



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

Site Location: 400 Jessie Chenevert Way

File No.: D07-12-25-0150

Date of Application: November 19, 2025

This SITE PLAN CONTROL application submitted by Genessa Bates, Fotenn Consultants Inc., on behalf of Riverside South Development Corp., is APPROVED pursuant to conditions and upon resolution of the conditions stated in this report.

And the following plans are approved:

1. **Existing Conditions**, Extendicare Riverside, 400 Jessie Chenevert, C-000, prepared by SE Labadie, revision 5, dated 2026-06-12.
2. **Servicing Plan**, Extendicare Riverside, 400 Jessie Chenevert, C-001, prepared by SE Labadie, revision 5, dated 2026-06-12.
3. **Notes and Legend**, Extendicare Riverside, 400 Jessie Chenevert, C-010, prepared by SE Labadie, revision 5, dated 2026-06-12.
4. **Grading Plan**, Extendicare Riverside, 400 Jessie Chenevert, C-200, prepared by SE Labadie, revision 5, dated 2026-06-12.
5. **Storm Drainage Area Plan**, Extendicare Riverside, 400 Jessie Chenevert, C-500, prepared by SE Labadie, revision 5, dated 2026-06-12.
6. **Ponding Plan**, Extendicare Riverside, 400 Jessie Chenevert, C-600, prepared by SE Labadie, revision 5, dated 2026-06-12.
7. **Erosion – Sediment Plan**, Extendicare Riverside, 400 Jessie Chenevert, C-900, prepared by SE Labadie, revision 5, dated 2026-06-12.
8. **Landscape Plan**, Extendicare Riverside, 400 Jessie Chenevert, L1.01, dated Sept 2025, prepared by Levstek Consultants Inc., revision 4, dated June 15/26.
9. **Landscape Details**, Extendicare Riverside, 400 Jessie Chenevert, L2.01, dated Sept 2025, prepared by Levstek Consultants Inc., revision 4, dated June 11/26.
10. **Landscape Plan, Soil Volume Data** Extendicare Riverside, 400 Jessie Chenevert, L1.01B, dated Sept 2025, prepared by Levstek Consultants Inc., revision 3, dated Apr.14/26.
11. **Project Stats**, Extendicare Riverside, 400 Jessie Chenevert Walk, prepared by Montgomery Sisam Architects Inc., A11.01, Revision 2, dated 02.17.26.
12. **Site Context Plan**, Extendicare Riverside, 400 Jessie Chenevert Walk, prepared by Montgomery Sisam Architects Inc., A11.02, Revision 8, dated 06.15.26.

And as detailed in the following report(s):

1. **Transportation Impact Assessment**, Extendicare Canada Inc, 400 Jessie Chenevert Walk, prepared by exp, dated 2026-06-19.
2. **Transportation Noise Assessment**, Extendicare Canada Inc, 400 Jessie Chenevert Walk, prepared by GradientWind, dated November 14, 2025.
3. **Trash Compactor Noise Memorandum**, Extendicare Canada Inc, 400 Jessie Chenevert Walk, prepared by GradientWind, dated May 11, 2026.
4. **Servicing Brief**, Extendicare Canada Inc, 400 Jessie Chenevert Walk, prepared by Arcadis, dated April 2026.
5. **Geotechnical Investigation Report**, Proposed Long Term Care Facility, 980 Earl Armstrong Road, prepared by exp., dated February 17, 2026
6. **Phase One Environmental Site Assessment** 980 Earl Armstrong Road, prepared by exp., dated 2024-07-03.
7. **Phase Two Environmental Site Assessment** 980 Earl Armstrong Road, prepared by exp., dated 2024-07-17.

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

Requirements

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

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. 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.

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. **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. **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.

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 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.

8. **Development Charges**

The Owner shall pay development charges to the City in accordance with the Bylaws of the City.

SPECIAL CONDITIONS

9. **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. The Owner shall not be responsible for damage that is a result of other construction happening in the area.

Access

10. **Private Approach Detail**

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

11. **Noise Control Attenuation Measures**

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved **Transportation Noise Assessment**, 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 themselves that the installed recommended interior noise control measures comply with the measures in the **Transportation Noise Assessment** 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.

12. **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

13. 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.

14. Groundwater Management

The Owner acknowledges and agrees to retain an environmental consultant to test groundwater to be removed from the site during and after redevelopment. If through further testing the groundwater samples are found to be contaminated, all contaminated groundwater must be removed, managed or treated in accordance with appropriate Ontario regulations and/or discharged in accordance with the City’s Sewer Use By-law, being By-law No. 2025-94, as amended.

Civil Engineering

15. 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.

16. Water Demand for Fire Fighting

The Owner acknowledges and agrees that the City’s boundary conditions were provided for the subject development site setting out the available municipal water supply. The Owner further acknowledges and agrees that prior to building permit

issuance, a letter shall be prepared by a qualified Building Code professional, licensed in the Province of Ontario, and provided to the General Manager, Planning, Development and Building Services confirming the plans submitted for building permit issuance have incorporated any and all requirements of the Fire Underwriters Survey, 2020, or as amended, to achieve the low construction coefficient used within the proposed building design.

Private Systems

17. **Water Plant**

The Owner acknowledges and agrees that the water plant within the lands is a private watermain. The Owner further acknowledges and agrees that the private watermain and appurtenances thereto are to be maintained by the Owner at its own expense, in perpetuity. The Owner performing maintenance on critical infrastructure, such as private watermains and private fire hydrants, shall maintain adequate records as proof of having done so in accordance with applicable regulations, and that the records shall be retained for review by the City and or the Ottawa Fire Services when requested.

18. **Private Storm Sewer Connection to City Sewer System**

The Owner acknowledges and agrees that any new storm sewers to be installed as part of this development shall not be connected to the City's existing storm sewer system until such time as either:

- (a) a certificate of conformance and As-built Drawings have been received from a Professional Engineer, licensed in the Province of Ontario, certifying that all required inlet control devices have been properly installed to City Standards or Specifications, and that the storm sewer system has been installed in accordance with the approved engineering drawings for site development and City Sewer Design Guidelines. The inlet control devices shall be free of any debris; or
- (b) a flow limiting orifice plate, designed by a Professional Engineer licensed in the Province of Ontario and to the satisfaction of the City, has been installed at the storm water outlet prior to connecting any upstream storm sewers. Such orifice plate shall not be removed until subsection (a) above has been satisfied and approved by the General Manager, Planning, Development and Building Services.

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.

PLANNING AND OTHER

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.

CONVEYANCES TO CITY

21. 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, two unencumbered overlapping corner sight triangles measuring 5 metres x 15 metres at the intersection of Earl Armstrong Road and Portico Way.

Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, two unencumbered overlapping corner sight triangles measuring 5 metres x 15 metres at the intersection of Jessie Chenevert Walk and Portico Way.

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.

22. **Road Widening**

Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, an unencumbered road widening across the complete Earl Armstrong Road frontage of the lands, measuring 22.25 metres from the existing centreline of pavement/the abutting right-of-way. The exact widening must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the widening, to the City Surveyor for review and approval 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

Airports

23. **Ottawa Macdonald-Cartier International Airport – Zoning Regulations**

The Owner acknowledges and agrees that the Ottawa Macdonald-Cartier International Airport Zoning Regulations (AZR) apply to temporary construction equipment, such as cranes. The Owner further acknowledges and agrees that if a crane is intended for use on the site, the Owner will notify Transport Canada in Toronto a minimum of ninety (90) days in advance to determine if it will cause a safety hazard to pilots maneuvering in the area.

24. **Ottawa Macdonald-Cartier International Airport – Bird Attractions**

The Owner acknowledges and agrees that there will not be any present or future action, nor development undertaken, that may result in any bird attraction conditions and therefore a hazard to aircraft flying in the area. The Owner further acknowledges and agrees to maintain the site in a clean state and that any litter on the lands will be removed expeditiously. The Owner acknowledges and agrees to provide enclosed garbage areas and covered containers as shown on the approved site and landscape plans, referenced in Schedule “E” herein.

The Owner acknowledges and agrees to only place on the lands plant/vegetation species that are not attractive as a food source to birds. If bird activity increases as a result of this development, the Owner shall be prepared to implement mitigation measures to address this operational hazard.

September 18, 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: D07-12-25-0150

SITE LOCATION

400 Jessie Chenevert Way, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The subject site is bound by Earl Armstrong Road to the north, Portico Way to the west, and Jessie Chenevert Walk to the south. It is currently vacant and predominantly vegetated with shrubs. The site has a total area of approximately 1.63 hectares.
- Residential neighbourhoods are located to the north and west of the site. Lands to the south of the site are currently vacant but are planned for a district park. Vacant, vegetated lands are located to the east of the site, and Limebank Station is situated approximately 600 metres to the south-east.
- The Site Plan Control application is for a four-storey, long-term care home containing 256 beds. The building has a gross building area of 14,687 square metres and incorporates a landscaped internal courtyard. A large, landscaped area with pedestrian pathways is located in the north-western portion of the site. Vehicular access is provided from Portico Way and Jessie Chenevert Walk. The development will include 94 surface parking spaces located along the south-western, southern and eastern portions of the site, with the waste and loading area along the east of the site.
- The site has been designed to meet the strict requirements of the Ministry of Long-Term Care Act 2021.

Residential Units and Types

Dwelling Type	Number of Beds
Long Term Care Beds	256

Related Applications

The following application is related to this proposed development:

- Minor Zoning By-law Amendment: D02-02-25-0084.
- Draft Plan of Subdivision: D07-16-23-0013

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is in conformity with the Riverside South Secondary Plan.
- The proposal is in conformity with Zoning By-laws 2008-250 and 2026-50 after receiving Council approval for a minor zoning By-law amendment on June 10, 2026.
- The conditions of approval are standard for this type of application.
- The proposed site design represents good planning, while meeting the requirements of the Ministry of Long-Term Care Act 2021.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, was previously satisfied through the related plan of subdivision approval (D07-16-23-0013).

CONSULTATION DETAILS

Councillor's Comments

Councillor Steve Desroches 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

Summary of Comments –Technical

Standard technical comments were received and provided to the Applicant.

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**.

Contact: Tracey Scaramozzino, Tel: 613-580-2424 x12545, or e-mail:
Tracey.Scaramozzino@ottawa.ca.

Document 1 – Location Map



D02-02-25-0084
D07-12-25-0150

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REVISION / RÉVISION - 2025 / 12 / 02

LOCATION MAP / PLAN DE LOCALISATION
ZONING KEY PLAN / SCHÉMA DE ZONAGE
SITE PLAN / PLAN D'EMPLACEMENT



400 cours Jessie Chenevert Walk

