



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

Site Location: 440 & 444 Bronson Avenue

File No.: D07-12-17-0172

Date of Application: December 20, 2017

This SITE PLAN CONTROL application submitted by TC United Group, is APPROVED as shown on the following plan(s):

1. **Site Plan**, sheet number SP-01, prepared by Project 1 Studio Incorporated, revision 3 dated February 07, 2020.
2. **Tree Conservation Report & Landscape Plan**, Drawing No. L.1, prepared by James B. Lennox & Associates Inc., dated October 30, 2017, revision 10 dated November 25, 2019.
3. **Existing Conditions Plan 440-444 Bronson Avenue**, Drawing No. EX-1, prepared DSEL, dated November 29, 2017, revision 9 dated January 31, 2020.
4. **Grading Plan 440-444 Bronson Avenue**, Drawing No. GP-1, prepared by DSEL, dated November 29, 2017, revision 9 dated January 31, 2020.
5. **Site Servicing Plan 440-444 Bronson Avenue**, Drawing No. SSP-1, prepared by DSEL, dated November 29, 2017, revision 9 dated January 31, 2020.
6. **Erosion Control Plan 440-444 Bronson Avenue**, Drawing No. EC-1, prepared DSEL, dated November 29, 2017, revision 9 dated January 31, 2020.
7. **Storm Water Management Plan**, Dwg SWM-1, prepared by DSEL November 29, 2017, revision 9 dated January 31, 2020.

And as detailed in the following report(s):

1. **Phase I Environmental Site Assessment**, Report: PE4060-1, dated December 14, 2017 and comments cited in **Eng. Letter** file # **PE4060-LET.03** dated April 25, 2019, both prepared by Paterson Group Inc.

2. **Phase II Environmental Site Assessment** and comments cited in **Eng. Letter** file # **PE4060-LET.03** both dated April 25, 2019 and prepared by Paterson Group Inc.
3. **Functional Servicing and Stormwater Management Report**, prepared by DSEL Engineering, project No.: 17-968, revision 7 dated January 31 2020.
4. **Geotechnical Investigation** dated April 1, 2019 and **Eng. Memos** file # **PG4303.MEMO.02**, dated April 1, 2019, **PG4304.MEMO.02B, 03** and **04**, dated sequentially January 23, 2020, January 17, 2020 and February 7, 2020, all prepared by Paterson Group Inc.
5. **Environmental Noise Control Study**, Report: PG4304-1 revision 2, dated August 28, 2019 and comments cited in **Eng. Memo** file # **PG4304.MEMO.01**, dated May 2, 2019 and **Eng. Memo** file # **PG4304.MEMO.02B**, all prepared by Paterson Group Inc.
6. **Memorandum, Traffic Noise Feasibility Study, Response to City Comments**, prepared Paterson Group, File: PG4304-MEMO.01, dated May 2, 2019.
7. **Technical Memorandum, Re: 444 Bronson Avenue - Parking Layout Turning Templates**, prepared by CGH Transportation, Project Number: 2018-72, dated February 5, 2019.
8. **Remedial Action Plan (RAP)** file # **PG4060.MEMO.01R** dated February 6, 2020, prepared by Paterson Group Inc.
9. **Site Lighting Certificate / Photometric Plan**, both prepared by LRL Engineering and dated August 22, 2019.

And subject to the following Standard and Special Conditions:

Standard Conditions

1. **Site Plan Development Agreement**
The Owner shall enter into a standard site development agreement consisting of the following conditions. In the event the Owner fails to enter into such agreement within one year, this approval shall lapse.
2. **Permits**
The Owner shall obtain such permits as may be required from Municipal or Provincial authorities and shall file copies thereof with the General Manager, Planning, Infrastructure and Economic Development Department.

3. 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)*

4. Construction of Internal Walkways

The Owner acknowledges and agrees to 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.

5. Barrier Curbs

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

6. Water Supply for Fire Fighting

The Owner shall provide adequate water supply for fire fighting for every building. Water supplies may be a public water works system, automatic fire pumps and 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 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.

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 Department.

9. **Completion of Works**

The Owner acknowledges and agrees that no building shall be occupied on the lands, nor will the Owner convey title to any building until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Infrastructure and Economic Development Department, including the installation of municipal numbering provided in a permanent location visible during both day and night and the installation of any street name sign on relevant streets. Notwithstanding the non-completion of the foregoing Works, conveyance and/or occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Infrastructure and Economic Development Department, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Infrastructure and Economic Development Department for such conveyance and/or occupancy in writing.

10. **Snow Storage**

Any portion of the lands which is intended to be used for snow storage shall be shown on the approved Site Plan or as otherwise approved by the General Manager, Planning, Infrastructure and Economic Development Department. The grading and drainage patterns and/or servicing of the site shall not be compromised by the storage of snow. Snow storage areas shall be setback from property lines, foundations, fencing or landscaping a minimum of 1.5 metres. Snow storage areas shall not occupy driveways, aisles, required parking spaces or any portion of a road allowance.

Special Conditions

1. **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.”

2. **Environmental Noise Control Study**, dated August 28, 2019 and comments cited in **Eng. Memo** file # **PG4304.MEMO.01**, dated May 2, 2019 and **Eng. Memo** file # **PG4304.MEMO.02B**, all prepared by Paterson Group Inc.

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

Indoor Living Areas and Ventilation:

- (a) Northern Elevation – Warning Clause Type D – All units are to be equipped with Central Air Conditioning.
- (b) Eastern Elevation – Warning Clause Type D – All units are to be equipped with Central Air Conditioning.
- (c) Southern Elevation – Warning Clause Type D – All units are to be equipped with Central Air Conditioning.
- (d) Western Elevation – Warning Clause Type C - All units are to be equipped with a provision to install a Central Air Conditioning system.
- (e) 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.
- (f) Notices-on-Title respecting noise:

"The dwelling units on the Northern, Eastern and Southern Elevations of this mixed-use building have 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

"The dwelling units on the Western Elevation of this mixed-use building have been equipped with a provision for installing a central air conditioning system, at the occupant's discretion. Installing of a central air conditioning system 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, of this six-storey mixed-use building, are advised that despite this inclusion of noise control features in this development and within building units, noise levels from increasing roadway traffic on Bronson and Gladstone Avenues 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.”

3. Certification Letter for Noise Control Measures

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 **Environmental Noise Control Study**, dated August 28, 2019 and comments cited in **Eng. Memo** file # **PG4304.MEMO.01**, dated May 2, 2019 and **Eng. Memo** file # **PG4304.MEMO.02B**, all prepared by Paterson Group Inc., referenced in Schedule “E” hereto, as approved by the City and/or the approval agencies and authorities The Ministry of Environment, Conservation and Parks (MECP)) 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.

- a) 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.
- b) 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.

4. **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** dated April 1, 2019 (the "Report"), and **Eng. Memos** file # **PG4303.MEMO.02**, dated April 1, 2019, **PG4304.MEMO.02B, 03** and **04**, dated sequentially January 23, 2020, January 17, 2020 and February 7, 2020, all prepared by Paterson Group Inc., referenced in Schedule "E" herein, are fully implemented. 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.

5. **Protection of City Sewers**

Prior to the issuance of a building permit, the Owner shall, at its expense:

- (i) provide the General Manager, Planning, Infrastructure and Economic Development Department with the engineering report from a Professional Engineer, licensed in the Province of Ontario, which report shall outline the impact of the proposed building's footing and foundation walls, on the City sewer system, that crosses the Bronson Avenue frontage (the "City Sewer System") and the impact of the existing City Sewer System on the building's footing and foundation walls.
- (ii) obtain a legal survey acceptable to the General Manager, Planning, Infrastructure and Economic Development Department and the City's Surveyor, showing the existing City Sewer System within Bronson Avenue and the location of the proposed building and its footings in relation to the City Sewer System;
- (iii) obtain a video inspection of the City Sewer System within Bronson Avenue prior to any construction to determine the condition of the existing City Sewer System prior to construction on the lands and to provide said video inspection to the General Manager, Planning, Infrastructure and Economic Development Department.

Upon completion of construction on the lands, the Owner shall, at its expense and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department:

- (i) obtain a video inspection of the existing City Sewer System within Florence Street and Gladstone Avenue to determine if the City Sewer System sustained any damages as a result of construction on the lands; and

- (ii) assume all liability for any damages caused to the City Sewer System within Florence Street and Gladstone Avenue and compensate the City for the full amount of any required repairs to the City Sewer System.

6. Requirement for Grease and Oil Interceptor

The Owner shall, in accordance with the City's Sewer By law, being By-law No. 2003-514, as amended, install a grease and oil interceptor on the internal sanitary plumbing system in such a location where the storage or repair of vehicles occurs.

7. 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.

8. 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.

9. Soil Management

The Owner acknowledges and agrees to retain an environmental consultant to provide assistance with contaminant removals and monitoring as well to identify areas on the subject lands where excess soils, fill and/or construction debris will be removed as per the submitted supplemental Phase II ESA Report and a Remediation Action Plan (RAP) and to provide a Remediation Action Completion Report (RACP). If through further testing any of these materials are found to be contaminated, the Owner acknowledges and agrees to dispose, treat or recycle these materials at a waste disposal site or landfill licensed for that purpose by the Ministry of the Environment and Climate Change.

10. 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.

11. Monitoring Well Removal

The Owner acknowledges and agrees to safely remove the monitoring wells located on the subject lands in accordance with R.R.O. 1990, Regulation 903: Wells under the Ontario Water Resources Act, R.S.O. 1990, c.40, as amended.

12. Cash in Lieu of Parkland

Upon execution of this Agreement, the Owner shall pay cash-in-lieu of parkland in the amount of \$128,332.80 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.

13. Maintenance and Liability Agreement

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement for all plant and landscaping material (except municipal trees), decorative paving and street furnishings placed in the City's right-of-way along Bronson Avenue in accordance with City Specifications, and the Maintenance and Liability Agreement shall be registered on title, at the

Owner's expense, immediately after the registration of this Agreement. The Owner shall assume all maintenance and replacement responsibilities in perpetuity.

14. Off-Site Contamination Management Agreement

The Owner acknowledges and agrees that where contamination emanating from the site and impacting the City's rights-of-way is discovered during the course of the Works, the Owner shall notify the Manager, Realty Services immediately in writing and agrees to enter into an Off-Site Management Agreement with the City to address the contamination in the rights-of-way. The Owner shall be responsible for all associated costs with the Off-Site Management Agreement, which agreement shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

14. 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 **Functional Servicing & Stormwater Management Report**, prepared by DSEL Engineering, dated January 31, 2020, **Site Servicing Plan**, Dwg SSP-1, prepared by DSEL November 29, 2017, revision 9 dated January 31, 2020 and **Storm Water Management Plan**. Dwg SWM-1, prepared by DSEL November 29, 2017, revision 9 dated January 31, 2020 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.

15. Soleno Hydrostor HS180

The Owner agrees to install and maintain in good working order, the required storm chamber as recommended in the approved **Functional Servicing and Stormwater Management Report** prepared by DSEL Engineering, dated January 31, 2020, **Site Servicing Plan**, Dwg SSP-1, prepared by DSEL November 29, 2017, revision 9 dated January 31, 2020 and **Storm Water Management Plan**. Dwg SWM-1, prepared by DSEL November 29, 2017, revision 9 dated January 31, 2020, 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, as identified in the said Report, and to keep all records of inspection and maintenance in perpetuity and make said records available for inspection upon demand by the City.

16. Private Storm Sewer Connection to City Sewer System

The Owner acknowledges and agrees that any new storm sewers to be installed as part of this development shall not be connected to the City's existing storm sewer system until such time as either:

- (a) a certificate of conformance and As-Built drawing(s) have been received from a Professional Engineer, licensed in the Province of Ontario, certifying that all required inlet control devices have been properly installed to City Standards or Specifications, and that the storm sewer system has been installed in accordance with the approved engineering drawings for site development and City Sewer Design Guidelines. The inlet control devices shall be free of any debris; or
- (b) a flow limiting orifice plate, designed by a Professional Engineer licensed in the Province of Ontario and to the satisfaction of the City, has been installed at the storm water outlet prior to connecting any upstream storm sewers. Such orifice plate shall not be removed until subsection (a) above has been satisfied and approved by the General Manager, Planning, Infrastructure and Economic Development Department.

17. Stormwater Management Memorandum

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Infrastructure and Economic Development Department, with a memorandum prepared by a Professional Engineer, licensed in the Province of Ontario, confirming that the designed roof-top scuppers and associated spill point elevations will be set equivalent to the top of the control weir of the approved roof drain elevation(s). The Owner further acknowledges and agrees that said memorandum shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, and all associated costs shall be the Owner's responsibility.

18. Professional Engineering Inspection

The Owner shall have competent Professional Engineering inspection personnel on-site during the period of construction, to supervise the Works, and the General Manager, Planning, Infrastructure and Economic Development Department, shall have the right at all times to inspect the installation of the Works. The Owner acknowledges and agrees that should it be found in the sole opinion of the General Manager, Planning, Infrastructure and Economic Development Department, that such personnel are not on-site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with the approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Infrastructure and Economic Development Department, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

19. Stormwater Works Certification

Upon completion of all stormwater management Works, the Owner acknowledges and agrees to retain the services of a Professional Engineer, licensed in the Province of Ontario, to ensure that all measures have been

implemented in conformity with the approved Functional Servicing & Stormwater Management Report, prepared by DSEL Engineering, dated January 31, 2020, Site Servicing Plan, Dwg SSP-1, prepared by DSEL November 29, 2017, revision 9 dated January 31, 2020 and Storm Water Management Plan. Dwg SWM-1, prepared by DSEL November 29, 2017, revision 9 dated January 31, 2020, 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 Functional Servicing & Stormwater Management Report, prepared by DSEL Engineering, dated January 31, 2020, Site Servicing Plan, Dwg SSP-1, prepared by DSEL November 29, 2017, revision 9 dated January 31, 2020 and Storm Water Management Plan. Dwg SWM-1, prepared by DSEL November 29, 2017, revision 9 dated January 31, 2020, referenced in Schedule "E" herein.

20. Site Dewatering

The Owner acknowledges and agrees that prior to building permit issuance a Construction Dewatering Management Plan is provided for review due to possible ground water contamination. Furthermore, while the site is under construction, any water discharged to the sanitary sewer due to dewatering shall meet the requirements of the City's Sewer Use By-law No. 2003-514, as amended.

21. Permit To Take Water (PTTW)

If required, the Owner acknowledges and agrees to obtain an approved temporary Permit to Take Water application from the Ministry of the Environment, Conservation and Parks in accordance with O. Reg. 387/04 Water Taking and Transfer under *Ontario Water Resources Act*, R.S.O. 1990, c.O.40 prior to starting the project to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

22. Waste Collection

Container waste collection and cart (and/or container) recycling collection will be provided by the City. The owner shall provide an adequate storage room or space for waste containers and recycling carts (and/or containers). It is recommended that the containers and carts be placed on a concrete floor. The owner shall provide an adequately constructed road access to the waste/recycling storage room or area suitable for waste/recycle vehicles. Direct access to the containers and carts is required. Any additional services (i.e. winching of containers) may result in extra charges.

March 5th, 2020



Date

~~Douglas James~~ Jeff McEwen
(A) Manager, Development Review
Central Area
Planning, Infrastructure and Economic Development
Department

Enclosure: Site Plan Control Application approval – Supporting Information



SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-17-0172

SITE LOCATION

440 & 444 Bronson Avenue.

SYNOPSIS OF APPLICATION

The subject site is located between Centretown and West Centretown, more specifically on the east side of Bronson, north of the intersection with Gladstone Avenue.

The surrounding built environment is primarily low-rise residential uses with small lot sizes and setbacks.

The Applicant is proposing to construct a new 5-storey mixed-use building containing 46 residential units and a 92.5 m² retail space at grade. Two visitor parking spaces will be provided in the rear yard along with 26 indoor bicycle parking spaces.

DECISION AND RATIONALE

This application is approved for the following reasons:

- As per Schedule B of the Official Plan, the site is designated as Traditional Mainstreet (Section 3.6.3), a target area for intensification, and a designation that promotes street-level animation and pedestrian-friendly environments. The proposed five-storey mixed-use building articulates the façade such that it introduces a distinctive character to the street and to scale the building in a way that helps define the street edge along Bronson Avenue.
- The site is located in the Mature Neighbourhood Overlay and zoned in part TM [2214] Traditional Mainstreet with Exception (440 Bronson Avenue) and TM Traditional Mainstreet, which zones allows for a mixed-use building.
- The proposed development was granted a minor variance by the Committee of Adjustment from the required additional 2-metre setback more than the provided setback at and above the 4th storey or 15 metres whichever is the lesser.

- The proposed development was granted a minor variance by the Committee of Adjustment to project above the 45 degree angular plane measured at a height of 15 metres from a point 7.5 metres from the rear lot line, projecting upwards towards the front lot line.
- The proposed development is in compliance with all performance standards of the TM [2214] and TM zones and all provisions of the Mature Neighbourhood Overlay.
- The proposed development reflects good planning principles.

URBAN DESIGN REVIEW PANEL

The property is located within a Design Priority Area. The applicant presented their proposal to the Urban Design Review Panel (UDRP) for formal review on September 6, 2018.

The panel's recommendations were:

Summary

- The Panel appreciates the proposal as it is a handsome, elegantly designed building, which will set a very good precedent for redevelopment projects in this section of Centretown, and more particularly on Bronson Avenue. One important consideration raised by the Panel is the need to ensure there is sufficient street presence of the ground floor on the street – a minimum of four metres in height, to ensure the success of these commercial spaces.

Design Details and Landscape

- The Panel suggests that the location of this property, facing a public park, merits the use of materials that are of a high quality. Although the fibre cement is appreciated by some members of the Panel, another recommendation is to consider using stone, or other masonry, in order to positively impact the streetscape.
 - One Panel member was of the opinion that the renderings could depict that the first five floors are clad in stone and that stone would be an appropriate cladding material for this building. Setting the tone for future buildings on this street.
- In order to address issues of 'overlook', the Panel suggests fritting the glass, or using a perforated metal panel on the rear balcony, thus providing privacy for people on the balconies.

- The Panel suggests simplifying the streetscape in front of the proposed building, by establishing one contiguous hard surface material to improve the viability of the commercial space going forward.
 - Replace the proposed planter shrubs seen in the renderings with a bench.
- On the rear elevation, consider adding planters to the upper level terrace in order to add greenery – even a tree, and integrate these landscape elements into the building.

Basement Units

- The Panel has some concerns with the rear window well and its implications on the livability of the basement units. Consider extending the basement units and potentially add a glass top, skylights, or create solarium spaces for these units to ensure well-lit spaces.
- Consider extending the light wells so that they are as large as possible, creating a terraced garden directly accessed from the basement apartments.
 - The Panel advises that guards would be required if terraces are introduced to the back.

Parking

- The Panel suggests eliminating the parking at the rear, or reducing it to one space. This will free up the required area for walk-out basement units, and allow for a vehicles turnaround.
 - Also, some of this space could be dedicated to bike parking.

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

- While one panel member was of the opinion that the building should be clad in stone, this was not the overall opinion of the UDRP. The building is now a wood framed building, making stone cladding unfeasible.
- Rear balconies have been removed from the project.
- The area in front of the building has been revised to be mainly hard landscaping with the exception of a planter in front of the window well to ensure separation and privacy for the suites in the lower level.
- The rear window well has been expanded and terraced to accommodate add opportunities for planting.

CONSULTATION DETAILS

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

Public Comments

Summary of Comments - Public

Through public circulation, local residents expressed their concerns with regard to:

1. Shadowing effect.
2. Impact of digging into the bedrock.

Response to Comments - Public

1. The proposed development will meet the required minimum rear yard setback and the encroachment above the 45° angular plane is minimal.
2. A pre-blast survey will be required to assess potential impact.

Technical Agency/Public Body Comments

Summary of Comments – Technical

No comments or concerns were received from any technical agency.

Advisory Committee Comments

Summary of Comments – Advisory Committees

Accessibility Advisory Committee - City of Ottawa

1. The AAC asked if any residential units would be made H/C accessible as the proposed design had no ramps.

Response:

The building entrance is accessed at-grade and an elevator is proposed. Barrier-free units are proposed in the building.

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 workload.

Contact: Steve Gauthier - Tel: 613-580-2424, ext.27889; Fax: 613-560-6006; or email: steve.gauthier@ottawa.ca