

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

Site Location: 245 Rideau Street

File No.: D07-12-20-0052

Date of Application: April 30, 2020

This SITE PLAN CONTROL application submitted by Claridge Homes, on behalf of Claridge Homes (Royale) Inc., is APPROVED as shown on the following plan(s):

The following reports remain applicable as per OC2201596 and shall be included within the amending agreement.

Reports

1. **Stormwater Management Report; Residential Development - 245 Rideau Street, Ottawa, Ontario;** Report Reference No. R-2015-107; prepared by Novatech Engineers, Planners and Landscape Architects; dated October 18, 2013, and revised June 10, 2015.
2. **Geotechnical Investigation; Proposed High Rise Development – 245 Rideau Street, Ottawa, Ontario;** Report No. 12-1121-0211-9000; prepared by Golder Associates; dated June 2015.
3. **Noise Control Study; Residential Development – 245 Rideau Street, Ottawa, Ontario;** Report Reference No. R-2013-137; prepared by Novatech Engineers, Planners and Landscape Architects; dated October 18, 2013, and revised June 10, 2015.
4. **Phase I Environmental Site Assessment; 245 Rideau Street, Ottawa, Ontario;** prepared by Golder Associates; dated October 2013.
5. **Phase II Environmental Site Assessment; 245 Rideau Street, Ottawa, Ontario;** Report No. 12-1121-0211 (4000); prepared by Golder Associates; dated October 2013.
6. **Transportation Brief; 245 Rideau Street;** Reference No. TO3131TOV00; prepared by Delcan; dated October 2013.

7. **Addendum #1 to the Transportation Brief; 245 Rideau Street; Reference No. TO3131TOV00; prepared by Parsons; dated April 29, 2014.**
8. **Addendum #2 to the Transportation Brief; 245 Rideau Street; Reference No. TO3131TOV; prepared by Parsons; dated May 6, 2015.**
9. **Addendum #3 to the Transportation Brief; 245 Rideau Street; Reference No. TO3131TOV; prepared by Parsons; dated July 23, 2015.**
10. **Pedestrian Level Wind Study Update; 245 Rideau Street, Ottawa; GWE File No. 13-091-PLW Update; prepared by Gradient Wind Engineering Inc.; dated June 5, 2015.**

And as shown on the following APPROVED plans:

1. **Site Plan at Ground Floor Level; Royale Development Tower A; Drawing No. A100; prepared by NEUF Architect(e)s, dated 2020-02-19; Revision No. H dated 2020.04.24**
2. **South Elevation (Cumberland St); Royale Development Podium (Phase 1); Drawing No. A400; prepared by NEUF Architect(e)s; dated May 2019; Revision No. N dated 20.06.16**
3. **East Elevation (Rideau St); Royale Development Podium (Phase 1); Drawing No. A401; prepared by NEUF Architect(e)s; dated May 2019; Revision No. N dated 2020.06.16**
4. **West Elevation (George St); Royale Development Podium (Phase 1); Drawing No. A403; prepared by NEUF Architect(e)s; dated May 2019; Revision No. M dated 2020.06.16**
5. **South Elevation (Cumberland St); Royale Development – Tower A; Drawing No. A-400; prepared by NEUF Architect(e)s; dated 2019-04-10; Revision No. B dated 2020.06.16**
6. **East Elevation (Rideau St); Royale Development – Tower A; Drawing No. A-401; prepared by NEUF Architect(e)s; dated 2019-04-10; Revision No. B dated 2020.06.16**
7. **North Elevation (Rental & Condo); Royale Development – Tower A; Drawing No. A-402; prepared by NEUF Architect(e)s; dated 2019-04-10; Revision No. B dated 2020.06.16**
8. **West Elevation (George St); Royale Development – Tower A; Drawing No. A-403; prepared by NEUF Architect(e)s; dated 2019-04-10; Revision No. B dated 2020.06.16**

9. **Cumberland St. Elevation (South);** Royale Development – Tower “B”; Drawing No. A-400; prepared by NEUF Architect(e)s; dated April 2019; Revision No. 2 dated 2020.06.16
10. **Rideau St. Elevation (East);** Royale Development – Tower “B”; Drawing No. A-401; prepared by NEUF Architect(e)s; dated April 2019; Revision No. No. 2 dated 2020.06.16
11. **North Elevation;** Royale Development – Tower “B”; Drawing No. A-402; prepared by NEUF Architect(e)s; dated April 2019; Revision No. No. 2 dated 2020.06.16
12. **George St. Elevation (West);** Royale Development – Tower “B”; Drawing No. A-403; prepared by NEUF Architect(e)s; dated April 2019; Revision No. No. 2 dated 2020.06.16
13. **Landscape Terrace Plan,** Royale Development; Drawing No. L-200; prepared by James B. Lennox & Associates Inc. Landscape Architects; dated 2013.09; Revision No. B dated 2020.04.09.
14. **Tree Conservation Report & Ground Floor Landscape Plan;** 245 Rideau Street; Drawing No. L.100; prepared by James B. Lennox & Associates Inc. Landscape Architects; Project No. 13CLG1369, Revision No. N dated 2020.09.02
15. **Storm Water Management Plan; City of Ottawa 245 Rideau Street – Rideau Street Development;** Drawing No. **113195-STM**; prepared by Novatech Engineers, Planners & Landscape Architects; dated October 18, 2013; Revision No. 7 dated Aug 27, 2020.
16. **General Plan of Services;** City of Ottawa 245 Rideau Street – Royale Development; Drawing No. 113195-GP1; Project N0.113195, prepared by Novatech Engineers, Planners & Landscape Architects; dated October 18, 2013; Revision No. 14 dated Aug 5/2020.
17. **Grading and Erosion Sediment Control Plan;** City of Ottawa 245 Rideau Street – Royale Development; Drawing No. 113195-GR; Project N0.113195, prepared by Novatech Engineers, Planners & Landscape Architects; dated October 18, 2013; Revision No. 12 dated April 23/2020.

And as detailed in the following report(s):

1. **Servicing Design Brief,** Residential Development 245 Rideau Street, Ottawa, ON, File No. 113195, prepared by Novatech, Report Reference No.:R-2015-106, Revised April 23, 2020.
2. **Noise Control Study Addendum Letter:** 245 Rideau Street – Proposed High-Rise Development, Revised Usage of Tower ‘A’ South from Hotel to Residential, file no.113195, dated April 23, 2020.

3. **Traffic Impact Statement**, memo, 245 Rideau Street, prepared by Novatech, File. No.113195, dated April 24, 2020.

And subject to the following Conditions:

Conditions

1. **Amending Site Plan Agreement**

- a) The Owner shall enter into an amending 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.
- b) The Owner acknowledges and agrees, that in addition to the conditions subject to this approval, all conditions within Schedule "D" of Site Plan Agreement OC2201596 shall be carried forward in the amending agreement.

2. **Cash-in-Lieu of Parkland**

- a) The Owner shall pay cash-in-lieu of parkland in accordance with the Parkland Dedication By-law of the City of Ottawa, as well as the fee for appraisal services. The monies are to be paid prior to the issuance of above grade building permit.
- b) The Owner further acknowledges and agrees that the Amending Site Plan Agreement will replace the previous Schedule "B" to reflect the new cash-in-lieu of parkland fee requirements.

3. **Combined Sewage Storage Tunnel (CSST)**

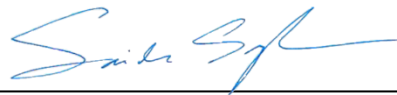
In order to help ensure the integrity of the CSST located along the property of the site, the owner must undertake the following:

- a) The owner must prepare, to the satisfaction of the City, a blasting and monitoring Plan for the construction of the foundation for the proposed building. The blasting and monitoring plan should document the type and frequency of the monitoring of the on-site instrumentation during construction hours and off hours, and by whom this monitoring will be undertaken during these time periods. There should be a requirement for an ability to remotely monitor the devices 24/7.
- b) All site works including vibration level and underground soil movement monitoring must follow the submitted methodology for the construction of underground parking abutting the high-pressure water main. Should monitoring levels of vibration and underground soil movement exceed the maximum limits outlined in the submitted methodology, the owner agrees to cease all construction activities and resubmit revised methodology to the City.

- c) The City of Ottawa reserves the right to issue a stop work order to the constructor at this site for the blasting in the event of an incident which would adversely affect the City's CSST
- d) Separate letters of insurance shall be submitted to the City to cover:
- e) In case of the failure of this CSST only, the amount of the insurance will be no less than \$5,000,000.00, which includes all cost of CSST repair and collateral damage, delay claims etc.

September 28, 2020

Date



Saide Sayah
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: D07-12-20-0052

SITE LOCATION

245 Rideau Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

This application is a revision to the previous approval granted on October 18, 2019, which consisted of three towers of 18, 26 and 27 storeys respectively, all sitting on a two-storey podium with retail at-grade. Two of the towers were residential, and the 18-storey tower was approved as a hotel.

The purpose of this revision application is to change the hotel component of the development into residential with a mix of dwelling unit types. The balance of the proposal is consistent with the previous approval.

The hotel included 208 hotel rooms, and the change to residential in this tower will add 148 dwelling units. The development will provide a total of approximately 725 dwelling units and 3,500m² of retail at grade, which is designed to reinstate the grocery store that previously existed on site. As previously approved, an underground garage provides 385 parking spaces; 317 residential, 30 visitor, and 38 retail.

Due to the change from hotel to residential, the most significant change is within the elevations, and updated engineering reports. The proposal is otherwise consistent with the previous approval.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The revisions to the previously approved plans, such as the site plan, landscape plan, and elevations are minor in nature, and the additional units and changes in uses was reviewed for capacity.
- Consistent with the previous approval, the proposed development is located within the Central Area designation of the Official Plan, and the mixed-use building satisfies the applicable provisions of the Official Plan.
- The proposal conforms to the Rideau Street Character Area provisions within the Central Area Secondary Plan.

- The proposal is in conformity with the MD zone of the City of Ottawa Zoning By-law 2005-250 and meets Schedule S84 for maximum building heights.
- The proposal maintains the tower and podium massing previously approved, with the two-storey podium treatment relating to the existing context along Rideau Street.
- Residential lobbies and retail entrance locations have been strategically placed at-grade to provide animation to the fronting streets. The approved plans also note prominent lighting at grade along the building exterior, and granite podium treatment extended all the way to meet the sidewalk.
- Previous conditions from agreement OC2201595 will be carried forward in the amending agreement.

ROAD MODIFICATIONS

There are road modifications associated with this site plan control application, and details will be resolved through a separate Road Modification application prior to building permit issuance (above grade), as per the amended conditions.

CONSULTATION DETAILS

Councillor's Concurrence

Councillor Mathieu Fleury is aware of the approval.

Public Comments

This application was not subject to public circulation under the Public Notification and Consultation Policy.

Technical Agency/Public Body Comments

All technical agency correspondence was forwarded to the applicant, and the applicant was advised to contact technical agencies directly for additional information and requirements.

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 clarification required around the change in elevations and staff workload challenges during the pandemic.

Contact: Andrew McCreight Tel: 613-580-2424, ext. 225698, fax 613-580-2576 or e-mail: Andrew.McCreight@ottawa.ca

Document 1 – Location Map



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REVISION / RÉVISION - 2020 / 05 / 06

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



245 rue Rideau Street

