maximum of 1.75 parking spaces per dwelling unit from a combined total of resident and visitor parking. With about 435 dwelling units, the proposed total of 515 parking spaces is below the maximum permitted parking spaces for this site and therefore conforms to the Zoning By-law.
- Applications deemed complete prior to Council approval of Zoning By-law 2026-050 on March 11, 2026 are permitted to be approved under Zoning By-law 2008-250 and have building permits pulled based on the old Zoning By-law.
- A few additional conditions are included on account of the new and revised plans. Otherwise, the existing conditions in the registered Site Plan Agreement on title are still relevant.
- The proposed site design represents good planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, is being satisfied to date through the taking of a combination of cash-in-lieu of parkland, parkland, and an easement of the privately owned publicly accessible land (Instrument Number OC2254194) as detailed in the above conditions.

Parkland dedication and cash-in-lieu of parkland is being tracked through each phase of

development. Despite the fact these parking lot modifications are occurring over the Phase 3 land area, park construction conditions and cash-in-lieu of parkland requirements may still be reviewed with a future phase of Site Plan Control, with new conditions or modifications happening at that time.

Furthermore, conditions applied on title of the lands with the Phase 2 Site Plan Control application (D07-12-18-0122) require that the greenspace at the middle of Frontier Path Pvt have an ultimate design plan be completed prior to approval of the Phase 3 Site Plan Control application and that plan be constructed within 2 year of the City issuing the related building permit for that phase.

CONSULTATION DETAILS

Councillor's Comments

Councillor Tim Tierney was aware of the application related to this report.

Public Comments

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

Technical Agency/Public Body Comments

Summary of Comments –Technical

N/A

Advisory Committee Comments

Summary of Comments – Advisory Committees

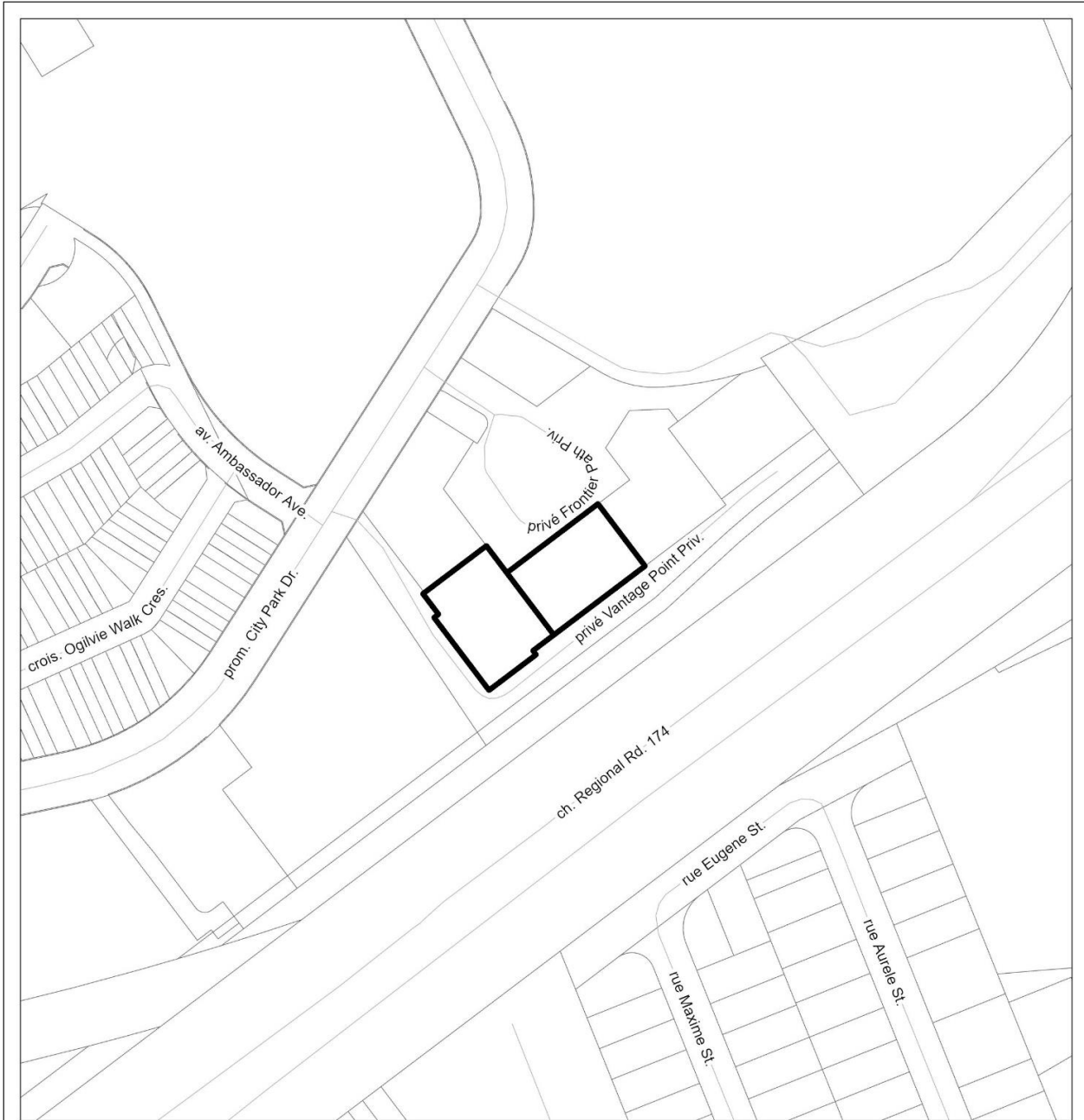
N/A


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 to a few missing documents, required re-circulations and some discussion required on the conditions to apply to the approval.


Contact: Kelly Livingstone, e-mail: kelly.livingstone@ottawa.ca


Document 1 – Location Map



	
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REVISION / RÉVISION - 2025 / 09/ 09	

LOCATION MAP / PLAN DE LOCALISATION
SITE PLAN / PLAN D'EMPLACEMENT

 **200 & 300 privé Frontier Path Priv.**


NOT TO SCALE