



File No. D07-12-17-0103

August 31, 2018

Robertson Martin Architects
216 Pretoria Avenue
Ottawa ON K1S 1X2

Subject: Site Plan Control Application
33 Heney Street

The City has approved the Site Plan Control application received on July 31, 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 June 31, 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 Catherine McKenney
Abdul Mottalib, Infrastructure Approvals Project Manager, PIED (include 1 set of approved/signed mylars)
Kevin Lamer (Mail Code: 27-14), Program Manager - Development Inspection East, PIED
Norman Allen, Program Manager - 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)
Éric Dégagné, Zoning Plan Examiner, Building Code Services Branch, PIED (2 copies)
Municipal Addressing/Sign Officers, Permit Approvals Unit, Building Code Services Branch, PIED (Site Plan)
Jake Gravelle, 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
OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5 (no attachments)
Scott Ritchie, Distribution Engineer, Hydro Ottawa Limited, 3025 Albion Road North, PO Box 8700, Ottawa, Ontario, K1G 3S4
Alice Coleman, Municipal Planning Coordinator, *ENBRIDGE GAS DISTRIBUTION*, 500 Consumers Rd, North York, ON, M2J 1P8



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

Site Location: 33 Heney Street

File No.: D07-12-17-0103

Date of Application: July 31, 2017

This SITE PLAN CONTROL application submitted by Robertson Martin Architects, is APPROVED as shown on the following plan(s):

1. **Site Plan and Landscape Plan**, sheet number A100, prepared by Robertson Martin Architects, dated May 1, 2018, revision 4.
2. **South Elevation**, sheet number A300, prepared by Robertson Martin Architects, dated May 1, 2018, revision 4.
3. **East Elevation**, sheet number A301, prepared by Robertson Martin Architects, dated May 1, 2018, revision 4.
4. **North Elevation**, sheet number A302, prepared by Robertson Martin Architects, dated May 1, 2018, revision 4.
5. **West Elevation**, sheet number A303, prepared by Robertson Martin Architects, dated May 1, 2018, revision 4.
6. **Proposed Grading, Servicing and Stormwater Management Plan**, Project No. 817-6, Dwg. No. G-1, prepared by T. L. Mak Engineering Consultants Ltd., dated April 2017, Revision 4, dated May 24, 2018.
7. **Proposed Erosion and Sediment Control Plan**, Project No. 817-6, prepared by T. L. Mak Engineering Consultants Ltd., dated April 2017, Revision 2, dated April 23, 2018.

And as detailed in the following report(s):

1. Serviceability Report, Report No.R-817-6A (Rev.1), dated April 2018, prepared by T.L. Mak Engineering Consultants Ltd.
2. Storm Drainage Report, Report No.R-817-6A(Rev.1), dated April 2018, prepared by T.L. Mak Engineering Consultants Ltd.
3. Geotechnical Investigation, Report No.PG4062-LET.01, dated March 21, 2017, and Memo, no. PG4062-MEMO.01, dated June 13, 2018, prepared by paterongroup consulting engineers.

And subject to the following Standard and Special Conditions:

Standard Conditions

1. **Site Plan Development 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 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.
3. **Construction of Internal Walkways**
The Owner acknowledges and agrees to 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.
4. **Water Supply for Fire Fighting**
The Owner shall provide adequate water supply for fire fighting for every building. Water supplies may be a public water works system, automatic fire pumps and pressure tanks or gravity tanks.
5. **Reinstatement of City Property**
The Owner shall reinstate at its expense, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development 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 shall be required 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. Maintenance and Liability Agreement

The Owner shall be required to enter into a maintenance and liability agreement for all plant and landscaping material placed in the City right-of-way and the Owner shall assume all maintenance and replacement responsibilities in perpetuity.

8. Completion of Works

The Owner Acknowledges and Agrees that no building will be occupied on the lands, nor will the Owner 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, Infrastructure and Economic Development 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, Infrastructure and Economic Development Department, the aforesaid Works are proceeding satisfactorily toward completion. The consent of the General Manager, Planning, Infrastructure and Economic Development Department for such conveyance and/or occupancy shall be obtained in writing by the Owner.

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 Investigation

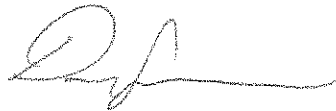
The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, licensed in the Province of Ontario, to ensure that the recommendations of the Geotechnical Investigation, Report No.PG4062-LET.01, dated March 21, 2017, and Memo, no. PG4062-MEMO.01, dated June 13, 2018, prepared by patersongroup consulting engineers, referenced in Schedule "E" herein, 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.

11. Access easement

The Owner acknowledges and agrees, within six(6) months of the registration of the site plan agreement, to provide a 1.2-meter wide unencumbered access easement along the full length of the eastern property line of the subject lands in favor of 37 Heney Street. The Owner further acknowledges and agrees that the access easement shall be in perpetuity and the Owner shall make an application with the City's Committee of Adjustment, at the Owner's sole expense, in order for the access easement to be established and registered on title of the subject lands.

August 28, 2018

Date



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

Enclosure: Site Plan Control Application approval – Supporting Information



SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-17-0103

SITE LOCATION

33 Heney Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject property is located in the Lowertown community, more specifically on the north side of Heney Street, between Cobourg Street and Lower Charlotte Street. The site is 608 m² in size and has a lot width of 20.57 metres. There is an existing two and a half semi-detached residential building on the property for which Demolition Control approval has been issued on January 9, 2018 (File No. D07-05-17-0006). The building was damaged by fire in September of 2016 and is no longer habitable.

The area surrounding the subject property consists of a mix of low-rise residential dwellings, while the adjacent properties along Heney Street are comprised of low-rise two-unit and multi-unit dwellings. There are two parks in the immediate vicinity of the site. MacDonald Gardens Park is located immediately across the street to the south, while Jules Morin Park lies within 200m to the west of the site. Bicycle and walking paths run along the Rideau River, which runs within 400m to the east of the site.

The Applicant is proposing to demolish the existing building and replace it with a new three storey residential rental low-rise apartment building containing 11 units. No vehicle parking will be provided. Ten bicycle parking spaces will be provided, four inside the building and six outside, under a canopy for climate protection.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The property is designated General Urban Area in the Official Plan. This designation permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses.

- The site is located in the Mature Neighbourhood Overlay and zoned R4S Residential Fourth Density Subzone S, which allows for an apartment building.
- The proposed development is in compliance with all performance standards of the Mature Neighbourhood Overlay and the R4S zone.
- The proposed development reflects good planning principles.

URBAN DESIGN REVIEW PANEL

The property is located outside the boarder of the Design Priority Area and as a result, the Zoning By-law amendment and Site Plan Control applications are not subject to the Urban Design Review Panel (UDRP) process. Nevertheless, the applicant's proposal was reviewed by the City's Urban Design staff, who helped make important changes to the building, to ensure the proposal fits within the surrounding community.

CONSULTATION DETAILS

Councillor Fleury indicated the following:

"The project at 33 Heney has seen some significant changes from the first iteration, namely the removal of the cantilever and the inclusion of red brick which is better representative of this mature neighbourhood. Glad to see that the garbage will be located inside the main building, that there is additional bicycle parking, and that the owner will be specifically delineating an area in the rear yard for a tenant BBQ."

Public Comments

Summary of Comments - Public

Through public circulation, local residents expressed their concerns with the proposed building not being in keeping with the heritage and character of the street in terms of mass, built form, and exterior materials. There was also concerns with the proposed development not providing sufficient parking.

Response to Comments - Public

Upon Staff request, the Applicant agreed to reduce the mass of the building, modify its design, and use similar materials to ensure a good fit with the surrounding properties.

While no parking is required under the zoning by-law, the applicant agreed to provide 10 bicycle parking spaces, which is in excess to the required six spaces. Furthermore, it is reasonable to assume that due to the proximity to transit, multiple bus routes, and

numerous neighbourhood services in the immediate area, that not all future occupants/renters are likely to own a vehicle.

Technical Agency/Public Body Comments

Summary of Comments –Technical

No comments or concerns were received from any technical agency.

Advisory Committee Comments

Summary of Comments – Advisory Committees

Accessibility Advisory Committee - City of Ottawa

1. While it is understood that there is no obligation (AODA) to provide accessible housing in a project this size, given that 14-16% of the Canadian population identifies with a disability, consideration should be given to making the building visitable by persons with disabilities.
2. Visitable means: zero step main entrance, door width and clearances and corridor width.
3. Parking should accommodate a person in a wheelchair.

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: 613-560-6006; or email: steve.gauthier@ottawa.ca

Document 1 – Location Map

