



File No. D07-12-18-0062

December 6, 2018

Novatech
200 – 240 Michael Cowpland Drive
Ottawa, ON K2M 1P6

Attention: Danna See-Har
Planner

Dear: Ms. See-Har:

**Subject: Site Plan Control Application
1705 Carling Avenue**

The City has approved the Site Plan Control application received on April 25, 2018, 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 December 3, 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:

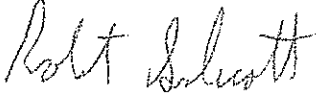
- Site Plan Agreement is signed.
- Security in the form of a Letter of Credit – in the City's standard format and wording, certified cheque or bank draft is provided.
- Certificate of Liability Insurance provided.
- Any required fees are paid

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.

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 Robert Sandercott by telephone at 613-580-2424, extension 14270 or by e-mail at robert.sandercott@ottawa.ca.

Sincerely,



Robert Sandercott
Planner
Development Review

Enclosures(#)

c.c. Councillor Jeff Leiper
Shawn Wessel, Infrastructure Approvals Project Manager, PIED (include 1 set of approved/signed mylars)
Matthew.Wilson@ottawa.ca, Development Inspections
Kerry.Reed@ottawa.ca, Environmental Planner
Linda.Carkner@ottawa.ca, Right of Way
Pauline.Prevost@ottawa.ca, Transportation
John.Buck@ottawa.ca, Building Inspections
Patrick.Kennedy@ottawa.ca, Program Manager - Permit Approvals (include all final/consolidated approved Geotechnical and/or Slope Stability studies)
Mike.Levasseur@ottawa.ca, Zoning Plan Examiner
Addressing And Signs
Joseph Langiano, Right of Way Agreements Coordinator
Jake.Gravelle@ottawa.ca, By-Law Enforcement
Wendy.Hickson@ottawa.ca, Development Agreement Officer
Joumana.Tannouri@ottawa.ca, Finance
OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5
(no attachments)
The Traditions Development Company c/o Bruce Stewart (owner)



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

Site Location: 1705 Carling Avenue

File No.: D07-12-18-0062

Date of Application: April 25, 2018

This SITE PLAN CONTROL application submitted by Novatech, on behalf of The Traditions Development Company, is APPROVED as shown on the following plan(s):

1. **Site Plan**, Sheet SP-1, prepared by Roderick Lahey Architect Inc., dated Mar 02, 18, revision 6 dated Nov 14, 18.
2. **Elevations**, Sheet A104 and A105, prepared by Roderick Lahey Architect Inc., dated Mar 02, 18, revision 4 dated Aug 1, 18.
3. **Landscape Plan**, Drawing 117216-L1, prepared by Novatech, dated Apr 20/18, revision 4 dated Oct 15/18.
4. **Grading, Erosion, and Sediment Control Plan**, Drawing 117216-GR, prepared by Novatech, dated Apr 20/18, revision 3 dated Oct 15/18.
5. **General Plan of Services**, Drawing 117216-GP, prepared by Novatech, dated Apr 20/18, revision 3 dated Oct 15/18.
6. **Stormwater Management Plan**, Drawing 117216-SWM, prepared by Novatech, dated Apr 20/18, revision 3 dated Oct 15/18.

And as detailed in the following report(s):

1. **Tree Conservation Report**, Drawing 117126-TCR, prepared by Novatech, dated Apr 20/18, revised Oct 15/18.
2. **Servicing and Stormwater Management Report**, prepared by Novatech, dated Apr 20/18, revised Oct 15/18.
3. **Geotechnical Investigation**, prepared by Paterson Group, dated February 16, 2018.
4. **Environmental Noise Assessment**, prepared by Gradient Wind Engineering Inc., dated Apr 20/18, revised Jul 31/18.
5. **Phase I Environmental Site Assessment**, prepared by Paterson Group, dated April 9, 2018.
6. **Phase II Environmental Site Assessment**, prepared by Paterson Group, dated April 9, 2018.

7. **Transportation Impact Assessment**, prepared by Novatech, dated May 2018, revised October 2018.
8. **Pedestrian Level Wind Study**, prepared by Gradient Wind Engineering Inc., dated Apr 20/18.

And subject to the following Standard and Special Conditions:

Standard Conditions

1. Agreement

The Owner shall enter into a standard site development agreement consisting of the following conditions. In the event the Owner fails to enter into such agreement within one year, this approval shall lapse.

2. 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

The Owner acknowledges and agrees that should the site be severed in the future, that it shall ensure that the future Owner of the freehold 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, (storm and sanitary sewers), 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.

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. 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.

8. 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.

9. Completion of Works

The Owner acknowledges and agrees that no new 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.

Special Conditions

10. 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 Carling Avenue 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.

11. Parkland Dedication

Upon execution of this Agreement, the Owner shall, in accordance with the City's Parkland Dedication By-law, being By-law No. 2009-95 as amended, convey land to the City at no cost as dedicated parkland. The Owner covenants and agrees that the parkland dedication requirement has been calculated at a rate of one hectare per 300 units (residential >18units/ha), but for apartments, as defined by the Zoning By-law, this parkland conveyance will not exceed a maximum of 10% of the land area of the site being developed, to the satisfaction of the General Manager, Recreation, Cultural and Facility Services Department.

12. Exterior Elevations Drawings

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Elevations, referenced in Schedule "E" herein. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved Elevations Plans shall be filed with the General Manager, Planning, Infrastructure and Economic Development Department and agreed to by both the Owner and the City prior to the implementation of such changes. No amendment to this Agreement shall be required.

13. Record of Site Condition

Prior to the issuance of a building permit, the Owner shall submit to the General Manager, Planning, Infrastructure and Economic Development Department, and the Chief Building Official a Record of Site Condition ("RSC") completed in accordance with O.Reg. 153/04, as amended, and shall be acknowledged by the Ministry of the Environment and Climate Change. The RSC shall confirm that all or part of the site will be suitable for the proposed use in accordance with O.Reg. 153/04. The City may issue a building permit on a phased basis to allow for site investigation and remediation activities if permitted by O.Reg. 153/04. No further Works will be permitted until the RSC is submitted. Where available information

reveals that contamination extends into a City right-of-way and submission of a RSC is not possible, a building permit may be issued on a phased basis:

- a. where the Owner has executed an off-site management agreement with the City to remediate the right-of-way and the site or;
- b. where the Owner has completed remediation Work on the right-of-way to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

14. Protection of City Sewers

- (a) Prior to the issuance of a building permit, the Owner shall, at its expense:
 - (i) provide the General Manager, Planning, Infrastructure and Economic Development Department with the engineering report from a Professional Engineer, licensed in the Province of Ontario, which report shall outline the impact of the proposed building's footing and foundation walls, on the City sewer system, that crosses the Carling Avenue and Tilbury Avenue frontages (the "City Sewer System") and the impact of the existing City Sewer System on the building's footing and foundation walls.
 - (ii) obtain a legal survey acceptable to the General Manager, Planning, Infrastructure and Economic Development Department and the City's Surveyor, showing the existing City Sewer System on Carling Avenue within Highland Avenue and Cole Avenue South and the location of the proposed building and its footings in relation to the City Sewer System;
 - (iii) obtain a video inspection of the City Sewer System on Carling Avenue within Highland Avenue and Cole Avenue South prior to any construction to determine the condition of the existing City Sewer System prior to construction on the lands and to provide said video inspection to the General Manager, Planning, Infrastructure and Economic Development Department.
- (b) Upon completion of construction on the lands, the Owner shall, at its expense and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department:
 - (i) obtain a video inspection of the existing City Sewer System on Carling Avenue within Highland Avenue and Cole Avenue South to determine if the City Sewer System sustained any damages as a result of construction on the lands; and
 - (ii) assume all liability for any damages caused to the City Sewer System on Carling Avenue within Highland Avenue and Cole Avenue South and compensate the City for the full amount of any required repairs to the City Sewer System.

15. Waste and Recycling Collection

The Owner acknowledges and agrees that waste collection and recycling collection will not be provided by the City and it shall make appropriate arrangements with a private contractor for waste collection and recycling collection. The Owner shall consult a private contractor regarding any access requirements for waste and/or recycling collection.

16. Waste Reduction Workplan Summary

Prior to the issuance of a building permit, the Owner acknowledges and agrees to prepare a waste reduction workplan summary for the construction project as required by O.Reg. 102/94, being "Waste Audits and Waste Reduction Work Plans" made under the *Environmental Protection Act*, RSO 1990, c E.19, as amended, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department. The Owner further acknowledges and agrees to provide a copy of the said waste reduction workplan summary to the General Manager, Planning, Infrastructure and Economic Development Department.

17. Permanent Features

The Owner acknowledges and agrees that no permanent features shall be permitted above and below grade within the City's widened right-of-way, including commercial signage, except as otherwise shown on the approved Site Plan referenced in "Schedule E" herein.

18. TIA Study

The Owner(s) has undertaken a Transportation Impact Assessment/Letter for this site, prepared by Novatech, Project No. 117216, dated October 17, 2018, 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 Transportation Study/Brief are fully implemented, to the satisfaction of the General Manager, Planning and Planning, Infrastructure and Economic Development Department.

19. Geotechnical Report

The Owner's Geotechnical Engineer shall ensure that the recommendations of the Report on Geotechnical Investigation, prepared by Paterson Group, Letter Number PG4423-1 are fully implemented and provide certificates of compliance, with respect to all recommendations and provisions of the report, prior to construction of the foundation and at the completion of the works, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

20. Certification Letter for Noise Control Measures

- 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 Environmental Noise Assessment 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 Development Inspection Program 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, Planning, Infrastructure and Economic Development Department.

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

21. Noise Control Attenuation Measures

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved Environmental Noise Assessment, referenced in Schedule "E" of this Agreement, as follows:

- a) each unit is to be equipped with central air conditioning;
- b) each unit is to be fitted with a forced air heating system and ducting, and shall be sized to accommodate central air conditioning;
- c) further to subsection (b) above, the location and installation of any outdoor air conditioning device(s) shall comply with the noise criteria of the Ministry of the Environment and Climate Change's Publication NPC-216 entitled

Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices, dated September 1994, as amended, in order to minimize the noise impacts both on and off the immediate vicinity of the subject lands.

- d) prior to the issuance of a building permit, a review of building components (windows, walls, doors) is required and must be designed to achieve indoor sound levels within the City's and the Ministry of the Environment and Climate Change's noise criteria;
- e) notice respecting noise shall be registered against the lands, at no cost to the City, and a warning clause shall be included in all agreements of purchase and sale or lease agreements, as detailed in paragraph 22 below.

22. Notice on Title – Noise Control Attenuation Measures

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

"Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing roadway traffic may, on occasion, interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the City and the Ministry of the Environment and Climate Change. To help address the need for sound attenuation, this development includes:

- STC rated multi-pane glazing elements and spandrel panels
 - South façade bedroom/living room: STC 37/32
 - East and west façade bedroom/living room: STC 34/29
- STC rated exterior walls
 - East, south and west façade: STC 45
 - Protected outdoor living area at the ground level courtyard.

This dwelling unit has also been designed with air conditioning. 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 and the Ministry of the Environment and Climate Change. To ensure that provincial sound level limits are not exceeded, it is important to maintain these sound attenuation features."

"The Purchaser/Lessee covenants with the Vendor/Lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale, and lease agreements for the lands described herein, which covenant shall run with the said lands."

23. Designated Substances Survey

Prior to demolition of any existing buildings located on the lands described in Schedule "A" herein, the Owner acknowledges and agrees to complete a designated substances survey and submit the findings and recommendations for the proper handling and disposal of waste as identified in said survey, to the satisfaction of the General Manager, Planning, Infrastructure and Economic

Development Department, and in accordance with Best Management Practices. The survey shall address but not be limited to:

- (a) Designated Substance – Asbestos on Construction Projects and in Buildings and Repair Operations, *Occupational Health and Safety Act*, O.Reg 278/05, as amended, (O.Reg 278/05);
- (b) Guideline for Lead on Construction Projects, prepared by the Ontario Ministry of Labour - Occupational Health and Safety Branch, published September 2004 and revised April 2011, as amended;
- (c) Construction Projects, *Occupational Health and Safety Act*, O.Reg 213/91, as amended, (O.Reg 213/91);
- (d) Registration Guidance Manual for Generators of Liquid Industrial and Hazardous Waste, prepared by the Ontario Ministry of the Environment, published April 1995 and revised June 2011, as amended, to be used in conjunction with General-Waste Management, *Environmental Protection Act*, R.R.O. 1990, Reg. 347, as amended, (O.Reg 347);
- (e) Waste Management – PCB's, *Environmental Protection Act*, R.R.O. 1990, Reg. 362, as amended, (O.Reg 362).

24. Site Lighting Certificate

- a) In addition to the requirements contained in clause 19 of Schedule "C" hereto, 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.
- b) 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.

25. 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 & SWM Report and General Plan of Services both prepared by Novatech and dated October 15, 2018, 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.

26. Stormwater Management Memorandum

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Infrastructure and Economic Development Department, with a memorandum prepared by a Professional Engineer, licensed in the Province of Ontario, confirming that the designed roof-top scuppers and associated spill point elevations will be set equivalent to the top of the control weir of the approved roof drain elevation(s). The Owner further acknowledges and agrees that said memorandum shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, and all associated costs shall be the Owner's responsibility.

27. 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.

28. 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, approved in the Delegated Authority Report. 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 the Delegated Authority Report.

29. Maintenance and Liability Agreement *(bt. Developer and the City)*

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement for all plant and landscaping material (except municipal trees), decorative paving and street furnishings placed in the City's right-of-way along Carling Avenue 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.

30. Pre-Construction Meeting

Prior to issuance of a building permit, the Owners shall conduct a public meeting involving the surrounding neighbourhood and the Ward Councillor's office, the purpose of which is to provide information with respect to the timing and staging of construction activities for the site, including but not limited to the location of staging activities, and the location of parking and intended access routes for associated construction vehicles.

31. Area Traffic Management

The Owner agrees that prior to registration of the Site Plan Control Agreement, the Owner shall contribute \$15,000.00 to be used toward area traffic management measures within Ward 15 to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

32. 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, referenced in Schedule "E" herein, 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., $CRZ = DBH \times 10cm$);
- (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.

33. Tree Permit

The Owner acknowledges and agrees that any trees to be removed shall be removed in accordance with the approved Tree Permit and/or the Tree Conservation Report referenced in Schedule "E" hereto, and in accordance with the City's Urban Tree Conservation By-law, being By-Law No. 2009-200, as amended. The Owner further agrees that a copy of the approved Tree Permit and/or Tree Conservation Report shall be posted on the construction site at all times until Approval is granted by the City for such Works (or during tree removal, grading, construction, and any other site alteration activities).

December 3, 2018

Date



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

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-18-0062

SITE LOCATION

1705 Carling Avenue, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The subject property is bounded by Carling Avenue to the south and Tillbury Avenue to the north, and measures approximately 8,930 sq m in area with 78 m of frontage along Carling Avenue and 84 m of frontage along Tillbury Avenue, with a portion of the lot fronting on Tillbury zoned residential. The site contains existing buildings which are used for a motel and restaurant.
- The site is located on the Carling Avenue Arterial Mainstreet and is surrounded on both sides by multiple residential and non-residential uses of varying densities. A low-density residential neighbourhood is located to the north of the subject site.
- The proposal is to demolish the existing buildings on the site and construct a nine-storey residential care facility, with 24 surface parking spaces and 46 underground parking spaces. The residentially-zoned portion of the lot adjacent to Tillbury Avenue will not be part of the proposed redevelopment.
- The building footprint is T-shaped, with the building massing focused mainly towards Carling Avenue. The exterior treatment of the building will be predominantly comprised of brick with continuous glazing throughout, as well as white stone columns towards the eastern and western ends of the building.
- As part of the development, a parcel of land at the northwestern corner of the site measuring 895 sq m in area will be conveyed for the development of a future park, in accordance with the Parkland Dedication By-law.
- The building will have water, storm and sanitary sewer services off of the Tillbury right-of-way.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposed development is in accordance with the Arterial Mainstreet policies of the Official Plan.

- The proposal is in conformity with the City of Ottawa Zoning By-law 2008-250, with respect to maximum building height, minimum yard setbacks, and minimum parking requirements. The only area of non-compliance is with respect to certain aisle widths of the underground parking garage, which was addressed via a Minor Variance (file no. D08-02-18/A-00330).
- The proposed design of the building adequately addresses the Urban Design Guidelines for Arterial Mainstreets, as well as comments provided by the Urban Design Review Panel.
- Overall, the proposed residential care facility is an appropriate size and scale of development on an arterial mainstreet such as Carling Avenue, and contains sufficient parking and amenity space to serve the proposed uses, and therefore represents good planning.

URBAN DESIGN REVIEW PANEL

The Site Plan Control application was subject to the Urban Design Review Panel process. A formal review meeting was held on July 4, 2018.

The Panel's recommendations from the formal review meeting are as follows:

General Comments

- *The Panel is supportive and appreciative of the project, as it represents a development on Carling Avenue of an appropriate scale and density. The Panel sees opportunity for improvements with some alterations to the architectural expression, a slight shifting of the building's geometry, and a more cohesive relationship between the proposed park and the private landscape.*

Architectural Expression

- *The Panel suggests adjusting the geometry of the mass of the building to better correspond to the site. Consider moving away from the orthogonal T shape.*
- *The building appears long along Carling Avenue, look for ways to break up this massing, and refine the architectural expression to avoid an appliqué or pastiche appearance. The Panel suggests taking cues from the existing apartment buildings to the east, and establishing a datum line relating to their rooflines.*
- *The Panel has some concerns that the public portion of the building feels compressed. Increase the height of the base of the building to better integrate into the commercial context of Carling Avenue.*

- Consider applying more balance to the design of the building. The Panel suggests integrating the mechanical penthouse into the centre, and to look at better related the west elevation and the east elevation.
 - One suggestion is to add a unit on the west side of the 7th Floor, and apply a similar design, massing and use of materials to both the east and west wings.
 - Refine the corners of the building by moving the top balconies to the side façades.
- The Panel suggests carrying across the glass treatment on the penthouse level, with continuous glass balconies, and adding balconies to the corner units, on the side façades.

Landscape and Park

- The Panel suggests clarifying the parking, landscape and park areas on the site by adjusting the angle of the T-shape building to assure that negative space is married more logically to the site.
 - A less orthogonal approach to the floorplate could allow for more weight to be given to the landscape elements, particularly on the west side of the site.
- Amplifying the landscape elements is encouraged by the Panel as it makes for stronger experiences for the residences. When considering the rear of the site, ensure there is visually a sense of 'space beyond' which, in addition to an important physical link into the established residential neighbourhood to the north, will provide psychological benefits to the residents.
- The Panel is of the opinion that the proposed park must be accessible for both the public and residents, and there should be fluid circulation through the park.
- Consider modifying the parking area to ensure there is harmony with the proposed park.

Parking, Ramp and Drop-off

- The Panel suggests that the drop-off area on Carling Avenue is redesigned to ensure that pedestrian flow along the sidewalk is not inhibited.
- The Panel is concerned that the relationship between the loading, parking garage ramps, and the parking area is tight. Consider ways to reorient the ramp in order to simplify loading.
- The Panel strongly suggests ensuring that the sidewalk along Carling Avenue is continuous through the layby.
- Consider revising the roundabout, as the Panel has some concerns about its functionality.

The Panel was successful in aiding in the implementation of the following:

- Breaking up the overall mass of the building, including introduction of a stepback of the upper storeys of the easterly portion of the building. The exterior easterly and westerly portions of the building have also been made smaller as a result;
- Improving the visual impact of the penthouse level by ensuring the glass treatment is continuous;
- Ensuring that pedestrian flow along the sidewalk in front of the property is not restricted.

CONSULTATION DETAILS

Councillor Jeff Leiper has concurred with the proposed conditions of approval.

Public Comments

Summary of Comments - Public

A public meeting was held on June 19th, 2018 to discuss the proposed development and conveyance of parkland.

A summary of the primary concerns expressed at the public meeting and subsequent correspondence, and responses to these concerns, are as follows:

Concern

Insufficient parking will be available on-site for the proposed number of dwelling units for the facility.

Response

The proposed residential care facility will contain a total of 70 parking spaces, available at both ground level and within an underground parking garage. This is sufficient parking to meet the Zoning By-law requirement for a residential care facility containing 198 dwelling units.

Additional visitor parking was added to the proposed development in response to concerns expressed regarding on-site parking for visitors to the site. As a result, twenty-one of the proposed parking spaces will be set aside for visitor use. The Department is satisfied that the amount of visitor parking provided will be sufficient for the general functions of the proposed development.

Concern

Concerns were expressed by residents with respect to the proposed park at the northwestern corner of the subject site, in particular access to the park and potential impacts on traffic and parking patterns in the neighbourhood. Some residents were opposed to the park being accessible directly from Carling Avenue, whereas others were opposed to a park that is accessible from Tillbury Avenue at the rear. Most commenters expressed a desire to see the existing fence and hedgerow along Tillbury Avenue maintained.

Some residents indicated opposition to the creation of a future park in its entirety.

Response

The proposed parkland conveyance will satisfy the requirements of the Parkland Dedication By-law as it relates to this site. Given the large size of the property, both the applicants and Staff have agreed that the conveyance of future parkland, as opposed to the payment of Cash-in-Lieu of Parkland, would be appropriate for this site.

As part of the Site Plan approval, the proponent will be required to construct a fence around the easterly and southerly boundaries of the parkland to be conveyed. This will restrict access to the park to and from Carling Avenue. In addition, Staff note that the location of the building relative to Carling Avenue would restrict visibility of the park from that street. The only public access to the future park will be from Tillbury Avenue.

The existing hedges along Tillbury Avenue will be maintained as part of the proposed development, though may be subject to modification in the future in order to accommodate the park.

Concern

Concerns pertaining to the height of the proposed building, given the scale of existing development along this section of Carling Avenue.

Response

The proposed building will be nine storeys in height, which is a height that is contemplated for Arterial Mainstreets under the Official Plan, and is within the height limit permitted for the AM10 zone in the Zoning By-law. The applicants have made revisions to the design, in particular in response to comments from the Urban Design Review Panel, to reduce the impact of the building massing on surrounding properties.

Concern

Concerns pertaining to the proposed construction, in particular relating to the location of parking of construction vehicles. Multiple residents did not want to see parking or vehicular access occurring directly from Tillbury Avenue.

Response

The Owners have agreed to commit to setting up a public meeting with residents to provide more detailed information with respect to their intended construction plan prior to commencing work on the site, which will include the intended location of parking of construction vehicles while work is taking place. This commitment is addressed as a condition of Site Plan approval, as noted in Condition #30 of this report.

Technical Agency/Public Body Comments**Summary of Comments –Technical**

N/A

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority due to the complexity of issues surrounding the site engineering and the need for a Record of Site Condition (RSC). In addition, additional time was also necessary to address issues concerning the drive aisles serving the underground parking garage, including Minor Variance approval from the Committee of Adjustment

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Document 1 – Location Map

