



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

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Site Location: 765 Montreal Road

File No.: D07-12-18-0059

Date of Application: April 20, 2018

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This SITE PLAN CONTROL application submitted by Anthony Leaning, CSV Architects, on behalf of Shepherds of Good Hope, is APPROVED as shown on the following plan(s):

1. **Site Plan**, drawing number A100, prepared by CSV Architects, project # 2017-0780, dated 02/12/18, revision 13, dated 2019/01/15.
2. **Exterior Elevations – North & East**, drawing number A300, prepared by CSV Architects, project # 2017-0780, dated 09/06/16, revision 10, dated 2018/11/21.
3. **Exterior Elevations – South & West**, drawing number A301, prepared by CSV Architects, project # 2017-0780, dated 04/11/18, revision 10, dated 2018/11/21.
4. **Pre-Development Vegetation Map**, drawing number TP-01, prepared by Lashley + Associates, project # 18695-1, dated 2018/02/08, revision 4, dated 2019/01/15.
5. **Landscape Layout Plan**, drawing number L1-1, prepared by Lashley + Associates, project # 18695-1, dated 2018/02/08, revision 3, dated 2019/01/15.
6. **Planting Plan**, drawing number L1-2, prepared by Lashley + Associates, project # 18695-1, dated 2018/02/08, revision 3, dated 2019/01/15.
7. **Details**, drawing number L2-1, prepared by Lashley + Associates, project # 18695-1, dated 2018/02/08, revision 3, dated 2019/01/15.
8. **Site Grading & Drainage Plan**, drawing number C101, prepared by McIntosh Perry Consultants, project # CP-18-0014, dated April 19, 2018, revision 6, dated Jan 11, 2019.

9. **Site Servicing and Sediment & Erosion Control Plan**, drawing number C102, prepared by McIntosh Perry Consultants, project # CP-18-0014, dated April 19, 2018, revision 6, dated Jan 11, 2019.

And as detailed in the following report(s):

1. **Site Servicing & Stormwater Management Report Shepherds of Good Hope, 765 Montreal Road, Ottawa**, prepared by McIntosh Perry Consultants, project # CP-18-0014, dated April 19, 2018, revision 3, dated Nov 15, 2018.
2. **Desktop Geotechnical Review at Conceptual Stage, 765 Montreal Road, Ottawa, ON - Memorandum**, prepared by McIntosh Perry Consultants, project # OCP-17-0480, dated August 24, 2017.
3. **Noise Impact Assessment Study**, prepared by Integraldx Engineering Ltd, dated May 10, 2018.
4. **765 Montreal Road - Geotechnical Report**, prepared by McIntosh Perry Consultants, project # OCP-17-0480-01, dated April 2018.
5. **Transportation Impact Assessment**, prepared by WSP, project # 18M-00179-01, Dated August 29, 2018, Updated November 28, 2018.

And subject to the following Standard and Special Conditions:

**Standard Conditions**

1.	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.	The Owner agrees that the City shall secure site plan securities, as referenced in Schedule "B" hereto, through the withholding funding from the Social Infrastructure Fund - Investment in Affordable Housing Program and which will be outlined in the Affordable Housing Contribution Agreement between Shepherds of Good Hope and the City of Ottawa (the "Contribution Agreement"), which provides up to \$1,800,000 towards the project. <u>The Contribution Agreement implementing the withholding provisions shall be provided to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development</u> , prior to the issuance of an occupancy permit. If the Contribution Agreement is not received at the time of the request for the issuance of an occupancy permit, the Owner acknowledges and agrees to submit securities at a rate of 100% of Total Estimated Cost of works on public property and 50% of Total Estimated Cost of works on private property and as indicated on Schedule "B" hereto.

3.	<p>Subject to paragraph/condition (2), the Owner acknowledges and agrees that the required security as indicated in Schedule “B”, in the amount of \$XXX, hereto will be secured by the withholding of milestone payments in Contribution Agreement and said milestone payments will continue to be withheld until all site Works, including but not limited to, sanitary sewers, storm sewers, stormwater management Works, watermain Works, landscaping Works and road Works, have been completed to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development .</p>
4.	<p><b><u>Permits</u></b>  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.</p>
5.	<p><b><u>Extend Internal Walkways</u></b>  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.</p>
6.	<p><b><u>Water Supply for Fire Fighting</u></b>  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.</p>
7.	<p><b><u>Reinstatement of City Property</u></b>  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.</p>
8.	<p><b><u>Construction Fencing</u></b>  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.</p>
9.	<p><b><u>Maintenance and Liability Agreement</u></b>  The Owner shall be required to enter into a maintenance and liability agreement for all plant and landscaping material placed in the City right-of-way and the Owner shall assume all maintenance and replacement responsibilities in perpetuity.</p>

10.	<p><b><u>Exterior Lighting</u></b></p> <p>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.</p>
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**Special Conditions**

1.	<p><b><u>Maintenance and Liability Agreement</u></b></p> <p>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 Lang's Road and Montreal 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.</p>
2.	<p><b><u>Permanent Encroachment Agreement</u></b></p> <p>The Owner acknowledges and agrees to enter into a permanent Encroachment Agreement to permit the encroachment of the corner entrance staircase to be constructed within the City's sight triangle and right-of-way. 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.</p>
3.	<p><b><u>Montreal Road Reconstruction – Securities</u></b></p> <p>The Owner acknowledges and agrees that any use of the Right-of-Way for purposes such as trees, landscaping, walkways, landings or stairs is temporary. The Owner further agrees to remove these and any other permanent structures or landscaping features constructed as part of this application from the City's Right-of-Way within 30 days of a request should the lands be needed for road improvements. The Owner must submit financial securities to cover the cost of this removal.</p>

<p>4.</p>	<p><b><u>Road Widening</u></b>  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 Montreal Road frontage of the lands, measuring 18.75 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.</p>
<p>5.</p>	<p><b><u>Corner Sight Triangle</u></b>  Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, an unencumbered corner sight triangle measuring 5 metres x 5 metres at the intersection of Montreal Road and Lang’s Road. The exact location and area of the corner sight triangle must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the corner sight triangle, to the City Surveyor for review 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.</p>
<p>6.</p>	<p><b><u>Permanent Features</u></b>  The Owner acknowledges and agrees that no permanent features shall be permitted above and below grade within the City’s widened right-of-way or corner sight triangle, including commercial signage, except as otherwise shown on the approved Site Plan.</p>
<p>7.</p>	<p><b><u>Traffic Impact Statement</u></b>  The Owner(s) has undertaken a Transportation Impact Assessment for this site, prepared by WSP, Project No. 18M-00179-01, dated August 29, 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 Impact Assessment are fully implemented, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department</p>

<p>8.</p>	<p><b><u>Road Modifications</u></b>  The Owner shall pay all expenses including but not limited to land acquisition, contract drawings preparation, utility relocations, advertising, road work, construction supervision, as built drawing preparation, and other engineering and administrative costs for the required roadway modification as recommended by the approved study. All roadway modification works will require the delegated authority approval from the Manager of Transportation Services.</p>
<p>9.</p>	<p><b><u>Geotechnical Investigation</u></b>  The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, licensed in the Province of Ontario, to ensure that the recommendations of the Geotechnical Investigation Report (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.</p>
<p>10.</p>	<p><b><u>Waste and Recycling Collection</u></b>  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.</p>
<p>11.</p>	<p><b><u>Waste Reduction Workplan Summary</u></b>  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 <i>Environmental Protection Act</i>, 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.</p>
<p>12.</p>	<p><b><u>Use of Explosives and Pre-Blast Survey</u></b>  The Owner acknowledges and agrees that all blasting activities will conform to the City’s Standard S.P. No. F-1201 entitled <i>Use of Explosives</i>, as amended. Prior to any blasting activities, a pre-blast survey shall be prepared as per S.P. No. F-1201, at the Owner’s expense, for all buildings, utilities, structure, water wells and facilities likely to be affected by the blast, in particular, those within seventy-five (75) metres of the location where explosives are to be used. The</p>

	standard inspection procedure shall include the provision of an explanatory letter to the owner or occupant and owner with a formal request for permission to carry out an inspection.
<b>13.</b>	<p><b><u>Soil Management</u></b></p> <p>The Owner acknowledges and agrees to retain an environmental consultant 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, Conservation and Parks.</p>
<b>14.</b>	<p><b><u>Groundwater Management</u></b></p> <p>The Owner acknowledges and agrees to retain an environmental consultant 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 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.</p>
<b>15.</b>	<p><b><u>Exterior Elevations Drawings</u></b></p> <p>The Owner acknowledges and agrees to construct the proposed buildings in accordance with the approved Elevations Plans, referenced in Schedule “E” herein. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved exterior elevations will be subject to review and approval by the City’s Urban Development Review Panel, with the final modified exterior elevation designs being subject to formal approval by the General Manager, Planning, Infrastructure and Economic Development Department. In this regard, the Owner shall submit any modified exterior building elevation plans that have been reviewed by the City’s Urban Development Review Panel to the General Manager, Planning, Infrastructure and Economic Development Department for approval, and the Owner further acknowledges and agrees that such approved modified elevations will be included as part of this Agreement prior to issuance of any building permits for implementation of such modified exterior design plans.</p>
<b>16.</b>	<p><b><u>Site Lighting Certificate</u></b></p> <p>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:</p>

	<ul style="list-style-type: none"> <li>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</li> <li>ii. it must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.</li> </ul> <p>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.</p>
<p><b>17.</b></p>	<p><b><u>Tree Protection</u></b></p> <p>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:</p> <ul style="list-style-type: none"> <li>(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);</li> <li>(b) Do not place any material or equipment within the CRZ of the tree;</li> <li>(c) Do not attach any signs, notices or posters to any tree;</li> <li>(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 Department;</li> <li>(e) Tunnel or bore when digging within the CRZ of a tree;</li> <li>(f) Do not damage the root system, trunk or branches of any tree; and</li> <li>(g) Ensure that exhaust fumes from all equipment are not directed towards any tree's canopy.</li> </ul>
<p><b>18.</b></p>	<p><b><u>Designated Substances Survey</u></b></p> <p>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:</p> <ul style="list-style-type: none"> <li>(a) <u>Designated Substance – Asbestos on Construction Projects and in Buildings and Repair Operations</u>, <i>Occupational Health and Safety Act</i>, O.Reg 278/05, as amended, (O.Reg 278/05);</li> </ul>



	<p>(b) <u>Guideline for Lead on Construction Projects</u>, prepared by the Ontario Ministry of Labour - Occupational Health and Safety Branch, published September 2004 and revised April 2011, as amended;</p> <p>(c) <u>Construction Projects, Occupational Health and Safety Act</u>, O.Reg 213/91, as amended, (O.Reg 213/91);</p> <p>(d) <u>Registration Guidance Manual for Generators of Liquid Industrial and Hazardous Waste</u>, prepared by the Ontario Ministry of the Environment, published April 1995 and revised June 2011, as amended, to be used in conjunction with <u>General-Waste Management, Environmental Protection Act</u>, R.R.O. 1990, Reg. 347, as amended, (O.Reg 347);</p> <p>(e) <u>Waste Management – PCB’s, Environmental Protection Act</u>, R.R.O. 1990, Reg. 362, as amended, (O.Reg 362).</p>
<p><b>19.</b></p>	<p><b><u>Installation of Signs on Private Property</u></b>  The Owner acknowledges and agrees it shall obtain approval from the Chief Building Official, Building Code Services prior to installation of any signs on the subject lands. The Owner further acknowledges and agrees that any such signs shall be installed in a location to the satisfaction of the Chief Building Official, Building Code Services and the General Manager, Planning, Infrastructure and Economic Development Department, and in accordance with the City’s Permanent Signs on Private Property By-law No. 2005-439, as amended.</p>
<p><b>20.</b></p>	<p><b><u>Inlet Control Devices (ICDs)</u></b>  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 site servicing drawings and reports, 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.</p>
<p><b>21.</b></p>	<p><b><u>Stormwater Management Memorandum</u></b>  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</p>

	Development Department, and all associated costs shall be the Owner’s responsibility.
<b>22.</b>	<p><b><u>Professional Engineering Inspection</u></b>  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.</p>
<b>23.</b>	<p><b><u>Stormwater Works Certification</u></b>  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.</p>
<b>24.</b>	<p><b><u>Site Dewatering</u></b>  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.</p>
<b>25.</b>	<p><b><u>Letter of Tolerance</u></b>  The Owner shall, within two (2) weeks of Site Plan Control Approval, file with the General Manager, Planning, Infrastructure and Economic Development Department a copy of the letter of tolerance issued by the Bylaws, Permits &amp; Inspection Unit for the encroachment of the stairs to be constructed within the City’s right-of-way, as shown on the approved site plan, referenced in Schedule “E” herein.</p>

**26. 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 sound levels due to increasing road traffic may occasionally interfere with some outdoor activities as the sound levels may exceed the sound level limits of the City and the Ministry of the Environment, Conservation and Parks.

To help address the need for sound attenuation, this development includes multi-pane glass. To ensure that provincial sound level limits are not exceeded, it is important to maintain this sound attenuation feature. South-facing dwelling units have been supplied with a central air conditioning system and other measures which will allow windows 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, Conservation and Parks.”

The Transferee covenants with the Transferor that the above clauses, verbatim, shall be included in all subsequent Agreements of Purchase and Sale and Deeds conveying the lands described herein, which covenant shall run with the said lands and is for the benefit of the subsequent owners of the said lands and the owner of the adjacent road.”

February 5, 2019

\_\_\_\_\_  
Date



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Douglas James  
Manager, Development Review Central  
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:** D07-12-18-0059

### **SITE LOCATION**

765 Montreal Road, and as shown on Document 1.

### **SYNOPSIS OF APPLICATION**

The site is 1,493 square metres in area with approximately 39 metres of frontage along Montreal Road and 38 metres of frontage along Lang's Road. The site slopes upwards to the north, away from Montreal Road. To the north of the site is a low-density residential neighbourhood, to the east is a vacant lot, to the west is a one-storey commercial building, and to the south is a City park and a medium-density residential neighbourhood.

The four-storey mixed-use building will contain community centre space and programming uses at-grade, with three levels of residential units above. The 42 studio self-contained units are intended to provide long-term housing for people who are transitioning out of homeless shelters and back into the broader community. The amenity space and supportive services for the residents will be provided on the ground floor. Surface parking for eight vehicles and 22 bicycles are provided at the rear of the site with vehicular access provided from Lang's Road. An outdoor amenity area is provided for the residents at the rear of the building and is easily accessed from the ground floor.

The building is clad in metal panels, coloured cement panels and brick veneer around some elements, providing the building with some verticality. A mix of clear and spandrel glazing is featured at the ground floor.

Due to the upwards slope of the property leading away from Montreal Road, the building will sit above the street level. An effort was made to investigate the possibility to lower the building, but the solution proved to be cost-prohibitive when elements such as excavation, foundation, structure and water flows were considered. In order to improve the building's relationship to the street, the ground floor was rearranged in order to feature the community centre's main gathering space at the south-west corner of the building, closest to Montreal Road and Lang's Road.

A Committee of Adjustment application for Minor Variance (D08-02-18/A-00324) was approved on October 17, 2018. The relief included a reduced ground floor height of 4 metres whereas the bylaw requires the ground floor to be at least 4.5

metres in height, and a reduced landscape buffer width of 1.04 metres along the Lang's Road edge of the parking area, whereas the bylaw requires a minimum landscape buffer width of 3 metres.

The corner entrance to the building is accessed through stairs located within the corner sight triangle and public right-of-way. The City will utilize the protected ROW for the future complete street and transit priority corridor on Montreal Road, identified in the Transportation Master Plan's Affordable Network. An Environmental Assessment study is currently in progress that will develop a recommended plan for this corridor. The developer understands that the use of the ROW as illustrated on the plans is temporary, until such time as the Montreal Road street reconstruction takes place. Special conditions 2 and 3 outline the need for an encroachment agreement as well as the understanding that the developer will be responsible for removing any structure located within the ROW at the time of roadway construction. The stairs would then need to be reconfigured and oriented towards Lang's Road, as needed. Securities will be taken to this effect.

A road modification application has also been approved in tandem with this application, in order to construct a new city sidewalk along the east side of Lang's Road, for the length of the property in question. Securities will be taken to this effect as part of this application.

## **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The site is designated "Arterial Mainstreet" on Schedule B of the Official Plan. The development is consistent with the Plan's policies related to compatibility, intensification, street activation and pedestrian orientation.
- The proposal is in conformity with the Zoning By-Law, as relieved by the Committee of Adjustment's decision on Minor Variance application D08-02-18/A-00324.
- The site layout, connection, landscaping and design are consistent with applicable policies and represent 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 June 7, 2018.

The panel's recommendations from the formal review meeting can be found under Document 1 of this report.

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

- The design and layout of the building was modified so as to improve the interaction between the building and the adjacent streets. A corner entrance and stairs were added, granting pedestrian access from Lang's Road and Montreal Road, as well as glazing facing Montreal Road.
- The elevations have been revised to use brick and accent panels in order to emphasize the vertical character of the building.
- Various elements have been added to the building, including sills, parapets and cornices in order to accentuate the building.
- The design and layout of the parking area was revised in order to allow it to be more contained and closer in proximity to Lang's Road. Additional trees were therefore retained, and a more usable outdoor amenity area was created.

## **CONSULTATION DETAILS**

Councillor Tobi Nussbaum has concurred with the proposed conditions of approval.

### **Public Comments**

#### Public Comment 1

The proposed use of a community centre and transitional housing is not compatible with the existing residential context.

#### Staff Response 1

The proposed uses are currently permitted under the AM10 zone. The current application does not propose to introduce any new uses.

#### Public Comment 2

This type of housing will affect the security of our area.

#### Staff Response 2

The Shepherds of Good hope will work actively to ensure that such community impacts are limited. They are responsive to community needs and have staff on site 24/7. Similar projects by the Shepherds of Good Hope in other neighbourhoods have generated a very limited number of issues.

#### Public Comment 3

This development will negatively affect the value of my home.

#### Staff Response 3

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

#### Public Comment 4

This proposal would be better suited somewhere else.

#### Staff Response 4

Staff do not have the latitude to suggest to applicants that they evaluate other properties instead. Staff study the appropriateness of the proposal at hand, against the policies applicable to the property and the area.

#### Public Comment 5

Lang's Road is not wide enough and there are often conflicts between vehicles and pedestrians. There are also concerns with lighting.

#### Staff Response 5

It is difficult to address such issues within the scope of a Site Plan Control application. That being said, the approval includes the construction of a new concrete sidewalk along the east side of Lang's Road, for the length of the property in question. The proposed building will include some exterior lighting in order to light the pathways leading to the public Right-of-Way.

#### Public Comment 6

The trees on the property should be retained.

#### Staff Response 6

Unfortunately, due to the location of the building along the front property line, which fosters street-level activation of the street, the trees along the front property line will be removed. Multiple street trees are proposed to be planted along both property frontages, along with shrubs and other landscaping elements.

### **Advisory Committee Comments**

#### Comment from Accessibility Advisory Committee

Please ensure that all ramps are not too steep.

#### Staff Response

All ramps have been designed to meet or exceed City of Ottawa Accessibility Guidelines.

### **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 delays between submissions and issues needing to be resolved regarding the Montreal Road Right-of-Way.

**Contact:** Jean-Charles Renaud Tel: 613-580-2424, ext. 27629, fax 613-580-2576  
or e-mail: [Jean-Charles.Renaud@ottawa.ca](mailto:Jean-Charles.Renaud@ottawa.ca)

## Document 1 – Urban Design Review Panel Recommendations

Urban Design Review Panel Recommendations | June 7, 2018

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765 Montreal Road | Formal Review | Site Plan Control and Minor Variance |  
CSV Architects; WSP

### General Comments

- The Panel appreciates that there is likely a limited budget for this important social housing project, and also recognizes that the site is difficult. The Panel is supportive of the project, however has concerns regarding the lack of interaction between the building and the adjacent streets.
- The Panel recommends adding bicycle parking to the site to promote active transportation.

### Layout and Relationship to Streets

- The Panel is concerned with the lack of animation at grade, particularly at the corner of the building, where it fronts two public streets. It is recommended by the Panel that the internal uses of the building should be expressed at the street.
  - Look at shifting the internal functions of the building in order to animate the corner.
  - Consider enhancing the corner by angling it toward the intersection, and adding a canopy.
- The Panel is concerned that the main entrance to the building is accessed directly from the parking lot. In this urban context, the Panel strongly encourages finding a solution to the issues of security and explore ways to establish the street facing corner of the building as the main public entrance.
  - One consideration is to move the elevator and shift the utilitarian and office spaces so there can be an entrance on the west façade, also creating an opportunity to add considerably more glazing than proposed, and increase the size of the windows on the ground floor, facing the streets.
- The Panel recommends relating the bus stop to the main entrance of building.

### Materiality and Architectural Expression

- The Panel suggests finding creative solutions to drop the building down so that it sits closer to the street.
  - Consider internalizing part of the grade change on the site, in order to make the building more in touch with the street. Allowing for steps at the entrance within the interior of the building would reduce the external grade change required.
- The Panel recommends that the windows on the second and third floor are expressed more vertically in order to give the building a stronger vertical character.



- It is the opinion of the Panel that more brick would create a calmer appearance to the building, reflecting a more traditional residential look – thus allowing the building to integrate easily into the neighbourhood, rather than stand out.
  - Consider using brick on the first three floors, and using the metal panels on the top floor.
  - If budget constraints restrict the use of brick, the Panel suggests using brick to emphasize the major entrance of the building, and making the rest of the ground floor white.
- Consider adding window sills, and a cornice along the top of the front and west facades.
- The Panel suggests that there be no changes between the colours of the panels on the upper floors to create a clear base, middle and top to the building.

#### **Landscape**

- The Panel recommends dropping the height of the retaining wall and building a terraced armour stone wall that would be less expensive and be more of a landscape feature.
- One suggestion from the Panel is to consider the removal of the Chinese Elm and Norway Maple trees, if it allows for a more sensible parking area layout or overall site design, as these tree species are aggressive and arguably disposable.
- Consider shifting the building slightly west in order to create the space for a small alley between this building and the adjacent property to the east.

## Document 2 – Location Map



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

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REVISION / RÉVISION - 2018 /04 / 30



**765 chemin Montreal Road**

