

March 12, 2018

Anthony Leaning
CSV Architects
1066 Somerset Street West, Suite 402
Ottawa, Ontario, K1Y 4T3

Subject: Site Plan Control Application
567 Cambridge Street South

The City has approved the Site Plan Control application received on January 23, 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 March 5, 2019. 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.

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 Steve Gauthier by telephone at 613-580-2424, extension 27889 or by e-mail at steve.gauthier@ottawa.ca.

Sincerely,



Steve Gauthier
Planner
Development Review

Enclosures(#)

- c.c. Councillor David Chernushenko
Richard Buchanan, Infrastructure Approvals Project Manager, PIED (include 1 set of approved/signed mylars)
Kevin Lamer (Mail Code: 26-14), Program Manager - Development Inspection East, PIED
Linda Carkner, Program Manager, Right of Way
Pauline Prevost, Circulation Clerk - Design Review, PIED (site plan)
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)
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)
Andre Laplante, Program Coordinator, Waste Collection Services, Solid Waste Operations Branch
Carole Legault, Co-ordinator, Accessibility Advisory Committee
Chris Farley Ratcliffe, Account Manager, MPAC
OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5 (no attachments)
Meaghan Palynchuk, Manager, Municipal Relations, Access Network Provisioning, Ontario, Bell Canada, 20 Hunter Street West, Flr.3, Hamilton, ON L8P 2Z2
Chrystopher Murphy, Distribution Engineer, Hydro Ottawa Limited, 3025 Albion Road North, PO Box 8700, Ottawa, Ontario, K1G 3S4

Allison Sadler, Municipal Planning Advisor, Distribution Planning & Records,
ENBRIDGE GAS DISTRIBUTION, 500 Consumers Rd, North York, ON, M2J
1P8

Ambar Mendes, GROUP TELECOM, C/O Telecon Design Inc, 200 Town Centre
Blvd., Suite #300, Markham, Ontario, L3R 8G5

Éric Lalande, RVCA, Box 599, 3889 Rideau Valley Drive, Manotick, ON K4M 1A5
9278575 Canada Inc., 1282 Jester Crt, Ottawa, ON K4M 0A2

Joan Zacharias, Rogers, Planning Support Coordinator, Outside Plant
Engineering, 475 Richmond Road, Ottawa, ON K2A 3Y8



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

Site Location: 567 Cambridge Avenue

File No.: D07-12-17-0080

Date of Application: June 19, 2017

This SITE PLAN CONTROL application submitted by Anthony Leaning, CSV Architects, on behalf of The Kings Daughters and Sons Apartments Inc., is APPROVED as shown on the following plan(s):

1. **Site Plan**, Drawing No. A100, CSV Architects, Project No. 2014-1170, dated June 15, 2017, Revision 5 dated February 9, 2018.
2. **Landscape Plan**, Drawing No. L1-1, prepared by Lashley and Associates Landscape Architecture, Project No. 17664-1, dated May 10, 2017, Revision 7 dated February 9, 2018.
3. **Services Plan**, Drawing No. C.03, prepared by WSP(MMM Group Limited), Project No. WSP 161-15689-00, dated June 7, 2017, Revision 5 dated Jan 18, 2018.chow
4. **Grading Plan**, Drawing No. C.02, prepared by WSP(MMM Group Limited), Project No. WSP 161-15689-00, dated June 7, 2017, Revision 4 dated Dec 15, 2017.
5. **Service and Grading Notes Erosion and Sediment Control Plan**, Drawing No. C.01, prepared by WSP(MMM Group Limited), Project No. WSP 161-15689-00, dated June 7, 2017, Revision 4 dated Dec 15, 2017.

And as detailed in the following report(s):

1. **Servicing and Stormwater Management Report**, 567 Street South, Ottawa, Ontario, 6 Storey Addition – Kings Daughters and Sons, File Number 161-15689-00, dated June 7, 2017, Revision 2 dated Dec 12, 2017.
2. **Geotechnical Investigation Proposed Multi-Storey Building**, 567 Cambridge Street South, Ottawa, Ontario, Report Number PG3906-1, prepared by Paterson Group on October 13, 2016.
3. **567 Cambridge Street South Noise Impact Assessment Report**, File Number 117023, Reference Number 2017-091 prepared by Novatech on June 2017.

4. **Phase 1 – Environmental Site Assessment**, 567 Cambridge Road Street, Ottawa, Ontario, Report Number PE3878-1 prepared on September 23, 2016.
5. **Phase 2 – Environmental Site Assessment**, 567 Cambridge Road Street, Ottawa, Ontario, Report Number PE3878-2 prepared on September 23, 2016.

And subject to the following Standard and Special Conditions:

Standard Conditions

1. Site Plan Agreement

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. Permits

The Owner(s) shall obtain such permits as may be required from Municipal or Provincial authorities and shall file copies thereof with the General Manager, Planning & Growth Management Department.

3. Barrier Curbs

The Owner(s) agrees that the parking areas (and entrances) shall have barrier curbs and shall be constructed in accordance with a design professional and approved by the General Manager, Planning, Infrastructure & Economic Development Department.

4. Water Supply for Fire Fighting

The Owner(s) shall provide adequate water supply for fire fighting for every building. Water supplies may be public water works system, automatic fire pumps, and pressure tanks or gravity tanks.

5. Reinstatement of City Property

The Owner(s) shall reinstate at its expense, to the satisfaction of the General Manager, Planning & Growth Management Department, any property of the City, including, but not limited to, sidewalks and curbs, boulevards, that are damaged as a result of the subject development.

6. Construction Fencing

The Owner(s) shall be required to install construction fencing at its expense, in such a location as may be determined by the General Manager, Planning & Growth Management Department.

7. Completion of Works

The addition shall not be occupied, nor will the Owner(s) convey title to any building 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 & Growth Management Department, 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. Provided that notwithstanding the non-completion of the foregoing Works, conveyance and/or occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning & Growth Management Department, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the consent of the General Manager, Planning & Growth Management Department for such conveyance and/or occupancy in writing.

8. On-Site Parking

The following provision shall be included in any lease, rental agreement, sublet agreement, condominium agreement and/or Agreement of Purchase and Sale governing all or part of the building:

“The purchaser, tenant or sublessee acknowledges the unit being rented/sold may not be provided with any on-site parking. Should a tenant/purchaser have a vehicle for which they wish to have parking, that alternative and lawful arrangements may need to be made to accommodate their parking need at an alternative location. The Purchaser/Tenant/Sublessee acknowledges that the availability and regulations governing on-street parking vary; that access to on-street parking, including through residential on-street parking permits issued by the City cannot be guaranteed now or in the future; and that a purchaser, tenant or sublessee intending to rely on on-street parking for their vehicle or vehicles does so at their own risk.”

9. Certificate of Insurance

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.

Special Conditions

10. Geotechnical Report

The Owner's Geotechnical Engineer shall ensure that the recommendations of the Report on Geotechnical Investigation, prepared by Paterson Group Inc., Report: PG3906-1, dated October 13, 2016 are fully implemented and provide certificates of compliance, with respect to all recommendations and provisions of the report, prior to construction of the foundation and at the completion of the works, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

11. Soil Management

That if the Owners Environmental Consultant identifies areas on the site during construction where excess soils, fill and/or debris will be removed and if through further testing of any of these materials are found to be contaminated, they must be disposed, treated or recycled at a waste disposal site or landfill licensed for that purpose by the Ministry of Environment.

12. Groundwater Management

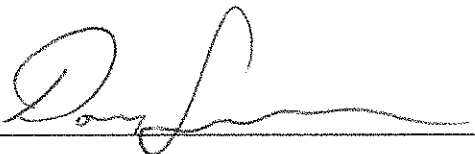
That the Owners Environmental Consultant test groundwater to be removed from the site during redevelopment, if through further testing the groundwater samples are found to be contaminated, all groundwater must be removed, managed or treated in accordance with appropriate Ontario regulations and/or discharged in accordance with the City of Ottawa Sewer Use By-law 2003-514.

13. Securities

The Owner agrees that the City shall secure site plan securities, as referenced in Schedule "B" hereto, through the withholding funding from the Social Infrastructure Fund - Investment in Affordable Housing Program and which will be outlined in the Affordable Housing Contribution Agreement between The King's Daughters and Sons Apartments Incorporated and the City of Ottawa (the "Contribution Agreement"), which provides up to \$4,331,900 towards the project. The Contribution Agreement implementing the withholding provisions shall be provided to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development, prior to the issuance of an occupancy permit. If the Contribution Agreement is not received at the time of the request for the issuance of an occupancy permit, the Owner acknowledges and agrees to submit securities at a rate of 100% of Total Estimated Cost of works on public property and 50% of Total Estimated Cost of works on private property and as indicated on Schedule "B" hereto.

Subject to paragraph, the Owner acknowledges and agrees that the required security as indicated in Schedule "B", in the amount of \$XXX, hereto will be secured by the withholding of milestone payments in Contribution Agreement and said milestone payments will continue to be withheld until all site Works, including but not limited to, sanitary sewers, storm sewers, stormwater management Works, watermain Works, landscaping Works and road Works, have been completed to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

March 5, 2018



Date

Douglas James, Manager
Development Review
Development Review, Central
Planning, Infrastructure and Economic Development
Department

Enclosure: Site Plan Control Application approval – Supporting Information



SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-17-0080

SITE LOCATION

567 Cambridge Street South, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is located on the eastern side of Cambridge Street South, south of Carling Avenue, west of Bronson Avenue, north of Kippewa Drive and east of Dow's Lake Road. The site has a lot area of 1.14 acres (4613.4m²) and a frontage of 70.16 metres on Cambridge Street South and 2.90 metres on Kippewa Drive. It is currently occupied by the King's Daughters and Sons rental building. A total of 38 surface parking spaces (30 for tenants and 8 for visitors) are located on the site today.

The surrounding area contains a mixture of residential and commercial uses that range in height from low to medium rise buildings. Glebe Collegiate Institute lies to the north-east of the subject site, while most of the commercial land uses are located along Bronson Avenue, which runs parallel to the east of Cambridge Street South.

This Site Plan application is to construct a six-storey, 58-unit, addition to the existing six-storey, 70-unit, affordable housing apartment building for senior citizens. The addition is being proposed to the south end of the existing apartment dwelling. The portion of the site where the proposed development is to be located is currently occupied by landscaping and surface parking. The addition will contain additional residential rental units and new amenity space where on-site seniors health and support services will be provided for existing and future tenants. Access to the site will be reconfigured as a circular drop off area in front of the proposed addition. Surface parking will be accessible from the drop-off point and located to the south and east of the proposed addition. Eight (8) additional surface parking spaces will be provided for a total of 46 (34 for tenants and 12 for visitors), as well as 45 bike parking spaces.

DECISION AND RATIONALE

This application is approved for the following reasons:

- According to Schedule B of the Official Plan, the subject property is designated General Urban Area. This designation permits a full range of uses, including a variety of residential types to meet all ages, incomes, and life circumstances.
- The subject site is zoned as Residential Fifth density, Subzone B, with a height limit of 15 metres (R5B H(15)), which allows a wide mix of residential building forms ranging from detached to mid-high rise apartment dwellings.
- An application for Minor Variance (File D08-02-17/A-00272) was filed and relief from the following provisions was granted by the Committee of Adjustment:
 1. to consider Cambridge Street as the front lot line; whereas the By-law would dictate that the Kippewa frontage is the front lot line;
 2. to permit 3 parking spaces to be located in the front yard; whereas the By-law does not permit parking spaces to be located in the front yard in a Residential Zone;
 3. to permit an increased building height of 18.7 metres; whereas the By-law permits a maximum building height of 18 metres;
 4. to permit a reduced parking rate of 0.29 spaces per dwelling unit (34 spaces), whereas the By-law requires a minimum parking space rate of 0.5 space per unit, with an exemption for the first 12 units;
- The proposed development reflects good planning principles.

URBAN DESIGN REVIEW PANEL

The Site Plan Control application was not subject to the Urban Design Review Panel process.

CONSULTATION DETAILS

Councillor Chernushenko comments

Councillor Chernushenko concurs with this report, noting the applicant's commitment to addressing the issues of stormwater runoff management and the

protection and replacement of trees.

Public Comments

Summary of Comments - Public

Community Organizations have expressed the following concerns:

1. The number of parking spaces proposed is not sufficient and will result in parking overflow into the local streets.
2. The proposed mass and height of the building will obstruct sunlight and cause privacy concerns.
3. There is a history of difficulties with runoff water/capacity of the stormwater sewer in the dead end section of Cambridge Street South.
4. The loss of greenspace will be detrimental to the neighbourhood. Efforts should be made to retain existing trees.

Response to Comments - Public

1. Parking

A Parking Utilization Study was required under both the Minor Variance and Site Plan Control applications. This Study noted that there are multiple bus routes, which are within a 600 m walk of the subject property and that these routes connect the site to the O-Train station, as well as to other rapid transit stops, including those in the downtown core.

It is also acknowledged that there is some rationale for a reduction in parking rates based on the intention to provide units as affordable housing for elderly tenants. In addition to some of the proposed units being "low-market rent" units, the applicant intends to also have affordable housing units within the existing building.

The Department also appreciates the applicant's commitments to provide "alternative motorized transportation options", such as shuttle services to facilitate shopping trips and similar trips for tenants. The information provided by the applicant also notes the introduction of car-sharing services.

In addition to these services, the applicant intends to provide health services for the residents only, expected to consist of periodic day visits by a nurse, personal support worker, or other health care specialist, and day visits by social workers. Such in house services will reduce the need for external trips.

2. Building Height

The proposed additional height is a result of changes in grade, which slopes downward towards the southerly lot line, and will allow for a building height that matches that of the existing building.

3. Runoff water

The Site Plan Control Approval process will ensure that water and storm servicing will be adjusted to ensure that no additional runoff water will result from this development.

4. Loss of greenspace

The Site Plan Control Approval process will ensure that a majority of existing trees along the periphery of the site will be retained.

Technical Agency/Public Body Comments

N/A

Advisory Committee Comments

Summary of Comments – Advisory Committees

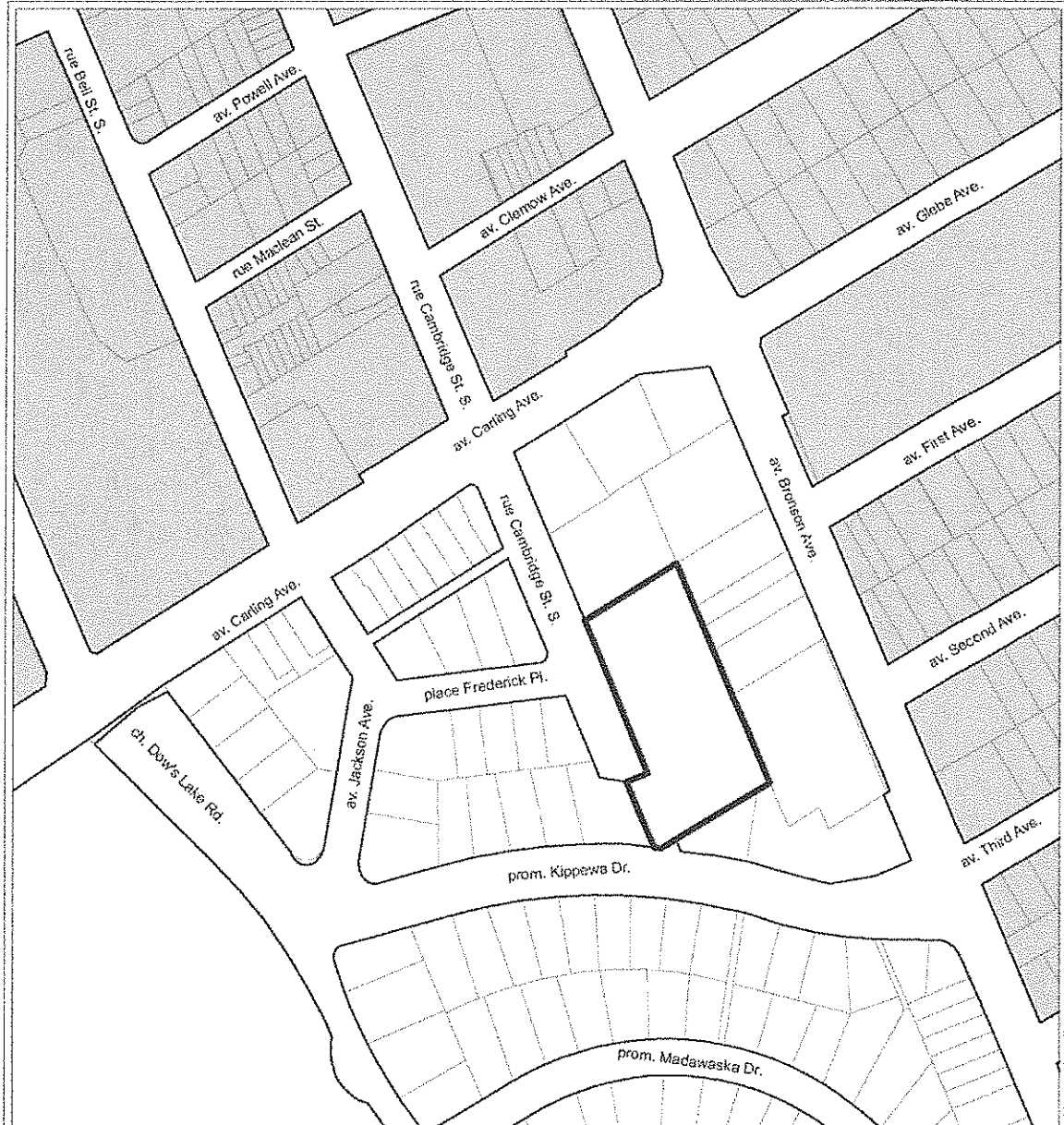
N/A

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: Steve Gauthier - Tel: 613-580-2424, ext.27889; Fax: 613-580-2576; or e-mail: steve.gauthier@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-17-0080	17-1072-D		
I:\CO\2017\Zoning\Cambridge_567			
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REVISION / RÉVISION - 2017 / 07 / 05			

	567 rue. Cambridge Street
	Maturing Neighbourhoods Overlay (section 139) Zone sous-jacente de quartiers établis (article 139)