



File No. D07-12-17-0073

December 13, 2017

Hobin Architecture
63 Pamilla Street
Ottawa ON
K1S 3K7

Attention: Doug van den Ham

Dear: Mr. van den Ham:

**Subject: Site Plan Control Application
1463 Prince of Wales Drive**

The City has approved the Site Plan Control application received on June 8, 2017, subject to Owner of the subject lands entering into a Site Plan Agreement.

It is important to note that this Site Plan Control Approval will lapse if certain requirements are not fulfilled by December 11, 2018. Specific details of the requirements will be provided to you once it has been indicated that the Owner is prepared to enter into an agreement with the City. These requirements may include, but are not limited to the following:

- Site Plan Agreement is signed.
- Security in the form of a Letter of Credit – in the City's standard format and wording, certified cheque or bank draft is provided.
- Certificate of Liability Insurance provided.
- Any required fees are paid

Please note that the documents referred to above, if not submitted in the City's required format(s), will be returned, resulting in a delay issuing a building permit and/or a commence work order.

Also enclosed is a copy of the approved plan(s). We will retain the original site plan(s).

If you have any questions or concerns, please contact Mélanie Gervais by telephone at 613-580-2424, extension 24025 or by e-mail at Melanie.Gervais@ottawa.ca.

Sincerely,



Mélanie Gervais
Planner
Development Review

Enclosures(#)

- c.c. Councillor Riley Brockington
Cody Oram, Senior Engineer, PIED (include 1 set of approved/signed mylars)
Kevin Lamer (Mail Code: 26-14), Program Manager - Development Inspection
West, PIED
Linda Carkner, Program Manager, Right of Way
Matthew Graham, Manager (A) - Building Inspections, Building Code Services,
PIED
Terri Hunt (Mail COde 16-11), Program Manager - Permit Approvals, Building
Code Services, PIED (include all final/consolidated approved Geotechnical
and/or Slope Stability studies)
Mike Levasseur, Zoning Plan Examiner, Building Code Services Branch, PIED (2
copies)
Municipal Addressing/Sign Officers, Permit Approvals Unit, Building Code
Services Branch, PIED (Site Plan)
Joseph Langiano, Right of Way Agreements Coordinator
Amanda Phanenhour, Supervisor - By-Law Enforcement, Emergency &
Protective Services Department
Christine Enta, Legal Counsel, City Clerk & Solicitor Department
Joumana Tannouri, Securities Administrator, Finance Department (no plans)
OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5
(no attachments)
Boys and Girls Club of Ottawa, 2825 Dumarier Ave, Ottawa ON, K2B 7W3
Enbridge Gas Distribution
Hydro Ottawa, Mark Wojdan, 1970 Merivale Rd, Ottawa ON, K2G 6Y9



**SITE PLAN CONTROL APPROVAL APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW**

Site Location: 1463 Prince of Wales Drive

File No.: D07-12-17-0073

Date of Application: June 8, 2017

This SITE PLAN CONTROL application submitted by Doug van dem Ham, Hobin Architecture, on behalf of Boys and Girls Club of Ottawa, is APPROVED as shown on the following plan(s):

1. **Site Plan**, A1.00, prepared by Hobin Architecture, dated 02/07/17, revision 8 dated Nov 17, 2017.
2. **Landscape Plan**, L1.01, prepared by Levstek Consultants Landscape Architects, dated Jan 2017, revision 3 dated Nov 20, 2017.
3. **Landscape Details**, L2.01, prepared by Levstek Consultants Landscape Architects, dated Jan 2017, revision 1 dated Sept 21/17.
4. **Elevations North and East**, A4.01, prepared by Hobin Architecture, dated March 2017, revision 6 dated Nov 03, 2017.
5. **Elevations South and West**, A4.02, prepared by Hobin Architecture, dated March 2017, revision 6 dated Nov 03, 2017.
6. **Site Servicing Plan**, C-1, prepared by D.B. Gray Engineering Inc., dated Mar 31, 2017, revision 4, dated Nov 17, 2017.
7. **Grading and Erosion & Sediment Control Plan**, C-2, prepared by D.B. Gray Engineering Inc., dated Mar 31, 2017, revision 4, dated Nov 17, 2017.
8. **Notes, Details & Schedules**, C-3, prepared by D.B. Gray Engineering Inc., dated Mar 31, 2017, revision 4, dated Nov 17, 2017.
9. **Drainage Plan**, C-4, prepared by D.B. Gray Engineering Inc., dated Mar 31, 2017, revision 4, dated Nov 17, 2017.

And as detailed in the following report(s):

1. **Servicing Brief & Stormwater Management Report**, prepared by D.B. Gray Engineering Inc., Report No. 16087, dated June 6, 2017, revised October 18, 2017.
2. **Geotechnical Investigation**, prepared by Houle Chevrier Engineering., Report No. 61446, dated March 23, 2017.

3. **Phase 1 Environmental Site Assessment**, prepared by Dillon Consulting, Report No. 16-4661, dated February 2017.
4. **Limited Phase Two Environmental Site Assessment**, prepared by Houle Chevrier Engineering, Report No. 61446.15, dated May 25, 2017.
5. **Technical Memorandum – Transportation Overview**, prepared by Parsons, dated 2 February 2017.

And subject to the following Standard and Special Conditions:

Standard Conditions

1. Execution of Agreement Within One Year
The Owner shall enter into a standard site development agreement consisting of the following conditions. In the event the Owner fails to enter into such agreement within one year, this approval shall lapse.
2. Certificate of Insurance
The Owner shall submit, and keep in force during construction of the Works, 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.
3. 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, Infrastructure and Economic Development Department.
4. Extend Internal Walkways
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, Infrastructure and Economic Development Department.
5. 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 approved drawings of a design professional, such drawings to be approved by the General Manager, Planning, Infrastructure and Economic Development Department.
6. 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.

7. 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, Infrastructure and Economic Development Department. Such sidewalk(s) shall be constructed to City Standards.

8. Reinstatement of City Property

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

9. 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, Infrastructure and Economic Development Department.

10. Snow Storage

Any portion of the lands which is intended to be used for snow storage shall be shown on the approved Site Plan or as otherwise approved by the General Manager, Planning, Infrastructure and Economic Development Department. The grading and drainage patterns and/or servicing of the site shall not be compromised by the storage of snow. Snow storage areas shall be setback from property lines, foundations, fencing or landscaping a minimum of 1.5 metres. Snow storage areas shall not occupy driveways, aisles, required parking spaces or any portion of a road allowance.

11. Exterior Lighting

All exterior lighting proposed for the subject lands shall be installed only in the locations and in accordance with specifications shown on the approved plans referenced herein unless otherwise approved in writing by the General Manager, Planning, Infrastructure and Economic Development Department. Sharp cut-off fixtures or in exceptional circumstances only, an alternative fixture design approved by the General Manager, Planning, Infrastructure and Economic Development Department, shall be used to minimize possible lighting glare onto adjacent properties. It is noted that exterior lighting includes exterior building lighting.

Special Conditions

12. 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 Prince of Wales Drive, described at Part 8 on Plan 4R-29981. The Owner

acknowledges and agrees to provide an electronic copy of the Transfer and a copy of the deposited reference plan to the City Clerk and Solicitor prior to the execution of this Agreement by the City. All costs shall be borne by the Owner.

13. Corner Sight Triangle

The Owner acknowledges that the City of Ottawa Zoning By-Law Corner Sight Triangles (Sec. 57) states that no obstruction to the vision of motor vehicle operators higher than 0.75 metres above grade including but not limited to buildings, structures or vegetation is permitted within the 6.0 m x 6.0 m triangle formed by that part of the lot lines measured along each street from the intersection of those lines at the street corner.

14. Protection of City Sewers

(a) Prior to the issuance of a building permit, the Owner shall, at its expense:

- (i) provide the General Manager, Planning, Infrastructure and Economic Development Department with the engineering report from a Professional Engineer, licensed in the Province of Ontario, which report shall outline the impact of the proposed building's footing and foundation walls, on the City sewer system, that crosses the Prince of Wales Dr. and Nesbitt Pl. frontages (the "City Sewer System") and the impact of the existing City Sewer System on the building's footing and foundation walls;
- (ii) obtain a legal survey acceptable to the General Manager, Planning, Infrastructure and Economic Development Department and the City's Surveyor, showing the existing City Sewer System crossing the south portion of the property and the location of the proposed building and its footings in relation to the City Sewer System;
- (iii) obtain a video inspection of the City Sewer System crossing the south portion of the property from Prince of Wales Dr. to Nesbitt Pl. prior to any construction to determine the condition of the existing City Sewer System prior to construction on the lands and to provide said video inspection to the General Manager, Planning, Infrastructure and Economic Development Department.

(a) Upon completion of construction on the lands, the Owner shall, at its expense and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department:

- (i) obtain a video inspection of the existing City Sewer System crossing the south portion of the property from Prince of Wales Dr. to Nesbitt Pl. to determine if the City Sewer System sustained any damages as a result of construction on the lands; and
- (ii) assume all liability for any damages caused to the City Sewer System crossing the south portion of the property from Prince of

Wales Dr. to Nesbitt Pl. and compensate the City for the full amount of any required repairs to the City Sewer System.

15. Soil Management

The Owner acknowledges and agrees to retain an environmental consultant to identify areas on the subject lands where excess soils, fill and/or construction debris will be removed. If through further testing any of these materials are found to be contaminated, the Owner acknowledges and agrees to dispose, treat or recycle these materials at a waste disposal site or landfill licensed for that purpose by the Ministry of the Environment and Climate Change.

16. 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. 2003-514, as amended.

17. Exterior Elevations Drawings

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Elevations Plans. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved Elevations Plans shall be filed with the General Manager, Planning, Infrastructure and Economic Development Department and agreed to by both the Owner and the City prior to the implementation of such changes. No amendment to this Agreement shall be required.

18. Site Lighting Certificate

- (a) 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
 - i. 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, Infrastructure and Economic Development Department, 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.

19. Tree Protection

The Owner acknowledges and agrees that all trees to be retained, as shown on the approved Landscape Plan, shall be protected in accordance with the City's required tree protection measures. At a minimum, the following tree protection measures shall be applied during all on-site works:

- (a) Erect a fence at the critical root zone (CRZ) of trees, defined as ten (10 cm) centimetres from the trunk for every centimetre of trunk DBH (i.e., $CRZ = DBH \times 10cm$);
- (b) Do not place any material or equipment within the CRZ of the tree;
- (c) Do not attach any signs, notices or posters to any tree;
- (d) Do not raise or lower the existing grade within the CRZ without the approval of the General Manager, Planning, Infrastructure and Economic Development Department;
- (e) Tunnel or bore when digging within the CRZ of a tree;
- (f) Do not damage the root system, trunk or branches of any tree; and
- (g) Ensure that exhaust fumes from all equipment are not directed towards any tree's canopy.

20. Tree Permit

Owner acknowledges and agrees that any trees to be removed shall be removed in accordance with the approved Tree Permit, and in accordance with the City's Urban Tree Conservation By-law, being By-Law No. 2009-200, as amended. The Owner further agrees that a copy of the approved Tree Permit shall be posted on the construction site at all times until Approval is granted by the City for such Works.

21. 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. The Owner further acknowledges and agrees to provide the General Manager, Planning, Infrastructure and Economic Development Department 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.

22. Enbridge Gas Distribution Inc. – Conditions

The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea60@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the

commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

23. Enbridge Gas Distribution Inc. – Relocation Costs

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.

24. Enbridge Gas Distribution Inc. – Easements

In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost. The inhibiting order will not be lifted until the application has met all of Enbridge Gas Distribution's requirements.

25. Enbridge Gas Distribution Inc. – Conditions

The applicant will contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea60@enbridge.com prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

26. Hydro Ottawa Limited – Medium Voltage Overhead Lines

The Owner is advised that there are medium voltage overhead lines on the south side of the property along Nesbitt Place.

- (a) The Owner shall ensure that no personnel or equipment encroaches within three meters (3.0m) of the Hydro Ottawa overhead medium voltage distribution lines, unless approved by Hydro Ottawa. The Owner shall contact Hydro Ottawa prior to commencing work when proposing to work within 3.0m of Hydro Ottawa distribution lines. No such work shall commence without approval of Hydro Ottawa.
- (b) The Owner shall ensure that no permanent structures are located within the "restricted zone" defined by Hydro Ottawa's standard OLS0002, which can be found at <http://www.hydroottawa.com/residential/renovating/guide/clearances/>. The "restricted zone" surrounds poles and overhead lines, and extends five metres (5.0m) in all directions of the conductor. The "restricted zone" extends a further two-metre (2.0m) outward from a vertical line drawn straight down from the conductor to ground level. The "restricted zone" is defined along the full length of the overhead line. This standard complies with the requirements of the Ministry of Labour's Occupational Health & Safety Act, the Building Code, and the Ontario Electrical Safety Code.
- (c) Hydro Ottawa prohibits any change of grade that results in reduced life expectancy of its asset. Any change in grade of more than 0.3m in the vicinity of proposed or existing electric utility equipment shall be reviewed with Hydro Ottawa.

27. Hydro Ottawa Limited – Electrical Servicing

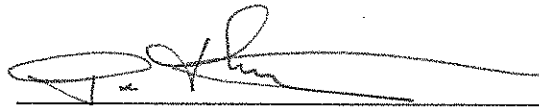
The Owner is to contact Hydro Ottawa if the electrical servicing of the site is to change in location or in size. A load summary will be needed for the technical evaluation.

28. Hydro Ottawa Limited – Capital Contribution

The Applicant may be responsible for a Capital Contribution payment(s) towards a distribution system expansion if the proposed development requires electrical servicing greater than can be provided by the existing distribution system in the vicinity, either in capacity or in extension limit.

Dec 11, 2017

Date



Don Herweyer
Manager, Development Review
Development Review, South
Planning, Infrastructure and Economic Development
Department

Enclosure: Site Plan Control Application approval – Supporting Information



SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-17-0073

SITE LOCATION

1463 Prince of Wales Drive, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The site is located on the east side of Prince of Wales Drive, south of the intersection with Meadowlands Drive.

The property has a frontage on both Prince of Wales Drive and Nesbitt Place. The property and the existing building are currently used by the Boys and Girls Club of Ottawa for a clubhouse. To the east are lands owned by the National Capital Commission and are used by the Rideau Canoe Club. To the south and southwest are low-rise residential properties. To the west are commercial uses. To the northwest are more commercial uses and an office building. To the north is a group of high rise apartment buildings.

This application will enable the construction of a new gymnasium with associated change rooms and washrooms. This expansion will increase the building footprint from the existing 751.5 m² to 1459.2 m². The interior of the existing building will be renovated and a new entrance facing Prince of Wales Drive will be created through the renovations of the existing building. This entrance (in conjunction with the gymnasium addition) will better address the existing drop-off area, will provide the building with a higher profile on Prince of Wales Drive and shift the building orientation away from Nesbitt Place. The proposed gymnasium addition will increase the building's presence on Prince of Wales Drive, will feature substantial corner glazing facing the street and will include new signage incorporated in the exterior wall design. The proposed additions to the building will be clad in a combination of horizontal and vertical wood siding with a dramatic standing seam metal 'hat'.

As part of the addition, the parking lot to the north of the building will be enlarged which includes the reinstatement of the parking spaces currently located under the beach volleyball court while the parking lot along Nesbitt Place will be reduced to one space.

The proposed landscaping includes the retention of approximately 14 existing trees and the planting of 11 new trees in addition to new soft landscaping around the proposed addition and the new front entrance facing Prince of Wales Drive.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The subject site is designated in the City's Official Plan as Major Open Space, which permits sport, recreation, leisure and cultural facilities. The proposed development conforms with the relevant policies of the Plan and will help to achieve a complete and sustainable community.
- The subject site is zoned L1 (Community Leisure Facility Zone) which permits the proposed use on the lot. The proposed development will comply with all relevant provisions of Zoning By-law 2008-250.
- The proposed development complies with the City's applicable design and compatibility objectives of the City's Official Plan. The site layout and design is an efficient use of the land, creates a pedestrian friendly environment and provides beneficial services to the youth in the area. The use of windows and varying materials create an architecturally pleasing building while landscaped enhancements create an attractive development.
- The proposed site design represents good planning.

CONSULTATION DETAILS

Councillor Brockington has concurred with the proposed conditions of approval.

Public Comments

Summary of Comments - Public

Received comments supporting the proposal to expand the Boys and Girls Club, stating the demographics and socioeconomic character of the neighbourhood creates a need for this type of venue.

Received comments regarding the substantial corner glazing and the possible bird hazard given its proximity to extensive open space areas.

- The consultants have looked into using a factory acid-etched glass (instead of any decaling which would void the warranty on the glazing product). They are looking at either a 5cm space acid etch line or a 5cm by 5cm grid of acid etched dots. Spacing larger than 5cm becomes ineffective in preventing bird strikes, as per Safe Wings Ottawa's design

recommendations. A note to this effect has been added on the approved Elevation Plans.

Technical Agency/Public Body Comments

Summary of Comments – Technical

N/A

Advisory Committee Comments

Summary of Comments – Advisory Committees

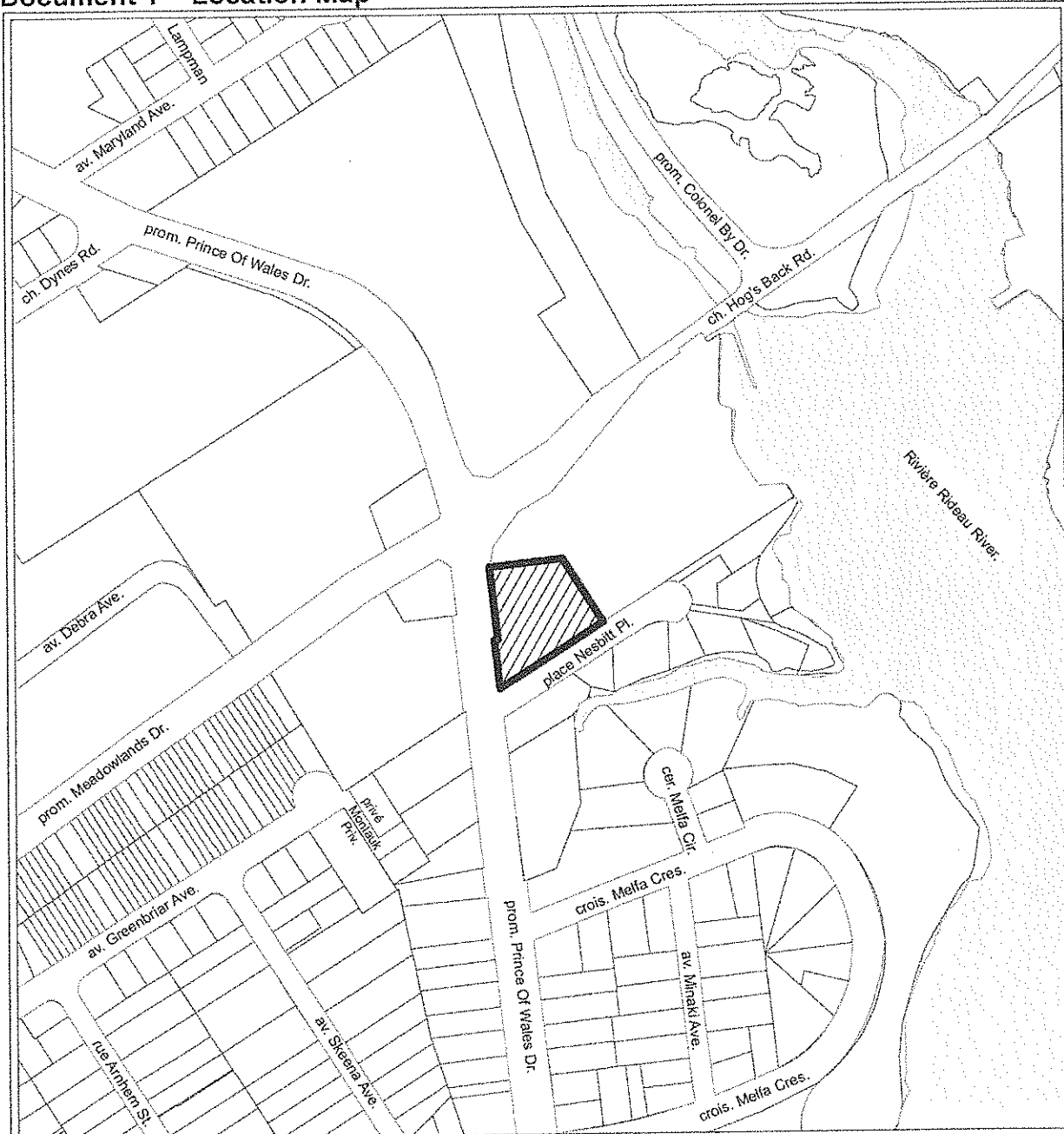
N/A


APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority.

Contact: Mélanie Gervais - Tel: 613-580-2424, ext. 24025; Fax: 613-580-2576; or e-mail: Melanie.Gervais@ottawa.ca

Document 1 – Location Map





D07-12-17-0073	17-0971-C
INCO \ 2017 \ Site Plan \ Prince of Wales 1463	
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REVISION / RÉVISION - 2017 / 06 / 19	

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



1463 prom. Prince of Wales Drive

