



File No. D07-12-17-0068

October 9, 2018

FOTENN Consultants  
223 McLeod Street  
Ottawa, ON K2P 1Z8

Attention: Stephanie Morris-Rashidpour

Dear: Ms. Morris-Rashidpour:

**Subject: Site Plan Control Application  
1026, 1038, 1040, 1050 and 1054 Hunt Club Road**

The City has approved the Site Plan Control application received on May 26, 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 October 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.

If you have any questions or concerns, please contact Jean-Charles Renaud by telephone at 613-580-2424, extension 27629 or by e-mail at [Jean-Charles.Renaud@ottawa.ca](mailto:Jean-Charles.Renaud@ottawa.ca).

Sincerely,



Jean-Charles Renaud  
Planner II  
Development Review

Enclosure

c.c. Councillor Riley Brockington  
Councillor Diane Deans  
Cody Oram, Infrastructure Approvals Project Manager, PIED (include 1 set of approved/signed mylars)  
[Matthew.Wilson@ottawa.ca](mailto:Matthew.Wilson@ottawa.ca), Development Inspections  
[John.Buck@ottawa.ca](mailto:John.Buck@ottawa.ca), Building Inspections  
[Patrick.Kennedy@ottawa.ca](mailto:Patrick.Kennedy@ottawa.ca), Program Manager - Permit Approvals (include all final/consolidated approved Geotechnical and/or Slope Stability studies)  
[Eric.deGagne@ottawa.ca](mailto:Eric.deGagne@ottawa.ca), Zoning Plan Examiner  
Addressing And Signs  
Joseph Langiano, Right of Way Agreements Coordinator  
[Jake.Gravelle@ottawa.ca](mailto:Jake.Gravelle@ottawa.ca), By-Law Enforcement  
[Wendy.Hickson@ottawa.ca](mailto:Wendy.Hickson@ottawa.ca), Development Agreement Officer  
[Joumana.Tannouri@ottawa.ca](mailto:Joumana.Tannouri@ottawa.ca), Finance  
[Jake.Lefebvre@mpac.ca](mailto:Jake.Lefebvre@mpac.ca), Account Manager, MPAC  
OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5  
(no attachments)  
Neil Malhotra, Claridge Homes  
Aleksandar Trandafilovski, NAV Canada  
Joe Furano, Canada Post  
Mark Wodjan, Hydro Ottawa  
Meaghan Palynchuk, Bell Canada  
Alison Sadler, Enbridge  
Joan Zacharias, Rogers



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

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Site Location: 1026, 1038, 1040, 1050 and 1054 Hunt Club Road

File No.: D07-12-17-0068

Date of Application: May 26, 2017

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This SITE PLAN CONTROL application submitted by Stephanie Morris, Fotenn Consultants Inc., on behalf of Claridge Homes, is APPROVED as shown on the following plan(s):

1. **Site Plan at Ground Floor Level**, Drawing No. A101, prepared by NEUF Architect(e)s, Project # 11459, dated 17.01.16, revision 10 dated 2018.06.12.
2. **Landscape Plan**, Drawing No. L.1, prepared by James B. Lennox & Associates Inc., Project # 17-CLG-1728, dated April, 2017, revision 5 dated 06/28/2018
3. **North Elevation West Elevation**, Drawing No. A400, prepared by NEUF Architect(e)s, Project # 11459, dated 17.03.29, revision 2 dated 2017.08.07.
4. **South Elevation East Elevation**, Drawing No. A401, prepared by NEUF Architect(e)s, Project # 11459, dated 17.03.29, revision 2 dated 2017.08.07.
5. **General Plan of Services Phase 1**, Drawing No. 117036-GP1, prepared by Novatech, Project# 117036, dated May 25, 2017, revision 9, dated AUG 31/18.
6. **General Plan of Services Phase 2**, Drawing No. 117036-GP2, prepared by Novatech, Project# 117036, dated May 25, 2017, revision 9, dated AUG 31/18.
7. **Storm Area Drainage Plan Phase 1**, Drawing No. 117036-STM1, prepared by Novatech, Project# 117036, dated May 25, 2017, revision 4, dated Aug 31/18.
8. **Storm Area Drainage Plan Phase 2**, Drawing No. 117036-STM2, prepared by Novatech, Project# 117036, dated May 25, 2017, revision 4, dated Aug 31/18.

9. **Grading and Erosion & Sediment Control Plan Phase 1**, Drawing No. 117036-GR1, prepared by Novatech, Project# 117036, dated May 25, 2017, revision 5, dated Aug 31/18.
10. **Grading and Erosion & Sediment Control Plan Phase 2**, Drawing No. 117036-GR2, prepared by Novatech, Project# 117036, dated May 25, 2017, revision 5, dated Aug 31/18.
11. **Notes and Details**, Drawing No. 117036-ND, prepared by Novatech, Project# 117036, dated March 22, 2018, revision 2, dated Aug 31/18.

And as detailed in the following report(s):

1. **Riverstone Retirement Community Hunt Club Road Development - Site Servicing & Stormwater Management Report –1026 1054 Hunt Club Road, Ottawa, ON**, prepared by Novatech, Project# 117036, dated May 25, 2017, revised Apr 4, 2018.
2. **Riverstone Retirement Community Hunt Club Development – Noise Impact Assessment Report –1026-1054 Hunt Club Road, Ottawa, ON**, prepared by Novatech, Project# 117036, dated May 19, 2017, revised Nov 2, 2017.
3. **Geotechnical Investigation Proposed Multi Storey Buildings –1026-1054 Hunt Club Road, Ottawa, ON**, prepared by Paterson Group, Project# PG4091-1, dated April 24, 2017.
4. **Response to RVCA Review Comments Proposed Multi Storey Buildings – 1026-1054 Hunt Club Road, Ottawa, ON**, prepared by Paterson Group, Project# PG4091-LET.04, dated July 27, 2018.
5. **Environmental Impact Statement & Tree Conservation Report (Revised) 1026 to 1054 Hunt Club Road, Ottawa, ON**, prepared by McKinley Environmental Solutions, dated August 2017.
6. **RE: 1026 to 1052 Hunt Club Road Environmental Impact Statement & Tree Conservation Report (Revised) – Addendum #1**, prepared by McKinley Environmental Solutions, dated October 27, 2017.
7. **Hunt Club Development Riverstone Retirement Community Transportation Impact Study**, prepared by Novatech, Project # 117036, Dated May 2017.
8. **1026-1054 Hunt Club Road Transportation Impact Study – Addendum**, prepared by Novatech, Project # 117036, Dated September 7, 2017.
9. **1026-1054 Hunt Club Road Transportation Impact Study – Addendum #2**, prepared by Novatech, Project # 117036, Dated January 26, 2018.

And subject to the following Standard and Special Conditions:

**Standard Conditions**

**1. 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.

**2. Extend Internal Walkways**

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.

**3. Barrier Curbs**

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.

**4. 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.

**5. 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.

**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**

**1. Permanent Features**

No permanent features will be permitted above and below-grade within the widened right-of-way or corner triangle, including commercial signage.

**2. Traffic Impact Study**

The Owner(s) has undertaken a Transportation Impact Study for this site. The purpose of the study is to estimate the anticipated traffic volumes associated with the development, investigate the expected impact on the road system and determine the road modifications. This study should include impacts this site will have on pedestrian, cycling and transit requirements associated with this site, and other measures required accommodating the development. The Owner(s) agree to implement the recommendations of this study at his cost.

**3. Road Widening**

Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, an unencumbered road widening across the complete frontage of the lands, measuring **22.25 metres** from the existing centreline of pavement/the abutting right-of-way. The exact widening must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the widening, to the City Surveyor for review and approval prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. The Owner acknowledges and agrees to provide an electronic copy of the Transfer and a copy of the deposited reference plan to the City Clerk and Solicitor prior to the execution of this Agreement by the City. All costs shall be borne by the Owner.

#### 4. Noise Impact Assessment

The Owner(s) shall implement the following noise control attenuation measures recommended in the approved Noise Impact Assessment.

- (a) Building will be supplied with central air conditioning.
- (b) Prior to issuance of building permit, a review of building components (windows, walls, doors) is required and must be designed to achieve indoor sound level criteria. Building components are to be constructed as per the Ontario Building Code (OBC 2012). Minimum AIF requirements for building components are provided in the approved Noise Impact Assessment.
- (c) Notices-on-Title respecting noise

*"To ensure provincial sound level limits are not exceeded this unit has been supplied with a central air conditioning system and other measures which allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the City and the Ministry of the Environment."*

*"Purchasers/tenants are advised that sound levels due to increasing road/rail/light-rail/transitway traffic will interfere with outdoor activities as the sound levels exceed the sound level limits of the City of Ottawa and the Ministry of the Environment. To help address the sound attenuation this development includes multi-pane glass and upgraded exterior walls."*

*"Purchasers/tenants are advised that due to the proximity of the airport, noise from the airport and individual aircraft may at times interfere with outdoor or indoor activities."*

*"The transferee covenants with the transferor, and the lessee covenants with the lessor, that the above clause's, verbatim, shall be included in all subsequent agreements of purchase and sale, lease agreements, and Transfers/Deeds conveying the lands described herein, which covenant shall run with the said lands and is for the benefit of the owner of the adjacent road."*

*"Owners/occupants are forewarned that this site is located in a noise sensitive area due to its proximity to Ottawa Macdonald-Cartier International Airport. Noise due to aircraft operations interfere year-round with some indoor activities and with outdoor activities, particularly during the summer months. The purchase/building occupants are further advised that the Airport is open and operates 24 hours a day. The Ottawa Macdonald-Cartier International Airport Authority and the Municipality are not responsible if the occupant/tenant of this development finds that the noise levels due to aircraft*

*operations continue to be a concern or are offensive.”*

- (d) The Owner acknowledges and agrees that upon completion of the development and prior to occupancy and/or final building inspection, it shall retain a Professional Engineer, licensed in the Province of Ontario with expertise in the subject of acoustics related to land use planning, to visit the Lands, inspect the installed noise control measures and satisfy himself that the installed recommended interior noise control measures comply with the measures in the approved Noise Study Update referenced in Schedule “E” hereto, as approved by the City and/or the approval agencies and authorities (The Ministry of the Environment and Climate Change) or noise thresholds identified in the City’s Environmental Noise Control Guidelines. The Professional Engineer shall prepare a letter to the City’s Design and Construction, Building and Parks Manager (the “Certification Letter”) stating that he certifies acoustical compliance with all requirements of the applicable conditions in this Agreement, to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development.
- (e) The Certification Letter shall be unconditional and shall address all requirements as well as all relevant information relating to the development, including project name, lot numbers, building identification, drawing numbers, noise study report number, dates of relevant documents and in particular reference to the documents used for the building permits and site grading applications. The Certification Letter(s) shall bear the certification stamp of a Professional Engineer, licensed in the Province of Ontario, and shall be signed by said Professional Engineer, and shall be based on the following matters:
  - (i) Actual site visits, inspection, testing and actual sound level readings at the receptors;
  - (ii) Previously approved Detailed Noise Control Studies, Site Plan and relevant approved Certification Letters (C of A) or Noise thresholds of the City’s *Environmental Noise Control Guidelines*; and
  - (iii) Non-conditional final approval for release for occupancy.

All of the information required in subsections (d) and (e) above shall be submitted to the General Manager, Planning, Infrastructure and Economic Development Department, and shall be to his satisfaction.



**5. 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 Proposed Multi Storey Buildings –1026-1054 Hunt Club Road, Ottawa, ON** - "Project No. PG4091-1, dated April 24, 2017; by Paterson Group." (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.

**6. Site Lighting Certificate**

The Owner acknowledges and agrees, prior to the issuance of a building permit, to provide the City with a certificate from an acceptable professional engineer, licensed in the Province of Ontario, which certificate shall state that the exterior site lighting has been designed to meet the following criteria:

- 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.

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 a Professional Engineer, licensed in the Province of Ontario, that the site lighting has been constructed in accordance with the Owner's approved design plan.

**7. Stormwater Works Certification**

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.

**8. Maintenance and Liability Agreement**

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement for Manhole (MH-107) placed in the City's right-of-way at the corner of Airport Parkway and Hunt Club Road in accordance with City Specifications, and the Maintenance and Liability Agreement shall be registered on title, at the Owner's expense, immediately after the registration of this Agreement. The Owner shall assume all maintenance and replacement responsibilities in perpetuity.

**9. Permanent Encroachment Agreement**

The Owner acknowledges and agrees to enter into a permanent Encroachment Agreement to permit the encroachment of the manhole (MH-107) to be constructed within the City's right-of-way at the corner of Airport Parkway and Hunt Club Road. The Owner shall, at its expense, provide a reference plan for registration, indicating the approved encroachments, and the Owner shall submit the draft reference plan to the City's Surveyor for review and approval prior to its deposit in the Land Registry Office. The Owner further acknowledges and agrees that the cost of preparation and registration of the Encroachment Agreement will be borne by the Owner.

**10. Cash in Lieu of Parkland**

Upon execution of this Agreement, the Owner shall pay cash-in-lieu of parkland in the amount of \$ 398,762.63. The Owner shall also pay the parkland appraisal fee of \$500.00 plus H.S.T. of \$65.00. Pursuant to the City's Parkland Dedication By-law, being By-law No. 2009-95, as amended, 40% of said funds collected shall be directed to City wide funds, and 60% shall be directed to Wards 10 and 16 funds. Of the funds directed to the wards' funds, 26.37% will be directed to Ward 10 funds and 73.63% will be directed to Ward 16 funds.

**11. Tree Protection**

The Owner acknowledges and agrees that all trees to be retained, as shown on the approved Landscape Plan and identified in the Tree Conservation Report, shall be protected in accordance with the City's required tree protection measures. At a minimum, the following tree protection measures shall be applied during all on-site works:

- (a) Erect a fence at the critical root zone (CRZ) of trees, defined as ten (10 cm) centimetres from the trunk for every centimetre of trunk DBH (i.e., CRZ=DBH x 10cm);
- (b) Do not place any material or equipment within the CRZ of the tree;
- (c) Do not attach any signs, notices or posters to any tree;
- (d) Do not raise or lower the existing grade within the CRZ without the approval of the General Manager, Planning, Infrastructure and Economic Development Department;
- (e) Tunnel or bore when digging within the CRZ of a tree;
- (f) Do not damage the root system, trunk or branches of any tree; and

- (g) Ensure that exhaust fumes from all equipment are not directed towards any tree's canopy.

**12. Ottawa Macdonald-Cartier International Airport-Zoning Regulations**

The Owner acknowledges and agrees that the Ottawa Macdonald-Cartier International Airport Zoning Regulations (AZR) apply to temporary construction equipment, such as cranes. The Owner further acknowledges and agrees that if a crane is intended for use on the site, the Owner will notify Transport Canada in Toronto a minimum of ninety (90) days in advance to determine if it will cause a safety hazard to pilots manoeuvring in the area.

**13. Ottawa Macdonald-Cartier International Airport - Bird Hazard**

Plants used in landscaping shall not be of any restricted species known to attract birds and listed by Transport Canada's TP 11500 table c4 'Ornamental Trees and Shrubs Attractive to Birds'. The owner, transferee, heirs, or successors shall provide improved maintenance, disposal procedures and enclosed or indoor garbage containers during development works and at all times to reduce the possibility of attracting birds. Should bird activity increase as a result of any use on site, mitigation measures to the satisfaction of the authority shall be put in place.

**14. Bell Canada – Easements**

The Owner acknowledges and agrees to grant to Bell Canada any easements that may be required for telecommunication services at the Owner's sole cost and expense. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements at the Owners sole cost and expense.

**15. Hydro Ottawa Limited – Medium Voltage Overhead Lines**

The Owner acknowledges and agrees that there are medium voltage overhead lines along the north side of the subject lands and the following conditions shall apply:

- (a) The Owner shall ensure that no personnel or equipment encroaches within three (3.0 m) metres of the Hydro Ottawa Limited overhead medium voltage distribution lines, unless approved by Hydro Ottawa Limited. The Owner shall contact Hydro Ottawa prior to commencing work when proposing to work within three (3.0 m) metres of the Hydro Ottawa Limited distribution lines as noted above. No such work shall commence without prior approval of Hydro Ottawa Limited.
- (b) The Owner shall ensure that no permanent structures are located within the "restricted zone" defined by Hydro Ottawa Limited's standard OLS0002. The "restricted zone" surrounds overhead medium voltage pole lines, consisting of a five (5.0 m) metre radial distance from overhead medium voltage conductors, and a two (2.0 m) metre distance from a vertical line drawn from

the conductors to ground level along, the length of the pole line. This standard complies with the requirements of the *Occupational Health & Safety Act*, the Ontario Building Code and the Ontario Electrical Safety Code.

**16. Hydro Ottawa Limited – Easements**

The Owner acknowledges and agrees to convey any such easement deemed necessary by Hydro Ottawa Limited, depending on the electrical servicing design, at the Owner's own expense and to the satisfaction of Hydro Ottawa Limited.

**17. Hydro Ottawa Limited – Encroachment**

The Owner acknowledges and agrees that it shall ensure that any landscaping or surface finishing will not encroach into the existing or proposed Hydro Ottawa Limited overhead or underground assets or easement. When proposing to plant in the proximity of existing power lines, the Owner shall refer to Hydro Ottawa Limited's free publication *Tree Planting Advice*. The Owner acknowledges and agrees to ensure that the shrubs and tree locations and expected growth will be considered. If any Hydro Ottawa Limited related activity requires the trimming, cutting or removal of vegetation, or removal of other landscaping or surface finishing, the activity and the re-instatement shall be at the Owner's expense.

**18. RVCA – Implementation of Report Recommendation**

The Owner acknowledges and agrees to implement all of the recommendations in the "*Environmental Impact Statement & Tree Conservation Report (Revised) 1026 to 1054 Hunt Club Road, Ottawa, ON, prepared by McKinley Environmental Solutions, dated August 2017*" and "*RE: 1026 to 1052 Hunt Club Road Environmental Impact Statement & Tree Conservation Report (Revised) – Addendum #1, prepared by McKinley Environmental Solutions, dated October 27, 2017*", the "*Riverstone Retirement Community Hunt Club Road Development - Site Servicing & Stormwater Management Report –1026 1054 Hunt Club Road, Ottawa, ON, prepared by Novatech, Project# 117036, dated May 25, 2017, revised Apr 4, 2018*", and the report titled "*Response to RVCA Review Comments Proposed Multi Storey Buildings –1026-1054 Hunt Club Road, Ottawa, ON, prepared by Paterson Group, Project# PG4091-LET.04, dated July 27, 2018*".

**19. RVCA – Provincially Significant Wetland**

The Owner acknowledges that the entire property is within the 120 metre adjacent lands from the Lester Road Complex (Provincially Significant Wetland) and is subject to Ontario Regulation 174/06 "*Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation*" under Section 28 of the *Conservation Authorities Act*. The Owner acknowledges and agrees that the prior written approval of the RVCA is required prior to the undertaking of any development on the property.



October 3, 2018

Date

\_\_\_\_\_  
Don Herweyer  
Manager, Development Review  
Development Review, South  
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: D07-12-17-0068

### SITE LOCATION

1026, 1038, 1040, 1050 and 1054 Hunt Club Road, and as shown on Document 1.

### SYNOPSIS OF APPLICATION

The properties are located on the south side of Hunt Club Road, at the southwest corner of the intersection with the Airport Parkway. The five properties have approximately 130 metres of frontage on Hunt Club Road and have a total area of 0.9 hectares. The lands currently contain single-detached dwellings with numerous tree plantings along Hunt Club Road. One of the dwellings is currently used as a contractor office and yard.

The area south of Hunt Club Road is developed with a mix of uses, including low density residential, a place of worship and a retirement home. North of Hunt Club Road is a low-density residential neighbourhood. Immediately south of the subject properties is the Ottawa Greenbelt. A Provincially Significant wetland is located 35 metres southwest of the subject properties.

The applicant proposes to redevelop the subject properties as a retirement home and a hotel, to be constructed as separate buildings and in successive phases. The current application solely focuses on the development of the retirement home portion of the site.

The retirement home is proposed to be eight storeys in height, containing 147 units. The development will include a surface parking area containing 26 spaces, as well as an underground parking area containing 22 parking spaces, for a total of 48 spaces. The building is proposed to be mostly clad in brick, with some metal siding. Ample clear glazing is present on the façades, with some spandrel glazing on the upper floors.

The proposal also required an Official Plan Amendment (D01-01-17-0010) as well as a Zoning Bylaw Amendment (D02-02-17-0049), both of which were approved by Council on January 31, 2018. The amendments mainly sought to increase the height to 26 metres (8 storeys), but also allowed the hotel use in the zone, reduced one of the side yard setbacks and established Hunt Club Road as being the front lot line. A holding provision was also imposed, which prohibits apartment dwelling mid rise and apartment dwelling high rise uses until such time as a traffic study confirming no adverse impacts in the operation of the road network is prepared to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development. Given that the proposal

is not for one of the prohibited uses, the holding symbol does not preclude the applicant from obtaining site plan control approval for the development of a retirement home.

The Zoning Bylaw and Official Plan Amendments were discussed at Planning Committee on January 23, 2018. Part of the discussion gravitated around transportation issues, particularly as it relates to the proposed development being dependant on two right-in/right-out accesses, which would lead to an increase in U-turn movements at two nearby intersections to the east and to the west of the site. Traffic studies prepared by the applicant's traffic consultants, and reviewed by the City's Transportation Engineer, confirmed that both intersections could safely handle the U-turn movements. It was suggested to explore the possibility of right turn movements on a red light being restricted as a means of increasing safety at the Hunt Club/Downpatrick/McCarthy intersection. The transportation consultant prepared an addendum to the transportation study to look into this matter, and found that the implementation of a northbound right turn on red prohibition and eastbound and westbound fully protected left-turn phases is anticipated to impact the southbound left-turn and eastbound through level of service. The intersection modifications are anticipated to double the queue length associated with both the eastbound left-turn movement and the northbound through/right-turn movement. For this reason, staff does not recommend implementing the change.

Special Condition 10 includes the amount to be paid towards cash in lieu of parkland. The retirement home use, which accounts for 78% of the building, is to be calculated at a rate of one hectare for every 500 dwelling units, to a maximum of 10% of the area being developed. The residential care facility use, which accounts for 22% of the building is to be calculated at the rate of 5% of the area being developed. Furthermore, given that the lands are bisected by the ward boundary, the portion of the parkland dedication that is directed to ward funds will be separated in accordance with the portion of lands located in each ward (73.63% for Ward 16 and 26.37% for Ward 10).

## **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The property is designated General Urban area on Schedule B of the Official Plan.
- The property is designated Residential – Low Density on Schedule I of the Hunt Club Secondary Plan. The Official Plan Amendment (D01-01-17-0010) had the effect of adding site specific policy allowing residential, institutional and commercial uses on the property.
- The property was rezoned (D02-02-17-0049) to GM[2443]-h (General Mixed Use Zone, Exception 2443, Holding). Exception 2443 adds a hotel as a permitted use. The GM zone otherwise allows retirement home uses. The holding provision prohibits apartment dwelling mid rise and apartment dwelling high rise uses until such time as a traffic study confirming no adverse impacts in the operation of the road network is prepared to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development. Given that the proposal is not for one

of the prohibited uses, the holding symbol does not preclude the applicant from obtaining site plan control approval for the development of a retirement home.

- Being within 550 metres walking distance to the South Keys Rapid Transit Station, the proposed development is subject to the Transit Oriented Development Guidelines. The compact nature of the development will contribute to increased transit ridership (Guideline 1) and the building locations along the front of the street will encourage ease of walking to public transit (Guideline 7).
- The site layout, connections, landscaping and design are consistent with applicable policies and represent good planning.

## CONSULTATION DETAILS

Councillor Riley Brockington offered the following comments:

*I opposed the rezoning application, as did the abutting ward Councillor, Councillor Deans and Transportation Committee Chair, Councillor Egli. The Hunt Club community located in River Ward, who followed this process object to the development as it has no reasonable or acceptable transportation plan coming to/from the property. The volume of traffic on Hunt Club, gridlock at times, will be further exasperated with the addition of this development.*

*I appreciate that greater care and attention has been made to trees on site and their retention (not all, but greater attention and retention).*

*Before this development opens, the City must make several enhancements and improvements for pedestrian safety between this property and the South Keys Transit Station. I will work with City staff to ensure this gets done.*

*I have no further comments regarding the site plan.*

Councillor Diane Deans is aware of the conditions of approval.

## Public Comments

Comment:

Not enough trees are being retained. Not enough new trees are proposed to be planted.

Response:

Staff has worked with the applicant to increase the number of both retained trees and newly planted trees.

Comment:

The proposal will have shadow impacts on some of the nearby homes.



Response:

As demonstrated in the sun shadow study (Document 6), only a handful of homes will be affected by the shadows, and only for a portion of the morning hours on the shortest days of the year.

Comment:

The proposal will negatively impact the safe flow of traffic. Hunt Club Road cannot accommodate this increase in traffic.

Response:

A Traffic Impact Study has demonstrated that the proposal will not have significant impacts on the current flow of traffic on Hunt Club Road.

Comment:

The proposal will impair planned improvements to Hunt Club Road, such as the widening of Hunt Club Road and of the Airport Parkway and the adding of bus lanes along Hunt Club Road.

Response:

Official Plan Annex 1 – Road Classification and Rights-of-Way identifies road Right-of-Way protection across the City. This document identifies the widenings needed to ensure protection of Rights-of-Way in order to properly accommodate for future widenings and upgrades. The appropriate Right-of-Way protection is secured through the Site Plan Control process.

Comment:

The proposal will negatively affect the value of my home.

Response:

Staff are not in a position to comment on the potential economic impacts of a proposal.

Comment:

The proposal's dependence on U-turn movements is a safety concern.

Response:

A Transportation Impact Study was completed, which demonstrates that the proposed development is anticipated to increase the number of U-turns at nearby intersections; however, the additional U-turn movements are not anticipated to have a significant impact on the right turning vehicles, and are anticipated to be accommodated in a safe and efficient manner.

Comment:

There are already too many hotels and retirement homes in this area.

Response:

Staff are not in a position to comment on the potential economic prosperity or market saturation related to a proposal.

Comment:

Given the site's proximity to shopping and schools, a proposal such as affordable housing would be more appropriate for the site.

Response:

Staff are only in a position to suggest different uses from the one proposed.

Comment:

The proposal will have a negative impact on its surroundings as it relates to noise generation.

Response:

A Noise Impact Assessment was completed to assess the impact of traffic noise on the development and, as such, specific construction requirements (window/door and wall assemblies) and warning clauses on title will be imposed on the development at the Site Plan Control approval stage. A stationary noise assessment was not deemed necessary as any exposed mechanical equipment would be located on the roof of the eight storey building, far enough away from any noise sensitive uses to generate an impact.

## **Technical Agency/Public Body Comments**

### RVCA Comments

The Conservation Partners Planning and Development Review Team has reviewed the application for the first phase of development, the retirement home, with particular attention to the Provincially Significant Wetlands, the hydrologic function of the wetland and the water quantity and water quality as it relates to stormwater management.

The Conservation Authority has no objections to the proposal, subject to the inclusion of special conditions 18 and 19.

## **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 the complexity of some issues, notably those related to the nearby wetlands.

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## Document 1 – Location Map

