



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

Site Location: 2085 Carling Avenue

File No.: D07-12-26-0021

Date of Application: March 10, 2026

This SITE PLAN CONTROL application submitted by Fotenn Planning + Design c/o Kenneth Blouin, on behalf of Anthem Properties c/o Sheima Rezai, is APPROVED pursuant to conditions/upon resolution of the conditions stated in this report

And the following plans are approved:

1. **Tree Conservation Plan**, TCP 1, prepared by Fotenn Planning + Design, dated SEPT 2025, revision 06 dated 2026/06/22.
2. **Site/Landscape Plan**, L1, prepared by Fotenn Planning + Design, dated SEPT 2025, revision 06 dated 2026/06/22.
3. **Planting Plan**, L2, prepared by Fotenn Planning + Design, dated SEPT 2025, revision 06 dated 2026/06/22.
4. **Tree 40YR Projected Canopy Cover and Soil Volume Plan**, L3, prepared by Fotenn Planning + Design, dated SEPT 2025, revision 06 dated 2026/06/22.
5. **Construction Details**, L4, prepared by Fotenn Planning + Design, dated SEPT 2025, revision 06 dated 2026/06/22.
6. **Lot Grading and Drainage Plan**, C101, prepared by Egis Canada Ltd., dated JAN. 30, 2026, revision 7 dated JUN 25, 2026.
7. **Servicing Plan**, C102, prepared by Egis Canada Ltd., dated MAR 06, 2026, revision 6 dated JUN 25, 2026.

And as detailed in the following report(s):

1. **Desktop Geotechnical Review and Pavement Recommendations**, prepared by Cambium Inc., dated April 16, 2026.

2. **Tree Conservation Report**, prepared by Arcadis Canada Inc., dated December 2025, revision 003 dated May 5, 2026.
3. **Servicing & Stormwater Management Report**, prepared by Egis Canada Ltd., dated March 2026, revision 2 dated June 2026.

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

1. Execution of Letter of Undertaking

The Owner shall execute the City's standard Letter of Undertaking and satisfy the conditions contained within this Site Plan Approval Report. In the event the Owner fails to execute the required Letter of Undertaking, submit any required fees and/or securities within three (3) years, and attain permits, this 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. 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.

5. 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.

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.

Special Conditions

8. **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.

9. **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 Access By-law (2026-139), as amended, and shall be subject to approval of the General Manager, Planning, Development and Building Services.

10. **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 Memo (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.

11. **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.

12. **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.

13. **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.

14. **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.

15. **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.

16. **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.

17. **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.

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

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

July 15, 2026

Date



Jocelyn Cadieux, MCIP RPP
Planner II, Development Review West,
Planning, Development and Building
Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-26-0021

SITE LOCATION

2085 Carling Avenue – northern parking area of the Carlingwood Shopping Centre, as shown on Document 1.

SYNOPSIS OF APPLICATION

This Site Plan Control application seeks to replace the existing two-storey northern parking garage with a surface parking lot of 384 parking spaces of the same footprint. This will reduce the total number of parking spaces in the northern parking lot by 500, increase the amount of landscaping and improve stormwater management.

- The applicant seeks to replace the two-storey parking garage that is approaching the end of its useful life with a surface parking lot, removing 500 parking spaces, resulting in 384 parking spaces for the north parking lot. The Carlingwood Shopping Centre will have a total of 1,641 parking spaces across all parking areas.
- The proposed surface parking lot accessory to the Carlingwood Shopping Centre will be located at the northern portion of the site along Saville Row, Haymarket Street and Iroquois Road, to the northeast of the Woodroffe Avenue and Carling Avenue intersection.
- The parking lot will be built on the base and foundation of the existing parking garage resulting in an identical footprint and minimal disruptions to the surrounding landscaping.
- Many of the existing trees around the parking area are proposed to be retained. Of the 139 trees in the northern parking area, only 9 are proposed to be removed, with 9 additional trees and 891 square metres of soft landscaping to be planted.
- There will be no modifications to the existing driveway at Saville Row, and it will continue as the primary access to the surface parking lot.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- In the Official Plan the site is designated Hub in the Inner Urban Transect, and Mainstreet Corridor along Carling Avenue and Minor Corridor along Woodroffe Avenue.
 - As per the Inner Urban Transect policies in section 5.2, the proposed surface parking lot is a reduction in the overall number of parking spaces in the Hub designation and will be hidden behind the existing shopping centre from the view of both Carling Avenue and Woodroffe Avenue and from the northern local streets behind street trees and landscaping.
 - In keeping with the intent of the landscaping policies for surface parking lots in Section 4.1, many trees will be retained along the Saville Row, Haymarket Street and Iroquois Road frontages, with only 9 of the 139 trees needing to be removed. The development will also include the planting of 9 new deciduous trees and an additional 891 square metres of soft landscaping.
- In Zoning By-law 2008-250 the site is zoned General Mixed-use, Subzone 24, Urban Exception 90, Holding symbol, Zoning Schedule 125 (GM24[90]-h S125).
 - As shown on Landscape Plan/Site Plan – L1, the surface parking lot will be built above the foundation of the existing parking garage, keeping with the existing setbacks from Saville Row, Haymarket Street and Iroquois Road.
 - The holding symbol on the property applies only to new buildings. As such it does not need to be removed for this application.
- The Site Plan Control application meets the intent and conforms to the Official Plan and Zoning By-law 2008-250 and is representative of good planning.

CONSULTATION DETAILS

Councillor's Comments

Councillor Theresa Kavanagh was aware of the application related to this report.

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was processed by the On Time Decision Date. The Council approved timeline has been met.

Contact: Jocelyn Cadieux Tel: 613-580-2424, ext. 62930 or e-mail: Jocelyn.Cadieux@ottawa.ca

Document 1 – Location Map

