



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

Site Location: 7 MacLean Street

File No.: D07-12-20-0007

Date of Application: January 28, 2020

This SITE PLAN CONTROL application submitted by Olivia Gauthier, 2B Developments, on behalf of Steve Milley & Melodie Courval, is APPROVED as shown on the following plan(s):

1. **Proposed Site and Landscape Plan**, Drawing No. A1.0, prepared by 2B Developments, dated June 18, 2020, revision 04, dated 08/27/20.
2. **Exterior Front Elevation**, Drawing No. A4.0, prepared by 2B Developments, dated June 18, 2020, revision 04, dated 08/27/20.
3. **Exterior Side Elevation**, Drawing No. A4.1, prepared by 2B Developments, dated June 18, 2020, revision 04, dated 08/27/20.
4. **Exterior Rear Elevation**, Drawing No. A4.2, prepared by 2B Developments, dated June 18, 2020, revision 04, dated 08/27/20.
5. **Exterior Side Elevation**, Drawing No. A4.3, prepared by 2B Developments, dated June 18, 2020, revision 04, dated 08/27/20.
6. **Grading and Drainage Plan**, Drawing No. C-1, prepared by EAU Structure & Environmental Services, revision #6, dated 2020-06-08.
7. **Erosion and Sediment Plan**, Drawing No. E1, prepared by EAU Structure & Environmental Services, revision #2, dated 2020-01-29.

And as detailed in the following report(s):

1. **Site Servicing Report**, prepared by EAU Structure & Environmental Services, Revision 2, Dated June 2020.
2. **Stormwater Management Report**, prepared by EAU Structure & Environmental Services, Revision 4, Dated June 2020.
3. **Noise impact Assessment Report**, prepared by EAU Structure & Environmental Services, Revision 0, Dated Feb 4, 2020.
4. **Geotechnical Investigation**, prepared by Morey Associates Ltd., dated January 2020, Revised April 20, 2020.
5. **Tree Conservation Report**, prepared by IFS Associates, dated September 27, 2019.
6. **Phase One Environmental Site Assessment**, prepared by DST Consulting Engineers, DST File No: TS-SO-038902, dated November 2019.

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

Requirements

1. **Certificate of Insurance**
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. **Letter of Undertaking**
The Owner shall execute the City's standard Letter of Undertaking and satisfy the conditions contained within this Delegated Authority Report. In the event the Owner fails to execute the required Letter of Undertaking and submit any required fees and/or securities within six months, this approval shall lapse.
2. **Permit**
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.
3. **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.

4. 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.

5. 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.

6. 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.

7. Construct Sidewalks

The Owner shall design and construct sidewalk(s) within public rights-of-way or on other City owned lands to provide a pedestrian connection from or to the site as may be determined by the General Manager, Planning, Infrastructure and Economic Development. Such sidewalk(s) shall be constructed to City Standards.

8. Extend Internal Walkway

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.

9. Completion of Works

The Owner acknowledges and agrees that no new building will be occupied on the lands 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, 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 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

11. Cash-in-Lieu of Parkland

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 building permit.

12. Elevations

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved exterior elevation drawings. The Owner further agrees that any subsequent proposed changes to the approved exterior elevations shall be filed with the General Manager, Planning, Infrastructure and Economic Development Department, and agreed to by both parties prior to their implementation of such changes.

13. 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.”

14. Site Lighting Certificate

- 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:

- 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);
 - ii. and 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, 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.

15. Tree Permit

The Owner acknowledges and agrees that any trees to be removed shall in accordance with the approved Tree Conservation Report and be removed in accordance with the City's Urban Tree Conservation By-law, being By-Law No. 2009-200, as amended. The Owner further agrees that a copy of the approved Tree Permit shall be posted on the construction site at all times until Approval is granted by the City for such Works.

16. Traffic Management Plan

Should the owner wish to use a portion of the City's road allowance for construction staging, prior to obtaining a building permit, the property owner must obtain an approved Traffic Management Plan from the Manager, Traffic Management, Transportation Services Department. The City has the right for any reason to deny use of the Road Allowance and to amend the approved Traffic Management Plan as required.

17. Noise Study

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

18. Noise Control Attenuation Measures

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved Noise Impact Assessment Report, as follows:

- a. each unit is to be equipped with central air conditioning (or similar mechanical systems);
- b. each unit is to be fitted with a forced air heating system and ducting, and shall be sized to accommodate central air conditioning;
- c. further to subsection (b) above, the location and installation of any outdoor air conditioning device(s) shall comply with the noise criteria of the Ministry of the Environment, Conservation and Parks' Publication NPC-216 entitled Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices, dated September 1994, as amended, in order to minimize the noise impacts both on and off the immediate vicinity of the subject lands.

- d. prior to the issuance of a building permit, a review of building components (windows, walls, doors) is required and must be designed to achieve indoor sound levels within the City's and the Ministry of the Environment, Conservation and Parks' noise criteria;
- e. notice respecting noise shall be registered against the lands, at no cost to the City, and a warning clause shall be included in all agreements of purchase and sale or lease agreements, as detailed in condition 19 below.

19. 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:

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that this dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa's and the Ministry of the Environment, Conservation and Parks' noise criteria.”

and

“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.”

20. 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 are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Infrastructure and Economic Development 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.

21. 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 storm drainage report. 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.

22. 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, 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, 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, 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.

23. 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 Plans and Reports, referenced in Schedule "E" herein. The Owner further acknowledges and agrees to provide the General Manager, Planning, Infrastructure and Economic Development 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 Plans and Reports referenced in Schedule "E" herein

24. Residential Waste and Recycling Collection

- a. The Owner acknowledges and agrees that the City will provide waste collection and cart (and/or container) recycling collection for the residential units, at the Owner's expense. The Owner shall provide an adequate storage room or space for waste containers and recycling carts (and/or containers) in the location shown on the approved Site Plan. The Owner acknowledges and agrees that it is recommended that the containers and carts be placed on a concrete floor. The Owner shall provide an adequate constructed road access to the waste/recycling storage room or area suitable for waste/recycling vehicles as direct access to the containers and carts is required. The Owner acknowledges and agrees that any additional services (i.e. winching of containers) may result in extra charges.

25. Protection of City Sewers

- a. Prior to the issuance of a building permit, the Owner shall, at its expense:
 - i. provide the General Manager, Planning, Infrastructure and Economic Development 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 Maclean Street frontages (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 and the City's Surveyor, showing the existing City Sewer System within Maclean Street 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 Maclean Street 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.
- 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:
 - i. obtain a video inspection of the existing City Sewer System within Maclean Street 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 Maclean Street and compensate the City for the full amount of any required repairs to the City Sewer System.

26. Use of Explosives and Pre-Blast Survey

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").

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.

October 2, 2020

Date



Andrew McCreight
Planner III, 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: D07-12-20-0007

SITE LOCATION

7 MacLean Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject property is located on the north side of MacLean Street, north of Carling Avenue and south of the Queensway, in the Glebe Annex neighbourhood; Ward 17 - Capital. The site is zoned Residential Fourth Density zone, Subzone T (R4T) and is currently occupied by a one-and-a-half-storey residential dwelling and detached garage.

The nearby surrounding area consists of a wide mix of building forms and typologies, including detached homes, semi-detached homes, townhouses, and low- to medium-rise apartment buildings. To the north of the property there are a substantial mix of residential building forms. To the east of the property there are low-rise residential-use buildings. To the south there are three-storey residential townhouses, and further south there are fourth and five-storey residential and commercial buildings. To the west there are four and eleven-storey residential buildings.

The purpose of this Site Plan is to accommodate redevelopment of the property to a three-storey apartment building containing seven dwelling units. The building has a gross floor area of approximately 600 square metres. One surface parking space for visitors is proposed along the west side of the building as well as an indoor waste/recycle room that includes indoor bicycle parking spaces. The rear yard is designed for an amenity area, and the third-floor dwelling unit provides access to a private outdoor roof-top amenity area.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The application is consistent with the “General Urban Area” designation of the Official Plan, providing a low-rise apartment building through intensification in a built form with quality urban design, compatibility and site functionality.
- The application meets the general intent and purpose of the R4T zone. Minor Variance application D08-02-19/A-00295 authorized variances for reduced lot

width and increased walkway width, with no appeals received. The approved Site Plan is consistent with this decision.

- The development provides for additional dwelling units and housing choices, with a variety of unit types, within an established neighbourhood and will be developed in a compatible manner respecting the existing land use patterns, built forms neighbourhood character. This includes landscaped front yards, rear yard amenity area, building materiality, and setbacks.
- Site challenges such as urban design, accessibility, landscaping and bird-friendly design have been addressed through the Site Plan process.
- Site securities, fee payments and approval requirements will be completed through a Letter of Undertaking.

CONSULTATION DETAILS

Councillor's Concurrence

Councillor Shawn Menard was aware of the application related to this report.

Public Comments

This application was not subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments.

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.

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 Staff Delegated Authority due to delays associated with COVID-19 procedures and workload, as well as awaiting Committee of Adjustment results.

Contact: Andrew McCreight Tel: 613-580-2424, ext. 22568, fax 613-580-2576 or e-mail: Andrew.McCreight@ottawa.ca

Document 1 – Location Map



D07-12-20-0007

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REVISION / RÉVISION - 2020 / 02 / 5

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



7 rue Maclean Street



NOT A SCALE