

MEMO / NOTE DE SERVICE

File No. D07-12-17-0143

Date: May 15, 2018

To / Destinataire : Kersten Nitsche

From / Expéditeur : **Richard Buchanan**
Project Manager
Development Review, Central Branch

Subject / Objet : **Recommend Site Plan Approval**
355, 357, 359 and 361 Nelson Street
Ward 12 - Rideau-Vanier, Councillor Mathieu Fleury
4 Storey Apartment, 24 Units.

The Development Review Project Manager has reviewed the Site Plan Application circulated May 15, 2018 and has approved all of the associated engineering reports and plan submissions. At this time, we ask that you please requisition the final mylars, associated paper copies and a CD containing all the approved reports referenced below in order to finalize approval, along with the applicant's estimate of costs for preparation of the Site Plan Agreement.

Please note that Development Review Project Manager will require one full set of mylars for the commence work notification process in addition to Planning requirements.

In order to facilitate Site Plan Approval, the Development Review Project Manager has prepared the following list of approved drawings, reports, preliminary conditions and engineering requirements. Please note that the following list is preliminary and the Development Review Project Manager may modify and/or add additional conditions upon final review of the requested mylars, if necessary.

A. List of Approved Drawing(s):

1. **General Plan of Services**, Dwg 116018-GP, prepared by Novatech, revision 4 dated May 8, 2018.
2. **Grading and Erosion & Sediment Control Plan**, Dwg 116018-GR, prepared by Novatech, revision 4 dated May 8, 2018
3. **Storm Water Management Plan**. Dwg 116018-SWM, prepared by Novatech, revision 3 dated May 8, 2018.

B. List of Approved Report(s):

- 1 **Development Servicing Study & Stormwater Management Report**, prepared by Novatech, report reference # R-2017-139, dated October 27, 2017, revision 4, May 8, 2018.
- 2 **Geotechnical Study**, Report: PG4059-LET.01, prepared by Paterson Group Inc. dated April 6, 2017.
- 3 **Phase I Environmental Site Assessment**, prepared by Paterson Group Inc. , PE3975-1, dated March 7, 2017.
- 4 **Site Servicing & Stormwater Management Report**, prepared by Novatech, Ref: R-2017-139, dated October 27, 2017, revision 3, dated May 8, 2018.

C. Requirements to be Satisfied Concurrent With Registration

- 1 None

D. Standard Conditions for Site Plan Approval

1. **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.

2. **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.

3. **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.

4. **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.

5. 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.

6. Completion of Works

No building will be occupied on the lands, 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.

E. Special Conditions for Site Plan Approval

1. Geotechnical Report

The Owner's Geotechnical Engineer shall ensure that the recommendations of the Report on Geotechnical Investigation, prepared by Paterson Group Inc. ,Report: PG4059-LET.01, dated April 6, 2017 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.

2. 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.

3. 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 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.

Please contact me at 613-580-2424, extension 27801. or e-mail Richard.Buchanan@ottawa.ca if you have any questions in this regard.

Sincerely,

Richard Buchanan, CET
Project Manager
Development Review, Central Branch

cc.

Doug James, Manager, Development Review, Central Branch