



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

Site Location: 745 Mikinak Road

File No.: D07-12-18-0158

Date of Application: October 18, 2018

This SITE PLAN CONTROL application submitted by CSV Architects, on behalf of Multifaith Housing Initiative, is APPROVED as shown on the following plan(s):

1. **Site Plan**, drawing number A.100, prepared by CSV Architects, dated July 20, 2018, revision 6, dated March 26, 2019.
2. **Elevations**, drawing number A.300, prepared by CSV Architects, dated July 20, 2018, revision 6, dated March 26, 2019.
3. **Site Plan**, drawing number L.100, prepared by Lashley & Associates, dated July 20, 2018, revision 3, dated April 15, 2019.
4. **Site Servicing Plan**, drawing number C102, prepared by McIntosh Perry Consulting Engineers Ltd., Consultant's project # OCP-16-0462, dated July, 2018, revision 5, dated March 26, 2019.
5. **Site Grading, Drainage, Sediment & Erosion Control Plan**, drawing number C101, prepared by McIntosh Perry Consulting Engineers Ltd., Consultant's project # OCP-16-0462, dated July, 2018, revision 5, dated March 26, 2019.

And as detailed in the following report(s):

1. **Servicing and Stormwater Management Report**, prepared by McIntosh Perry Consulting Engineers Ltd., Consultant's project # OCP-16-0462, dated July, 2018, revised (revision # 2) January 31, 2019.
2. **Veterans House – Wateridge Village – Geotechnical Report**, prepared by McIntosh Perry Consulting Engineers Ltd., Consultant's project # OCP-16-0462, dated July, 2018, revised January 31, 2019.

3. **Environmental Noise Impact Assessment – MHI Veterans House – 745 Mikinak Road, Ottawa, ON.**, prepared by IBI Group, Consultant's project # 116780-5.2.2, dated June, 2018.

And subject to the following Requirements, 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. **Permits**
The Owner shall obtain such permits as may be required from Municipal or Provincial authorities and shall file copies thereof with the General Manager, Planning, Infrastructure and Economic Development Department.
3. **Extend Internal Walkways**
The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.
4. **Barrier Curbs**
The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the approved drawings of a design professional, such drawings to be approved by the General Manager, Planning, Infrastructure and Economic Development Department.
5. **Water Supply for Fire Fighting**
The Owner shall provide adequate water supply for fire fighting for every building. Water supplies may be provided from a public water works system, automatic fire pumps, pressure tanks or gravity tanks.
6. **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.

Special Conditions

1. **Permanent Features**
The Owner acknowledges and agrees that no permanent features shall be permitted above and below grade within the City's widened right-of-way or corner sight

triangle, including commercial signage, except as otherwise shown on the approved Site Plan referenced in "Schedule E" herein.

2. Noise Impact Study

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

a) All units have been designed with the provision for adding air conditioning, at the occupants discretion.

b) Notices-on-Title respecting noise:

"This dwelling unit has been designed with the provision for a central air conditioning system at the occupant's discretion. Installation of air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment."

"Purchasers/tenants are advised that outdoor sound levels due to increasing Mikinak and Hemlock Roads traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the City's and the Ministry of the Environment's noise criteria."

"Purchasers/tenants are advised that due to the proximity of this development to the nearby Rockcliffe Airport, sound levels from the facility may at times be audible."

3. Geotechnical Investigation

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

4. Waste and Recycling Collection

Residential Units

The Owner acknowledges and agrees that the City will provide waste collection and cart (and/or container) recycling collection for the residential units. The Owner shall provide an adequate storage room or space for waste containers and recycling carts (and/or containers). The Owner acknowledges and agrees that it is recommended that the containers and carts be placed on a concrete floor. The Owner shall provide an adequate constructed road access to the waste/recycling storage room or area suitable for waste/recycling vehicles as direct access to the containers and carts is required. The Owner acknowledges and agrees that any additional services (i.e. winching of containers) may result in extra charges.

5. Exterior Elevations Drawings

The Owner acknowledges and agrees to construct the proposed building 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 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.

6. Snow Storage (Special Condition)

In addition to the requirements of Clause 17 of Schedule "C" of this Agreement, the Owner acknowledges and agrees that any portion of the subject lands which is intended to be used for snow storage shall not interfere with the servicing of the subject lands.

7. 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 Site Servicing drawing, 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.

8. 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.

9. Stormwater Works Certification

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

10. 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.

11. Site Lighting Certificate

- a) In addition to the requirements contained in clause 19 of Schedule "C" hereto, the Owner acknowledges and agrees, prior to the issuance of a building permit, to provide the City with a certificate from an acceptable professional engineer, licensed in the Province of Ontario, which certificate shall state that the exterior site lighting has been designed to meet the following criteria:
 - i. it must be designed using only fixtures that meet the criteria for full cut-off (sharp cut-off) classification, as recognized by the Illuminating Engineering Society of North America (IESNA or IES); and
 - ii. it must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.
- b) The Owner acknowledges and agrees that, upon completion of the lighting Works and prior to the City releasing any associated securities, the Owner shall provide certification satisfactory to the General Manager, Planning, Infrastructure and

Economic Development Department, from a Professional Engineer, licensed in the Province of Ontario, that the site lighting has been constructed in accordance with the Owner's approved design plan.

June 10, 2019

Date



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

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-18-0158

SITE LOCATION

745 Mikinak Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is located at 745 Mikinak Road in Phase 1B of Wateridge Village. The site is bounded by Mikinak Road to the south, Moses Tenisco Street to the east and Michael Stoqua Street to the west. The proposed development is located west of the community core and east of the future proposed school site.

The Former Canadian Forces Base (CFB) Rockcliffe Secondary Plan identifies the site as being within the Low-Rise to Mid-Rise Residential designation, and is immediately adjacent to the Mid-Rise Mixed-Use designation. Surrounding lots have not yet been developed.

The purpose of this application is to permit the development of a three-storey, 40-unit apartment building, with associated parking, a garbage disposal area, landscaped areas, a dog walking area and storage shed. The building is oriented at the corner of Moses Tenisco Street and Mikinak Road, with pedestrian access off Mikinak Road. Vehicular access is located off Moses Tenisco Street near the rear of the lot, and leads to a parking lot with nineteen parking spaces. Twenty bicycle parking spaces are also being provided.

An outdoor garden is provided west of the main building, and will be connected through pathways to the outdoor patio space and dog walking area. The outdoor patio space features planters, seating, a trellis, and an outdoor cooking area. The dog walking area will have a paved perimeter around a grassed area. Outdoor garbage storage is located on the north side of the proposed building, adjacent to the parking area.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The site is designated 'General Urban Area' within the City of Ottawa Official Plan. The proposed development supports the plan by providing increased housing choices within the city.
- The site is designated within the low-rise to mid-rise residential area within the Former Canadian Forces Base (CFB) Rockcliffe Secondary Plan. This area permits all types of residential uses, except high-rise apartments. The proposal also helps to achieve the required density for Phase 1B, in accordance with Schedule C of the Official Plan. Overall, the proposed development is consistent with the Secondary Plan policies.
- The site is within the Canadian Forces Base (CFB) Rockcliffe Community Design Plan area, and the proposed development is consistent with the guidelines and architectural controls contained within the CDP.
- The proposal is in conformity with By-law 2008-250, and the applicable R5Y [2312] zoning provisions.
- Site issues such as landscaping, servicing and stormwater management, refuse collection, and urban design/compatibility have been satisfactorily addressed through the Site Plan Control process.
- A registered Site Plan Agreement is required as a condition of approval to ensure the subject lands are developed in accordance with the approved plans and to the satisfaction of the City of Ottawa.
- Overall, the proposed site design represents good planning.

CONSULTATION DETAILS

Councillor Rawlson King has concurred with the proposed conditions of approval.

Public Comments

Summary of Comments - Public

The following public comments were received through the circulation of this application:

Comment:

As a community with many young children and youths, especially when the proposed location would be in close proximity to two parks and a primary school where children play, some of us residents have raised concerns in other aspects, such as the safety of these vulnerable groups. We are wondering what the City's obligation would be in connection with protecting the said groups against influence such as alcohol or drug addiction, for example; and whether the City would have any measurements in place or certain standards to be met to minimize the said risks of young residents in the community.

Response:

This is outside the scope of the review of this application. The Ottawa Police and/or By-law Services are responsible for dealing with any issues related to crime or By-law infractions.

Comment:

This community is being marketed as family-oriented. The house prices and taxes are exorbitant considering its adjoining neighborhoods and amenities (or lack-of). A residence for elderly or seniors or veterans would be well-supported and help make the community more demographically diverse, but one for veterans with mental illness—specifically PTSD—is imprudent, unsafe, and not at all family-oriented. For an area with three schools slated to be built, this is an unacceptable proposal.

Response:

The tenure of the proposed building is outside the scope of the review of this application; however, the City's Official Plan seeks to build communities that are open and inclusive.

Technical Agency/Public Body Comments

Summary of Comments –Technical

N/A

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority due to the complexity of the issues associated with the required low-impact development standards.

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Location Map

