



File No. D07-12-17-0039

January 12, 2018

Novatech (Attn: Anna Froehlich)
200-240 Michael Cowpland Drive
Ottawa, ON K2M 1P6

Attention: Anna Froehlich
Planner

Dear: Ms. Froehlich:

**Subject: Site Plan Control Application
1980 Trim Road**

The City has approved the Site Plan Control application received on April 7, 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 21, 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.

The Owner of the subject lands is required to enter into a Site Plan Agreement with the City. Please arrange for legal representation as soon as possible to review this Site Plan Approval and the title to the subject lands. Please note that the City will require that all Agreement(s) entered into with the City shall require postponement(s) of any encumbrance(s) on title at the time of registration of the Agreement(s) with the City on the subject lands, and any lands to be conveyed to the City as a condition of Site Plan Approval are required to be conveyed free and clear of any encumbrance(s) on title.



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

Site Location: 1980 Trim Road

File No.: D07-12-17-0039

Date of Application: April 07, 2017

This SITE PLAN CONTROL application submitted by Novatech Engineering Consultants Ltd., on behalf of 1343360 Ontario Ltd. (Claridge Homes), is APPROVED as shown on the following plan(s):

1. Site Plan, 1980 Trim Road / 5157 Innes Retirement Community, Drawing No. A101, prepared by NEUF Architect(e)s, dated July 14, 2017, Revised September 22, 2017 (Rev. 7).
2. Tree Conservation Report & Landscape Plan, Trim and Innes Retirement Community, 1980 Trim Road, Drawing No. L.1, prepared by James B. Lennox & Associates Inc., dated January 2017, Revised November 20, 2017 (Rev. 6).
3. Basement Level, 1980 Trim Road / 5157 Innes Retirement Community, Drawing No. A100, prepared by NEUF Architect(e)s, dated February 28, 2017, Revised September 22, 2017 (Rev. 4).
4. East Elevation (Trim Rd.), North Elevation, 1980 Trim Road / 5157 Innes Retirement Community, Drawing No. A400, prepared by NEUF Architect(e)s, dated February 28, 2017, Revised September 22, 2017(Rev. 3).
5. West Elevation, South Elevation (Innes Rd.), 1980 Trim Road / 5157 Innes Retirement Community, Drawing No. A401, prepared by NEUF Architect(e)s, dated February 28, 2017, Revised September 22, 2017 (Rev.3).
6. General Plan of Services, Trim and Innes, Retirement Community, 5157 Innes & 1980 Trim Road, Drawing No. C-100, prepared by NEUF Architect(e)s, dated March 2017, Revised October 19, 2017 (Rev. 3).

8. Grading Plan Review – Riverstone Retirement Community, 5157 Innes Road and 1980 Trim Road, prepared by Golder Associates Ltd., dated October 23, 2017.
9. Landscape Plan Review – Riverstone Retirement Community, 5157 Innes Road and 1980 Trim Road, prepared by Golder Associates Ltd., dated October 23 2017.
10. Lighting Letter – 1980 Trim Road Retirement Community Q17-079, prepared by Quadrant Engineering Limited, dated October 10, 2017.

And subject to the following Standard and Special Conditions:

Standard Conditions

1. 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. 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 two 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. 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. 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.
5. 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.
6. Prior to demolition of the existing building on the subject lands, the Owner shall submit the findings and recommendations for the proper handling and disposal of waste as identified in a designated substances survey to the City. Such survey shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department and be in accordance with best management practices. The survey shall address but not be limited to:
 - (a) *Asbestos on Construction Projects*. (O.Reg 278/05);
 - (b) *Lead on Construction Projects* (ISBN 0-7794-6774-4) made under the *Occupational Health and Safety Act*, R.S.O. 1990, c.O.1, as amended;

intending to rely on on-street parking for their vehicle or vehicles does so at their own risk.”

Special Conditions

13. This approval is subject to all conditions of Subdivision approval (City File No. 23-06.11).
14. Prior to the registration of the Site Plan Agreement, the General Manager, Planning Infrastructure and Economic Development, shall be satisfied that the concurrent Zoning By-law Amendment (File No. D02-02-17-0028) application has been approved, with all levels of appeal exhausted.
15. The Owner acknowledges and agrees to install appropriate on-site signage to direct traffic (e.g. stop sign, do not enter sign, one-way arrow sign, etc).
16. The Owner acknowledges and agrees to construct, at its own expense, a masonry wall/fence extension from the existing noise wall to the end of the rear property line for 2024 Scully Way, 150 millimetres within the property boundary. This masonry wall and its details are shown on the approved Landscape Plan. This shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.
17. The Owner acknowledges and agrees that it shall receive in writing the right to enter onto the lands known as 2024 Scully Way in order to construct the fence/wall extension. This consent shall be filed with the General Manager, Planning, Infrastructure and Economic Development.
18. The Owner acknowledges and agrees that once the securities related to this Agreement have been released, the Owner(s) of 2024 Scully way shall become responsible for the maintenance of the extended wall.
19. The Owner acknowledges and agrees that it shall receive in writing acknowledgement and agreement from the Owner(s) of 2024 Scully Way to take ownership of the extended masonry wall. This includes acknowledgement that Owner(s) of 2024 Scully Way shall maintain this extended wall fence in perpetuity. This acknowledgement shall be filed with the General Manager, Planning, Infrastructure and Economic Development Department.
20. The Owner acknowledges and agrees that during major storm events, depressed driveways and below grade parking areas may be subject to flooding due to drainage from the road allowance. The Owner further acknowledges and agrees that the City will not take responsibility for flooding claims. The Owner acknowledges that it is recommended that backwater valves be installed on catch basins located in depressed driveways.

- 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, Infrastructure and Economic Development Department, from an acceptable Professional Engineer, licensed in the Province of Ontario, that the site lighting has been constructed in accordance with the Owner's approved design plan.
25. 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 prepared by Golder Associates, dated October 2017 (the "Report"), are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Infrastructure and Economic Development Department 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, Infrastructure and Economic Development Department.
- 26.
- 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 an engineering report from a Professional Engineer, licensed in the Province of Ontario, that shall outline the impact of the proposed building's footing and foundation walls on the City sewer system that crosses the Trim Road 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 within Trim Road and the location of the proposed building and its footings in relation to the City Sewer System; and
 - iii. obtain a video inspection of the City Sewer System within Trim Road prior to any construction to determine the condition of the existing City Sewer System. Such video inspection shall be to the satisfaction of to the General Manager, Planning, Infrastructure and Economic Development Department.

Engineer, licensed in the Province of Ontario, confirming that the designed roof-top scuppers and associated spill point elevations will be set equivalent to the top of the control weir of the approved roof drain elevation(s). The Owner further acknowledges and agrees that said memorandum shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, and all associated costs shall be the Owner's responsibility.

32. The Owner shall have competent Professional Engineering inspection personnel on-site during the construction period to supervise the Works. The General Manager, Planning, Infrastructure and Economic Development Department, shall have the right to inspect the installation of the Works at all times. The Owner acknowledges and agrees that should it be found in the sole opinion of the General Manager, Planning, Infrastructure and Economic Development 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, Infrastructure and Economic Development Department may order all Works to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.
33. 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.
34. The Owner acknowledges and agrees to safely remove the monitoring wells located on site to the regulations stated by the Ministry of the Environment and Climate Change's Well Regulation – Well Abandonment.
35. The Owner acknowledges and agrees to complete and provide the General Manager, Planning, Infrastructure and Economic Development Department a roof drain declaration form prior to issuance of a building permit.
36. In accordance with the City's Sewer Use By-law, being By-law No. 2003-514, as amended, the Owner acknowledges and agrees to install a grease trap on the internal sanitary plumbing system when a restaurant/cafeteria is established on the lands.
37. Prior to the registration of the Site Plan Agreement, the Owner agrees to contribute Cash in Lieu of Parkland payment in the amount of \$131, 162.00, which represents

44. The Owner acknowledges and agrees that should a pressure reducing regulator station be required, the Owner will provide a 3 metre by 3 metre exclusive use location that is within the municipal road allowance. The final size and location of the regulator station shall be confirmed by Enbridge Gas Distribution's Customer Connections department. For more details, contact SalesArea60@enbridge.com.
45. The Owner acknowledges that the site is in the vicinity of a Vital Main. The Owner therefore agrees to adhere to the requirements set forth within Enbridge Gas' *Third Party Requirements in the Vicinity of Natural Gas Facilities* document, dated September 2015.
46. The Owner shall implement the noise control measures recommended in the approved Trim Road and Innes Road Retirement Home Acoustical Report prepared by IBI Group, dated April 28, 2017.
47. The Owner acknowledges and agrees that due to the exceedance of the City noise criteria from Trim Road and Innes Road, residential units are to be fitted with air conditioning. The Owner further acknowledges and agrees that all residential units contain the following warning clause:

This dwelling unit has been supplied with a central air conditioning system which will allow windows and doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality's and the Ministry of Environment's noise criteria."
48. The Owner acknowledges and agrees that residential units exposed to Trim Road and/or Innes Road require special building components. The building designer shall work with an Acoustical Engineer to ensure indoor noise levels meet the City of Ottawa's and the Ministry of Environment's noise level criteria.
49. The Owner acknowledges that, prior to the issuance of building permits, it is recommended that an Acoustical Engineer review the proposed windows, doors, and walls for the residential units exposed to Trim Road and Innes Road to ensure that they meet the noise reduction requirements.
50. The Owner acknowledges and agrees, that due to the exceedance of the City's and the Ministry of Environment's sound level limits for the area adjacent to and around the proposed shuffleboard area, to include the following warning clause:

"Purchasers/tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of Environment."
51. The Owner acknowledges and agrees it shall obtain approval from the Chief Building Official, Building Code Services prior to installation of any signs on the



SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-17-0039

SITE LOCATION

1980 Trim Road, as shown on Document 1.

SYNOPSIS OF APPLICATION

The site, formerly known as 1980 Trim Road and 5157 Innes Road, has been re-addressed under this site plan control process to 1980 Trim Road. The site is located at the northwest corner of Trim Road and Innes Road, as shown on Document 1. A portion of the site (the parcel formerly known as 5157 Innes Road) is registered under the Queens Pointe Phase Two – Claridge subdivision (City File No. 23-06.11) as commercial lands. The remaining subject lands, (the parcel formerly known as 1980 Trim Road) has an abandoned two-storey single detached dwelling on the lands. The site forms a reversed L-shape that frames the intersection of the two arterial roads.

Abutting the site to the north and west is an upside-down L-shaped lot containing a two-storey commercial building and an antenna system. Further north and west of the site are residential uses. The southern portion of the abutting commercial L-shaped lot is vacant, serving as a buffer between the site and the residential uses to the west. East of the site, across Trim Road, is a gas station. Directly north of the gas station is a residential development consisting of four-storey condominium buildings. South of the site is Millennium Park Plaza, which consists of a variety of retail and service uses, including restaurants, a bank, a grocery store, a pharmacy and a dental clinic.

This is a proposal for a six-storey L-shaped retirement home and residential care facility with a convenience store and nail salon on the main floor. The main entrance to the building is located on Trim Road, with a secondary access point on Innes. The building is oriented as close as possible to Innes Road and Trim Road.

The retirement home use shall be located on the fourth, fifth, and sixth floors with a gross floor area of approximately 4,618 square metres. The assisted living units will be located on the second and third floors with a gross floor area of approximately 2,504 square metres. A nail salon and convenience store are proposed as complementary uses on the first floor to primarily serve the users of the proposed building. These aforementioned uses have a gross floor area of approximately 80.4 metres square and 39.5 square metres, respectively. Medical services will be offered on-site solely for the occupants of

This application was subject to the Public Notification and Consultation Policy.

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. One public information session was held in the community on June 20, 2017, which addressed the zoning by-law amendment and the site plan.

Mailed notices were provided in advance of each public consultation to anyone who had requested to be part of the public notification list.

The summary of public comments include comments from the Public Notification and Public Consultation process as well as from the public information session.

Prior to the public information session, numerous comments were received from the public. Fourteen members of the community attended the .

The main concerns expressed through the public consultation process include:

1. Comment:

The proposed height of six storeys is too high. The building should be no more than four storeys so that it is in character with existing buildings in the general area and to reduce shading on adjacent residential properties.

Response:

The proposed building height does not exceed the zoning requirement of a maximum building height of 20 metres within the existing zone of General Mixed Use, Subzone 13, height limitation of 20 metres (GM13 H(20)). However, as part of the site plan control process, the western-most end of the building, adjacent and closest to existing residential uses, has been reduced to five storeys. A sun and shadow study was conducted, prior to the aforementioned reduction in height, which shows that shading will impact the rear yards of some adjacent residential lots to the west in the morning and residential units to the northeast during the afternoon of the winter months. Minimal shading is also shown to occur on the rear yard of an adjacent residential lot to the west in the morning in early spring.

2. Comment:

Consideration needs to be given to the existing bus stop on Trim Road as it is often an articulated bus that stops there. Will entrances/exits to the subject property be blocked when a bus is picking up passengers at this location?

Response:

OC Transpo does not have any bus stops along the Trim Road frontage of the site. The location of the bus stop on Innes Road will have no impact to the proposed site access driveways.

Mechanical and kitchen venting should not be adjacent to residential properties.

Response:

Mechanical and kitchen venting is located on the roof of the building 5 storeys high, and not adjacent to residential properties.

8. Comment:

The lack of proposed parking will cause overflow parking on side streets. There should be at least a few above ground parking spaces for visitors.

Response:

The number of proposed parking spaces has been increased from the initially proposed 39 spaces to a total of 53 parking spaces, with 45 spaces located in the underground parking garage. Eight spaces will be located at grade. Two of the surface parking spaces will be located near the main entrance to serve as short-term parking spaces and the remaining six spaces will be located adjacent to the loading area west of the building. The total proposed number of parking spaces exceeds the required minimum number of the Zoning By-law by sixteen.

9. Comment:

The sound control fencing, originally installed by Claridge, stops approximately 8 feet along the property line at 2024 Scully Way; the balance is a standard wood plank fence. If the proposal is approved, it would be appreciated for the builder of the retirement complex to have the sound control fencing extended to cover the area of 2024 Scully Way giving onto the new development. This would help control some of the noise potentially generated by the loading and service entrance.

Response:

A fence, similar only in height and aesthetics to the existing noise wall, will be extended to limit impacts for residents at 2024 Scully Way. Please note that this wall will not have the same sound control measures as a noise wall but will otherwise match the look and height.

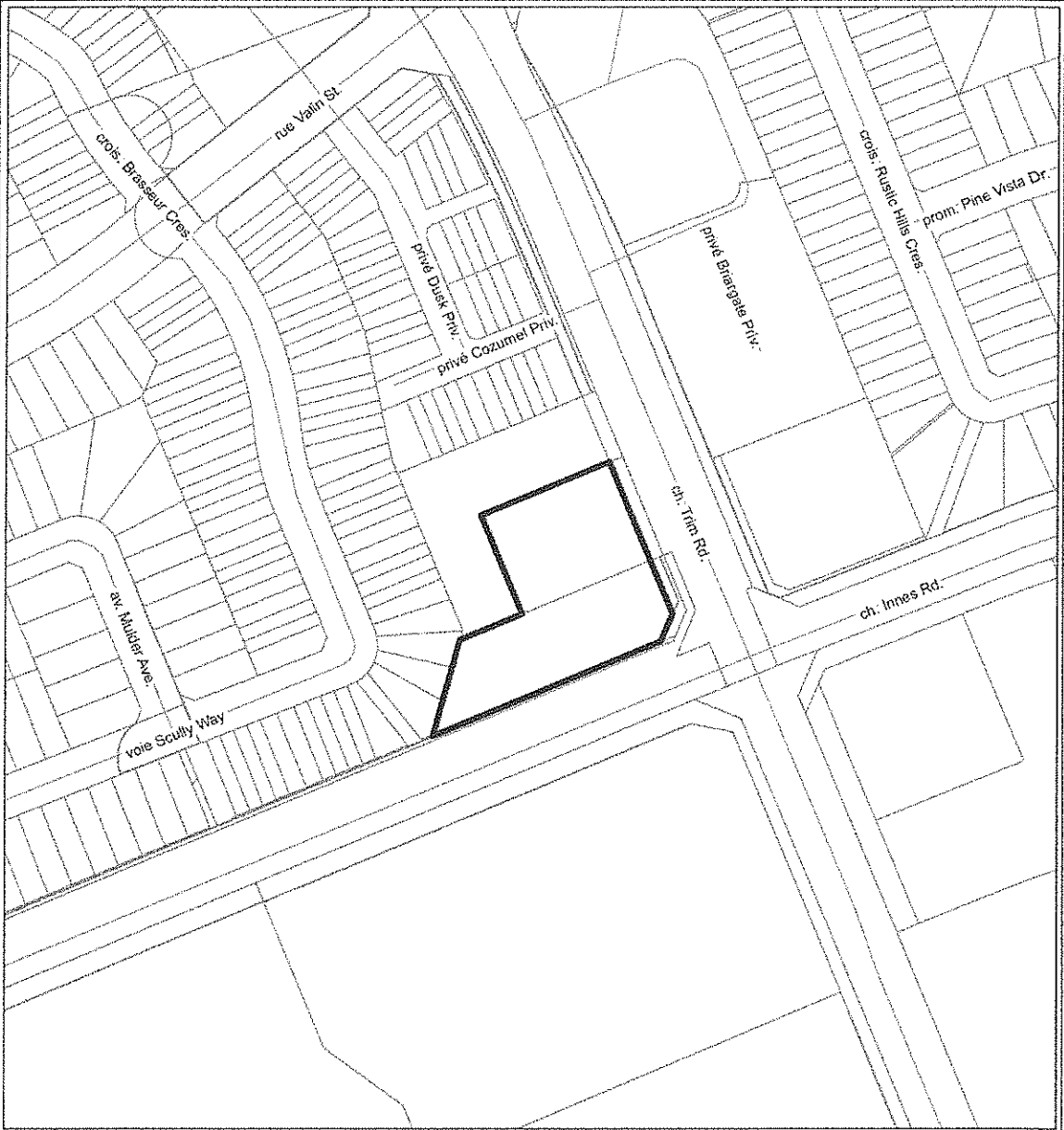
Summary of Comments – Community Organizations



Community organizations were circulated, but no comments were received.

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority due to

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE SITE PLAN / PLAN D'EMPLACEMENT	
DC2-02-17-0028	17-0616-X		
DC7-12-17-0039			
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