

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

Site Location: 99-103 Pinhey Street

File No.: D07-12-18-0136

Date of Application: September 14, 2018

This SITE PLAN CONTROL application submitted by Paul Robinson, on behalf of 2641484 Ontario Inc., is APPROVED as shown on the following plan(s):

1. **Site Plan**, 99 Pinhey, prepared by P² Concepts Inc., Project No 0293, dated January 24, 2018, revision 14, dated May 7, 2019.
2. **Tree Conservation Report and Landscape Plan**, Proposed 4 Storey Residential Building 99 Pinhey Street, drawing L.1, prepared by James B. Lennox & Associates Inc., Project No 18-MIS-1861, dated August 2018, revision 5, dated June 10, 2019
3. **North (Front) Elevation**, The Kensington 99 Pinhey, drawing A-200, prepared by P² Concepts Inc., Project No. 0293, dated February 21, 2018, revision 1, dated March 20, 2019.
4. **West (Left) Elevation**, The Kensington 99 Pinhey, drawing A-201, prepared by P² Concepts Inc., Project 0293, dated February 21, 2018, revision 1, dated March 20, 2019.
5. **East (Right) Elevation**, The Kensington 99 Pinhey, drawing A-202, prepared by P² Concepts Inc., Project No. 0293, dated February 21, 2018, revision 1 dated March 20, 2019.
6. **South (Rear) Elevation**, The Kensington 99 Pinhey, drawing A-203, prepared by P² Concepts Inc., Project No. 0293, dated February 21, 2018, revision 1 dated March 20, 2019.
7. **Site Servicing Plan**, Proposed 4-storey, 26 unit Apartment Building 99 Pinhey Street, drawing number C-1 of 5, prepared by D.B. Gray Engineering Inc., Job Number 18036, dated August 30, 2018, revision 5, dated June 18, 2019.
8. **Grading Plan and Erosion & Sediment Control Plan**, Proposed 4-storey, 26-unit Apartment Building 99 Pinhey Street, drawing number C-2 of 5, prepared by D.B. Gray Engineering Inc., Job Number 18036, dated August 29, 2018, revision 5, dated June 18, 2019.
9. **Notes and Details**, Proposed 4-storey, 26 unit Apartment Building 99 Pinhey Street, drawing number C-3 of 5, prepared by D.B. Gray Engineering Inc., Job Number 18036, dated August 30, 2018, revision 5, dated June 18, 2019.

10. **Drainage Plan**, Proposed 4-storey, 26-unit Apartment Building 99 Pinhey Street, drawing number C-4 of 5, prepared by D.B. Gray Engineering Inc., Job Number 18036, dated August 30, 2018, revision 5, dated June 18, 2019.
11. **Existing and Proposed Off-Site Drainage Pattern**, Proposed 4-storey, 26-unit Apartment Building 99 Pinhey Street drawing number C-5 of 5, prepared by D.B. Gray Engineering Inc., Job Number 18036, dated August 29, 2018, revision 2, dated June 18, 2019.

And as detailed in the following report(s):

1. **Servicing Brief and Stormwater Management Report**, 99 Pinhey Street, prepared by D.B. Gray Engineering Inc., Report Number 18036, dated September 10, 2018, revised dated January 14, 2019.
2. **Phase I Environmental Site Assessment**, 101 – 103 Pinhey Street, prepared by Paterson Group, Report: PE4283-1, dated March 30, 2018.
3. **Phase II Environmental Site Assessment**, 101 and 103 Pinhey Street, prepared by Paterson Group, Report: PE4283-2, dated August 13, 2018.
4. **Geotechnical Investigation**, Proposed Multi-Storey Building 101 and 103 Pinhey Street, prepared by Paterson Group, Report: PG4603-1, dated August 17, 2018.
5. **Traffic Noise Impact Assessment** for Proposed Multi-Unit Residential Development at 99 and 103 Pinhey Street, prepared by Freefield Ltd., dated September 12, 2018.

And subject to the following General and Special Conditions:

General Conditions

1.	<p><u>Execution of Agreement Within One Year</u></p> <p>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.</p>
2.	<p><u>Permits</u></p> <p>The Owner shall obtain such permits as may be required from Municipal or Provincial authorities and shall file copies thereof with the General Manager, Planning, Infrastructure and Economic Development Department.</p>
3.	<p><u>Extend Internal Walkways</u></p> <p>The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.</p>
4.	<p><u>Barrier Curbs</u></p> <p>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.</p>

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. **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.

7. **Construct Sidewalks**

The Owner shall design and construct sidewalk(s) within public rights-of-way or on other City owned lands to provide a pedestrian connection from or to the site as may be determined by the General Manager, Planning, Infrastructure and Economic Development Department. Such sidewalk(s) shall be constructed to City Standards.

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. **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."

Special Conditions

11. **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.

12. **Traffic Noise Impact Assessment for the Proposed Residential Development at 99 and 103 Pinhey, City of Ottawa Study**

The Owner(s) shall implement the noise control attenuation measures recommended in the approved Traffic Noise Impact Assessment.

(a) Exterior walls consisting of either;

- 1 layer of 13mm gypsum board, 140 mm wood or metal studs on 406 mm centres with glass fibre cavity insulation, 11 mm OSB, 16 mm airspace, 89 mm brick with an STC 53 rating. Alternative construction is permissible providing it has a minimum STC rating of 53.
- 1 of 13mm gypsum board, 140 mm wood studs on 406 mm centres with glass fibre cavity insulation, 11 mm OSB, 0.7 mm building paper, 9.5 mm cement stucco with STC 40 rating. Alternative construction is permissible providing it has a minimum STC rating of 40
- Alternative construction is permissible providing it has a STC 40 rating or higher.

(b) Windows consisting of;

- Aluminium frame double pane casement windows with 3 mm glass, 13 mm air, 3 mm glass, with STC 28 rating.

- Alternative construction is permissible providing it has a STC 28 rating or higher.
- (c) Each unit is to be equipped with Central Air Conditioning.
- (d) 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.
- (e) Notices-on-Title respecting noise:

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

and

"Purchaser/Tenants of the apartment units [insert description here] are advised that despite this inclusion of noise control features in this development and within building units, noise levels from increasing roadway traffic on Pinhey Street and Armstrong Street 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."

13. Certification Letter for Noise Control Measures

a) The Owner acknowledges and agrees that upon completion of the development and prior to occupancy and/or final building inspection, it shall retain a Professional Engineer, licensed in the Province of Ontario with expertise in the subject of acoustics related to land use planning, to visit the lands, inspect the installed noise control measures and satisfy himself that the installed recommended interior noise control measures comply with the measures in the Traffic Noise Impact Assessment for the Proposed Residential Development at 99 and 103 Pinhey, City of Ottawa Study 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 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.

14. 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.

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."

15. 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.

16. Waste and Recycling Collection

The Owner acknowledges and agrees that waste collection and recycling collection will not be provided by the City and it shall make appropriate arrangements with a private contractor for waste collection and recycling collection. The Owner shall consult a private contractor regarding any access requirements for waste and/or recycling collection.

17. 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.

18. Requirement for a Grease Trap

In accordance with the City's Sewer Use By-law, being By-law No. 2003-514, as amended, the Owner acknowledges and agrees to install a grease

trap on the internal sanitary plumbing system when a restaurant is established on the lands.

19. 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.

20. Record of Site Condition

Prior to the issuance of a building permit, the Owner shall submit to the General Manager, Planning, Infrastructure and Economic Development Department, and the Chief Building Official a Record of Site Condition ("RSC") completed in accordance with O.Reg. 153/04, as amended, and shall be acknowledged by the Ministry of the Environment and Climate Change. The RSC shall confirm that all or part of the site will be suitable for the proposed use in accordance with O.Reg. 153/04. The City may issue a building permit on a phased basis to allow for site investigation and remediation activities if permitted by O.Reg. 153/04. No further Works will be permitted until the RSC is submitted. Where available information reveals that contamination extends into a City right-of-way and submission of a RSC is not possible, a building permit may be issued on a phased basis:

- (a) where the Owner has executed an off-site management agreement with the City to remediate the right-of-way and the site or;

(b) where the Owner has completed remediation Work on the right-of-way to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

21. Soil Management

The Owner acknowledges and agrees to retain an environmental consultant to identify areas on the subject lands where excess soils, fill and/or construction debris will be removed. If through further testing any of these materials are found to be contaminated, the Owner acknowledges and agrees to dispose, treat or recycle these materials at a waste disposal site or landfill licensed for that purpose by the Ministry of the Environment and Climate Change.

22. Groundwater Management

The Owner acknowledges and agrees to retain an environmental consultant to test groundwater to be removed from the site during and after redevelopment. If through further testing the groundwater samples are found to be contaminated, all contaminated groundwater must 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.

23. Cash in Lieu of Parkland

Upon execution of this Agreement, the Owner shall pay cash-in-lieu of parkland in the amount of \$91,476.00 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 15 funds.

24. 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 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.

25. 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.

26. 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 Stormwater Management Report, 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.

27. 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.

28. 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.

29. 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.

30. 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.

July 19, 2019
Date


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

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-18-0136

SITE LOCATION

99-103 Pinhey Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The property is located on the southeast corner of Armstrong Street and Pinhey Street, in the Hintonburg community. The property has 15.26 metres of frontage on Pinhey Street and 31.93 metres of frontage on Armstrong Street. The property is currently occupied by a residential building. A commercial building, formerly the headquarters of a heating contracting business, was recently demolished on the site.
- To the west of the property, across Pinhey Street, is a surface parking area. To the north and northwest, across Armstrong Street, are predominantly low-rise residential uses. Immediately to the south is a two-storey residential dwelling and to the east is a one-storey commercial building and surface parking area. The Wellington Street West mainstreet is approximately 50 metres south of the property.
- The purpose of the site plan application is to build a 1600 square metre, four-storey, low-rise apartment building with one level of underground parking. Twenty-six residential units are proposed, comprised of a mix of one- and two-bedroom units. There are seven vehicular spaces proposed in the underground parking garage, six for residential parking and one visitor parking space. Access to the parking garage will be off Armstrong Street. There will be 23 bicycle parking spaces on site, 19 in the underground parking garage and four at grade in the side yard. A terrace will be provided on the roof of the building to provide amenity space for the residents. Two new trees will be planted on the City Right-of-Way along Armstrong Street.
- Since its original submission, the number of units in the building increased from 24 to 26 units. The applicant has also added bicycle parking spaces inside the parking garage and on the exterior of the building.

- The property is zoned Residential Fourth Density Subzone T, local commercial suffix [R4T-c], which permits a low-rise apartment building and some local commercial uses at grade.
- The site is designated General Urban Area in Schedule B of the Official Plan and subject to the policies set out in Section 3.6.1 of the Plan.
- The property is also designated Low-rise Residential in the Scott Street Secondary Plan. This specific site permits a four-storey building height in the Secondary Plan.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The application is consistent with the 'General Urban Area' designation of the Official Plan. The application provides for additional dwelling units and housing choices within the General Urban Area in a manner that is compatible with the existing land use patterns and built form of its surrounding neighbourhood.
- The site is designated Low-rise Residential in the Scott Street Secondary Plan. The proposed four-storey, low-rise apartment building complies with this policy context.
- The proposal is in conformity with the Zoning By-law. The Committee of Adjustment approved a variance application (File No D08-02-19/A-0086) to permit a reduced front yard setback, reduced corner side yard setback, reduced 'further yard', reduced landscaped area, and to permit relief for the proposed location and size of both the rooftop structure and amenity areas. The minor variance approval is final and binding, with all opportunities for appeals exhausted.
- A Site Plan agreement is required as a condition of approval to ensure that the subject site is developed to City standards and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.
- The development complies with the relevant policy context provided in the Official Plan and Scott Street Secondary Plan and with the regulations provided in the Zoning By-law. Accordingly, the development represents good land use planning.

CONSULTATION DETAILS

Councillor's Comments

Councillor Leiper has concurred with the proposed conditions of approval.

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. A public meeting was held on November 6, 2018. Eight residents signed in at this meeting requesting to be notified of the decision. Through the process, staff received a comment from the Hintonburg Community Association and written submissions from two residents.

Summary of public comments and responses

Comment: Please ensure that the Site Plan Agreement includes the provision of one visitor parking space. The applicant has assured us that this is his intention, but the website continues to indicate that seven spaces are for sale to owners.

Response: The applicant has shown the location of the visitor parking space on the approved basement plan. There will also be a standard condition in the plan of condominium approval that will state that all designated visitor parking spaces, as shown on the approved Site Plan, shall be used for visitor parking only.

Comment: Concerns that the proposed building is going to block the sun for buildings across the street

Response: The sun shadow study submitted by the applicant indicated little to no shadowing on adjacent residential properties during the summer months.

Comment: Show the location of bicycle parking

Response: The applicant has increased the number of bicycle spaces on site since the original submission. There are now 19 spaces clearly shown in the basement parking plan and four spaces outside at grade level.

Comment: Please explain the waste collection design.

Response: Waste will be stored in the basement of the proposed building. The applicant indicated that a property management firm will be managing the waste. Condominium fees will incorporate fees for the waste management company to pick up the waste as needed. There will be no interim storage of waste on the streets.

Comment: Which of the 4 units will be accessible? Please have them identify and show clearly on the floor plans.

Response: The applicant advised that fifteen (15%) percent of the units will be fully accessible as per Ontario Building Code requirements. Accessibility will be assessed in detail at the building permit stage of the development process.

Technical Agency/Public Body Comments

Summary of Comments –Technical

Staff received comments from technical agencies, including Hydro Ottawa, Enbridge Gas, Canada Post, Rideau Valley Conservation Authority and Bell Canada.

Response to Comments –Technical

Comments from these agencies were sent directly to the applicant for their information.

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 number of reviews as well as the minor variances required.

Contact: Kimberley Baldwin Tel: 613-580-2424, ext. 23032, fax 613-580-2576 or e-mail: Kimberley.Baldwin@ottawa.ca

Document 1 – Location Map

