



File No. D07-12-17-0116

October 17, 2018

David Krajaefski, Senior Planner
Stantec Consulting Ltd.
1331 Clyde Avenue
Ottawa, ON K2C 3G4

Dear Mr. Krajaefski:

Subject: Site Plan Control Application, 800 Ralph Hennessy Avenue

The City has approved the Site Plan Control application received on September 8, 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 11, 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 Wendy Tse by telephone at 613-580-2424, extension 12585 or by e-mail at wendy.tse@ottawa.ca.

Sincerely,



Wendy Tse
Planner
Development Review

Enclosure

c.c. Owner: Mr. Marcel Denomme, Urbandale Construction, 2193 Arch Street,
Ottawa, ON K1G 2H5

Councillor Michael Qaqish

Natasha Baird, Infrastructure Approvals Project Manager, PIED

Kevin Lamer, 27-61, Program Manager - Development Inspection East, PIED

Linda Carkner, Program Manager, Right of Way

Matthew Graham, Manager (A) - Building Inspections, Building Code Services,
PIED

Matthew Brozincevic, 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)

Joseph Langiano, Right of Way Agreements Coordinator

Amanda Phanienhour, Supervisor - By-Law Enforcement, Emergency &
Protective Services Department

Christine Enta, Legal Counsel, City Clerk & Solicitor Department

Joumana Tannouri, Securities Administrator, Finance Department (no plans)

OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5
(no attachments)

Delroy Brown, Ottawa International Airport Authority

Alice Coleman, Enbridge Gas Distribution

Marc Labelle, OCDSB

Christian Wong Chor, Hydro Ottawa



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

Site Location: 800 Ralph Hennessey

File No.: D07-12-17-0116

Date of Application: September 08, 2017

This SITE PLAN CONTROL application submitted by David Krajaefski of Stantec, on behalf of Urbandale Construction is APPROVED as shown on the following plan(s):

1. **Site Plan**, drawing no. SP-1, prepared by Stantec, Project No. 160401305, revision 3, dated 18.08.02.
2. **Landscape Plan**, drawing no. L200, prepared by Stantec, Project No. 160401305, revision 3, dated 18.09.21.
3. **Landscape Details**, drawing no. L300, prepared by Stantec, Project No. 160401305, revision 2, dated 18.08.14.
4. **Cover Sheet Site Plan**, drawing no. A0, prepared by Dreessen Cardinal Architects Inc., Project No. 2950, revision 2, dated 2017/12/08.
5. **Foundation Plan**, drawing no. A1, prepared by Dreessen Cardinal Architects Inc., Project No. 2950, revision 2, dated 2017/12/08.
6. **Urbandale Garbage Enclosure, Ground Floor Plan**, drawing no. A2, prepared by Dreessen Cardinal Architects Inc., Project No. 2950, revision 2, dated 2017/12/08.
7. **Urbandale Garbage Enclosure, South Elevation North Elevation**, drawing no. A3, prepared by Dreessen Cardinal Architects Inc., Project No. 2950, revision 2, dated 2017/12/08.
8. **Urbandale Garbage Enclosure, East Elevation West Elevation**, drawing no. A4, prepared by Dreessen Cardinal Architects Inc., Project No. 2950, revision 2, dated 2017/12/08.

9. **Building Section**, drawing no. A5, prepared by Dreessen Cardinal Architects Inc., Project No. 2950, revision 2, dated 2017/12/08.
10. **Block 1 Ralph Hennessy-Riverside, Left Side Elevation**, drawing no. 1 of 4, prepared by Urbandale Construction Limited, dated Dec. 20, 2016.
11. **Block 1 Ralph Hennessy-Riverside, Front Elevation**, drawing no. 2 of 4, prepared by Urbandale Construction Limited, dated Dec. 20, 2016.
12. **Block 1 Ralph Hennessy-Riverside, Right Side Elevation**, drawing no. 3 of 4, prepared by Urbandale Construction Limited, dated Dec. 20, 2016.
13. **Block 1 Ralph Hennessy-Riverside, Rear Elevation**, drawing no. 4 of 4, prepared by Urbandale Construction Limited, dated Dec. 20, 2016.
14. **Block 2 Earl Armstrong-Riverside, Left Side Elevation**, drawing no. 1 of 4, prepared by Urbandale Construction Limited, dated Dec. 20, 2016.
15. **Block 2 Earl Armstrong-Riverside, Front Elevation**, drawing no. 2 of 4, prepared by Urbandale Construction Limited, dated Dec. 20, 2016.
16. **Block 2 Earl Armstrong-Riverside, Right Side Elevation**, drawing no. 3 of 4, prepared by Urbandale Construction Limited, dated Dec. 20, 2016.
17. **Block 2 Earl Armstrong-Riverside, Rear Elevation**, drawing no. 4 of 4, prepared by Urbandale Construction Limited, dated Dec. 20, 2016.
18. **Block 3 Earl Armstrong-Riverside, Left Side Elevation**, drawing no. 1 of 4, prepared by Urbandale Construction Limited, dated Dec. 20, 2016.
19. **Block 3 Earl Armstrong-Riverside, Front Elevation**, drawing no. 2 of 4, prepared by Urbandale Construction Limited, dated Dec. 20, 2016.
20. **Block 3 Earl Armstrong-Riverside, Right Side Elevation**, drawing no. 3 of 4, prepared by Urbandale Construction Limited, dated Dec. 20, 2016.
21. **Block 3 Earl Armstrong-Riverside, Rear Elevation**, drawing no. 4 of 4, prepared by Urbandale Construction Limited, dated Dec. 20, 2016.
22. **Block 4 Earl Armstrong-Riverside, Left Side Elevation**, drawing no. 1 of 4, prepared by Urbandale Construction Limited, dated Dec. 20, 2016.
23. **Block 4 Earl Armstrong-Riverside, Front Elevation**, drawing no. 2 of 4, prepared by Urbandale Construction Limited, dated Dec. 20, 2016.

24. **Block 4 Earl Armstrong-Riverside, Right Side Elevation**, drawing no. 3 of 4, prepared by Urbandale Construction Limited, dated Dec. 20, 2016.
25. **Block 4 Earl Armstrong-Riverside, Rear Elevation**, drawing no. 4 of 4, prepared by Urbandale Construction Limited, dated Dec. 20, 2016.
26. **Block 5 Ralph Hennessy-Riverside, Left Side Elevation**, drawing no. 1 of 4, prepared by Urbandale Construction Limited, dated Dec. 20, 2016.
27. **Block 5 Ralph Hennessy-Riverside, Front Elevation**, drawing no. 2 of 4, prepared by Urbandale Construction Limited, dated Dec. 20, 2016.
28. **Block 5 Ralph Hennessy-Riverside, Right Side Elevation**, drawing no. 3 of 4, prepared by Urbandale Construction Limited, dated Dec. 20, 2016.
29. **Block 5 Ralph Hennessy-Riverside, Rear Elevation**, drawing no. 4 of 4, prepared by Urbandale Construction Limited, dated Dec. 20, 2016.
30. **Block 6 Ralph Hennessy-Riverside, Left Side Elevation**, drawing no. 1 of 4, prepared by Urbandale Construction Limited, dated Dec. 20, 2016.
31. **Block 6 Ralph Hennessy-Riverside, Front Elevation**, drawing no. 2 of 4, prepared by Urbandale Construction Limited, dated Dec. 20, 2016.
32. **Block 6 Ralph Hennessy-Riverside, Right Side Elevation**, drawing no. 3 of 4, prepared by Urbandale Construction Limited, dated Dec. 20, 2016.
33. **Block 6 Ralph Hennessy-Riverside, Rear Elevation**, drawing no. 4 of 4, prepared by Urbandale Construction Limited, dated Dec. 20, 2016.
34. **Block 7 Ralph Hennessy-Riverside, Left Side Elevation**, drawing no. 1 of 4, prepared by Urbandale Construction Limited, dated Dec. 20, 2016.
35. **Block 7 Ralph Hennessy-Riverside, Front Elevation**, drawing no. 2 of 4, prepared by Urbandale Construction Limited, dated Dec. 20, 2016.
36. **Block 7 Ralph Hennessy-Riverside, Right Side Elevation**, drawing no. 3 of 4, prepared by Urbandale Construction Limited, dated Dec. 20, 2016.
37. **Block 7 Ralph Hennessy-Riverside, Rear Elevation**, drawing no. 4 of 4, prepared by Urbandale Construction Limited, dated Dec. 20, 2016.
38. **Block 8 Ralph Hennessy-Riverside, Left Side Elevation**, drawing no. 1 of 4, prepared by Urbandale Construction Limited, dated Aug 31, 2017.

39. **Block 8 Ralph Hennessy-Riverside, Front Elevation**, drawing no. 2 of 4, prepared by Urbandale Construction Limited, dated Aug 31, 2017.
40. **Block 8 Ralph Hennessy-Riverside, Right Side Elevation**, drawing no. 3 of 4, prepared by Urbandale Construction Limited, dated Aug 31, 2017.
41. **Block 8 Ralph Hennessy-Riverside, Rear Elevation**, drawing no. 4 of 4, prepared by Urbandale Construction Limited, dated Aug 31, 2017.
42. **Notes and Legend Plan**, drawing no. NL-1, prepared by Stantec, Project No. 160401305, revision 3, dated 18.08.02.
43. **Existing Conditions Plan**, drawing no. EX-1, prepared by Stantec, Project No. 160401305, revision 3, dated 18.08.02.
44. **Site Servicing Plan**, drawing no. SSP-1, prepared by Stantec, Project No. 160401305, revision 3, dated 18.08.02.
45. **Grading Plan**, drawing no. GP-1, prepared by Stantec, Project No. 160401305, revision 3, dated 18.08.02.
46. **Erosion Control Plan and Detail Sheet**, drawing no. EC/DS-1, prepared by Stantec, Project No. 160401305, revision 3, dated 18.08.02.
47. **Storm Drainage Plan**, drawing no. SD-1, prepared by Stantec, Project No. 160401305, revision 3, dated 18.08.02.
48. **Sanitary Drainage Plan**, drawing no. SA-1, prepared by Stantec, Project No. 160401305, revision 3, dated 18.08.02.

And as detailed in the following report(s):

1. **Planning Rationale Report**, prepared by Stantec, dated September 08, 2017, revised, January 17, 2018.
2. **Site Servicing and Stormwater Management Report**, prepared by Stantec, dated September 01, 2017, revised, January 19, 2018.
3. **Technical Memorandum, Proposed Residential Houses, Block 211, Riverside South Development – Phase 8, Ottawa, Ontario**, prepared by Golder Associates, dated January 12, 2017.
4. **Technical Memo-800 Ralph Hennessy Avenue Access Operational Assessment**, prepared by Stantec, dated December 5, 2017
5. **Noise Assessment Report-800 Ralph Hennessy Avenue (Block 211 Riverside South Phase 8)** prepared by Stantec, dated March 28, 2018

And subject to the following Standard and Special Conditions:

Standard Conditions

1. The Owner shall enter into a 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. **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.
4. **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.
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. **Joint Use and Maintenance Agreement**
 - (a) The Owner acknowledges and agrees that should the site be severed in the future, that it shall ensure that the future Owner of the units shall enter into a Joint Use and Maintenance Agreement which shall be binding upon the owners and all subsequent purchasers to deal with the joint use, maintenance and liability of the common elements, including but not limited to the private roadway and concrete sidewalks; common grass areas; common party walls, exterior walls; common structural elements such as the roof, foundations; common parking areas; and watermains for the mutual benefit and joint use of the owners; and any other elements located in the common property; and the private Agreement shall be filed with the General Manager, Planning, Infrastructure and Economic Development Department.
 - (b) The Owner shall file with the General Manager, Planning, Infrastructure and Economic Development Department, an opinion from a solicitor authorized to practice law in the Province of Ontario that the private Agreement is binding

upon the owners of the land and all subsequent purchasers to deal with the matters referred to in Paragraph (a).

The Joint Use, Maintenance and Liability Private Agreement shall be registered on the Owner's land at no cost to the City, and a copy shall be provided to the City.

7. Construct Sidewalks

The Owner shall design and construct sidewalk(s) within public rights-of-way or on other City owned lands to provide a pedestrian connection from or to the site as may be determined by the General Manager, Planning, Infrastructure and Economic Development Department. Such sidewalk(s) shall be constructed to City Standards.

8. 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.

9. 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.

10. Maintenance and Liability Agreement

The Owner shall be required to enter into a maintenance and liability agreement for all plant and landscaping material (except municipal trees) placed in the City right-of-way and the Owner shall assume all maintenance and replacement responsibilities in perpetuity. The Maintenance and Liability Agreement shall be registered on title, at the Owner's expense, immediately after the registration of this Agreement.

11. Completion of Works

The Owner acknowledges and agrees that no building shall 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. 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 Owner shall obtain the prior consent of the General Manager, Planning,

Infrastructure and Economic Development Department for such conveyance and/or occupancy in writing.

12. Snow Storage

Any portion of the lands which is intended to be used for snow storage shall be shown on the approved Site Plan or as otherwise approved by the General Manager, Planning, Infrastructure and Economic Development Department. The grading and drainage patterns and/or servicing of the site shall not be compromised by the storage of snow. Snow storage areas shall be setback from property lines, foundations, fencing or landscaping a minimum of 1.5 metres. Snow storage areas shall not occupy driveways, aisles, required parking spaces or any portion of a road allowance.

13. 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

14. Re-Grading and Backfilling of the Ditch

The Owner acknowledges and agrees it shall be responsible for various grading and maintenance measures along Earl Armstrong Road, which include the following:

- (a) Backfilling of the ditch within the road allowance(s) of Earl Armstrong abutting the subject lands, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department;
- (b) Obtain utility clearances prior to the backfilling of any ditch;
- (c) Obtain municipal consent for the proposed works; and
- (d) Maintain a grass cover within the road allowance(s) of Earl Armstrong abutting the subject lands, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

15. Asphalt Overlay

Due to the number of road cut permits required to service this development, the Owner shall install an asphalt overlay over the total area of the public driving surface of Ralph Hennessy, fronting the subject lands, as shown on the approved Servicing Plan, referenced in Schedule "E" hereto. The overlay shall be carried out to the satisfaction of the General Manager, Planning, Infrastructure and

Economic Development Department. The Owner acknowledges and agrees that all costs are to be borne by the Owner.

16. Slope Stability

The Owner(s) shall have a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario to inspect and confirm the constructed retaining walls have been constructed in accordance with the approved Slope Stability Analysis Report and the Approved Retaining Wall Plan.

17. 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 Residential Development, Riverside South Development (Phase 8) as stated on the Technical Memorandum from Golders, dated January 12, 2017, 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.

18. Soil Management

The Owner acknowledges and agrees to retain an environmental consultant if concerns on site demonstrate potential contaminants to identify areas on the subject lands where excess soils, fill and/or construction debris will be removed. If through further testing any of these materials are found to be contaminated, the Owner acknowledges and agrees to dispose, treat or recycle these materials at a waste disposal site or landfill licensed for that purpose by the Ministry of the Environment and Climate Change.

19. Groundwater Management

The Owner acknowledges and agrees to retain an environmental consultant if concerns on site demonstrate potential contaminants to test groundwater to be removed from the site during and after redevelopment. If through further testing the groundwater samples are found to be contaminated, all contaminated groundwater must be removed, managed or treated in accordance with appropriate Ontario regulations and/or discharged in accordance with the City's Sewer Use By-Law, being By-law No. 2003-514, as amended.

20. Private Approach Detail

The Owner acknowledges and agrees that all private approaches serving the proposed development shall be designed and constructed, at the sole expense of the Owner, in accordance with the City's "Curb Return Entrances Curb Return at

a Private Entrance" Plan, Drawing No. SC7.1, and the Owner shall comply with the City's Private Approach By-law, being No. 2003-447, as amended.

21. Street Name and Signs

The Owner acknowledges and agrees it shall provide for, install and maintain, at its own expense, all regulatory traffic signage, in accordance with the City's Municipal Addressing By-law 2014-78, as amended, for any private road within the area controlled by this Agreement and as shown on the approved Site Plan, referenced in Schedule "E" herein.

22. Installation of Signs on Private Property

The Owner acknowledges and agrees that, prior to installation of any signage on the lands, it shall obtain approval from the Chief Building Official, Building Code Services, and the General Manager, Planning, Infrastructure and Economic Development Department, which signage shall be in accordance with the City's Permanent Signs on Private Property By-law No. 2005-439, as amended.

23. Inlet Control Devices (ICDs)

The Owner acknowledges and agrees to install and maintain in good working order the required roof-top and in-ground stormwater inlet control devices, as recommended in the approved servicing plan, referenced in Schedule "E" herein. The Owner further acknowledges and agrees it shall assume all maintenance and replacement responsibilities in perpetuity. The Owner shall keep all records of inspection and maintenance in perpetuity, and shall provide said records to the City upon its request.

24. Private Storm Sewer Connection to City Sewer System

The Owner acknowledges and agrees that any new storm sewers to be installed as part of this development shall not be connected to the City's existing storm sewer system until such time as either:

- (a) a certificate of conformance and As-Built drawing(s) have been received from a Professional Engineer, licensed in the Province of Ontario, certifying that all required inlet control devices have been properly installed to City Standards or Specifications, and that the storm sewer system has been installed in accordance with the approved engineering drawings for site development and City Sewer Design Guidelines. The inlet control devices shall be free of any debris; or
- (b) a flow limiting orifice plate, designed by a Professional Engineer licensed in the Province of Ontario and to the satisfaction of the City, has been installed at the storm water outlet prior to connecting any upstream storm sewers. Such orifice plate shall not be removed until subsection (a) above has been satisfied and approved by the General Manager, Planning, Infrastructure and Economic Development Department.

25. Professional Engineering Inspection

The Owner shall have competent Professional Engineering inspection personnel on-site during the period of construction, to supervise the Works, and the General Manager, Planning, Infrastructure and Economic Development Department, shall have the right at all times to inspect the installation of the Works. The Owner acknowledges and agrees that should it be found in the sole opinion of the General Manager, Planning, Infrastructure and Economic Development Department, that such personnel are not on-site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with the approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Infrastructure and Economic Development Department, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

26. 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, referenced in Schedule "E" herein. 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 referenced in Schedule "E" herein.

27. Site Dewatering

The Owner acknowledges and agrees that while the site is under construction, any water discharged to the sanitary sewer due to dewatering shall meet the requirements of the City's Sewer Use By-law No. 2003-514, as amended.

28. Water Plant

The Owner acknowledges and agrees that the water plant within the lands is a private watermain. The Owner further acknowledges and agrees that the private watermain and appurtenances thereto are to be maintained by the Owner at its own expense, in perpetuity. The Owner performing maintenance on critical infrastructure, such as private watermains and private fire hydrants, shall maintain adequate records as proof of having done so in accordance with applicable regulations, and that the records shall be retained for review by the City and or the Fire Department when requested.

29. TIS/Brief/Traffic study

The Owner(s) has undertaken a Access Operational Assessment for this site, prepared by Stantec, Project No. 160401305, dated December 5, 2017, to determine the infrastructure and programs needed to mitigate the impact of the

proposed development on the local transportation network and establish the site design features needed to support system-wide transportation objectives. The Owner shall ensure, that the recommendations of the Assessment are fully implemented, to the satisfaction of the General Manager, Planning and Planning, Infrastructure and Economic Development Department.

Enbridge Gas Distribution Inc.

30. Conditions and Easements

The Owner acknowledges and agrees to contact Enbridge Gas Distribution Inc. for service and meter installation details and to ensure that all gas piping is installed prior to the commencement of site landscaping, including, but not limited to tree planting, silva cells, and/or soil trenches, and/or asphalt paving. The Owner further acknowledges and agrees that any costs relating to the relocation of a gas main as a result of changes in the alignment or grade of the road allowances or for temporary gas pipe installations pertaining to phased construction shall be borne by the Owner. The Owner further acknowledges and agrees to provide to Enbridge Gas Distribution Inc., at the Owner's cost, any easements which are required to service the development.

31. Relocation Costs

The Owner acknowledges and agrees to bear the responsibility of all costs associated with the relocation of any gas main resulting from changes in the alignment or grade of future road allowances, or for temporary gas pipe installations pertaining to phased construction.

32. Grading of Road Allowances

The Owner covenants and agrees to grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations, prior to the installation of the gas piping.

33. Ottawa-Carleton District School Board- School Accommodation

- (a) The Owner acknowledges and agrees to inform prospective purchasers that school accommodation pressures exist in the Ottawa-Carleton District School Board schools designated to serve this development, which are currently being addressed by the utilization of portable classrooms and/or by directing students to schools outside their community.
- (b) The Owner acknowledges and agrees that a notice-on-title respecting school accommodation concerns, as contained in Clause 19 above, shall be registered on title to the subject lands, at the Owner's expense, and a warning clause shall be included in all agreements of purchase and sale and lease agreements.

Hydro Ottawa Limited

34. Medium Voltage Overhead Lines

The Owner is advised that there are medium voltage overhead lines along the North side of the properties on Earl Armstrong Road and the following conditions shall apply:

- a. The Owner is advised that permanent structures located within the "restricted zone" surrounding overhead lines are prohibited. This zone is defined by Hydro Ottawa's standard OLS0002 "Overhead High Voltage Clearances to Adjacent Building", which can be found at <http://www.hydroottawa.com/residential/renovating/guide/clearances/>. This standard complies with the requirements of the Ministry of Labour's Occupational Health & Safety Act, the Ontario Building Code, and the Ontario Electrical Safety Code. Permanent structures include buildings, signs (even lit signs when open for maintenance), antennas, pools, and fences.
- b. Should any activity, such as tree trimming or working on the sides of a building, be anticipated within three meters (3m) of Hydro Ottawa's overhead lines, contact Hydro Ottawa to discuss arrangements before any activity is undertaken. In line with the Ministry of Labour's Occupational Health & Safety Act, only a Hydro Ottawa employee or Hydro Ottawa approved contractor can work in proximity of these lines.
- c. The change in grade is more than three tenths of a meter (0.3m) in the vicinity of proposed or existing electric utility equipment. Hydro Ottawa requests to be consulted to prevent damages to its equipment.

35. The Owner shall ensure that any landscaping or surface finishing does not encroach into existing or proposed Hydro Ottawa overhead or underground assets or easement. When proposing to plant trees in proximity of existing power lines, the Owner shall refer to Hydro Ottawa's free publication "Tree Planting Advice" which can be found at <https://hydroottawa.com/outages/safety/safety-outside/planting-trees>. The shrub or tree location and expected growth must be considered. If any Hydro Ottawa 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.

36. The Owner shall convey, at their cost, all required easements as determined by Hydro Ottawa.

37. The Owner shall be responsible for all costs for feasible relocations, protection or encasement of any existing Hydro Ottawa plant.
38. The Owner shall enter an Installation and Service agreement with Hydro Ottawa.
39. The Owner shall be responsible for servicing the buildings within the property. Only one service entrance per property shall be permitted.
40. The Owner shall comply with Hydro Ottawa's Conditions of Service and thus should be consulted for the servicing terms. The document, including referenced standards, guidelines and drawings, may be found at <http://www.hydroottawa.com/residential/rates-and-conditions/conditions-of-service/>. The Owner should consult Hydro Ottawa prior to commencing engineering designs to ensure compliance with these documents.
41. Hydro Ottawa reserves the right to raise conditions throughout the development of this proposal should the revisions contain non-conformances with, for example, Hydro Ottawa's Conditions of Service or Standards. To ensure the best outcome, Hydro Ottawa welcomes an early discussion on the proposal.

Airport Authority

42. 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.
43. The Owner acknowledges and agrees that there will not be any present or future action, nor development undertaken, that may result in any bird attraction conditions and therefore a hazard to aircraft flying in the area. The Owner further acknowledges and agrees to maintain the site in a clean state and that any litter on the lands will be removed expeditiously. The Owner acknowledges and agrees to provide enclosed garbage areas and covered containers as shown on the approved Site Plan, referenced in Schedule "E" herein.
44. The Owner acknowledges and agrees to only place on the lands plant/vegetation species that are not attractive as a food source to birds. If bird activity increases as a result of this development, the Owner shall be prepared to implement mitigation measures to address this operational hazard.
45. The Owner shall provide monitoring of the stormwater management facility (dry pond) for the duration of 1 year to ensure that the facility is not attracting birds.

Noise

46. The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved Noise Assessment Report, referenced in Schedule "E" herein.

47. The Owner acknowledges and agrees to include the following Warning Clause in the Notice on Title and for Offers of Purchase and Sale for Blocks 5 to 8 inclusive:

"To help address the need for sound attenuation, Blocks 5 to 8 inclusive of this development have been designed so as to provide an indoor environment that is within provincial guidelines. Measures for sound attenuation include:

- the provision for adding central air conditioning at the occupant's discretion. Installation of central air conditioning will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the City of Ottawa and the Ministry of the Environment and Climate Change."

48. The Owner acknowledges and agrees to include the following Warning Clause in the Notice on Title and for Offers of Purchase and Sale for Blocks 1 to 4 inclusive:

"To help address the need for sound attenuation, Blocks 1 to 4 inclusive of this development has been designed so as to provide an indoor environment that is within provincial guidelines. Measures for sound attenuation include:

- multi-pane glass;
- exterior wall insulation;
- a forced central air conditioning system.

To ensure that provincial sound level limits are not exceeded, it is important to maintain these sound attenuation features.

This dwelling unit has been supplied with a forced central air conditioning system and other measures which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the City of Ottawa and the Ministry of the Environment and Climate Change."

49. The Owner acknowledges and agrees to include the following Warning Clause in the Notice on Title and for Offers of Purchase and Sale for all blocks:

"Purchasers/building occupants are forewarned that this property/dwelling unit is located in a noise sensitive area due to its proximity to the Ottawa MacDonald-Cartier International Airport.

Noise due to aircraft operations may interfere year-round with some indoor activities and with outdoor activities, particularly during the summer months. The purchaser/building occupant is further advised that the Airport is open and operates 24 hours a day, and that future increases in aircraft activity, corresponding changes to operations and the future construction of a new east-

west runway may affect the living environment of the residents of this property/area.

The Ottawa MacDonald-Cartier International Airport Authority and the City of Ottawa are not responsible if, regardless of the implementation of noise control features, the purchaser/occupant of the dwelling on the Subject Lands finds that the indoor and outdoor noise levels due to aircraft operations are of concern or offensive."

- 50.(a) 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.
- (b) 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 (a) and (b) above shall be submitted to the General Manager of Planning, Infrastructure and Economic Development, and shall be to his satisfaction.

51. Hammerhead

The Owner acknowledges and agrees that a minor variance application (File D08-02-18/A-00313) has been filed in order to permit a reduction in the required landscaped buffer between the parking lot and Earl Armstrong Road. Should the minor variance be approved, a hammerhead shall be provided at the north end of the aisle between Blocks 3 and 4 and Site Plan drawing, SP-1, prepared by Stantec Consulting Inc., revision 2 dated 18.02.01, shall be the approved drawing.

52. Barrier Free Parking Spaces

The Owner acknowledges and agrees that signage for the barrier free parking spaces and signage shall be in accordance with the Accessibility for Ontarians with Disabilities Act.

53. Elevations

The Owner acknowledges and agrees to construct the proposed buildings in accordance with the approved exterior elevation drawings, referenced in Schedule "E" herein. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved exterior elevations shall be filed with the General Manager, Planning, Infrastructure and Economic Development, Development Review Services Branch, and agreed to by both parties prior to their implementation.

54. Solid Waste

The Owner acknowledges and agrees that solid waste collection will be provided by the City of Ottawa and that the garbage collection area/receptacles shall be to the satisfaction of Director, Solid Waste Service.

55. Retaining Wall

The Owner acknowledges and agrees that prior to the commence work notification issuance, the Owner(s) shall provide a detailed design of the proposed retaining wall stamped by a Professional Structural Engineer and a Soils Engineer. The Owner(s) acknowledges and agrees to provide a record drawing of the constructed retaining wall before the securities can be released. All to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

56. Lighting letter

The Owner acknowledges and agrees that prior to the registration of the site plan control agreement a lighting letter, stamped by a professional engineer, shall be

submitted to the satisfaction of the General Manager, Planning, Infrastructure
and Economic Development Department.

11 OCT 2018

Date

 ADAM BROWN for

Don Herweyer
Manager, Development Review - South
Planning, Infrastructure and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-17-0116

SITE LOCATION

800 Ralph Hennessy Avenue, Block 211 of Plan 4M-1573

The site is located in the southwest quadrant of Earl Armstrong Road and Ralph Hennessy Avenue and is currently undeveloped. The lot was created through Phase 8 of Riverside South Development Corporation.

SYNOPSIS OF APPLICATION

The site is approximately 10 959 m² with 66.5m frontage along Ralph Hennessy Avenue and 121.12m frontage along Earl Armstrong Road. It is zoned R4Z (Residential Fourth Density, Subzone Z). Recently constructed townhomes are located to the south, a wooded area adjacent to the dog walking park is located to the west, an established neighbourhood of residential uses is located on the north side of Earl Armstrong and a vacant parcel intended for medium density residential development is located on the east side of Ralph Hennessy.

An application for site plan control approval has been submitted to permit the development of eight stacked townhouse buildings, containing between 6 to 10 units, resulting in 68 dwelling units. The buildings are 15m in height and oriented in an east/west direction. The site proposes 152 parking spaces, 15 of which will be for visitors. Parking is generally located in front of each building unit. A free standing accessory structure is proposed for solid waste. The stormwater management pond is located adjacent to Ralph Hennessy, south of the access to the site. A number of retaining walls are proposed throughout the site.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal complies with the City of Ottawa Official Plan.
- The proposal complies with the City of Ottawa Zoning By-law in that the uses are permitted, and the required parking space rates, specifications, and aisle widths are being met.
- The proposal is in keeping with the intent of the Riverside South Community Design Plan.

- The proposed site plan in general represents good planning by providing sound engineering design and sufficient landscaping.

CONSULTATION DETAILS

Michael Qaqish is aware of the application.

Public Comments

Summary of Comments - Public

The Riverside South Community Association commented that they have no objection to the proposed Site Plan and that the proposed number of dwelling units conforms with the R4Z zoning and Community Design Plan densities at the location.

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 issues needing to be resolved.

Contact: Wendy Tse Tel: 613-580-2424, ext. 12585, or e-mail: Wendy.Tse@ottawa.ca

Document 1 – Location Map



