

July 31, 2026

Municipality of Mississippi Mills – Planning Department
14 Bridge Street
PO BOX 400
Almonte, ON K0A 1A0

Attention: Melanie Knight, Director of Development Services & Engineering

**Reference: 430 Ottawa Street, Almonte – Phase Two
Site Plan Control - Submission
Our File No.: 119190**

Novatech is filing a site plan control application on behalf of Elm Developments in relation to Phase 2 of the redevelopment of the Almonte Mall property, known locally as 430 Ottawa Street in the Municipality of Mississippi Mills.

Project Site and Project Background

The subject property is developed with an approximately 5,128 m² commercial shopping centre, known locally as the Almonte Mall. This commercial centre is presently only occupied by two commercial businesses, including Rexall and Pet Value. These two businesses occupy approximately 30% of the gross floor area available for commercial purposes. The remaining commercial centre is vacant and has been for a few years. The subject property is approximately 2.55 ha in area which is occupied by the commercial centre and parking area in front of the building. There is one existing entrance from Ottawa Street that provides access to the property and there are vehicle access connections provided on both the east and west property boundaries to access adjacent properties.

In 2020, site-specific Official Plan and Zoning By-law amendment applications were approved on the strength of a detailed concept plan for the redevelopment of the property for both commercial and residential uses. The overall Concept Plan includes various phases to see the overall redevelopment for the site which would include commercial uses within two separate buildings sited towards the front of the property adjacent to Ottawa Street and a four-storey apartment building with below grade parking sited towards the rear.

The intent is for the site to be redeveloped in phases, with the first phase of the redevelopment to include the construction of a new commercial building sited towards the western frontage of the property to accommodate the relocation of two existing commercial businesses within the shopping centre. This phase of development has already been initiated through the submission of a site plan control application (File No. D11-ELM-22). This application was resubmitted with minor site design changes earlier this year (2026) and is awaiting final review and approval by the Municipality.

The second phase of development includes the demolition of the existing commercial shopping centre to accommodate the construction of a new apartment building. This phase of development is being applied for with this site plan control application and is further described herein. The final phase would include the construction of a second commercial building towards the front of the property.

Phase Two – Site Plan Submission

The second phase of development represents an area of approximately 1.95 ha at the rear of the property. This phase of development includes the demolition of the existing shopping centre to accommodate the construction of a proposed 4-storey 127-unit apartment building. A combination of surface and below grade parking spaces above the Municipality's minimum standards is proposed. The residential portion of the property has also been designed to provide a pedestrian friendly environment for residents with various pathways and a combination of private and communal amenity areas proposed both within the building and outside the building.

The apartment building has been designed to provide a mix of units to accommodate various household sizes including 41 one-bedroom units, 75 two-bedroom units and 11 three-bedroom units. Each apartment unit will have its own private balcony and apartment units on the first floor have been designed to have their own private amenity yard space that can be directly accessed from the building and by private access gates from the outside.

The residential portion of the site has been designed to accommodate surface parking spaces and access aisles throughout the property including access to an underground parking facility. A new entrance is proposed near the east lot line to accommodate vehicle access to the underground parking area for residents. The intent is for the east access to only be used for those of the residential apartment building as access to the commercial buildings are to use the existing entrance. A total of 62 parking spaces including 37 visitor spaces and 25 resident spaces are proposed on the surface. One floor of underground parking is proposed to accommodate 179 parking spaces for residents. The underground parking structure has also been designed to provide resident storage lockers and a bike room to accommodate 50 bicycles. Included in the 241 total parking spaces provided throughout the site are 8 accessible parking spaces to meet the needs of residents or visitors. A total of 68 bicycle parking spaces are proposed on the surface and within the underground parking garage.

A mix of both indoor and outdoor amenity areas are proposed for future residents of the building. As noted each apartment unit will have their own private balcony. The building includes two indoor amenity areas and a lobby for communal resident use. An outdoor communal amenity area, including a shade structure, is proposed near the northeast corner of the building. A fenced pet amenity area is also proposed towards the front the residential area behind the first commercial building proposed within Phase 1 of the site redevelopment (Building A). The future tenant of Building A is planned to include a pet supply store. The siting of the pet amenity area is intended to accommodate both residents of the apartment building and future commercial users. Throughout the site pathways are proposed to connect residents to amenity spaces, the new commercial building proposed towards the front of the property and the Ottawa Street commercial corridor. Enhanced landscaping is also proposed throughout the site and along property boundaries that abut existing residential uses.

A detailed Waste Management Plan is included with this site plan submission. The building has been designed to accommodate resident waste from inside the building. Access to the waste area is provided by a driveway that surrounds the building. A loading area is provided outside the building towards to the rear to accommodate waste removal and resident access requirements for moving and loading purposes.

Planning Policy

The subject property is designated Highway Commercial on Schedule B of the Municipality of Mississippi Mills Community Official Plan and is zoned Shopping Centre Commercial (C4-4-h & C4-4) in Comprehensive Zoning By-law No. 11-83, as amended. Site-specific amendments to the Municipality's Official Plan and Zoning By-law were approved to create site-specific policies and zone standards to allow mixed-use development on the property. The Official Plan Amendment (OPA No. 26) created site-specific policies for the Highway Commercial designation to permit medium to high density residential developments in addition to highway commercial uses on the property. The proposed apartment building is found to meet site specific policies of Section 3.7.3.5 of the Official Plan:

- The 127-unit apartment building on the property meets the maximum density provision of 50 units per net hectare;
- A standalone apartment building is proposed towards the rear of proposed commercial uses and the rear of the property; and
- The proposed apartment building meets the maximum permitted height of 4 storeys.

Further, the introduction of an apartment building along the Almonte commercial corridor supports residential intensification policies of the Municipality's Official Plan. The proposed apartment building will also provide a mix of units to accommodate various household sizes and incomes. The site has been designed to separate residential and commercial uses from one another through pedestrian linkages and amenity areas.

The proposed apartment building has been designed to meet the site-specific standards of the C4-4 zone for residential uses, including the R4 zone provisions, as applicable. The parking and amenity areas have also been designed to meet the minimum standards and general provisions of the Municipality's Zoning By-law.

In 2023, Council passed By-law No. 23-089 which removed the holding zone from the phase one lands. An application to remove the holding zone for the remaining site will be submitted in the coming weeks as Phase 2 progresses through the development review process.

It is our assessment that the proposed apartment building and mixed-use development of the site furthers the policies of the Municipality's Community Official Plan, as amended, and conforms to all applicable provisions of the Municipality of Mississippi Mills Comprehensive Zoning By-law #11-83, as amended. It is our opinion that the proposed redevelopment of the site represents good land use planning.

Supporting Material

Please find enclosed the following plans and studies to support the site plan resubmission:

- Project + By-law Info., prepared by Zeidler Architecture, dated July 27, 2026, Rev 1, Drawing No. SPA1.01;
- Site Plan Phase 2, prepared by Zeidler Architecture, dated July 27, 2026, Rev 1, Drawing No. SPA1.02;

- Fire Access Route, prepared by Zeidler Architecture, dated July 27, 2026, Rev 1, Drawing No. SPA1.03;
- Floor Plan – Underground Parkade, prepared by Zeidler Architecture, dated July 27, 2026, Rev 1, Drawing No. SPA2.00;
- Floor Plan – Main Floor, prepared by Zeidler Architecture, dated July 27, 2026, Rev 1, Drawing No. SPA2.01;
- Floor Plan – Typical Floor – Level 2-4, prepared by Zeidler Architecture, dated July 27, 2026, Rev 1, Drawing No. SPA2.02;
- Roof Plan, prepared by Zeidler Architecture, dated July 27, 2026, Rev 1, Drawing No. SPA2.03;
- Building Elevations, prepared by Zeidler Architecture, dated July 27, 2026, Rev 1, Drawing No. SPA3.01;
- Conceptual Renderings, prepared by Zeidler Architecture, dated July 27, 2026, Rev 1, Drawing No. SPA3.02, SPA3.03, SPA3.04;
- Landscape Plan – Phase 2, prepared by Nak Design Strategies, dated July 31, 2026, L1.0 & L2.0, Rev 1;
- Landscape Details – Phase 2, prepared by Nak Design Strategies, dated July 31, 2026, L3.0, L3.1 & L3.2 Rev 1;
- Phase 2, Notes & Details, prepared by WSP, dated July 27, 2026, Rev 0, Drawing No. C01 & C02;
- Phase 2, Removals Plan, prepared by WSP, dated July 27, 2026, Rev 0, Drawing No. C03 & C04;
- Phase 2, Grading Plan, prepared by WSP, dated July 27, 2026, Rev 0, Drawing No. C05 & C06;
- Phase 2, Servicing Plan, prepared by WSP, dated July 27, 2026, Rev 0, Drawing No. C07 & C08;
- Phase 2, ESC Plan, Prepared by WSP, dated July 27, 2026, Rev 0, Drawing No. C09;
- Phase 2, Pre-Existing Drainage Area Plan, Prepared by WSP, dated July 27, 2026, Rev 0, Drawing No. C10;
- Phase 2, Drainage Area Plan, Prepared by WSP, dated July 27, 2026, Rev 0, Drawing No. C11;
- 430 Ottawa Street – Phase 2 Functional Servicing and Stormwater Management Report, Prepared by WSP, dated July 27, 2026;
- Traffic Impact Study Update, prepared by Novatech, dated July 2026;
- Source Water Protection Checklist, dated July 24, 2026;
- Solid Waste Management Plan, Mixed Use Residential, prepared by Canam Waste Products, dated July 2026;
- Plan of Survey prepared by Callon Dietz Incorporated;
- Geotechnical Investigation prepared by Toronto Inspection Ltd, dated November 9, 2022; and
- Phase One Environmental Site Assessment prepared by Toronto Inspection Ltd, dated March 2024, 2021.

Please do not hesitate to contact me should you have any questions on the residential apartment building proposal for 430 Ottawa Street.

Yours truly,

NOVATECH



Jordan Jackson, MCIP, RPP
Project Manager | Planning & Development

c.c Mark Zaky (Elm Developments)