



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

Site Location: 384 Frank Street

File No.: D07-12-19-0002

Date of Application: January 9, 2019

This SITE PLAN CONTROL application submitted by Fernando Matos is APPROVED as shown on the following plans:

1. **Site Plan & Notes**, Drawing No. A0, prepared by Ottawa Carleton Construction Ltd., dated December 10, 2018, revision 4 dated July 2, 2019.
2. **Elevations**, Drawing No. A5, prepared by Ottawa Carleton Construction Ltd., dated June 24, 2019, revision 2 dated July 2, 2019.
3. **Elevations**, Drawing No. A6, prepared by Ottawa Carleton Construction Ltd., dated June 24, 2019, revision 2 dated July 2, 2019.
4. **Erosion & Sediment Control Plan**, Drawing No. W-02, Project No. CW-03-17, prepared by ARCH-NOVA Design Inc., dated June 10, 2019.
5. **Servicing & Grading Plan**, Drawing No. W-01, Project No. CW-03-17, prepared by ARCH-NOVA Design Inc., dated January 25, 2018, revision 3 dated June 10, 2019.
6. **Tree Conservation Report**, Drawing No. TCR-1, prepared by CSW, dated March 28, 2018, revision 3 dated May 21, 2019.

And as detailed in the following report(s):

1. **Geotechnical Investigation**, prepared by Paterson Group, dated October 17, 2018.
2. **Environmental Noise Control Study**, Report No. PG4335-1, prepared by Paterson Group, dated March 1, 2018.

3. **Phase 1 Environmental Site Assessment**, Report No. PE4140-1, prepared by Paterson Group, dated November 28, 2017.
4. **Phase II Environmental Site Assessment**, Report No. PE4140-2R, prepared by Paterson Group, dated October 16, 2018.
5. **384 Frank Street Ottawa Assessment of Adequacy of Public Services**, Project No. CW-03-17, dated February 2018, revision dated June 2019.

And subject to the following General and Special Conditions:

General Conditions

1. 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. Execution of Agreement Within One Year

The Owner shall enter into this Site Plan Control Agreement, including all standard and special conditions, financial and otherwise, as required by the City. In the event that the Owner fails to sign this Agreement and complete the conditions to be satisfied prior to the signing of this Agreement within one (1) year of Site Plan approval, the approval shall lapse.

3. 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.

4. Barrier Curbs

The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the drawings of a design professional, such drawings to be approved by the General Manager, Planning, Infrastructure and Economic Development.

5. Water Supply For Fire Fighting

The Owner shall provide adequate water supply for fire fighting for every building. Water supplies may be provided from a public water works system, automatic fire pumps, pressure tanks or gravity tanks.

6. 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.

7. Reinstatement of City Property

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.

8. 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.

9. Completion of Works

The Owner acknowledges and agrees that no building or no new building (if existing building on site that is to be occupied during construction) 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, 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, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Infrastructure and Economic Development for such conveyance and/or occupancy in writing.

10. Development Charges

The Owner shall pay development charges to the City in accordance with the by laws of the City.

11. Designated Substances Survey

Prior to demolition of any existing buildings located on the lands described in Schedule "A" herein, the Owner acknowledges and agrees to complete a designated substances survey and submit the findings and recommendations for

the proper handling and disposal of waste as identified in said survey, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development, and in accordance with Best Management Practices. The survey shall address, but not be limited to:

(a)O.Reg. 278/05: Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 278/05);

(b)Guideline - Lead on Construction Projects, prepared by the Ontario Ministry of Labour - Occupational Health and Safety Branch, published September 2004 and revised April 2011, as amended;

(c)O.Reg. 213/91: Construction Projects under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 213/91);

(d)Registration Guidance Manual for Generators of Liquid Industrial and Hazardous Waste, prepared by the Ontario Ministry of the Environment, Conservation and Parks, published April 1995 and revised January 2016, as amended, to be used in conjunction with R.R.O. 1990, Reg. 347: General-Waste Management under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 347);

(e)R.R.O. 1990, Reg. 362: Waste Management – PCB's under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 362).

Special Conditions

1. Environment Noise Control Study

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

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

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

and

"Purchaser/Tenants of the apartment units [insert description here] are advised that despite this inclusion of noise control features in this development and

within building units, noise levels from increasing roadway traffic on Ban 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."

2. Certification Letter for Noise Control Measures

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

3. Noise Control Attenuation Measures

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved Transportation Noise Assessment, referenced in Schedule "E" of this Agreement, as follows:

- a) each unit is to be equipped with central air conditioning;
- b) each unit is to be fitted with a forced air heating system and ducting, and shall be sized to accommodate central air conditioning;
- c) further to subsection (b) above, the location and installation of any outdoor air conditioning device(s) shall comply with the noise criteria of the Ministry of the Environment and Climate Change's Publication NPC-216 entitled Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices, dated September 1994, as amended, in order to minimize the noise impacts both on and off the immediate vicinity of the subject lands.
- d) prior to the issuance of a building permit, a review of building components (windows, walls, doors) is required and must be designed to achieve indoor sound levels within the City's and the Ministry of the Environment and Climate Change's noise criteria;
- e) notice respecting noise shall be registered against the lands, at no cost to the City, and a warning clause shall be included in all agreements of purchase and sale or lease agreements, as detailed in paragraph ___ below.

4. Notice on Title – Noise Control Attenuation Measures

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

Type D – Central Air Conditioning

"The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that this dwelling unit has been supplied with a central air conditioning system which will allow windows and

exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa's and the Ministry of the Environment and Climate Change's noise criteria."

Ending Paragraph

"The Purchaser/Lessee covenants with the Vendor/Lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale, and lease agreements for the lands described herein, which covenant shall run with the said lands."

5. Geotechnical Investigation

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

6. 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.

7. 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.

8. On-Site Parking

The Owner acknowledges and agrees that units within the proposed buildings may not/will 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/will 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 ____ 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.

9. On-Site Parking - Notice on Title – On-site Parking

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/will 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/will 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.”

10. 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.

11. Residential Waste and Recycling Collection

The Owner acknowledges and agrees 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 shall provide an adequate storage room or space for waste containers and recycling carts (and/or containers) in the location shown on the approved Site Plan referenced in Schedule “E” hereto. 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.

12. Cash-in-Lieu of Parkland

Upon execution of this Agreement, the Owner shall pay cash-in-lieu of parkland in the amount of \$46,720.00 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 14 funds.

July 30, 2019

Date



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



SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-19-0002

SITE LOCATION

384 Frank Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject property is located on the south side of Frank Street between Bank Street and O'Connor Street in Centretown. The site has 10 metres of frontage on Frank Street, and has a lot area of 206 square metres. A two-storey building currently occupies the property. The existing building is currently vacant, but was a place of worship at one time. Surrounding the subject property is a mix of low-rise to mid-rise residential and commercial uses. To the immediate west of the site is a three-storey building, designated as a Category 2 heritage building, as well as a two-storey commercial building. A three-metre easement on the west side of the subject property provides access to the rear of these adjacent buildings.

The subject property was previously zoned I1A (Institutional). The owner applied to rezone the property to the TM (Traditional Mainstreet) zone in order to permit the construction of a low-rise apartment dwelling on the site, which was not permitted under the I1A zoning. On June 26, 2019, City Council approved By-law 2019-237, which amended the zoning for 384 Frank Street from I1A to TM [2566] H(12) (Traditional Mainstreet, Urban Exception 2566, Maximum Height 12 metres).

The applicant's original proposal was to construct a nine-storey mixed-use building with ground floor commercial and 18 residential units on the subject property. The original proposal was not in conformity with the proposed TM zoning and relief was required for the building height, amenity area, landscaped area, and front yard setback for the part of the building above 15 metres. Based on concerns from staff, the Urban Design Review Panel, and the Ward Councillor, the applicant revised the plans to a three-storey apartment dwelling with eight dwelling units.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The site is designated 'Traditional Mainstreet' within the City of Ottawa Official Plan and the proposed development supports the Plan by providing increased

density and contributes to the mix of uses within the Bank Street Traditional Mainstreet corridor.

- The site is located within the Centretown Secondary Plan area, and in accordance with Schedule H1, the property is designated within the Traditional Mainstreet Mixed Use Area. The subject property is located within the Central Character Area within the Secondary Plan. The proposed development is consistent with the Secondary Plan policies, which contemplate a mix of uses and encourage a variety of mid-rise and low-rise buildings.
- The proposed development is in compliance with Zoning By-law 2008-250 and the applicable TM [2566] H(12) zone.
- A Zoning By-law Amendment was approved by Council to permit a rezoning from the I1A zone to the TM [2566] H(12) zone to permit the development of a three-storey, 8-unit low-rise apartment dwelling.
- Site issues such as landscaping, servicing and stormwater management, refuse collection, and urban design/compatibility have been satisfactorily addressed through the Site Plan Control process.
- A registered Site Plan Agreement is required as a condition of approval to ensure that the subject lands are development in accordance with the approved plans and to the satisfaction of the City.

URBAN DESIGN REVIEW PANEL

The Site Plan Control application was subject to the Urban Design Review Panel process when it was proposed as a nine-storey building. A formal review meeting was held on March 1, 2019.

The panel's recommendations from the formal review meeting relating to the nine-storey proposal are:

Summary

- The Panel is disappointed that the project has come back in a similar form to the previous iteration, however is appreciative of the architectural improvements presented. The Panel expected further refinement of the project and a redesign more compatible with the context and responsive to the site constraints.
- Given the constraints of this small site, and the proposed height and density, the Panel finds this building represents over development of the site. The issues relating to quality of life, both on this site, and on surrounding adjacent sites, in addition to the lack of compatibility within the heritage context, make this a project that the Panel cannot support.

Site Constraints

- The Panel finds the project represents over development of the site. The Panel highlights considerable issues relating to the constructability, long term maintenance, fire access, and the potential for Building Code issues with the proposed design.

- The tight site would make the installation of cladding extremely difficult.
- The ongoing functionality of the building would be problematic, pushing loading and moving activities to the street.
- The height of the access under the cantilevered portion of the building can only fit a small truck or a cubed van, thereby impacting access to the adjacent properties fronting Bank Street which benefit from a legal easement through this property.
- The Panel finds that the proposed project is not replicable in its context (a good test to determine if a project is good urban design), and building to the lot line creates considerable problems for development on adjacent properties. For example, if a similar nine-storey building was constructed at the adjacent Miele site on Bank Street, this would result in several consequences relating to constructability, access to light, serviceability and general quality of life.
- The Panel highly recommends investigations into the costs and the feasibility of constructing on this site, as well as a Building Code study to determine compatibility.
- One Panel member suggests that the second storey exit does not satisfy the provisions of the Building Code.
- Considering the size of the property, the Panel suggests between four, and up to a maximum height of six stories could be possible for the site.

Livability

- The Panel has serious concerns regarding livability given the high density proposed on a very small property. In addition to a lack of amenity area, there is also a concern from the Panel with respect to a lack of natural light in the basement apartment units.
- The Panel suggests that if there is future adjacent development, there will also be issues with meeting daylight requirements for the corner bedrooms where the plans show small windows.
- The Panel does not support the proposal to construct all the way to the rear property line as sunlight is required to ensure a minimum quality of life for rear units.
- Heritage and Urban Context
- The Panel appreciates the animation of the wall facing Bank Street, given the inability to add fenestration to this wall, however is concerned that the five stories of exposed wall visible from Bank Street does not represent a successful transition, and will appear like a dark cloud over the street. Since the proposed building is not connected directly to Bank Street, the Panel finds that the property should be developed as a transitional site between the medium density residential area to the east, and the traditional main street condition on Bank Street.
- It is the opinion of the Panel that the small eight foot retail space with limited glazing will have very limited uses, and does not sufficiently 'give back' to the city.

Architectural Expression

- The Panel appreciates the cleaner and clearer volumes of the revised plans, and believes that the building is now better grounded. The use of colour, and the architectural explorations evident in the massing, the expression of the base, and the notch at the top, are successful.

- The Panel does have concerns that the dark treatment proposed for the wall facing Bank Street is not appropriate given its volume.
- There is some concerns from a Panel member that the appliqué brick element on the base needs some refinement, with particular consideration for its visibility from Bank Street.

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

The owner revised the proposal to a three-storey apartment dwelling rather than a nine-storey mixed-use building. This change addressed the concerns presented by the Urban Design Review Panel.

CONSULTATION DETAILS

Councillor's Concurrence

Councillor Catherine McKenney has concurred with Staff's recommendation and the proposed conditions of approval.

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments.

1. Building Height

- Concerns about the proposed development impacting sight lines and views for surrounding buildings
- Concerns about the height being out of proportion with the size of the lot

Response:

The building height was reduced to three storeys.

2. Heritage

- Concerns that the proposed building will not have a natural appearance in the neighbourhood and will detract from the heritage building to the west.

Response:

A Heritage Permit under the Ontario Heritage Act was approved by Council on June 26, 2019.

3. Design

- The design should blend with the rest of the neighbourhood, which is largely comprised of older, smaller buildings.

Response:

The revised design fits into the surrounding neighbourhood.

4. Safety

- Concerns about whether the proposed design will allow for proper ingress and egress and access to foundations should repairs be necessary.
- Concerns about first responders being able to reach all properties in the area.

Response:

Building Code Services will review the plans in accordance with the requirements of the Ontario Building Code. Any deficiencies will need to be addressed by the owner.

5. Construction

- Concerns with the amount of traffic and noise that the construction will cause to adjacent properties.
- Concerns about damage to neighbouring building during construction.

Response:

By-law Services is responsible for any noise or construction related issues, which are outside the scope of the review of this application.

6. Amenity area and landscaping

- Concerns about the building being too close to the street
- Concerns with lack of landscaping on site
- Concerns with reduced amenity area

Response:

With the reduction in the number of units proposed, the amenity area requirement is now being met. The proposed front yard setback is in line with the neighbouring building to the west and is in compliance with the TM zoning.

7. Affordable housing

- The new build must offer/have affordable housing.

Response:

By increasing the supply of rental units within the neighbourhood, there will be less pressure on the rental market, which helps to create more affordable rents.

The following public comments were received for the revised three-storey proposal:

Comment:

I 100% approve of the revision. This will be a great improvement to the streetscape and is exactly the right scale to the footprint ratio. Well done by all.

Comment:

I think this new option will serve the area much better than the previous one.

Comment:

I've reviewed the plans and think that they are fantastic. The red brick on the outside very much fits into the neighbourhood and the 3 floor height of the building is also much better. It is a far cry from the original proposal and definitely welcome to the area.

Technical Agency/Public Body Comments

N/A

Advisory Committee Comments

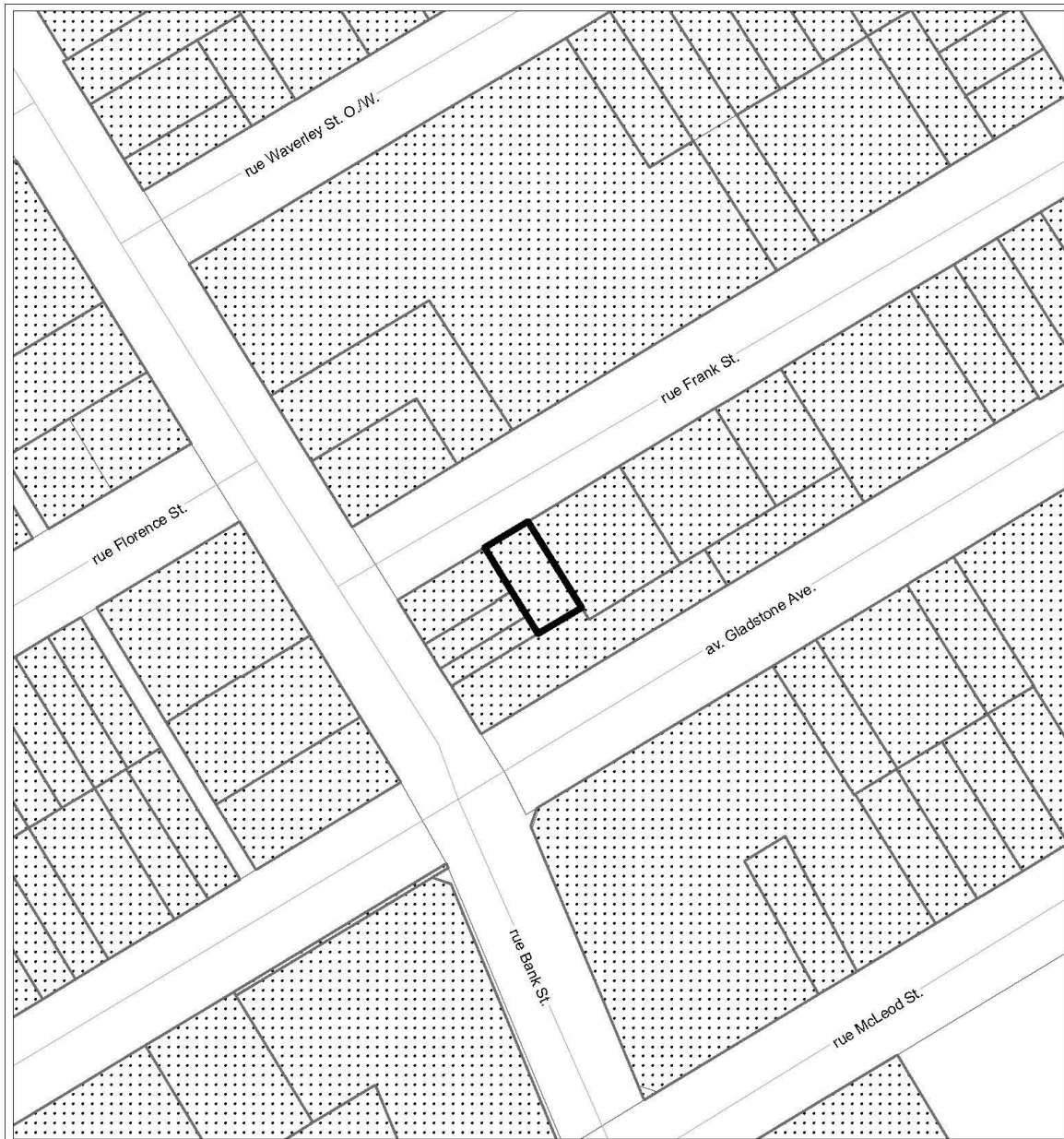
N/A

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority due to changes to the proposed development throughout the review process.

Contact: Jenny Kluge Tel: 613-580-2424, ext. 27184, fax 613-580-2576 or e-mail: Jenny.Kluge@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE SITE PLAN / PLAN DE EMPLACEMENT	
D02-02-19-0009 D07-12-19-0002	19-0198-X		
I:\CO\2019\Zoning\Frank_384		 384 rue Frank Street	
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small>		 Heritage (Section 60) Patrimoine (Article 60)	
<small>©Les données de parcelles appartient à Teranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>		 Mature Neighbourhoods Overlay (section 139) Zone sous-jacente de quartiers établis (article 139)	
REVISION / RÉVISION - 2019 / 02 / 26			