



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

Site Location: 455 Wanaki Road

File No.: D07-12-19-0117

Date of Application: July 2, 2019

This SITE PLAN CONTROL application submitted by Bonnie Martell, Colonnade BridgePort, on behalf of Habitat for Humanity National Capital Region, is APPROVED as shown on the following plan(s):

1. **Site Plan**, Drawing No. A100, prepared by CSV Architects, dated June 27, 2019, revision 5 dated October 22, 2019.
2. **Landscape Plan**, Drawing No. L1, prepared by Gino J. Aiello, dated June 19, 2019, revision 4 dated November 19, 2019.
3. **Grading and Erosion and Sediment Control Plan**, Drawing No. 119066-GR, prepared by NOVATECH, Project No. 119066-00, dated June 25, 2019, revision 5 dated December 19, 2019.
4. **General Plan of Services and Site Lighting**, Drawing No. 119066-GP, prepared by NOVATECH, Project No. 119066-00, dated June 22, 2019, revision 5 dated December 19, 2019.
5. **Storm Drainage Area Plan**, 455 Wanaki Road, Drawing No.: 119066-STM, prepared by NOVATECH, Project No.: 119066-00, Revision 3 dated November 8, 2019.
6. **Details Sheet**, 455 Wanaki Road, Drawing No.: 119066-DET, prepared by NOVATECH, Project No.: 119066-00, Revision 2 dated December 20, 2019.

And as detailed in the following report(s):

1. **Servicing and Stormwater Management Report**, Proposed Low-Rise Residential Development Site, 455 Wanaki Road, File No.: 119066, prepared by NOVATECH, dated November 8, 2019.

2. **Geotechnical Investigation**, Proposed Residential Development, Wateridge-Block 29, Wanaki Road-Ottawa, File No.: PG4965-1, prepared by Paterson Group., Revision 1 dated September 13, 2019.
3. **Geotechnical Design Parameters-Infiltration Gallery**, Proposed Residential Development, Wateridge-Block 29-Wanaki Road, File No. PG4965-MEMO.03, prepared by Paterson Group, dated November 1, 2019.
4. **Grading Plan Review Memorandum**, Proposed Residential Development Wateridge-Block 29-Wanaki Road, File No. PG4965-MEMO.02, prepared by Paterson Group, dated September 13, 2019.
5. **Traffic Noise Assessment**, 455 Wanaki Road, Ottawa Ontario, File No: GWE19-090, prepared by GradientWind, dated September 9, 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. **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. **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.

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. **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. **Maintenance and Liability Agreement**

The Owner shall be required to enter into a maintenance and liability agreement for all plant, interlock paver and landscaping material placed in the City right-of-way and the Owner shall assume all maintenance and replacement responsibilities in perpetuity.

10. **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.

11. **Development Charges**

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

Special Conditions

12. **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.

13. 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, which are to have a provision for adding air conditioning, is to be fitted with a forced air heating system and ducting, and shall be sized to accommodate central air conditioning;
- b) 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.

- c) 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;
- d) 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 14 below.

14. 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 A – Increasing Roadway Traffic

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that noise levels due to increasing roadway traffic may be of concern, occasionally interfering with some activities of the dwelling occupants as the sound levels exceeds the City of Ottawa's and the Ministry of the Environment and Climate Change's noise criteria.”

Type C – Forced Air Heating System and Ducting

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that this dwelling unit has been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the Purchaser/Lessee 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.”

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges and agrees it shall identify the location and install the outdoor air conditioning device(s) so as to 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.”

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.”

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. Private Approach Detail

The Owner agrees that all private approaches, including temporary construction access to the subject lands, shall be designed and located in accordance with and shall comply with the City's Private Approach By-Law, being By-law No. 2003-447, as amended, and shall be subject to approval of the General Manager, Planning, Infrastructure and Economic Development.

17. Inlet Control Devices (ICDs)

The Owner acknowledges and agrees to install and maintain in good working order the required in-ground stormwater inlet control devices, as recommended in the approved Site Servicing & 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.

18. Pre-Blast Survey

Prior to any blasting activities, the Owner acknowledges and agrees it shall arrange for a pre-blast survey to be carried out in accordance with Ontario Provincial Standard Specification entitled "General Specification for the Uses of Explosives", Section 120.07.03, by a Professional Engineer licensed in the Province of Ontario, which states as follows:

- (a) A pre-blast survey shall be prepared for all buildings, utilities, structures, water wells, and facilities likely to be affected by the blast and those within 150 m 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.
- (b) The pre-blast survey shall include, as a minimum, the following information:
 - (i) Type of structure, including type of construction and if possible, the date when built.

- (ii) Identification and description of existing differential settlements, including visible cracks in walls, floors, and ceilings, including a diagram, if applicable, room-by-room. All other apparent structural and cosmetic damage or defect shall also be noted. Defects shall be described, including dimensions, wherever possible.
 - (iii) Digital photographs or digital video or both, as necessary, to record areas of significant concern. Photographs and videos shall be clear and shall accurately represent the condition of the property. Each photograph or video shall be clearly labelled with the location and date taken.
- (c) A copy of the pre-blast survey limited to a single residence or property, including copies of any photographs or videos that may form part of the report shall be provided to the owner of that residence or property, upon request.

19. **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.

19. **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 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 when requested.

20. 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.

21. 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.

22. 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.

23. Pressure Reducing Valve

The Owner acknowledges and agrees that a pressure check at completion of construction shall be performed to determine if a pressure reducing valve is required to be installed on the water service lateral as part of the building plumbing as the calculated maximum pressure is estimated close to the maximum operating pressure constraint.

24. Stormwater Management System

The Owner agrees to maintain in good working order the required stormwater system as recommended in the approved Site Servicing and Stormwater Management Report referenced in Schedule "E" hereto. The Owner acknowledges and agrees to assume all maintenance and replacement responsibilities in perpetuity, including inspection and debris build-up removal every twelve (12) months, and to keep all records of inspection and maintenance in perpetuity and make said records available for inspection upon demand by the City.

25. Removal of Existing Private Services

The Owner acknowledges and agrees that their Contractor is required to remove and abandon all existing private services within Wanaki Road as per the City S.P. No. F-4104 at the City sewer main to the satisfaction of the General Manager, Planning, Infrastructure & Economic Development Department.

26. Soakaway Pit

The Owner acknowledges and agrees that the soakaway pit within the subject lands, shown on the General Plan of Services and Site Lighting referenced in Schedule "E" herein, is a private system, and the Owner is solely responsible for the operation, maintenance and or replacement in perpetuity.

The Owner acknowledges and agrees to conduct routine inspection and maintenance of the soakaway pit, and that repairs to the system shall be completed immediately to correct any deficiencies as may be required by the General Manager, Planning, Infrastructure and Economic Development. The Owner further acknowledges and agrees that the inspections records and repairs shall be kept on file and produced to the City should they be requested.

The Owner acknowledges and agrees that a notice-on-title respecting the soakaway pit, as contained in Clause hereinafter, shall be registered on title to the subject lands, at the Owners expense and the following clause shall be included in all agreements or purchase and sale and lease agreements.

27. Notice on Title – Soakaway Pit

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements or 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 soakaway pit within the subject lands is a private system and the Purchaser/Lessee is solely responsible for the operation, maintenance and or replacement in perpetuity".

"The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges and agrees to conduct routine inspection of the soakaway pit and that any repairs to the system shall be completed

immediately to correct any deficiencies as may be required by the General Manager, Planning, Infrastructure and Economic Development. The Purchaser/Lessee further acknowledges and agrees that the inspections record and repair record shall be kept on file and produced to the City of Ottawa should they be requested”

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



January 16, 2020

Date

Jenny Kluge
Planner, 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: D07-12-19-0117

SITE LOCATION

455 Wanaki Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The City of Ottawa received a Site Plan Control Application to construct a three-storey low-rise apartment building. Eight vehicular parking spaces and nine bicycle parking spaces are being provided on site.

The subject site is located at 455 Wanaki Road, near the southeast boundary of Wateridge Village, on the former Canadian Forces Base (CFB) Rockcliffe lands. The 1015 square metre site is irregular in shape, with streets bounding three sides. The site has frontage on Provender Avenue, Wanaki Road and Burma Road.

Immediately to the north of the site is a future multi-use pathway and stormwater management pond. To the west are townhouse buildings and a mid-rise apartment building. Lands immediately to the south and east are currently vacant. Approximately 150 metres south of the subject site is Montreal Road, which is characterized by both commercial and high-rise residential uses.

The Site Plan Control Application proposes a three-storey apartment building and associated uses including parking, amenity spaces and waste management. The building fronts onto both Provender Avenue and Wanaki Road, while parking access will be from Burma Road. A ramp will lead from the parking lot to the accessible units located in the lower level of the building. There are significant grade changes across the site. The doors facing Provender Avenue and Wanaki Road are at a higher elevation and provide access to levels 1, 2, and 3. A rear door provides access to the lower “basement” level units via a ramp from the parking lot. Landscaping on the site will include pathways, sod, shrubs, and trees that will screen the building from the street.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The site is designated as ‘General Urban’ within the City of Ottawa Official Plan and the proposed development supports the Plan by providing increased affordable housing options within the City.
- The site is located within the Former Canadian Forces Base (CFB) Rockcliffe Secondary Plan area, and in accordance with Schedule A in the Secondary Plan,

the site is designated within the Low-Rise to Mid-Rise Residential area. The proposed development is consistent with the Secondary Plan policies, which permit the development of low-rise residential buildings.

- The proposal is in conformity with By-law 2008-250, and the applicable R4Y [2311] zone.
- Site issues such as landscaping, servicing and stormwater management, refuse collection, and urban design/compatibility have been satisfactorily addressed through the Site Plan Control process.
- A registered Site Plan Agreement is required as a condition of approval to ensure the subject lands are developed in accordance with the approved plans and to the satisfaction of the City of Ottawa.
- Overall, the proposed site design represents good planning.

CONSULTATION DETAILS

Public Comments

This application was not subject to public circulation under the Public Notification and Consultation Policy. There were no public comments received online.

Technical Agency/Public Body Comments

Summary of Comments –Technical

N/A

Advisory Committee Comments

Summary of Comments – Advisory Committees

N/A


APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority due to the time needed to resolve all site issues.

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

Document 1 – Location Map



	
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REVISION / RÉVISION - 2019 / 07 / 11	

LOCATION MAP / PLAN DE LOCALISATION
SITE PLAN / PLAN D'EMPLACEMENT

 455 ch. Wanaki Rd.

