

May 24, 2018

Erin Duncan  
Jane Thompson Architects  
404 Mackay Street  
Ottawa, ON K1M 2C4

**Subject: Site Plan Control Application  
2980 Colonial Road**

The City has approved the Site Plan Control application received on June 20, 2017 subject to Owner(s) of the subject lands entering into a Site Plan Agreement per lot of record.

It is important to note that this Site Plan Control Approval will lapse if certain requirements are not fulfilled by May 15, 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.
- Securities 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 an amending 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 Natalie Persaud by telephone at 613-580-2424, extension 12681 or by e-mail at Natalie.Persaud@ottawa.ca.

Sincerely,



Natalie Persaud  
Planner II,  
On behalf of, Development Review, Rural Services

Enclosures

- c.c. Councillor Stephen Blais  
Kevin Hall, Infrastructure Approvals Project Manager, PGM (include 1 set of approved/signed mylars)  
Kevin Lamer (Mail Code: 27-61), Program Manager - Development Inspection East, PIED  
John Buck, Manager (A) - Building Inspections, Building Code Services, PIED  
Patrick Kennedy, Program Manager - Permit Approvals, Building Code Services, PIED (include all final/consolidated approved Geotechnical and/or Slope Stability studies)  
Charles Sarazin, Zoning Plan Examiner, Building Code Services Branch, PIED (2 copies)  
Christine Enta, Legal Counsel, City Clerk & Solicitor Department  
Joumana Tannouri, Securities Administrator, Finance Department (no plans).  
Julie Sarazin, Housing Developer, Community & Social Services Dept.  
OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5  
(no attachments)  
Enbridge Gas, 500 Consumers Road, North York, ON, M2J 1P8  
Bell, Floor 5, 100 Borough Drive, Scarborough, Ontario M1P 4W2  
Daniel Bedard, Canada Post, PO Box 8037, Ottawa T CSC,  
Ottawa, ON, K1G 3H6  
Marc Beaudette, Hydro One, Local Distribution



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

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Site Location: 2980 Colonial Road

File No.: D07-12-17-0021

Date of Application: June 20, 2017

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This SITE PLAN CONTROL application submitted by Jane Thompson Architect, on behalf of Cumberland Housing Corporation, is APPROVED as shown on the following plan(s):

1. **Site Plan**, A-1, prepared by Jane Thompson Architect, dated April 26, 2018, revision 5, dated April 26, 2018
2. **Landscape Plan**, L-01, prepared by Ruhland & Associates Ltd., revision 2, dated April 24, 2018.
3. **Site Servicing Plan**, C-1, prepared by D.B. Gray Engineering Inc., dated March 22, 2017, revision 7, dated April 25, 2018.
4. **Site Servicing Plan**, C-2, prepared by D.B. Gray Engineering Inc., dated March 22, 2017, revision 7, dated April 25, 2018.
5. **Grading Plan**, C-3, prepared by D.B. Gray Engineering Inc., dated March 22, 2017, revision 7, dated April 25, 2018.
6. **Grading Plan**, C-4, prepared by D.B. Gray Engineering Inc., dated March 22, 2017, revision 7, dated April 25, 2018.
7. **Notes and Details**, C-5, prepared by D.B. Gray Engineering Inc., dated March 22, 2017, revision 7, dated April 25, 2018.
8. **Drainage Plan**, C-6, prepared by D.B. Gray Engineering Inc., dated March 22, 2017, revision 7, dated April 25, 2018.

And as detailed in the following report(s):

9. **Servicing Brief & Stormwater Management Report**, prepared by D.B. Gray Engineering Inc., dated April 20, 2018
10. **Geotechnical Investigation**, prepared by Paterson Group Inc., dated May 16, 2017.
11. **Phase 1 – Environmental Site Assessment**, prepared by Paterson Group Inc., dated May 17, 2017.

And subject to the following Standard and Special Conditions:

### **Standard Conditions**

#### **1. 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. 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.

#### **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. 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.

## **5. 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.

## **6. 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.

## **7. 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**

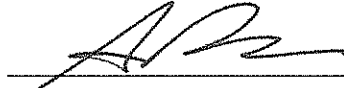
### **8. Securities**

- (a) 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, which provides up to \$1,800,000 towards the project, as outlined in the Affordable Housing Contribution Agreement between Cumberland Housing Corporation and the City of Ottawa (the "Contribution Agreement"). 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.

(b) Subject to paragraph/condition (8(a)), 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

15 May 2018

Date



Adam Brown  
Manager, Development Review  
Development Review, Rural  
Planning, Infrastructure and Economic Development  
Department

Enclosure: Site Plan Control Application approval – Supporting Information

## SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

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File Number: D07-12-17-0081

### SITE LOCATION

2980 Colonial Road

### SYNOPSIS OF APPLICATION

The subject site is a 1.6-hectare parcel of land, surrounded by agricultural and low-rise residential uses. It is currently used for an 1800 square metre, 24-unit seniors retirement home, known as the Hervé Joly retirement residence.

It is proposed to construct a 1400 square metre addition, featuring an additional 16-units. The building will feature a mix of unit types, including 1 and 2 bedrooms, as well as rooming units.

The development is privately serviced, having recently replaced its septic system.

The proposal also included modifications to the existing parking lot in order to provide additional spaces.

During review of this site plan application, an inconsistency in the application of the Zoning By-law was noted by staff, as it applies to the proposed use and this site. To address this, Staff initiated a site specific zoning by-law amendment (D02-02-17-0085) to correct the language of the V3F zone, to ensure clarity in future interpretation and application. The amendment came into full force and effect on December 6, 2017. This technical correction will also be done to the zoning by-law as it applies rural wide in the City's next omnibus report.

### DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal meets the policies of the site's designation, Village of Sarsfield, in Schedule A, of the Official Plan.
- The site and the proposal are in conformity with the Zoning By-law, being designated as Village Residential Third Density.
- Review of the proposal was done in coordination with partner agencies, and represents good planning.

### CONSULTATION DETAILS

Councillor Stephen Blais has concurred with the proposed conditions of approval.

## Public Comments

This application was not subject to public consultation, however, having been subject to a site specific zoning by-law amendment, the following comments were received and the responses to them were also contained within the Staff report to Agriculture and Rural Affairs, November 2, 2017.

1. There is a concern for the quality of water in surrounding wells. Will the proposed development impact nearby wells?

***Response:***

The use of the subject site will remain as residential and such uses do not pose risk of contaminating the site and surrounding uses.

2. Is it possible for residents of 2980 Colonial Road to receive the results of any well water testing that is done and who is monitoring the water quality?

***Response:***

The onus of monitoring is placed on the Property Owner. Residents should contact the Property owner to obtain well water test results.

3. Has the Ministry of Environment and Climate Change visited the site? There is a concern for the site's septic system.

***Response:***

Staff are unable to confirm whether or not MOECC Staff have performed a site visit, however, the septic system with a proposed flow of over 10 thousand litres per day, requires a permit from the MOECC and that was recently received in order to permit the replacement of that system. The new system has been sized to accommodate the proposed addition.

4. The name of the building should not change as it bears historic significance in the Village of Sarsfield.



***Response:***

This Zoning amendment is proposed to correct a site specific inconsistency in the provisions related to the use of a retirement home, in order to provide clarification on the interpretation of the Village Third Density Residential, Subzone F zone. Neither through this application, nor the active Site Plan Application related to the site include a review of change of name. If it is the desire of the Owner to rename it, there is a Commemorative Naming process available to change or provide a commemorative name that could be further investigated.

5. The proposed development should include green plumbing fixtures, the installation of an eco-filter, construction of an exterior reservoir, a flat building roof, and the use of grey water for activities such as lawn maintenance.

***Response:***

The City is supportive of energy efficiency in building designs and encourages these elements whenever possible. However, the Zoning By-law nor the Site Plan Control process provide the authority to the Municipality to require many of these installations. As part of the review, the Owner is required to demonstrate proposed flow and that may include calculations based on low flow fixtures. The report would then be tied to the approval and the Owners would be held to implementing the approved proposal.

**Technical Agency/Public Body Comments**

n/a

**Advisory Committee Comments**

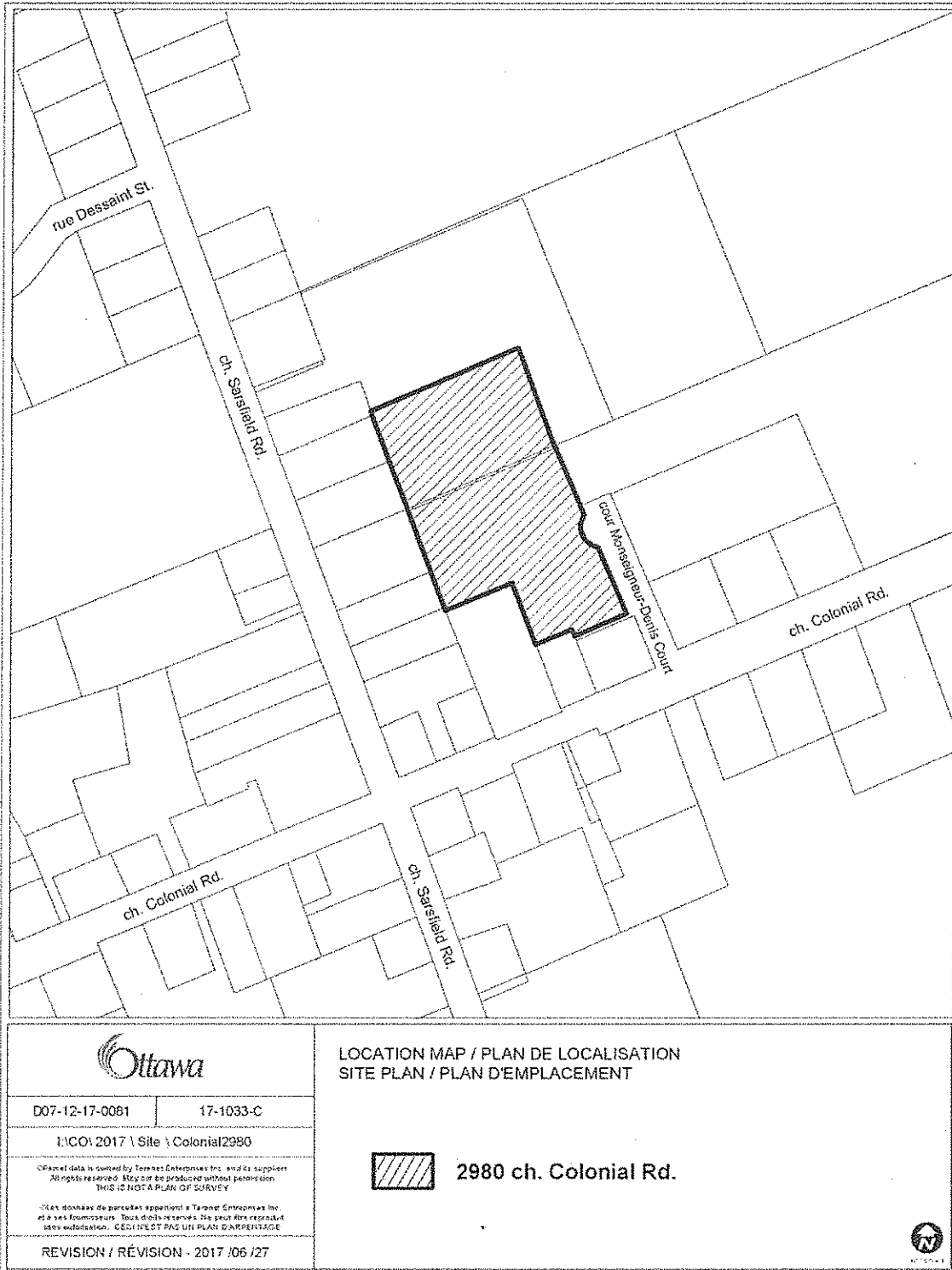
n/a

**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 incomplete plans and the requirement for additional information requested upon review.

**Contact:** Natalie Persaud - Tel: 613-580-2424, ext. 12681; Fax: 613-580-2576; or e-mail: [Natalie.Persaud@ottawa.ca](mailto:Natalie.Persaud@ottawa.ca)

# Document 1 – Location Map



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

D07-12-17-0081      17-1033-C

I:\CO1 2017 \ Site \ Colonial2980

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REVISION / RÉVISION - 2017 /06 /27



2980 ch. Colonial Rd.



## Mailing Template

File no. **D07-12-17-0081**  
Municipal Address. **2980 Colonial  
Road**

Notice Provided: *initial*

Marc Beaudette, Hydro One, Local  
Distribution

Enbridge Gas, 500 Consumers Road,  
North York, ON  
M2J 1P8

Councillor  
**Stephen Blais - Cumberland**

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PO Box 8037, Ottawa T CSC,  
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K1G 3H6

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