

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

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Site Location: 811 Gladstone Avenue

File No.: D07-12-18-0181

Date of Application: December 5, 2018

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This SITE PLAN CONTROL application submitted by Fotenn Consultants, on behalf of Ottawa Community Housing, is APPROVED as shown on the following plan(s):

1. Site Plan, Drawing No. A1.01, prepared by Hobin Architecture, dated December 3, 2018, revision 5 dated May 15, 2019.
2. Townhouse Elevations, Drawing No. A3.02, prepared by Hobin Architecture, dated December 3, 2018, revision 4 dated March 28, 2019.
3. 6 Storey Elevations, Drawing No. A3.01, prepared by Hobin Architecture, dated December 3, 2018, revision 4 dated March 28, 2019.
4. Landscape Plan, Drawing No. L1.0, prepared by Hobin Architecture, dated November 2018, revision 7 dated June 27, 2019.
5. Landscape Details, Drawing No. L2.0, prepared by Hobin Architecture, dated November 2018, revision 2 dated February 22, 2019.
6. Landscape Details, Drawing No. L2.1, prepared by Hobin Architecture, dated November 2018, revision 2 dated February 22, 2019.
7. Tree Conservation Report, Drawing No. TCR 1, prepared by CSW, dated December 3, 2018, revision 2 dated February 21, 2019.
8. Erosion Control Plan, Drawing No. EC-1, prepared by DSEL, dated December 2018, revision 4 dated May 15, 2019.
9. Grading Plan, Drawing No. GP-1, prepared by DSEL, dated December 2018, revision 4 dated May 15, 2019.
10. Sanitary Drainage Plan, Drawing No. SAN-1, prepared by DSEL, dated December 2018, revision 4 dated May 15, 2019.
11. Site Servicing Plan, Drawing No. SSP-1, prepared by DSEL, dated December 2018, revision 4 dated May 15, 2019.

12. Stormwater Management Plan, Drawing No. SWM-1, prepared by DSEL, dated December 2018, revision 4 dated May 15, 2019.

And as detailed in the following report(s):

1. Geotechnical Investigation, prepared by GHD, dated May 7, 2019.
2. Roadway Traffic Noise Assessment, prepared by Gradient Wind Engineers & Scientists, Report GWE18-184 – Traffic Noise, dated December 5, 2018.
3. Phase One Environmental Site Assessment, prepared by GHD, Report No 2 dated August 25, 2017.
4. Phase Two Environmental Site Assessment, prepared by GHD, Report No 3 dated December 11, 2017.
5. Functional Servicing and Stormwater Management Report, prepared by DSEL, revision 3 dated March 29, 2019.
6. Transportation Impact Assessment Study, prepared by Parsons, dated February 20, 2019.
7. Hydrogeological Assessment, prepared by GHD, Report No. 5, dated May 24, 2019.
8. GHD Letter to Robert MacNeil, Reference No 11140575, dated July 2, 2019.

And subject to the following General and Special Conditions:

### **General 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. **Off-site Contaminates**

The Owner shall, within 18 months of registration of this Agreement, enter into an Off-Site Contaminates Agreement, if required, with the City to address the City's concerns with respect to the off-site contaminants originating from topsoil in relation to the subject lands. The Owner acknowledges and agrees that no securities shall be released until such time as the Off-Site Contaminates Agreement has been fully executed by the Owner and the City, to the satisfaction of the City Solicitor and Clerk, Legal Services.

5. **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)*

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. **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.

9. **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.

10. **Maintenance and Liability Agreement**

The Owner shall be required to enter into a Maintenance and Liability Agreement with the City, for all plant and landscaping material (except for municipal trees), paver units, seat benches, planting beds, landscaping material etc. placed in the City right-of-way 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 the Site Plan Control Agreement. The Owner shall assume all maintenance and replacement responsibilities in perpetuity.

11. **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.

12. **On-Site Parking**

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:

“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.”

### **13. Snow Storage**

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.

### **14. Exterior Lighting**

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.

## **Special Conditions**

### **1. Roadway Traffic Noise Assessment**

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

#### **A.**

- a. Each unit of the six storey residential apartment building 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:

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

- i. STC rated multi-pane glazing elements and spandrel panels
  - east and west façade bedroom/living room: STC 32/27
  - south façade bedroom/living room: STC 34/29

- ii. STC rated exterior walls
  - East, south and west façade: STC 45

This dwelling unit has also been designed with air conditioning. Air conditioning will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the City and the Ministry of the Environment and Climate Change.

To ensure that provincial sound level limits are not exceeded, it is important to maintain these sound attenuation features.”

**B.**

- a. Each unit of the stacked townhome blocks is to be provided forced air heating and a provision for air conditioning which will allow occupants to keep windows closed and maintain a comfortable living environment.
- 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:
- d. "Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing roadway traffic may, on occasion, interfere with some activities of the dwelling occupants, as the sound levels exceed the sound level limits of the City and the Ministry of the Environment and Climate Change (a.k.a MECP). To help address the need for sound attenuation, this development includes forced air heating with provision for air conditioning. Air conditioning will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the City and the Ministry of the Environment and Climate Change. To ensure that provincial sound level limits are not exceeded, it is important to maintain these sound attenuation features."

And

“Purchaser/Tenants of the apartment units of these stacked townhomes 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, Booth & Rochester Streets as well as 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.”

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.”

The Owner(s) shall provide, prior to building permit issuance, a Stationary Noise Study for review, as per provided response to City comments and requirements, and once approved implement all noise control attenuation measures recommended in the approved noise study.

**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 and stationary noise control measures comply with the measures in the Roadway Traffic Noise Assessment, prepared by Gradient Wind Engineering Inc., dated December 5, 2018, 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. **Below Grade Parking Areas and Depressed Driveways**

- a. The Owner acknowledges and agrees that during major storm events, depressed driveways and below grade parking areas may be subject to flooding due to drainage from the road allowance. The Owner further acknowledges and agrees that the City will not take responsibility for flooding claims. The Owner further acknowledges that it is recommended that backwater valves be installed on catch basins located in depressed driveways.
- b. The Owner acknowledges and agrees that a notice-on-title respecting below grade parking areas and depressed driveways, shall be registered on title to the subject lands, at the Owner's expense, and a warning clause shall be included in all agreements of purchase and sale and lease agreements.

4. **Notices on Title – All Units (Below Grade Parking and Depressed Driveways)**

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:

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that during major storm events, depressed driveways and below grade parking areas may be subject to flooding due to drainage from the road allowance. The Purchaser/Lessee further acknowledges being advised that the City of Ottawa will not take responsibility for flooding claims. Backwater valves are recommended for installation on catch basins located in depressed driveways.”

“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 Investigation Report, Proj. No. 11140575 (1), dated May 7, 2019 prepared by GHD (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. Protection of City Sewers

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

## 7. 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.

8. **Notice on Title – Residential and Recycling Collection**

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.

The Owner acknowledges and agrees to install a depressed curb at the entrance to the garbage enclosure to facilitate access to the waste and recycling containers, to the satisfaction of the Manager, Solid Waste Services.

9. **Use of Explosives and Pre-Blast Survey**

- a. The Owner acknowledges and agrees that all blasting activities will conform to the City's Standard S.P. No. F-1201 entitled *Use of Explosives*, 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 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 (the "Notification Letter").
- b. The Owner acknowledges and agrees that the Notification Letter(s) shall be in compliance with City Standard S.P. No. F-1201 and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department. Pursuant to City Standard S.P. No. F-1201, the Owner or its agents, contractors and subcontractors shall provide written notice to all owners and tenants of any building and/or facility located within a minimum of one hundred and fifty (150) metres from the blasting location at a minimum of fifteen (15) business days prior to any blasting. The Owner further acknowledges and agrees that it shall provide a copy of the Notification Letter(s) to the General Manager, Planning, Infrastructure and Economic Development Department prior to any blasting activities.

10. **Soil Management**

The Owner acknowledges and agrees to retain an environmental consultant to provide a supplemental Phase II ESA Report and a Remediation Action Plan (RAP) prior to building permit issuance, identify areas on the subject lands where excess soils, fill and/or construction debris will be removed and to also provide a Remediation Action Completion Report (RACP). 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 and Climate Change.

**11. Groundwater Management**

The Owner acknowledges and agrees to retain an environmental consultant to provide a Construction Dewatering Management Plan prior to building permit issuance as well as to undertake groundwater testing during the construction dewatering process. If the groundwater samples are found to be contaminated, all contaminated groundwater must be 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.

**12. Site Lighting Certificate**

- a. 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.

**13. Snow Storage**

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.

**14. Installation of Signs on Private Property**

The Owner acknowledges and agrees that, prior to installation of any signage on the lands, it shall obtain approval from the Chief Building Official, Building Code Services, and the General Manager, Planning, Infrastructure and Economic Development Department, which signage shall be in accordance with the City's Permanent Signs on Private Property By-law No. 2005-439, as amended.

**15. 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 & Stormwater Management Report, dated March 29, 2019, Site Servicing Plan, Dwg. SSP-1, Rev 4, dated May 15, 2019 and SWM Plan, Dwg. SWM-1, Rev 4, dated May 15, 2019, all prepared by DSEL Ltd. 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.

**16. 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.

**17. 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.

**18. 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.

**19. 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 Site Servicing & Stormwater Management Report, dated March 29, 2019, Grading Plan, Dwg. GP-1, Rev 4, dated May 15, 2019, Site Servicing Plan, Dwg. SSP-1, Rev 4, dated May 15, 2019 and SWM Plan, Dwg. SWM-1, Rev 4, dated May 15, 2019, all prepared by DSEL Ltd. 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 Site Servicing & Stormwater Management Report, dated March 29, 2019, Grading Plan, Dwg. GP-1, Rev 4, dated May 15, 2019, Site Servicing Plan, Dwg. SSP-1, Rev 4, dated May 15, 2019 and SWM Plan, Dwg. SWM-1, Rev 4, dated May 15, 2019, all prepared by DSEL Ltd.

**20. Site Dewatering**

The Owner acknowledges and agrees that prior to building permit issuance a Construction Dewatering Management Plan is provided for review due to possible ground water contamination. Furthermore, 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.

**21. Water Plant**

The Owner acknowledges and agrees that the water plant within the lands is a private watermain. The Owner further acknowledges and agrees that the private watermain and appurtenances thereto are to be maintained by the Owner at its own expense, in perpetuity. The Owner performing maintenance on critical infrastructure, such as private watermains and private fire hydrants, shall maintain adequate records as proof of having done so in accordance with applicable regulations, and that the records shall be retained for review by the City and or the Fire Department when requested.

**22. On-Site Parking**

The Owner acknowledges and agrees that units within the proposed buildings may not be provided with on-site parking. In the event any future tenant or purchaser wishes to have parking, the Owner acknowledges and agrees that alternative and lawful arrangements may need to be made to accommodate the tenant or purchaser's parking needs at an alternate location. The Owner further acknowledges and agrees 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 tenant or purchaser intending to rely on on-street parking for their vehicle or vehicles does so at their own risk

The Owner acknowledges and agrees that a notice-on-title respecting on-site parking, as contained in Clause 25 below, shall be registered on title to the

subject lands, at the Owner's expense, and a warning clause shall be included in all agreements of purchase and sale and lease agreements.

**23. On-Site Parking – Notice on Title**

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:

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that the unit being sold/rented may not be provided with any on-site parking. Should the Purchaser/Lessee have a vehicle for which they wish to have parking, alternative and lawful arrangements may need to be made to accommodate their parking needs at an alternate location. The Purchaser/Lessee acknowledges that the availability and regulations governing on-street parking vary; that access to on-site street parking, including through residential on-street parking permits issued by the City of Ottawa cannot be guaranteed now or in the future; and that the Purchaser/Lessee intending to rely on on-street parking for their vehicle or vehicles does so at their own risk.”

“The Purchaser/Lessee covenants with the Vendor/Lessor that the above clause, 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.”

**24. Zoning By-law Amendment Application**

Prior to the registration of the Site Plan agreement, the Owner shall obtain approval from Council for the Zoning By-law Amendment as required to implement the approved design, and all opportunities for appeal must be exhausted.

**25. Permanent Encroachment Agreement**

The Owner acknowledges and agrees to enter into a permanent Encroachment Agreement to permit the encroachment of benches and planters to be constructed within the City's 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.

**26. Letter of Tolerance – Right-of-Way**

The Owner shall, within two (2) weeks of Site Plan Control Approval, file with the General Manager, Planning, Infrastructure and Economic Development a copy of the letter of tolerance issued by the Right-of-Way Unit for the encroachment of benches and planters to be constructed within the City's right-of-way, as shown on the approved Landscape Plan.

**27. Exterior Elevations Drawings**

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 Design Review Panel, with the final modified exterior elevation designs being subject to formal approval by the General Manager, Planning, Infrastructure and Economic Development. In this regard, the Owner shall submit any modified exterior building elevation plans that have been reviewed by the City's Urban Design Review Panel to the General Manager, Planning, Infrastructure and Economic Development 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.

**28. On-Site Building Management**

The Owner agrees to provide on-site supervision and management of the property.

**29. Forestry Services Notification**

The Owner acknowledges and agrees to contact Forestry Services once the tree protection fencing has been installed on Tree #18, as shown on the approved Tree Conservation Report.

**30. Tree Protection**

The Owner acknowledges and agrees that all trees to be retained, as shown on the approved Landscape Plan and identified in the Tree Conservation Report, referenced in Schedule "E" herein, shall be protected in accordance with the City's required tree protection measures. At a minimum, the following tree protection measures shall be applied during all on-site works:

- a. Erect a fence at the critical root zone (CRZ) of trees, defined as ten (10 cm) centimetres from the trunk for every centimetre of trunk DBH (i.e.,  $CRZ = DBH \times 10cm$ );
- b. Tunnel or bore when digging within the CRZ of a tree;
- c. Do not place any material or equipment within the CRZ of the tree;
- d. Do not attach any signs, notices or posters to any tree;
- e. Do not raise or lower the existing grade within the CRZ without the approval of the General Manager, Planning, Infrastructure and Economic Development;
- f. Do not damage the root system, trunk or branches of any tree; and
- g. Ensure that exhaust fumes from all equipment are not directed towards any tree's canopy.

**31. Tree Permit**

The Owner acknowledges and agrees that any trees to be removed shall be removed in accordance with an approved Tree Permit and Tree Conservation Report, and in accordance with the City's Urban Tree Conservation By-law, being By-Law No. 2009-200, as amended. The Owner further acknowledges and agrees that a copy of the approved Tree Permit and Tree Conservation Report shall be

posted on the construction site at all times until Approval is granted by the City for such Works.

**32. Housing Services**

The Owner agrees that the City shall secure site plan securities, through the withholding funding from the Investment in Affordable Housing Program and which will be outlined in the Affordable Housing Contribution Agreement between Ottawa Community Housing Corporation and the City of Ottawa (the "Contribution Agreement"), which provides up to \$18,304,830 towards the project. The Contribution Agreement implementing the withholding provisions shall be provided to the satisfaction of the Director, Planning Services, 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.

Subject to paragraph (1), the Owner acknowledges and agrees that the required security as indicated in Schedule "B", hereto will be secured by the withholding of milestone payments in an amended 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 Director, Planning Services, Planning, Infrastructure and Economic Development.


**33. Rochester Street and Balsam Street Contamination**

The Owner(s) agrees that, prior to the issuance of any building permit for the proposed development, the Owner(s) shall provide evidence satisfactory to the General Manager of Planning, Infrastructure and Economic Development Department, that any necessary steps have been taken, at the Owner's cost, to ensure that no contamination will migrate onto the Owner's property. Upon which, the City will provide acknowledgement that all necessary steps have been taken in accordance with this condition to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development Department.

**APPROVED**

*By Jamesdo at 4:00 pm, Jun 28, 2019*

\_\_\_\_\_  
Date



DOUGLAS JAMES, MCIP, RPP  
MANAGER, DEVELOPMENT REVIEW - CENTRAL  
PLANNING, INFRASTRUCTURE & ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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



## **SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION**

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**File Number:** D07-12-18-0181

### **SITE LOCATION**

811 Gladstone Avenue, and as shown on Document 1.

### **SYNOPSIS OF APPLICATION**

The site is located in the Dalhousie neighbourhood and has frontages on three public streets: Gladstone Avenue, Rochester Street, and Balsam Street. The site is approximately 4,715 square metres and is currently vacant. To the north, the site abuts the Balsam Street right-of-way, beyond which is low-rise residential dwellings ranging in height from two to four storeys. To the east, the site abuts a two-storey religious community centre (St. Anthony's Children Centre). To the south is the Gladstone Avenue right-of-way, beyond which is the Piazza Dante Park and a two-storey townhouse development. Diagonal to the site is an adult high school. To the west, there is the Rochester Street right-of-way, beyond which is a 21-storey apartment building.

In December 2017, the City of Ottawa's Housing Services Branch awarded Ottawa Community Housing (OCH), the owner of the subject site, an affordable housing grant to redevelop the site at 811 Gladstone Avenue. The funding of this grant stems from two provincial programs. In order to receive the funding from the province, OCH was required to demolish the existing structures on the site by July 2018.

On June 14, 2018, Planning Services approved a Demolition Control application for the subject site. As such, the site is currently vacant, as the owner recently demolished three buildings containing 26 townhouse dwellings. Planning Services approved the Demolition Control application to allow OCH to secure funding for the development by meeting required deadlines and to allow OCH to prepare the site for redevelopment in advance of being issued a construction permit.

On December 5, 2018, OCH applied for a Zoning By-law Amendment application (File No. D02-02-18-0107) and a Site Plan Control application (D07-12-18-0181) concurrently to redevelop the site to permit a Planned Unit Development that contains a six-storey mid-rise apartment dwelling and two three-storey stacked dwellings. On June 26, 2019, Council approved the Zoning By-law Amendment application, permitting the site to be re-zoned from "TM" (Traditional Mainstreet) and from "R4A" (Residential Fourth Density, Subzone A) to "TM[2571] S398" (Traditional Mainstreet, Exception 2571, Schedule 398). As per the associated Site Plan Control conditions, the Site Plan Agreement cannot be registered until all opportunities for an appeal of the Council decision have been exhausted.

The proposed development is a Planned Unit Development (PUD) that contains a six-storey mid-rise apartment dwelling fronting Gladstone Avenue and two three-storey stacked dwellings fronting Balsam Street. The ground floor of the six-storey apartment dwelling has been designed to incorporate amenity spaces that front onto Gladstone

Avenue. This will encourage street animation. The development has also been designed to offer a sensitive on-site transition in height and uses to be compatible with the residential neighbourhood north of the site. This transition is done by positioning the 6-storey mid-rise apartment building on the Traditional Mainstreet, on the south half of the site, and positioning the three-storey stacked dwellings on the north of the site. There are a total of 140 dwelling units, with 108 located in the apartment building and 32 located in the two stacked dwellings.

There are 37 vehicular parking spaces proposed. There are 17 vehicular parking spaces provided in a surface parking lot and 20 vehicular parking spaces in an underground parking garage. Of the 37 vehicular parking spaces, 13 spaces are dedicated visitor parking and the remaining 24 spaces are dedicated for the residential tenants. There are also 143 bicycle parking spaces proposed. Through the redevelopment, OCH has agreed to relocate an existing bus shelter located on their property to be located directly in front of the development on City land. The site is also located approximately 400 metres from the future Gladstone Light Rail Transit (LRT) Station for Stage 2 Trillium Line.

Open space is provided in the middle of the lot, between the six-storey building and the stacked dwellings. This open space is outdoors and is programmed to include a children's play area and a soft-landscaped amenity area. Tenants can use this space for passive and active recreation. This proposal successfully incorporates compatibility principles into its built form, supports the active and public transportation infrastructure, and creates a communal open space.

The property is designated Traditional Mainstreet in Schedule B of the Official Plan. As such, the property is within a Design Priority Area and the proposal was subject to the Urban Design Review Panel (UDRP) process. This development serves to increase the amount of affordable housing that is in close proximity to transit in the urban area. The development provides a sensitive transition from the Traditional Mainstreet context along Gladstone Avenue to the residential context north of the site. Furthermore, the sustainability and barrier-free principles that OCH has incorporated into the design of the development aligns with the City's environmental and diversity goals.

## **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The proposal is consistent with the policies of the Official Plan for the Traditional Mainstreet designation.
- The proposal is in conformity with the provisions of the Zoning By-law 2008-250, as amended. On June 26, 2019, Council approved associated rezoning application (File No. D02-02-18-0107). The Council-approved zoning is "TM[2571] S398" (Traditional Mainstreet, Exception 2571, Schedule 398) in the City of Ottawa Zoning By-law. A 20-day appeal period for the Council decision will follow the Notice of Decision. As per the conditions associated with this report, prior to the registration of the Site Plan Agreement all opportunities for appeal must be exhausted.

- The proposal is in keeping with the Urban Design Guidelines for Development along Traditional Mainstreets.
- The proposal responded to the recommendations received by the Urban Design Review Panel at the formal review on February 1, 2019.
- Conditions of approval have been applied to this site to ensure the development meets the applicable Infrastructure and Planning 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 proposed site design represents good planning.

## **URBAN DESIGN REVIEW PANEL**

The Site Plan Control application was subject to the Urban Design Review Panel process. A formal review meeting was held on February 1, 2019. The panel's recommendations from the formal review are:

- Summary
  - The Panel is pleased with the well-thought-out approach to this project, particularly in terms of the general massing, and the response to the existing urban context. Improvements are recommended with respect to the relationship to the public realm, the quality of the public and private amenity spaces, the porosity through the site, and certain architectural elements associated with the proposed sustainability measures. The Panel also understands the importance of this site and its program. The following comments should be considered with the intent of making an already very good project even better.
- Relationship to Public Realm
  - The Panel believes there is a greater opportunity for this proposal to establish a continuity of commercial uses along Gladstone, between the nodes of Preston and Bronson. The Panel advises that the Gladstone Avenue edge of the proposed apartment building should be able to transition over time. It is important to rethink the units adjacent to the street in order to create an urban edge, rather than a garden edge:
  - There is particular concern regarding the configuration of the concrete ramp and planter treatment at the base of the Gladstone and Rochester corner, as it precludes the ground level space from being converted to commercial uses in the future;
  - The Panel suggests establishing more immediate access points to the ground level units, so that they feel more commercial in use;
  - Consider adding commercial space to the ground floor, while shifting the amenity space to the second level. This would result in the possibility contiguous indoor-outdoor amenity space that receives sunlight all year.

- There is some concern regarding the design of the porch/ramp feature along Gladstone. The Panel suggests studying the element more to improve its usefulness – perhaps add a trellis, and adjust its scale or shape, as it appears pinched towards the entrance. This element does not work so well in relation to the orthogonal building.
- The Panel suggests careful consideration of the streetscape elements such as the bus stop, street lights, and access ramp, to ensure a well-lit, accessible, and safe building that accommodates a wide mix of ages and abilities, including those with limited visual abilities.
- Consider a canopy from the building towards the bus stop.
- The Panel recommends that the street trees be moved to the outside of the sidewalk, closer to the street (instead of having planters along the building edge). This will better establish the main street potential for this segment of the Gladstone. Although the goal is an urban edge to the property, some trees should be kept in the forecourt.
- The Panel highlights the importance of the long view toward this site, along Gladstone Avenue from the east. The proposed elevation has the potential to respond to the jog in the road. Consider ways to better articulate this highly visible part of the east façade.
- The Panel advises removal of the planters with the concrete curbed walls.
- Site Porosity
  - The Panel suggest carving out more space for lobbies and entrances within the buildings, and then providing linkages from these spaces to the exterior, particularly to the courtyard.
  - The Panel recommends opening up the north south access through the site. Suggestions from the Panel include reducing the surface parking area and replacing this area with contiguous landscaping.
  - Another suggestion from a Panel member is to create a porte cochère that can allow for a stronger connection from Gladstone, northward through the site.
  - Overall, the establishment of a friendly, crisscross pedestrian flow through the site is recommended by the Panel and is likely dependent on the removal of some of the proposed surface parking.
- Private and Public Amenity
  - The Panel suggests increasing the amount of green amenity within the project and minimizing the surface parking. At minimum four parking spaces should be removed. One option is to limit the surface parking to one aisle rather than two. The goal is to establish a more park like pedestrian friendly setting throughout the site.

- The garden edge between the parking area and the units requires enhancement, as the current narrow strip will result in headlights shining into lower level bedrooms.
- The Panel suggests providing private outdoor amenity space, such as balconies and terraces, in order to improve the quality of life for residents – including those units facing Balsam. This will also take pressure off the use of the shared outdoor amenities.
- The Panel has suggested that the transitional spaces need to be more generous. The porches coming out of units on the building facing Balsam are too tight. The public spaces, including the landings, need to be more generous for users, as it can be expected that that some residents will have strollers, and other items requiring more space. The Panel sees the offering of these well thought out and spacious elements as a way of changing the residents' perception of their home.
- The Panel suggests looking at flipping the location of the amenity spaces so that these areas step out directly to courtyard.
- There is some concern from the Panel that the space between buildings will be dark. Further CPTED concerns were raised with respect to the pathway between this development and the neighbouring property to the east. Turn the glass around the corners in order to put 'eyes on the street' as a way of addressing safety concerns.
- The Panel recommends establishing direct access to the units at the rear, facing Balsam. This design would give these buildings more of a residential 'house' feel, as opposed to looking institutional. Otherwise, there is concern that outdoor spaces adjacent to the rear façade will be used for storage.
- Architectural Expression and Sustainability
  - The Panel is of the opinion that the height, the access to the building, and the flexibility of the spaces is generally very good. The passive house architectural aspirations are also commendable. The Panel does have some specific recommendations however, in order to improve the quality of the architecture:
  - Additional glazing is suggested within the deep window openings along the Gladstone façade. Currently, the glazing area is very limited, despite the relatively large openings, as there are spandrel panels in place of larger windows;
  - In place of black cladding material on the middle section of the building facing Gladstone, the Panel suggests a grey colour to avoid heat gain;
  - Consider integrating the photovoltaic panels as a design element, rather than an add-on to the roof. This will require some roofs to be partially sloped.

- The Panel suggests that improvements can be made to the plaza, and other spaces in front of the building facing Gladstone. The treatment on the ground floor seems institutional, and the Panel advises designing the front façade of the building so that the stigma of social housing is avoided in the architectural expression.

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

- Improved the animation of the public realm. OCH has adjusted the ground floor plan for the six-storey mid-rise apartment dwelling to incorporate amenity spaces facing Gladstone Avenue. These spaces are also designed with greater floor-to-ceiling heights to allow for an easy conversion into non-residential uses. The zoning details of this Zoning By-law amendment are designed to allow for the six-storey apartment dwelling to convert into a mixed-use building with at-grade commercial and dwelling units in the future.
- Improved streetscape elements. OCH has adjusted the design to relocate the existing bus shelter currently located in the south-west corner of OCH's site, to be in front of the proposed development.
- Improved the east façade. The glazing of the ground floor amenity space increased to allow for increased at-grade animation. The public entrance also increased in size.
- Improved and increased porosity and sense of space. A strong central axis runs through the development from Balsam Street to Gladstone Avenue, with amenities and tenant services lining this route in an effort to bring people together while maintaining a sense of security. The apartment entry lobby was been widened and glazing was added to flanking amenity rooms.
- Improved transitional spaces between public and private realm. The exterior stairs on the stacked townhouses were widened and the materials changed from concrete to galvanized steel. Additional bicycle parking spaces were provided. No spandrel panels are proposed.

## **CONSULTATION DETAILS**

### **Councillor's Concurrence**

Councillor Catherin McKenney was aware of Staff's recommendation. Councillor has concurred with the proposed conditions of approval.

Councillor provided the following comments:

"Overall, I am pleased with these applications and the proposed redevelopment of the Rochester Heights community. This project represents Phase 1 of an important renewal of this mixed-income community in the core of Ottawa. This site is situated within a very liveable area and it is important to provide quality affordable and accessible housing in this part of the City.

I am very happy with the provision of larger, family-sized units in this proposal. The previous OCH townhouses on this site housed many families, so it is only fitting for ¼ of the units provided to be 3- and 4-bedrooms. It is important to encourage families to live in the core by providing high quality housing options for a range of incomes.

I appreciate the attention paid to amenity and green space on the site. It is essential to provide residents living in apartment or townhouse style housing with functional outdoor space. The proposal offers an area for children to play, but also passive green space which can be enjoyed by all ages and abilities. Ideally, this space would be expanded by reducing the number of surface parking spots on the west side of the site.

My main issue with this proposal is the planned removal of the trees along Balsam St. This removal may be deemed necessary to install the water and sanitation pipes that will service the townhouses, but there is always an alternative and I will continue to push for that. While plans show that new shrubbery will be planted, retention of existing trees is my first priority.”

#### Response to Councillor Comments

The subject site is currently lined with trees on all three frontages. To accommodate this redevelopment, some of these existing trees will be removed. While it is ideal to retain or restore trees, it would not be possible to retain them all without a major revision to the proposal. In total, through the Site Plan Control process, 45 new trees are proposed to be planted, while only 18 are to be removed. Along Balsam Street, 10 trees are proposed to be planted to offset the removal of 5 existing trees along this street. Planning Services is satisfied that the proposed development successfully integrates trees, and other forms of landscaping, into the site.

#### **Public Comments**

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

Ottawa Community Housing (OCH) hosted a community information session on Tuesday March 5, 2019. Approximately 30 individuals from the community signed in to the event. The applicant presented an overview of the proposal followed by a question and answer period. Following the formal presentation, there was an open house whereby individuals could view display boards and discuss the application with the OCH representatives and consultants. Staff from Planning Services and Community and Social Services attended to answer questions on process and next steps. Councillor McKenney and Councillor Fleury were also in attendance.

Planning Services did not receive comments on behalf of the Community Association. Three members of the public commented on the proposed development; these comments are summarized below.

- There is support for the neighbourhood to be revitalized with modern, energy efficient buildings.

*Response:* The owner(s) of the subject site, Ottawa Community Housing, is pursuing Passive Building Designation for the six-storey building along Gladstone Avenue and a net-zero carbon footprint for the entirety of the development. The development will include photovoltaic and solar thermal technology. It will include sustainable and energy-efficient design and construction including using energy efficient products such as water heaters, HVAC, lighting fixtures, water-efficient products, and ensuring energy efficiency and performance is optimized while designing the building envelope and systems.

- There is concern that with the increase in density there will be an increase in traffic that will negatively affect the neighbourhood.

*Response:* The applicant has indicated that, given the needs of OCH tenants, there is no demand for more than 37 vehicular parking spaces. The proposal seeks relief from 26 required vehicular parking spaces and provides 37 total vehicular parking spaces. The applicant provided a Transportation Impact Assessment (TIA) that concluded that the proposed development is projected to generate 'new' two-way vehicle volumes of approximately 29 vehicles per hour during the weekday morning and afternoon peak hours. The increase in vehicle traffic as a result of the proposed development is anticipated to be minimal.

The subject site is located in close proximity to transit services and encourages public and active forms of transportation. A bus shelter will be relocated to be directly in front the subject site, servicing an OC Transpo bus route along Gladstone Avenue. The site is also located approximately 400 metres from the future Gladstone Light Rail Transit Station for Stage 2 Trillium Line. The proposal also includes 143 bicycle parking spaces to encourage and foster active transportation.

Planning Services is satisfied that considering both the proposal's access to public and active transportation and the conclusions of the provided Transportation Impact Assessment (TIA), the proposal will not generate an amount of vehicular traffic that will cause adverse impacts on the neighbourhood.

- There is concern with the surface parking.
  - There is a preference to see more underground parking and less surface parking.
  - The surface parking is not attractive. If it is retained, there is a desire for it to be screened with landscaping, trees or public art. Of particular concern is the view of the surface parking from the vantage point of Rochester Street.

*Response:* The applicant has identified that due to the sub-surface conditions it would be difficult to extend the underground parking garage beyond its proposed footprint. As such, a portion of the required parking for the proposal is provided at-grade.

The proposal includes a total of 37 vehicular parking spaces, with 17 at-grade in a surface parking lot internal to the site and 20 below-grade in an underground parking garage. The required 13 visitor parking spaces and 1 barrier-free parking



space is provided at-grade in the surface parking lot.

The view of the surface parking from Rochester Street has been addressed by providing screening in the form of landscaping and trees as well by providing a setback from Rochester Street.

- There is a desire to see well-managed bicycle parking.

*Response:* The applicant is proposing 143 bicycle parking spaces. Of the 143, 120 bicycle parking spaces are provided internal to the building in secure bicycle parking rooms. Sixty-four spaces are provided on the ground floor and 56 are provided in the parking garage. The applicant has requested a reduced bicycle parking space width from the required 0.6 metres to 0.4 metres for these internal spaces in order to increase the amount of spaces available. There are also twenty-three bicycle parking spaces provided outdoors, in various convenient locations to provide for visitor and tenant bicycle parking.

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

### Summary of Comments –Technical

OC Transpo requested that the existing bus shelter, currently located in the south-west corner of Ottawa Community Housing property at 811 Gladstone Avenue, be relocated in close proximity.

### Response to Comments –Technical

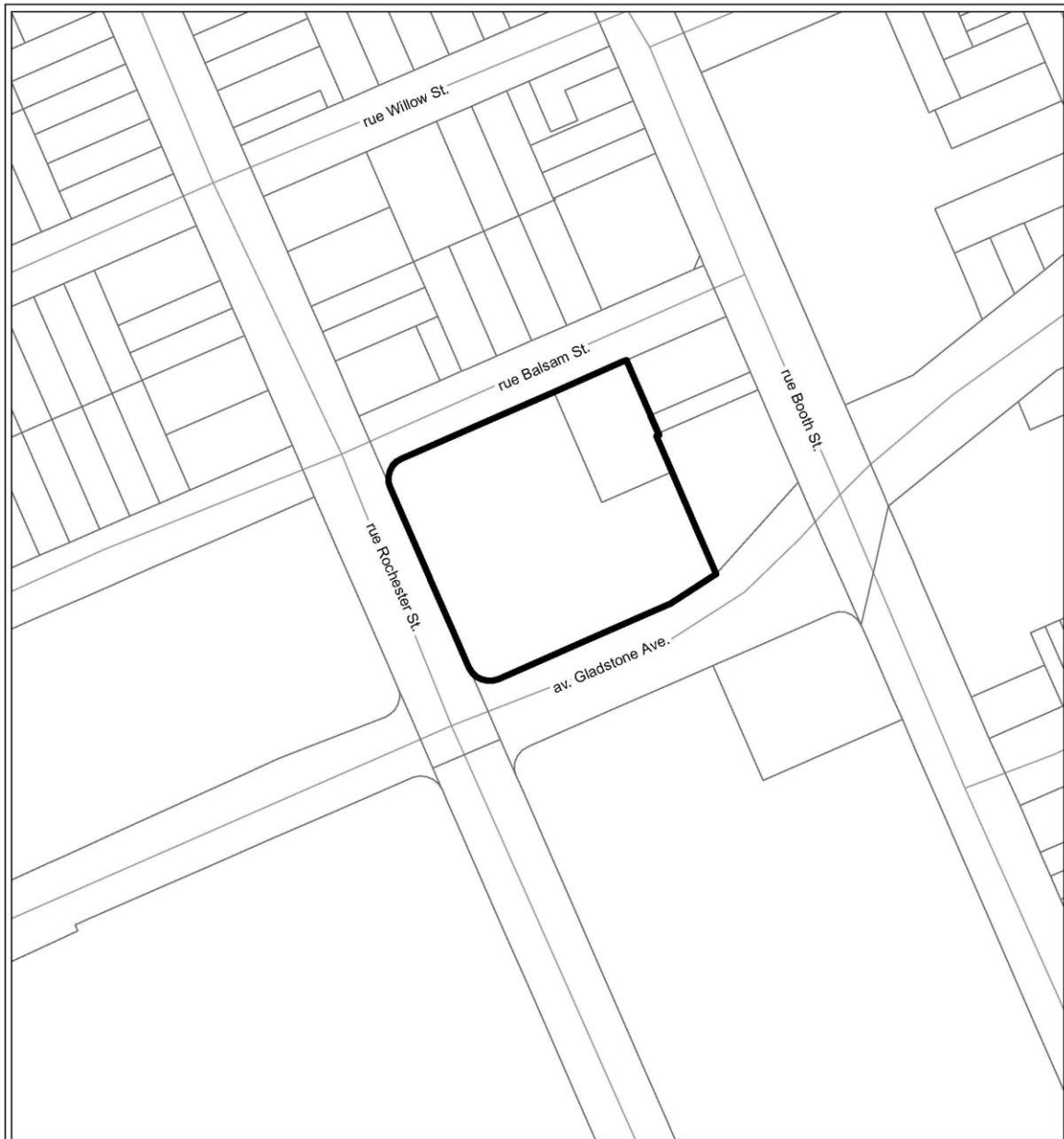
The Owner has agreed to have the bus shelter be relocated within the City of Ottawa Right-Of-Way along Gladstone Avenue, in front of their property at 811 Gladstone.




## **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:** Ann O'Connor Tel: 613-580-2424, ext. 12658, fax 613-580-2576 or e-mail: [ann.oconnor@ottawa.ca](mailto:ann.oconnor@ottawa.ca)

# Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-18-0181	19-0685-X		<b>811 avenue Gladstone Avenue</b>
I:\CO\2019\Site\Gladstone_811			
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