



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

Site Location: 506 Gladstone Avenue

File No.: D07-12-18-0061

Date of Application: April 25, 2018

This SITE PLAN CONTROL application submitted by TC United Group, on behalf of 2605185 Ontario Inc., is APPROVED as shown on the following plan(s):

1. Site Plan, A105, prepared by Rubin and Rotman Architects, dated January 29, 2018, revision 6 dated January 10, 2019.
2. Landscape Plan, L1, prepared by Gino J. Aiello Landscape Architect, dated April 2018, revision 3 dated October 5, 2018.
3. Elevations, A-200, prepared by Rubin and Rotman Architects, dated April 20, 2018, revision 4, dated December 20, 2018.
4. Site Grading, Drainage, Sediment & Erosion Control Plan, C101, prepared by McIntosh Perry, dated April 24, 2018, revision 4, dated February 20, 2019.
5. Site Servicing Plan, C102, prepared by McIntosh Perry, dated April 24, 2018, revision 4, dated February 20, 2019.

And as detailed in the following report(s):

1. Servicing and Stormwater Management Report, prepared by McIntosh Perry Consultants Ltd., dated October 12, 2018.
2. Geotechnical Report, prepared by McIntosh Perry Consultants Ltd., dated April 23, 2018.
3. Noise Impact Assessment Report, prepared by Swallow Acoustic Consultants Ltd., dated April 19, 2018.

4. Technical Memorandum – 506 Gladstone Avenue – TIA Impacts, prepared by Parsons, dated June 29, 2018.

And subject to the following Requirements, Standard and Special Conditions:

Standard Conditions

1. **Site Plan 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. **Designated Substance Survey**

Prior to demolition of the existing building on the subject lands, the Owner shall submit the findings and recommendations for the proper handling and disposal of waste as identified in a designated substances survey, to the City. Such survey shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department and be in accordance with best management practices. The survey shall address but not be limited to:

- a. *Asbestos on Construction Projects. (O.Reg 278/05);*
- b. *Lead on Construction Projects (ISBN 0-7794-6774-4) made under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended;*
- c. *Registration Guidance Manual for Generators of Liquid Industrial and Hazardous Waste. (O.Reg 347);*
- d. *Proposed Regulation Respecting Lead on Construction Projects made under the Occupational Health and Safety Act, R.S.O. 1990, c.01.1, as amended; and*
- e. *Waste Management – PCBs. (O.Reg 362)*

5. **Waste Reduction Workplan Summary**

The Owner acknowledges and agrees, prior to the issuance of a building permit 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 and provide a copy of said summary to the General Manager, Planning, Infrastructure and Economic Development Department.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. Maintenance and Liability Agreement

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

12. 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.

Special Conditions

1. **Noise Impact Study** (Noise Impact Assessment Study)

The Owner(s) shall implement the noise control attenuation measures recommended in the approved noise study.

- a. Each unit is to be equipped with Central Air Conditioning.
- b. Prior to issuance of building permit, a review of building components (windows, walls, doors) is required and must be designed to achieve indoor sound level criteria.
- c. Notices-on-Title respecting noise:

"This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City's and the Ministry of the Environment's noise criteria."

And

"Purchaser/Tenants of the apartment units [insert description here] are advised that despite this inclusion of noise control features in this development and within building units, noise levels from increasing roadway traffic on Gladstone Avenue, Lyon Street and Hwy 417, may be of concern, occasionally interfering with some activities of the dwelling occupants, as the outdoor sound level exceed the City of Ottawa's and the Ministry of the Environment's noise criteria."

And

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

2. **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 Noise Impact Assessment Report, 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.

3. **Noise Control Attenuation Measures**

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved Noise Impact Assessment Report, 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.

4. **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:

Type D – Central Air Conditioning

"The Purchaser/Lessee for himself, his heirs, *executors*, administrators, successors and assigns acknowledges being advised that this dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa's and the Ministry of the Environment and Climate Change's noise criteria."

Ending Paragraph

"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."

5. **Geotechnical Investigation**

The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, licensed in the Province of Ontario, to ensure that the recommendations of the Geotechnical Report (the "Report"), 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.

6. **Waste Collection – Private Collection**

Waste collection and recycling collection will not be provided by the City. The applicant should make appropriate arrangements with a private contractor for waste and recycling collection. The owner should consult a private contractor regarding any access requirements for waste and/or recycling collection.

7. **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.

8. **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 and Stormwater Management Report. 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.

9. **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.

10. 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.

11. 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.

12. Stormwater Works Certification

Upon completion of all stormwater management Works, the Owner acknowledges and agrees to retain the services of a Professional Engineer, licensed in the Province of Ontario, to ensure that all measures have been implemented in conformity with the approved Plans and Reports. The Owner further acknowledges and agrees to provide the General Manager, Planning, Infrastructure and Economic Development Department with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming that all recommendations and provisions have been implemented in accordance with the approved Plans and Reports.

13. **Site Dewatering**

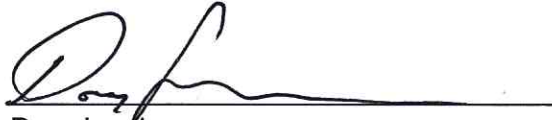
The Owner acknowledges and agrees that while the site is under construction, any water discharged to the sanitary sewer due to dewatering shall meet the requirements of the City's Sewer Use By-law No. 2003-514, as amended.

14. **Cash-in-lieu of Parkland (CIL)**

The Owner shall pay cash-in-lieu of parkland in accordance with the Parkland Dedication By-law of the City of Ottawa, as well as the fee for appraisal services. The monies are to be paid at the time of execution of the Site Plan Agreement.

March 28, 2018

Date



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**

File Number: D07-12-18-0061

SITE LOCATION

506 Gladstone Avenue, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is located in the Centretown neighbourhood, near the southwest corner of Gladstone Avenue and Lyon Street North, in Somerset Ward. The 354m² site is a rectangular lot with approximately 13 metres of frontage on Gladstone Avenue.

The site currently consists of a two-storey residential condominium building with a driveway on the west side of the property that leads to surface parking at the rear. The surrounding area along Gladstone Avenue features low-rise buildings and mixed uses, consistent with a Traditional Mainstreet Zone. The property abuts a two-storey mixed-use building to the east; low-rise residential and commercial uses to the south; and a two-storey commercial building to the west.

The site plan control application was submitted to permit the construction of a three-storey building with commercial at grade and 13 residential units. The proposed site plan includes separate commercial and residential entrances on Gladstone, an exterior staircase at the rear and amenity spaces in the rear yard and on the rooftop. Eight bicycle parking spaces are proposed adjacent to the amenity space at the rear of the building. No vehicular parking spaces are provided.

The property is currently zoned Traditional Mainstreet Zone Subzone 14, with a height maximum of 17 metres - TM14 H(17). This zoning permits a broad range of uses and building forms, and encourages compact, mixed-use, pedestrian-oriented development. The proposal complies to the Zoning By-law and is in line with the Urban Design Guidelines for Development along Traditional Mainstreets.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is consistent with the policies of the Official Plan for Traditional Mainstreet designation.
- The proposal is consistent with the Centretown Secondary Plan and Centretown Community Design Plan.
- The proposal is in conformity with the provisions of the Zoning By-law 2008-250, as amended. Specifically, the proposed development complies with TM14 H(17) – Traditional Mainstreet, Subzone 14, Height Limit 17m zone.
- The proposal is in keeping with the Urban Design Guidelines for Development along Traditional Mainstreets.
- Conditions of approval have been applied to this site to ensure the development meets the applicable Infrastructure and Planning approval requirements.
- The Owner is required to enter into a Site Plan Agreement and submit securities to ensure that all site works are carried out in accordance with this approval.
- The site design represents good planning.

CONSULTATION DETAILS

Councillor McKenney has concurred with the proposed conditions of approval.

Public Comments

This application was subject to the Public Notification and Consultation Policy. Planning Services received comments from one member of the public on the proposal. Below summarizes their comments:

Noise

- Comment: There is concern that the noise from the communal space will affect the abutting residential lots.
- Response: The applicant provided a Noise Impact Assessment Report, prepared by Swallow Acoustic Consultants. Planning Services is satisfied with the findings in this report. Through the Site Plan Agreement, the Owner(s) will be bound to conditions related to noise attenuation measures. In addition, By-law Services will be available should there be any complaints that identify the development is in contravention to the City's Noise By-law.

Safety

- Comment: There is concern with the safety of the site because the lane for the parking lot is single width (rather than bi-directional), and there is concern this will increase collision between cyclists and vehicles.
- Response: The applicant provided a Technical Memorandum related to Transportation Impact Assessment impacts. Planning Services is satisfied with this report and satisfied that this driveway can be safely used as a shared space.

Waste

- Comment: There is concern that the garbage room is too small to accommodate the proposed development. There is concern this will result in garbage overflowing into the parking lot and attract vermin.
- Response: Planning Services and the Waste Management Department reviewed the floor plans for the proposal. The Owner(s) have identified that on-site waste will be completed by a private company. The company will pick up the garbage from inside the building, within the Garbage Room.

Dwelling Types

- Comment: There is concern that there are the dwelling units are too small and that they do not accommodate families. There is concern this will attract transient tenants, rather than long-term tenants.
- Response: The Owner(s) have articulated that their business model is to provide long-term rental units.

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 time involved in completing the issue resolution period.

Contact: Ann O'Connor Tel: 613-580-2424, ext. 12658, fax 613-580-2576 or e-mail: ann.oconnor@ottawa.ca

Location Map



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REVISION / RÉVISION - 2018 / 05 / 08

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



506 avenue Gladstone Avenue



NOT TO SCALE