

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

Site Location: 246 Gilmour Street

File No.: D07-12-19-0196

Date of Application: November 26, 2019

This SITE PLAN CONTROL application submitted by Novatech Engineering Consultants Inc., on behalf of Epcon Holdings Inc., is APPROVED as shown on the following plan(s):

1. **Site Plan**, drawing no. A100, prepared by Robertson Martin Architects, project no. 19046, revision 8, dated 2020-09-28
2. **North and South Elevations**, drawing no. A300, prepared by Robertson Martin Architects, project no. 19046, revision 5, dated 2020-05-27
3. **East Elevation**, drawing no. A301, prepared by Robertson Martin Architects, project no. 19046, revision 5, dated 2020-05-27
4. **West Elevation**, drawing no. A302, prepared by Robertson Martin Architects, project no. 19046, revision 5, dated 2020-05-27
5. **Grading and Erosion & Sediment Control Plan**, Dwg 118221-GR, prepared by Novatech, revision 5 dated August 28, 2020.
6. **General Plan of Services**, Dwg 118221-GP, prepared by Novatech, revision 5 dated Aug 28/20.
7. **Stormwater Management Plan**, Dwg 118221-SWM, prepared by Novatech, revision 4 dated August 28, 2020.
8. **Tree Conservation Report**, Dwg 118221-TCR, prepared by Novatech, revision 2, May 26/20.
9. **Landscape Plan**, Dwg 118221-L1, prepared by Novatech, revision 3 dated May 26, 2020.

And as detailed in the following report(s):

1. **Development Servicing Study and Stormwater Management Report**, prepared by Novatech, Ref: R-2019-155, revised August 28, 2020.
2. **Geotechnical Investigation Report**, prepared by Paterson Group Inc. dated July 4, 2019.
3. **Phase I Environmental Site Assessment**, prepared by Paterson Group Inc. dated November 15, 2019.
4. **Roadway Traffic Noise Assessment**, prepared by Gradient Wind Engineering Inc. dated October 18, 2019.
5. **TIA Screening and Parking Review**, Novatech – Ref: R-2019-154, Dated November 26, 2019

And subject to the following General and Special Conditions:

General Conditions

1. **Site Plan Agreement**
The Owner shall enter into a standard site development agreement consisting of the following conditions. In the event the Owner fails to enter into such agreement within one year, this approval shall lapse.
2. **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.
3. **Extend Internal Walkways**
The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.
4. **Barrier Curbs**
The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the approved drawings of a design professional, such drawings to be approved by the General Manager, Planning, Infrastructure and Economic Development Department.
5. **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.

6. **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 Department. Such sidewalk(s) shall be constructed to City Standards.

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

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. 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 Forced Air Heating with provisions for Central Air Conditioning at occupant's discretion.
- (b) Notices-on-Title respecting noise:

"This dwelling unit has been supplied with forced air heating with provisions for central air conditioning, the occupant's discretion, 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 of this six-storey residential apartment 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 Metcalfe 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."

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 Traffic Noise Feasibility Study, prepared by Gradient Wind Engineering Inc. dated October 18, 2019, referenced in Schedule "E" hereto, as approved by the City and/or the approval agencies and authorities (The Ministry of the Environment

and Climate Change) or noise thresholds identified in the City's Environmental Noise Control Guidelines. The Professional Engineer shall prepare a letter to the City's Development Inspection Program Manager (the "Certification Letter") stating that he certifies acoustical compliance with all requirements of the applicable conditions in this Agreement, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

- b) The Certification Letter shall be unconditional and shall address all requirements as well as all relevant information relating to the development, including project name, lot numbers, building identification, drawing numbers, noise study report number, dates of relevant documents and in particular reference to the documents used for the building permits and site grading applications. The Certification Letter(s) shall bear the certification stamp of a Professional Engineer, licensed in the Province of Ontario, and shall be signed by said Professional Engineer, and shall be based on the following matters:
 - i. Actual site visits, inspection, testing and actual sound level readings at the receptors;
 - ii. Previously approved Detailed Noise Control Studies, Site Plan and relevant approved Certification Letters (C of A) or Noise thresholds of the City's Environmental Noise Control Guidelines; and
 - iii. Non-conditional final approval for release for occupancy.
- c) All of the information required in subsections (a) and (b) above shall be submitted to the General Manager, Planning, Infrastructure and Economic Development Department, and shall be to his satisfaction.

15. Stationary Noise Study

The Owner covenants and agrees that is shall retain the services of a professional engineer licensed in the Province of Ontario to provide a Stationary Noise Study (the "Report") for review, prior to issuance of a building permit, further to City comments and requirements. The Owner further acknowledge and agrees that is shall provide the General Manager, Planning Infrastructure and Economic Development Department with confirmation issued by the professional engineer that the Owner has complied with all recommendations and provisions of the Report, prior to building occupancy, which confirmation shall be to the satisfaction of the General Manager, Planning Infrastructure and Economic Development Department.

16. Asphalt Overlay

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 Lewis Street, fronting the subject lands, as shown on the approved General Plan of Services, Dwg 118221-GP, prepared by Novatech, revision 5 dated August 28, 2020, referenced in Schedule "E" hereto. 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.

17. 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**, prepared by Paterson Group Inc. dated July 4, 2019 (the "Report"), referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Infrastructure and Economic Development Department with confirmation issued by the geotechnical engineer that the Owner has complied with all recommendations and provisions of the Report, prior to construction of the foundation and at the completion of the Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

18. Pre-Construction Survey

- a) The Owner acknowledges and agrees that all shoring/sheet piling/bracing and excavation activities, including hoe ramming (related to Ground Borne Vibration and Noise from Hoe Rams and/or Rock Drills), will conform to the requirements of O.Reg.213/91- Construction Projects, Part III – Excavations, O.H.S.A., M.O.L. - Excavation Hazards, O.B.C., City of Ottawa Environmental Noise Control Guidelines and Ottawa Noise By-law No.2017-255, all as amended. Prior to any of the aforementioned activities, a pre-construction survey shall be prepared, at the Owner's expense, for all buildings, utilities, structure, infrastructure, water plant and facilities on the property municipally known as 285 Metcalfe Street. 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 and documentation of existing baseline structural conditions.
- b) The pre-construction survey shall include, as a minimum, the following information:
 - i. identification and description of existing differential settlements, including visible cracks in walls, floors, and ceiling, including a diagram, if applicable, room-by-room. All other apparent structural and cosmetic damage or defect must be noted. Defects shall be described, including dimensions, wherever possible; and
 - ii. photographs or video as necessary for recording areas of significant concern.
- c) The Owner acknowledges and agrees to arrange visits by the structural engineer referred to in paragraph (a) herein every ten (10) working days during excavation and construction, to monitor any change from the baseline established in the above-mentioned pre-construction survey.
- d) The Owner shall provide five full days written notice to the owners and residents captured in the study area, prior to commencing any construction and, if requested, the Owner shall cause its representatives to meet with said owners and residents within the five-day period.

19. 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 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 Lewis Street 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 Lewis Street to the intersection of Metcalfe 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 Lewis Street to the intersection of Metcalfe 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 Department.
- 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:
- i. obtain a video inspection of the existing City Sewer System within Lewis Street to the intersection of Metcalfe 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 Lewis Street to the intersection of Metcalfe and compensate the City for the full amount of any required repairs to the City Sewer System.

20. Soil Management

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.

21. 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.

22. 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."

23. 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.

24. 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 Gilmour 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.

25. Inlet Control Devices (ICDs)

The Owner acknowledges and agrees to install and maintain in good working order the required roof-top inlet control devices, as recommended in the approved General Plan of Services, Dwg 118221-GP, prepared by Novatech, revision 5 dated August 28, 2020 Development Servicing Study and Stormwater Management Report, prepared by Novatech, Rev. 4, dated August 28, 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.

26. Stormwater Management Memorandum

Prior to issuance of Commence Work Notice, 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.

27. 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.

28. 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 **Grading and Erosion & Sediment Control Plan**, Dwg 118221-GR, prepared by Novatech, revision 5 dated August 28, 2020, **SWM Plan**, Dwg 118221-SWM, prepared by Novatech, revision 4 dated August 28, 2020, **General Plan of Services**, Dwg 118221-GP, prepared by Novatech, revision 5 dated August 28, 2020 and **Development Servicing Study & Stormwater Management Report**, prepared by Novatech, Rev. 4, dated August 28, 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 **Grading and Erosion & Sediment Control Plan**, Dwg 118221-GR, prepared by Novatech, revision 5 dated August 28, 2020, **SWM Plan**, Dwg 118221-SWM, prepared by Novatech, revision 3 dated May 26, 2020, **General Plan of Services**, Dwg 118221-GP, prepared by Novatech, revision 5 dated August 28, 2020 and **Development Servicing Study & Stormwater Management Report**, prepared by Novatech, Rev. 4, dated August 28, 2020, referenced in Schedule "E" herein.

29. **Site Dewatering**

The Owner acknowledges and agrees that while the site is under construction, any water discharged to the sanitary sewer due to dewatering shall meet the requirements of the City's Sewer Use By-law No. 2003-514, as amended.

30. **Tree Permit**

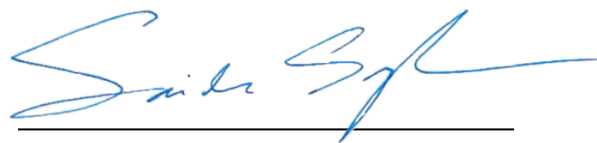
The Owner acknowledges and agrees that any trees to be removed shall be removed in accordance with the approved Tree Preservation Plan referenced in Schedule "E" hereto, and in accordance with the City's Urban Tree Conservation By-law, being By-Law No. 2009-200, as amended. The Owner further agrees that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

31. **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.

October 1, 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: D07-12-19-0196

SITE LOCATION

246 Gilmour Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

246 Gilmour Street is a through-lot located mid-block between Metcalfe Street and Elgin Street, with frontage on Gilmour Street to the north and Lewis Street to the south, in the Centretown neighbourhood of Somerset Ward (14). The property is approximately 390 square metres in size and is currently vacant.

The surrounding area contains a mix of land uses and variety of built forms and building heights. Across the street to the north is a 12-storey office building. East of the site is Elgin Street Public School and Jack Purcell Park. Immediately south of the site is a low-rise office (High Commission of the Federal Republic of Nigeria), with a variety of low- and mid-rise residential buildings further south. Abutting the site to the west is a low-rise apartment in close proximity with minimal setbacks.

The purpose of the Site Plan application is to permit the development of a six-storey apartment building containing 22 dwelling units. One visitor/car-share space is provided off Lewis Street, and an internal bicycle storage room provides 18 bicycle parking spaces. The design incorporates two communal rooftop terraces accessed through the mechanical penthouse level.

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 and compatibility.
- The application is consistent with the Centretown Secondary Plan, which permits residential buildings up to nine-storeys and encourages development that focuses on walking, cycling and transit use.

- The development complies with Rezoning application D02-02-19-0140, which was granted approval by Council on July 15, 2020. The Zoning By-law amendment included rezoning the site to a Residential Fifth Density Zone, Subzone G (R5G) with site-specific performance standards through a new urban exception and Schedule. Details include a maximum building height of six storeys, reduced parking, reduced lot width, lot area and yard setbacks, reduced amenity area, increased walkway widths, permitting a stacked bicycle parking system, and relief from the Heritage Overlay. By-law 2020-225 is in full force and effect.
- The subject site is located within the Centretown Heritage Conservation District and the proposal development was also subject to heritage approval. Staff report ACS2020-PIE-RHU-0014 was approved by Council July 15, 2020 and this approval is consistent with and incorporates the design features of the heritage approval.
- Site challenges such setbacks, heritage, urban design, and site functionality have been addressed through the Site Plan process.
- A Site Plan agreement is required to ensure that the subject site is developed in accordance with the approval and to City Standards, and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

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 March 6, 2020.

The panel's recommendations from the formal review meeting are available online on the City's Urban Design Review Panel page within the section [Panel Recommendations](#).

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

- Improving the side yard relationship with the neighbouring apartment to the west. This was accomplished through recommendations to shifting the core towards the east and notch out parts of the mass on the west facade. With additional notching on the west, the windows were reoriented to avoid directly facing the neighbouring property.
- Incorporating a lighter building material on the west façade to help brighten the space.
- The front entrance was enclosed into a vestibule providing greater visibility and relationship to the street. Lighting of this area at night will be helpful as well.
- The overall architectural expression was simplified, and brick was exclusively used on the Gilmour Street and Lewis Street facades.

- The penthouse level was setback and uses lighter material to avoid emphasizing more height and reducing its visibility.

CONSULTATION DETAILS

Councillor's Concurrence

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

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.

Summary of public comments and responses

Parking

- While seeing the development it as an attempt to provide more affordable housing in the downtown core, we do in fact have some concern about the inevitable increase in parking pressure on the Lewis and Gilmour streets from a population having only "one car-sharing parking space". Parking is tight in the evenings and on weekends.
- How is the city going to prevent tenants from parking the cars which they will eventually acquire (knowing human nature!) on the streets long-term?
- Not against the development but thinking that all the residents of the new building will be car free commuters is laughable. Please include SOME parking for the 20+ units as the street parking is already a zoo.
- Parking is already a problem around the building. This will make it much worse.

Response:

Reduced parking is becoming a common trend for developments, like this apartment, in urban area. Staff support the reduction in parking and note that sites location in close proximity to the transit property network and main streets if further supported (and encouraged) by the Official Plan and Centretown Secondary Plan.

Through the Site Plan application, conditions of approval are included to place notices on title with any purchase or lease agreements for awareness that the dwelling units do not come with a parking space.

Buildings of this nature are designed and marketed to encourage active transit use, such as walking, cycling and public transit use. Furthermore, parking studies staff were circulated the application for review and did not object the parking reduction.

Sunlight, Privacy and Building Height

Note: the following concerns are predominantly with respect to the abutting apartment building to the west.

- There are 14 windows that would face this proposed building. 12 of these windows are the main source of light to the units. We are objecting to both the proximity of the setback and the height of the building.
- Building closer affects the quality of tenant's environment, creating a dark alley which is the only access to the building. This will permanently darken the units.
- six-storeys blocks any access to see the sky.
- Allowing the building to be so close there would also be limited access for any future cleaning, renovation, or work that need to be done for a future owner without encroaching on our property as the setback would not allow it.
- Historically there was a two-storey single family home that did not impede on our buildings site lines or block the ability for light to come in or have a brick wall obstructing all the unit's views. We do not feel the rights to build this size and proximity should supersede the right of our tenant's enjoyment and permanently negatively affect all future tenants' enjoyment.
- This building would completely block any direct sunlight from ever entering my apartment. I fear it would also block the sunlight from entering the alcoves which reflect light into the other rooms of my apartment. I am fortunate as I am on the 3rd floor, but my neighbours below will be in nearly complete darkness if this building goes up as

Response:

Staff appreciate the concerns raised and are sympathetic to the change of conditions between these two properties as a result of development. That said, and as further detailed in the main report, the subject site is recognized as a lot suitable for development by virtue of the existing zoning and the type of infill and intensification envisioned by the Official Plan and Secondary Plan. Whether a low-rise "R4" building were built or the proposed "R5" six-storey building were built, this condition between the

two properties was subject change. Through the review of this application, revisions were made to provide for the best possible relationship without causing undue adverse impacts. The middle portion of the building was recessed further to encourage more light and the windows were re-oriented to avoid direct alignment between the two buildings. The middle portion of the building also incorporates a lighter material intend to provide light reflection.

The setbacks are typical of tight-nit urban fabric, and staff are not concerned about the ability to provide routine maintenance and access to the buildings. All construction activity will be confined to the subject site.

Heritage

- The applicant should not be granted relief from the Heritage Overlay. The former buildings on the site were fully consistent with the heritage character of the neighbourhood and there is no justification provided as to why the proposed building should not have to conform with the Overlay requirement re massing, height, setback, volume and character. The proposed building will be (likely at a minimum) double the height of the single detached home that once stood on the site.

Response:

The Official Plan provides direction for development within a Heritage Conservation District (HCD). The application included a Cultural Heritage Impact Statement and staff are satisfied that the proposed building does not have an adverse impact on the Centretown HCD.

Other

- The request for reduced minimum lot width should not be granted - the request would involve a 33 per cent reduction in the lot width which cannot be justified.
- The request for a reduced minimum lot area should not be granted - the request would involve a 20 per cent reduction in lot area, which is not justified.
- Do not agree with the request to reduce the minimum front yard setback, which would reduce the setback by 90 per cent from the current zoning by-law requirements. (The document you have circulated refers to a "front yard setback off Lewis Street", yet the municipal address is on Gilmour St.)
- Do not agree with the request to reduce the minimum side yard setback.

- Do not agree with the request to reduce the minimum rear yard setback by almost 50 per cent.
- If the proposed building is to have 22 residential units, why allow only 17 covered bicycle spaces? Based on personal observation in the neighbourhood, that suggests that owners will secure their bicycles to municipal traffic signs, fences, handrails etc. And in some case leave the bicycles locked to this "street furniture" year-round.
- Oppose reduced landscaped area, there is very little landscaping in Centretown.

Response:

The proposed development fits within the existing context and planned function of the area. The abutting property to the west provides zero setbacks along Gilmour Street and Lewis Street. The development fits within the established urban edge and does not have any undue adverse impacts on surrounding properties or public realm.

The provided bicycle parking exceeds the zoning requirement and is consistent with the desire of an active transit supportive development. Additionally, storage lockers are provided for each unit could be used for additional bicycle parking if the tenant chooses.

The reduced landscaped area is partially driven by the property being a through-lot with frontage on two streets. Appropriate setbacks have been provided for the development and the balance of the at-grade treatment has been landscaped as much as possible.

Centretown Community Association

Centretown Community Association participated in the application review process and submitted the following comments after the initial review period.

“The Centretown Community Association has met several times with the proponent of the development proposed for 246 Gilmour. We have suggestions. First, the proposal would have one available parking space. The developer suggests this could be used as visitor parking or as the site of a shared-car company vehicle. Both are good ideas. We would like to present one other possible use for the parking spot: as parking for support workers, for example, assisted-living workers. As the population ages, we want to facilitate older folks remaining in apartments in the community. For that to happen, caregivers are going to have to come to the buildings where seniors live. They will need parking. Second, this building would have a huge east-facing wall, prominently visible for some distance. We encourage the developer to be creative in making this wall attractive. We suggest the possibility of a giant mural, an actual work of art on the wall. Finally, we

wish to commend this owner for his exemplary efforts to reach out to the community. Mr. Idone has taken the initiative in reaching out to the community from the earliest stages of his thinking about this property and stayed in communication with the community association throughout. He has followed up on several of our suggestions. For example, the site is right beside a school and the community association suggested there should be more family-friendly rental units. Mr. Idone doubled the number of two-bedroom units, from two to four, and says he is entertaining the possibility of a three-bedroom unit. It has been a pleasure to work with Mr. Idone and his consultants.”

Response:

Thank for your participation in the review process and for this early feedback. Staff agree with the notion of care-giver parking and such would be considered as visitor parking. This development may provide one visitor parking, or it may be a car-share space. If the latter, the City’s parking studies group has confirmed good availability of on-street parking and public parking in the area.

The eastern façade was redesigned to incorporate a more simplified materiality treatment with more brick for compatibility with the Centretown HCD. The façade is further broken down by the recessed portion in the middle of the building.

Staff appreciate the feedback concerning the owner and applicant’s approach to consultation.

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/or requirements during construction.

Advisory Committee Comments

Summary of Comments – Advisory Committees

N/A

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority due to a number of revision required during the zoning and heritage approval processes, and staff workload.

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Document 1 – Location Map

