

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

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Site Location: 443 and 447 Kent Street and 423-425 McLeod Street

File No.: D07-12-17-0173

Date of Application: December 21, 2017

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This SITE PLAN CONTROL application submitted by Matthew McElligott, on behalf of Wendy and Seun Kan, is APPROVED as shown on the following plan(s):

**A. List of Approved Drawing(s):**

1. **Site Plan**, sheet number SP-1, Project No. 1643, dated July 2017, Revision # 5, dated August 15, 2018, prepared by Roderick Lahey Architect Inc.
2. **Grading, Drainage, Erosion & Sediment Control Plan**, Project No. 17046, Dwg C-2, Rev 4, dated October 31, 2018, prepared by D.B. Gray Engineering Inc.
3. **Site Servicing Plan**, Project No.17046, Dwg C-1, Rev 5, dated January 15, 2019, prepared by D.B. Gray Engineering Inc.
4. **Drainage Plan**, Project No.17046, Dwg C-4, Rev 4, dated October 31, 2018, prepared by D.B. Gray Engineering Inc.
5. **Notes & Details Plan**, Project No.17046, Dwg C-3, Rev 4, dated October 31, 2018, prepared by D.B. Gray Engineering Inc.
6. **Landscape Plan & Tree Conservation Report with Soil Volume and Canopy Clearance Figure**, Project No.117202, Dwg L1, Rev 6, dated August 15, 2018, prepared by Novatech Inc.
7. **Elevations / Perspectives**, Project No. 1643, dated August 14, 2018, prepared by Roderick Lahey Architect Inc.

**B. List of Approved Report(s):**

1. **Servicing Brief & Stormwater Management Report, Report 170496**, dated December 15, 2017 and revised August 17, 2018 including Servicing & SWM Letter dated October 31, 2018 all prepared by D.B. Gray Engineering Inc. for SPC and MECP EC Approval.
2. **Phase I Environmental Site Assessment**, Proj. No.PE4194-1, dated December 14, 2017 prepared by Paterson Group Inc.
3. **Phase II Environmental Site Assessment**, Proj. No.PE4194-2, dated April 9, 2018 and revised February 1, 2019 including the following:

**Engineering Letter #1, Designated Substance Survey** dated May 23, 2018

**Engineering Letter #2**, dated July 24, 2018

**Engineering Letter #3**, dated December 14, 2018

**Engineering Letter #4**, dated March 11, 2019

**Engineering Letter #5**, dated March 21, 2018

All prepared by Paterson Group Inc.

4. **Geotechnical Investigation Report**, Project No. PG4397-2 dated December 12, 2017, revised March 22, 2018 including Geotechnical Memo, dated November 23, 2018 all prepared by Paterson Group Inc.,
5. **Roadway Traffic Noise Assessment**, dated December 18, 2017 and revised July 20, 2018 including Traffic Noise Memo dated November 26, 2018 and all prepared by GradientWind.

### **C. Standard Conditions for Site Plan Approval**

1.	<b><u>Agreement</u></b> 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.	<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.
3.	<b><u>Waste Reduction Workplan Summary</u></b> 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 <i>Environmental Protection Act</i> , RSO 1990, c E.19, as amended and provide a copy of said summary to the General Manager, Planning, Infrastructure and Economic Development Department.
4.	<b><u>Barrier Curbs</u></b> 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.	<p><b><u>Water Supply for Fire Fighting</u></b></p> <p>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>
6.	<p><b><u>Construct Sidewalks</u></b></p> <p>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.</p>
7.	<p><b><u>Reinstatement of City Property</u></b></p> <p>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></p> <p>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></p> <p>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>Completion of Works</u></b></p> <p>The Owner acknowledges and agrees that no building (or no new building <i>if existing building on site</i>) 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.</p> <p>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</p>

	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.
11.	<p><b><u>On-Site Parking</u></b></p> <p>The following provision shall be included in any lease, rental agreement, sublet agreement, condominium agreement and/or Agreement of Purchase and Sale governing all or part of the building:</p> <p><i>“The purchaser, tenant or sublessee acknowledges the unit being rented/sold may not be provided with any on-site parking. Should a tenant/purchaser have a vehicle for which they wish to have parking, that alternative and lawful arrangements may need to be made to accommodate their parking need at an alternative location. The Purchaser/Tenant/Sublessee acknowledges that the availability and regulations governing on-street parking vary; that access to on-street parking, including through residential on-street parking permits issued by the City cannot be guaranteed now or in the future; and that a purchaser, tenant or sublessee intending to rely on on-street parking for their vehicle or vehicles does so at their own risk.”</i></p>
12.	<p><b><u>Snow Storage</u></b></p> <p>Any portion of the lands which is intended to be used for snow storage shall be shown on the approved Site Plan or as otherwise approved by the General Manager, Planning, Infrastructure and Economic Development Department. The grading and drainage patterns and/or servicing of the site shall not be compromised by the storage of snow. Snow storage areas shall be setback from property lines, foundations, fencing or landscaping a minimum of 1.5 metres. Snow storage areas shall not occupy driveways, aisles, required parking spaces or any portion of a road allowance.</p>

#### **D. Special Conditions for Site Plan Approval**

Note: Where the conditions refer to “Schedule C/D/E’ herein”, it is referring to the Site Plan Agreement that will be prepared shortly after site plan approval.

1.	<p><b><u>Permanent Features</u></b></p> <p>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.</p>
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<p>2.</p>	<p><b><u>Noise Impact Study</u></b></p> <p>The Owner(s) shall implement the noise control attenuation measures recommended in the approved noise study Roadway Traffic Noise Assessment, dated July 20, 2018 including Traffic Noise Memo dated November 26, 2018 and both prepared by GradientWind</p> <p>(a) Each unit is to be equipped with Central Air Conditioning.</p> <p>(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.</p> <p>(c) Notices-on-Title respecting noise:</p> <p>"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."</p> <p>and</p> <p>"Purchaser/Tenants of the apartment units in the proposed 4 storey residential development are advised that despite this inclusion of noise control features in this development and within building units, noise levels from increasing roadway traffic on Kent, McLeod and Flora Streets, Gladstone Avenue and Highway #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."</p> <p>and</p> <p>"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."</p>
<p>3.</p>	<p><b><u>Certification Letter for Noise Control Measures</u></b></p> <p>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</p>

	<p>recommended interior noise control measures comply with the measures in the Roadway Traffic Noise Assessment, prepared by GradientWind dated July 20, 2018, 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 <i>Environmental Noise Control Guidelines</i>. 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.</p> <p>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:</p> <ul style="list-style-type: none"> <li>(i) Actual site visits, inspection, testing and actual sound level readings at the receptors;</li> <li>(ii) Previously approved Detailed Noise Control Studies, Site Plan and relevant approved Certification Letters (C of A) or Noise thresholds of the City’s <i>Environmental Noise Control Guidelines</i>; and</li> <li>(iii) Non-conditional final approval for release for occupancy.</li> </ul> <p>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.</p>
4.	<p><b><u>Asphalt Overlay</u></b></p> <p>Due to the number of road cut permits required to service this development, the Owner shall install an asphalt overlay over the total area of the public driving surface of Kent Street, fronting the subject lands, as shown on the approved Site Servicing Plan Dwg C-1 Rev. 5, and dated January 15, 2019 and Grading, Erosion &amp; Sediment Control</p>

	<p>Plan Dwg C-2 Rev. 4 and dated October 31, 2018, both prepared by D.B.Gray Engineering Inc, referenced in Schedule “A” hereto. The overlay shall be carried out to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department. The Owner acknowledges and agrees that all costs are to be borne by the Owner.</p>
5.	<p><b><u>Geotechnical Investigation</u></b></p> <p>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 dated March 22, 2018 including the Geotechnical Memo, dated November 23, 2018 both prepared by Paterson Group, (the “Report”), referenced in Schedule “B” 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.</p>
6.	<p><b><u>Residential Waste and Recycling Collection (no curb-side collection)</u></b></p> <p>The Owner acknowledges and agrees that the City will not provide curb-side residential waste collection. The Owner further acknowledges and agrees that residential container waste collection and cart (and/or container) recycling collection will be provided by the City from a centralized refuse room. The Owner shall provide, at its own expense, an adequate storage room or space for residential waste containers and recycling carts (and/or containers). It is recommended that the containers and carts be placed on a concrete floor. The Owner shall provide an adequately constructed road access to the waste/recycling storage room or area suitable for waste/recycle vehicles. Direct access to the containers and carts is required. Any additional services (i.e. winching of containers) may result in extra charges.</p>
7.	<p><b><u>Notice on Title – Residential and Recycling Collection</u></b></p> <p>The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that the City will provide waste collection and cart (and/or container) recycling collection for the residential units, at the Owner’s expense.</p> <p>The Owner acknowledges and agrees to install a depressed curb at the</p>

	entrance to the garbage enclosure to facilitate access to the waste and recycling containers, to the satisfaction of the Manager, Solid Waste Services.
8.	<p><b><u>Cash in Lieu of Parkland</u></b></p> <p>Upon execution of this Agreement, the Owner shall pay cash-in-lieu of parkland in the amount of \$135,894.00 as referenced in Schedule “B” herein. The Owner shall also pay the parkland appraisal fee of \$500.00 plus H.S.T. of \$65.00, as referenced in Schedule “B” herein. Pursuant to the City’s Parkland Dedication By-law, being By-law No. 2009-95, as amended, 40% of said funds collected shall be directed to City wide funds, and 60% shall be directed to Ward <u>14</u> funds.</p>
9.	<p><b><u>Exterior Elevations Drawings</u></b></p> <p>The Owner acknowledges and agrees to construct the proposed building in accordance with the approved <i>Elevations / Perspectives, Project No. 1643, dated December 2017, prepared by Roderick Lahey Architect Inc.</i>, 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.</p>
10.	<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</p>



	<p>in the Province of Ontario, that the site lighting has been constructed in accordance with the Owner's approved design plan.</p>
11.	<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 &amp; Tree Conservation Report, Dwg L1, prepared by Novatech Inc., Rev. 6 dated August 15, 2018., 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., <math>CRZ = DBH \times 10cm</math>);</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;</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>
12.	<p><b><u>Tree Permit</u></b></p> <p><b><i>When a tree permit and/or a tree conservation report will be required:</i></b></p> <p>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).</p>

13.	<p><b><u>Designated Substances Survey</u></b>  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> <li>(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;</li> <li>(c) <u>Construction Projects</u>, <i>Occupational Health and Safety Act</i>, O.Reg 213/91, as amended, (O.Reg 213/91);</li> <li>(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</u>, <i>Environmental Protection Act</i>, R.R.O. 1990, Reg. 347, as amended, (O.Reg 347);</li> <li>(e) <u>Waste Management – PCB’s</u>, <i>Environmental Protection At</i>, R.R.O. 1990, Reg. 362, as amended, (O.Reg 362).</li> </ul>
14.	<p><b><u>Maintenance and Liability Agreement</u></b> <i>(bt. Developer and the City)</i>  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, as shown in the approved Landscape Plan &amp; Tree Conservation Report, prepared by Novatech Inc., Rev. 6 dated August 15, 2018, 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>

15.	<p><b><u>Inlet Control Devices (ICDs)</u></b></p> <p>The Owner acknowledges and agrees to install and maintain in good working order the required in-ground stormwater inlet control device, as recommended in the approved Servicing Brief &amp; Stormwater Management Report, dated December 15, 2017 and revised August 17, 2018 including the letter dated October 31, 2018 as well as Site Servicing Plan (Dwg C-1) Rev. 5 dated January 15, 2019 and Notes &amp; Details Plan (Dwg C-3), Rev. 4, October 31, 2018 all prepared by D.B.Gray Engineering Inc. and referenced in Schedule “E” herein.</p> <p>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>
16.	<p><b><u>Private Storm Sewer Connection to City Sewer System</u></b></p> <p>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:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(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.</li> </ul>
17.	<p><b><u>Professional Engineering Inspection</u></b></p> <p>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</p>

	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.
18.	<p><b><u>Stormwater Works Certification</u></b></p> <p>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 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 Servicing Brief &amp; Stormwater Management Report, dated December 15, 2017 and revised August 17, 2018 including the letter dated October 31, 2018 as well as Site Servicing Plan (Dwg C-1) Rev. 5 dated January 15, 2019 and Notes &amp; Details Plan (Dwg C-3), Rev. 4, October 31, 2018 all prepared by D.B.Gray Engineering Inc. referenced in Schedule “E” herein.</p>
19.	<p><b><u>Site Dewatering</u></b></p> <p>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>

June 3, 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:** D07-12-17-0173

### **SITE LOCATION**

443 and 447 Kent Street and 423-425 McLeod Street

### **SYNOPSIS OF APPLICATION**

The subject properties are located in Centertown, south of Gladstone Avenue and west of Bank Street, more specifically at the north-east corner of Kent Street and McLeod Street.

The 870.68 m<sup>2</sup> site is irregular in shape, has a frontage of 40 metres on Kent Street and 14 metres on McLeod Street and is currently occupied by three residential buildings. The building to the south is to be maintained as part of the development due to its heritage value. The site abuts a two-storey residential row house with a heritage designation and a commercial building to the north and a residential back yard and a three-storey converted residential building to the east.

The applicant is proposing to demolish the two existing residential buildings that front onto Kent Street and construct a four-storey residential rental building containing 31 one-bedroom units. Six parking spaces, two of which are for visitors, are to be provided at grade behind the building, along with 16 interior bicycle parking spaces.

The site is zoned R4S[2514] - Residential Fourth Density Subzone S with Exception, which allows for a low rise apartment dwelling. The proposed development is also subject to the Mature Neighbourhoods Overlay (Section 139).

### **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The site is designated General Urban Area in the Official Plan, which permits many types and densities of housing, as well as employment, retail uses, service, industrial, cultural, leisure, greenspace, entertainment and institutional uses.
- The proposed development is complying with the provisions of the R4S[2514] zoning, which Exception was introduced under By-law 2018-286.
- The proposed development is in keeping with Section 2.5.1 of the Official Plan in that it contributes to enhance the established community and

coexists with existing development without causing undue adverse impact on surrounding properties.

- Staff is of the opinion that the proposed development will contribute to ensure a full range and choice of housing types in the community while limiting the impact on the immediately abutting properties.

## **URBAN DESIGN REVIEW PANEL**

The Site Plan Control application was not subject to the Urban Design Review Panel process.

## **CONSULTATION DETAILS**

Councillor McKenney is pleased with the changes made to conserve the mature maple tree and wants to reiterate the need to ensure its protection through the construction process.

### **Public Comments**

#### Summary of Comments - Public

- Concerns were raised that the proposed number of parking was insufficient.

Response:

The number of visitor parking was increased from four to six spaces. The number of bicycle parking space was also increased to provide a 1 to 1 ratio. They bicycle parking spaces were also made climate protected and easy to access.

- Concerns were raise that the proposed development was too close to the sidewalk and that greenspace was lacking.

Response:

The front yard setback was increased to 1.6 metres with two 2.34 m recesses where street trees were added.

- Concern was raised by the immediate neighbour to the east that a shared mature maple tree could potentially not survive.

Response:

The interior side yard setback was increased to protect the critical root zone of the tree.

- Concerns were raised that the continuation of taller developments are beginning to take away from the amount of natural daylight, while also reducing sight lines for pedestrians.

Response:

Staff indicated that the proposed height is complying with the existing zoning and that a four(4) storey height is still considered as low rise.

- Concerns were raised that the proposed small unit size does not fit with the character of the neighbourhood.

Response:

The proposed development will contribute to ensure a full range and choice of housing types in the community.

- Concerns were raised that new units can peer over the adjacent residential properties due to the protruding balconies.

Response:

All balconies adjacent to the neighbouring back yard were removed.

- Concerns were raised with the proposed outdoor garbage storage.

Response:

Garbage storage was relocated inside the building.

- Concern were raised with locating the rooftop patio on top of the existing 2-storey heritage house.

Response:

The rooftop patio was relocated on top of the 4<sup>th</sup> storey of the new building.

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

No concerns were raised.

## **APPLICATION PROCESS TIMELINE STATUS**

This Site Plan application was processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority.

**Contact:** Steve Gauthier Tel: 613-580-2424, ext.27889, fax 613-580-2576 or e-mail: [steve.gauthier@ottawa.ca](mailto:steve.gauthier@ottawa.ca)