

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

Site Location: 88 Albert Street

File No.: D07-12-19-0061

Date of Application: April 10, 2019

This SITE PLAN CONTROL application submitted by Mike Marcella, on behalf of 88 Albert Street Holdings Inc., is APPROVED as shown on the following plan(s):

1. **Title and Site Plan, Dwg SP-1**, prepared by Geiger Huot architects, dated June 12, 2020 revised June 22, 2020.
2. **Elevation 1 (Slater) Elevation 2 (West), Dwg A-06**, prepared by Geiger Huot architects, dated January 29, 2016, revised June 22, 2020.
3. **Elevation 3 (East) Elevation 4 (Rear), Dwg A-06**, prepared by Geiger Huot architects, dated January 29, 2016, revised June 22, 2020.
4. **Site Servicing Plan, Dwg 001**, prepared by IBI Group, dated March 2019, revision 3 dated April 24, 2020.
5. **Site Grading & Drainage Plan, Dwg 200**, prepared by IBI Group, dated March, 2019, revision 3 dated April 24, 2020
6. **Erosion & Sediment Control Plan, Dwg 900**, prepared by IBI Group, dated March 2019, revision 3 dated April 24, 2020.

And as detailed in the following report(s):

1. **Geotechnical Investigation Report**, prepared by Paterson Group Inc., Rev. 1, dated February 21, 2019.
2. **Phase I Environmental Site Assessment**, prepared by Pinchin Ltd. (Member of The Pinchin Group Ltd.) dated November 18, 2019.
3. **Roadway Traffic Noise Assessment**, prepared by Gradient Wind Engineering Inc. dated April 30, 2020.
4. **Pedestrian Level Wind Study**, prepared by Gradient Wind Engineering Inc., dated March 1, 2019 and Addendum, dated April 15, 2020.
5. **Site Servicing Study**, prepared by IBI Group, dated April 24, 2020.

And subject to the following Requirements, General and Special Conditions:

Requirements

1. The Owner shall submit a certificate of insurance in a form satisfactory to the City. The certificate of insurance must be issued in favor of the City of Ottawa in an amount not less than five million dollars per occurrence, must contain an endorsement naming the City as an additional insured and an unconditional thirty days' notice of any material change or cancellation of the policy.

General Conditions

1.	<u>Development Agreement</u> The Owner shall enter into an amending 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.
2.	<u>Permits</u> 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.	<u>Designated Substance Survey</u> 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: <ul style="list-style-type: none">(a) <i>Asbestos on Construction Projects. (O.Reg 278/05);</i>(b) <i>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;</i>(c) <i>Registration Guidance Manual for Generators of Liquid Industrial and Hazardous Waste. (O.Reg 347);</i>(d) <i>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</i>(e) <i>Waste Management – PCBs. (O.Reg 362)</i>

4.	<p><u>Barrier Curbs</u></p> <p>The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the approved drawings of a design professional, such drawings to be approved by the General Manager, Planning, Infrastructure and Economic Development Department.</p>
5.	<p><u>Water Supply for Fire Fighting</u></p> <p>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.</p>
6.	<p><u>Reinstatement of City Property</u></p> <p>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.</p>
7.	<p><u>Construction Fencing</u></p> <p>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.</p>
8.	<p><u>Maintenance and Liability Agreement</u></p> <p>The Owner shall be required to enter into a maintenance and liability agreement for all plant and landscaping material placed in the City right-of-way and the Owner shall assume all maintenance and replacement responsibilities in perpetuity.</p>
9.	<p><u>Completion of Works</u></p> <p>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,</p>

	<p>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.</p>
10.	<p><u>On-Site Parking</u></p> <p>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:</p> <p><i>“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.”</i></p>
11.	<p><u>Snow Storage</u></p> <p>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.</p>
12.	<p><u>Exterior Lighting</u></p> <p>All exterior lighting proposed for the subject lands shall be installed only in the locations and in accordance with specifications shown on the approved plans referenced herein unless otherwise approved in writing by the General Manager, Planning, Infrastructure and Economic Development Department. Sharp cut-off fixtures or in exceptional circumstances only, an alternative fixture design approved by the General Manager, Planning, Infrastructure and Economic Development Department, shall be used to minimize possible lighting glare onto adjacent properties. It is noted that exterior lighting includes exterior building lighting.</p>

Special Conditions for Site Plan Approval

13. Roadway Traffic Noise Assessment

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 Slater 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. To help address the need for sound attenuation, this development includes:

- *STC rated multi-pane glazing elements*
 - *South façade bedroom/living room: STC 32/27*
- *STC rated exterior walls*
 - *South façade: STC 45 "*

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."

14. 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 Roadway Traffic Noise Assessment, prepared by Gradient Wind Engineering Inc. dated April 30, 2020, 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.

15.	<p><u>Asphalt Overlay</u></p> <p>Due to the number of road cut permits required to service this development, the Owner shall install an asphalt overlay over the total area of the public driving surface of Slater Street, fronting the subject lands, as shown on the approved Site Servicing Plan. The overlay shall be carried out to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department. The Owner acknowledges and agrees that all costs are to be borne by the Owner.</p>
16.	<p><u>Below Grade Parking Areas and Depressed Driveways</u></p> <p>a) The Owner acknowledges and agrees that during major storm events, depressed driveways and below grade parking areas may be subject to flooding due to drainage from the road allowance. The Owner further acknowledges and agrees that the City will <u>not</u> take responsibility for flooding claims. The Owner further acknowledges that it is recommended that backwater valves be installed on catch basins located in depressed driveways.</p> <p>b) The Owner acknowledges and agrees that a notice-on-title respecting below grade parking areas and depressed driveways shall be registered on title to the subject lands, at the Owner's expense, and a warning clause shall be included in all agreements of purchase and sale and lease agreements.</p>
17.	<p><u>Urban Design Review Panel</u></p> <p>The Owner acknowledges and agrees to construct the proposed buildings in accordance with the approved Elevations Plans. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved exterior elevations will be subject to review and approval by the City's Urban Design Review Panel, with the final modified exterior elevation designs being subject to formal approval by the General Manager, Planning, Infrastructure and Economic Development. In this regard, the Owner shall submit any modified exterior building elevation plans that have been reviewed by the City's Urban Design Review Panel to the General Manager, Planning, Infrastructure and Economic Development for approval, and the Owner further acknowledges and agrees that such approved modified elevations will be included as part of this Agreement prior to issuance of any building permits for implementation of such modified exterior design plans.</p>

18.	<p><u>Notices on Title – All Units (Below Grade Parking and Depressed Driveways)</u></p> <p>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:</p> <p>“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that during major storm events, depressed driveways and below grade parking areas may be subject to flooding due to drainage from the road allowance. The Purchaser/Lessee further acknowledges being advised that the City of Ottawa will not take responsibility for flooding claims. Backwater valves are recommended for installation on catch basins located in depressed driveways.”</p> <p>“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.”</p>
19.	<p><u>Geotechnical Investigation</u></p> <p>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, prepared by Paterson Group Inc., Rev. 1, dated February 21, 2019 (the “Report”), 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.</p>
20.	<p><u>Protection of City Sewers</u></p> <p>(a) Prior to the issuance of a building permit, the Owner shall, at its expense:</p> <p>(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 Slater Street frontage (the “City Sewer System”) and the impact of the existing City Sewer System on the building’s footing and foundation walls.</p>

	<ul style="list-style-type: none"> (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 Metcalfe and Elgin Streets 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 Metcalfe and Elgin Streets 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. <p>(b) Upon completion of construction on the lands, the Owner shall, at its expense and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department:</p> <ul style="list-style-type: none"> (i) obtain a video inspection of the existing City Sewer System within Metcalfe and Elgin Streets 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 Metcalfe and Elgin Streets and compensate the City for the full amount of any required repairs to the City Sewer System.
21.	<p><u>Requirement for a Grease Trap</u></p> <p>In accordance with the City's Sewer Use By-law, being By-law No. 2003-514, as amended, the Owner acknowledges and agrees to install a grease trap on the internal sanitary plumbing system when a restaurant is established on the lands.</p>
22.	<p><u>Requirement for Grease and Oil Interceptor</u></p> <p>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.</p>
23.	<p><u>Use of Explosives and Pre-Blast Survey</u></p> <p>The Owner acknowledges and agrees that all blasting activities will conform to the City's Standard S.P. No. F-1201 entitled <i>Use of Explosives</i>, 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</p>

	<p>letter to the owner, or occupant and owner, with a formal request for permission to carry out an inspection (the “Notification Letter”).</p> <p>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.</p>
24.	<p><u>Record of Site Condition</u></p> <p>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:</p> <p>(a) where the Owner has executed an off-site management agreement with the City to remediate the right-of-way and the site or;</p> <p>(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.</p>
25.	<p><u>Soil Management</u></p> <p>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.</p>


26.	<p><u>Groundwater Management</u></p> <p>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.</p>
27.	<p><u>Cash in Lieu of Parkland</u></p> <p>Upon execution of this Agreement, the Owner shall pay cash-in-lieu of parkland Pursuant to the City's Parkland Dedication By-law, being By-law No. 2009-95, as amended.</p>
28.	<p><u>Site Lighting Certificate</u></p> <p>a) The Owner acknowledges and agrees, prior to the issuance of a building permit, to provide the City with a certificate from an acceptable professional engineer, licensed in the Province of Ontario, which certificate shall state that the exterior site lighting has been designed to meet the following criteria:</p> <ul style="list-style-type: none"> 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. <p>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.</p>


29.	<p><u>Maintenance and Liability Agreement</u></p> <p>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 Slater Street 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.</p>
30.	<p><u>Inlet Control Devices (ICDs)</u></p> <p>The Owner acknowledges and agrees to install and maintain in good working order the required roof-top and in-ground stormwater inlet control devices, as recommended in the approved Site Servicing Plan, Dwg 001, prepared by IBI Group, revision 3 dated April 24, 2020 and , Site Servicing Study, prepared by IBI Group, dated April 24, 2020. 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.</p>
31.	<p><u>Stormwater Management Memorandum</u></p> <p>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.</p>
32.	<p><u>Professional Engineering Inspection</u></p> <p>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,</p>

	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.
33.	<p><u>Stormwater Works Certification</u></p> <p>Upon completion of all stormwater management Works, the Owner acknowledges and agrees to retain the services of a Professional Engineer, licensed in the Province of Ontario, to ensure that all measures have been implemented in conformity with the approved Site Servicing Plan, Dwg 001, prepared by IBI Group, revision 3 dated April 24, 2020 and , Site Servicing Study, prepared by IBI Group, dated. The Owner further acknowledges and agrees to provide the General Manager, Planning, Infrastructure and Economic Development Department with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming that all recommendations and provisions have been implemented in accordance with the approved Site Servicing Plan, Dwg 001, prepared by IBI Group, revision 3 dated April 24, 2020 and , Site Servicing Study, prepared by IBI Group, dated April 24, 2020.</p>
34.	<p><u>Site Dewatering</u></p> <p>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.</p>

August 10th, 2020

Date



 Saide Sayah, MCIP, RPP
 Manager, Development Review, Central
 Planning, Infrastructure and Economic
 Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-19-0061

SITE LOCATION

The subject property is a through-lot with frontage on both Albert Street and Slater Street, and is located between Metcalfe Street and Elgin Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The application will permit the construction of a 25-storey mixed-use building with ground floor retail and 196 residential units above. The proposed development will be located on the southern portion of the lot and will be integrated with the existing hotel on the northern half of the property, which is proposed to remain on the site.

Proposal Details

The northern half of the property fronting on Albert Street is currently occupied by a 12-storey hotel, while the southern half of the property fronting on Slater Street is currently occupied by a one-storey restaurant and two-level parking structure that serve the hotel use. The restaurant and parking structure are proposed to be demolished to accommodate the new building; however, the existing hotel is to remain on the property as part of the development proposal.

To the east of the subject property is a 17-storey federal government office building with restaurant uses at grade. To the south of the subject property is a 3-storey Hydro Ottawa transformer station and high-rise office buildings, and to the west of the site is a high-rise office building.

A total of 18 visitor parking spaces will be provided on the ground and mezzanine levels and will be accessible from an existing driveway access from Albert Street. Resident parking will not be provided. A total of 105 bicycle parking spaces are proposed to be provided on the ground and mezzanine levels, with access from either Slater Street or Albert Street.

The property is zoned MD – Mixed Use Downtown, and subject to a specific height schedule. The project has been designed to be in full compliance with all applicable zoning provisions. The application as proposed does not require any application to the Committee of Adjustment for relief.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The application is consistent with the Official Plan, Central Area policies and the Central Area Secondary Plan.
- The application is in full compliance with the MD – Mixed Use Downtown zone provisions and does not require any relief to the Committee of Adjustment.
- The proposed conditions of approval and securities to be provided will ensure the orderly development of the project as per the approved plans.
- The proposed development is considered appropriate for the parcel and represents good land use planning. Specifically, the project respects the height limits that are in place to protect the visual impacts of buildings in the area of Parliament Hill.

URBAN DESIGN REVIEW PANEL

The Site Plan Control application was subject to the Urban Design Review Panel process. A formal review meeting was held on June 7, 2019.

The panel's recommendations from the formal review meeting are:

- The Panel supports residential development in this section of downtown as it is currently lacking in terms of activity during the evenings and weekends. Taking advantage of a remnant tight site, makes for an interesting proposal.
- The Panel recognizes some positive moves since the informal review, particularly with the relationship between the building and the public realm. These include the enhancements to the elevated ground floor / second floor, but the Panel suggests further enhancing the impacts on the public realm.
- The Panel is concerned with the way the building presses against its neighbours, both for the future residents of the proposed building, and for the building occupants in the adjacent towers to the east and west.
- The conversion of several units to short-term rental units is helpful, but the Panel continues to be concerned with the very tight condition proposed at the rear of the building, as the future of the existing hotel is unclear, and the short term use is difficult to regulate.

Building Separation

- The Panel is concerned with the lack of building separation on the east, north and west sides of the building. The City's High-Rise Building Design Guidelines intend to prevent the development of tall buildings with a lack of sufficient separation.

- The Panel is concerned with the quality of life issues created by the 7.5m setback at the rear, as this space will not allow light between the proposed building and the existing hotel.
- A smaller footprint is recommended in order to achieve a larger rear setback.
- In a scenario where the existing hotel is demolished and the site redeveloped with a 7.5m rear setback, it would still result in a very constrained relationship with only 15 meters between the two buildings between the two buildings.
- The conversion of the rear units to short term rental is acknowledged, however this use is difficult to regulate. The Panel continues to be concerned by this insufficient rear setback.

Architectural Expression

- The Panel suggests better detailing of the base to avoid a utilitarian character, providing a more elegant impact on the public realm. The adjacent federal building facing Elgin Street provides a good example.
- The Panel suggests eliminating the blank facades on the sides of the buildings by applying the suggestion above with respect to carving out side yard setbacks above the 12th floor. This breathing room will greatly improve the buildings relationship with the neighbouring towers.

Public Realm and Functionality

- The Panel suggests that there could be more space between the retail entrances and the exterior access to the garbage room.
- Considering the short-term rental units, the Panel suggests an additional elevator be installed, as these units typically function like hotel rooms, increasing the demand for elevators.

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

- The design team acknowledges the Panels concerns with the quality of life issue created by the 7.5m yard setback between buildings. It should be noted that of the 187 units proposed for this site, only 27 units have this situation.
- The applicant acknowledges the suggestion that better detailing of the base be provided. To that revised building elevations have been provided.

- The applicant acknowledges the panels suggestion regarding the blank facades of the sidewalls. Although they will not be increasing the side yard setbacks they have revised the building elevations and have introduced limited glazing.
- The proposed design has incorporated the mechanical room and all of the associated equipment below the height restrictions.
- The applicant has revised ground floor plan and building elevations. We have increased the space between the retail entrance and the access to the parking garage and garbage room.
- The design team has retained the services of an elevator consultant regarding the potential demand issues as a result of the mixed-use building.

ROAD MODIFICATIONS

There are no road modifications associated with this site plan control application.

CONSULTATION DETAILS

Councillor's Concurrence

Councillor Catherine McKenney is aware of Staff's recommendation.

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.

Advisory Committee Comments

Summary of Comments – Advisory Committees

The Ottawa Accessibility Advisory Committee inquired if any of the proposed units would be accessible.

Response to Comments – Advisory Committees

The proposed building will be required to comply with all accessibility provisions of the Ontario Building Code.

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 additional time to address site plan control design and engineering concerns.

Contact: Simon M. Deiaco, MCIP, RPP Tel: 613-580-2424, ext. 15641, fax 613-580-2576 or e-mail: Simon.Deiaco@ottawa.ca

Document 1 – Location Map

