

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

Site Location: 275 Carling Avenue

File No.: D07-12-18-0120

Date of Application: August 29, 2018

This SITE PLAN CONTROL application submitted by Jacob Bolduc, on behalf of Katasa Group, is APPROVED as shown on the following plan(s):

1. **Site Plan, SP-1**, prepared by RLA Architecture, dated March 28, 2012, revision No. 18 dated July 22, 2020.
2. **Site Plan – Proposed Street Alignment, SP-2**, prepared by RLA Architecture, dated January 24, 2019, revision No. 11 dated July 22, 2020.
3. **East and South Building Elevations, A200**, prepared by rla architecture, dated March 19, 2019, revision No. 6 dated July 22, 2020.
4. **West and North Building Elevations, A201**, prepared by rla architecture, dated March 19, 2019, revision No. 6 dated July 22, 2020.
5. **Landscape Plan Interim Condition, L-1**, prepared by Lashley + Associates, dated 2017/11/21, revision No. 8 dated 2020/07/20.
6. **Landscape Plan Final Condition, L-1(2)**, prepared by Lashley + Associates, dated 2017/11/21, revision No. 8 dated 2020/07/20.
7. **Details, L-2**, prepared by Lashley + Associates, dated 2017/11/21, revision No. 8 dated 2020/07/20.
8. **Grading Plan, GP-1**, prepared by david schaeffer engineering ltd., dated June 2018, revision No. 7 dated 20.07.23.
9. **Site Servicing Plan, SSP-1**, prepared by david schaeffer engineering ltd., dated June 2018, revision No. 7 dated 20.07.23.
10. **Erosion Control Plan, EC-1**, prepared by david schaeffer engineering ltd., dated June 2018, revision No. 7 dated 20.07.23

And as detailed in the following report(s):

1. **Servicing and Storm Water Management Report**, prepared by DSEL, Consultant's

project/report/job #19-1147, revised on Feb 2020.

2. **Roadway Traffic Noise Assessment**, prepared by Gradientwind Engineering Inc., dated Jan 2018.
3. **Geotechnical Investigation**, prepared by Paterson Group, dated Feb 15, 2018.
4. **Phase one Environmental Site Assessment**, prepared by Paterson Group, dated April 16, 2018.
5. **Phase two Environmental Site Assessment**, prepared by Paterson Group, dated Jun 13, 2018.
6. **1504-275 Carling Avenue Transportation Brief: Addendum #2 – Update**, prepared by Parsons, dated February 19, 2019.

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. Development Agreement

The Owner shall enter into this 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. 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. 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.

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, the Owner shall give notice to the City of a proposed conveyance of title to any building at least thirty (30) days prior to any such conveyance. No conveyance of title to any building shall be effective unless the Owner has complied with this provision.

Nothing in this clause shall be construed as prohibiting or preventing the approval of a consent for severance and conveyance for the purposes of obtaining financing.

10. 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 at the time of execution of the Site Plan Agreement.

SPECIAL CONDITIONS

11. Road Widening

Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, an unencumbered road widening across the complete Carling Avenue frontage of the lands, measuring 17.06 metres from the existing centreline of pavement/the abutting right-of-way. The exact widening must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the widening, to the City Surveyor for review and approval prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. The Owner acknowledges and agrees to provide an electronic copy of the Transfer and a copy of the deposited reference plan to the City Clerk and Solicitor prior to the execution of this Agreement by the City. All costs shall be borne by the Owner.

12. Corner Sight Triangle

Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, an unencumbered corner sight triangle measuring 5.0 metres x 5.0 metres at the intersection of Carling Avenue and Cambridge Street South. The exact location and area of the corner sight triangle must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the corner sight triangle, to the City Surveyor for review prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. The Owner acknowledges and agrees to provide an electronic copy of the Transfer and a copy of the deposited reference plan to the City Clerk and Solicitor prior to the execution of this Agreement by the City. All costs shall be borne by the Owner.

13. Transportation Study

The Owner has undertaken a Transportation Brief and an Addendum 2 for this site, which Brief and Addendum 2, to determine the infrastructure and programs needed to mitigate the impact of the proposed development on the local transportation network

and to establish the site design features needed to support system-wide transportation objectives. The Owner shall ensure that the recommendations of the Transportation Brief, and Addendum 2, are fully implemented, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

14. Private Access

The Owner acknowledges and agrees that all private accesses to Roads shall comply with the City's Private Approach By-Law being By-Law No. 2003-447 as amended, or as approved through the Site Plan control process.

15. Maintenance and Liability Agreement

The Owner shall be required to enter into maintenance and liability agreement for all pavers, plant and landscaping material placed in the City right-of-way and the Owner shall assume all maintenance and replacement responsibilities in perpetuity.

16. Permanent Features

The Owner acknowledges and agrees that no permanent features shall be permitted above and below grade within the City's widened right-of-way or corner sight triangle, including commercial signage, except as otherwise shown on the approved Site Plan.

17. Noise Study

The Owner agrees to prepare and implement a noise study in compliance with the City of Ottawa Environmental Noise Control Guidelines to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department. The Owner shall implement the noise control attenuation measures recommended in the approved noise study.

18. 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 Noise Impact Assessment Study, as approved by the City and/or the approval agencies and authorities (The Ministry of the Environment, Conservation and Parks) or noise thresholds identified in the City's Environmental Noise Control Guidelines. The Professional Engineer shall prepare a letter to the General Manager, Planning, Infrastructure and Economic Development (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.
- 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, and shall be to their satisfaction.

19. Noise Control Attenuation Measures

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

- a) each unit is to be equipped with central air conditioning;
- 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 paragraph __ below.

20. 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:

Type D – Central Air Conditioning

“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.”

“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.”

21. 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 (the “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.

22. Record of Site Condition

Prior to the issuance of a building permit, the Owner shall submit to the General Manager, Planning, Infrastructure and Economic Development, and the Chief Building Official a Record of Site Condition (“RSC”) completed in accordance with the Environmental Protection Act, R.S.O. 1990, c. E.19, O.Reg. 153/04, as amended (“O.Reg. 153/04”), and shall be acknowledged by the Ministry of the Environment, Conservation and Parks. 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 an RSC is not possible, a building permit may be issued on a phased basis:

- a) where the Owner has executed an off-site management agreement with the City to remediate the right-of-way and the site or;

- b) where the Owner has completed remediation Work on the right-of-way to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

23. 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, Conservation and Parks

24. Below Grade Parking Area and Depressed Driveways

- 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 shall not 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.
- b) The Owner acknowledges and agrees that a notice-on-title respecting below grade parking areas and depressed driveways, as contained in Clause ___ hereinafter, 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.

25. Notices on Title – All Units (Below Grade Parking and Depressed Driveways)

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 acknowledge 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 shall not be liable for flooding claims. Backwater valves are recommended for installation on catch basins located in depressed driveways."

"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."

26. 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 Carling Avenue and Cambridge Street South 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 Carling Avenue and Cambridge Street South 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 Carling Avenue and Cambridge Street South 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.
- a) 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 Carling Avenue and Cambridge Street South 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 Carling Avenue and Cambridge Street South and compensate the City for the full amount of any required repairs to the City Sewer System.

27. 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 Servicing and Storm Water Management 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.

28. 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.

29. 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. 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.

30. 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.

31. Environmental Site Remediation Program

The Owner acknowledges and agrees to implement an environmental site remediation program, as per the recommendations of the Supplemental Phase II Environmental Site Assessment, involving the excavation and off-site disposal of all impacted soil and the pumping treatment or off-site disposal of all impacted groundwater, which is to be completed concurrently with the site redevelopment. The Owner acknowledges and agrees that:

- a) soils that are found to be contaminated, must be disposed, treated or recycled at a waste disposal site or landfill licensed for that purpose by the Ministry of the Environment, Conservation and Parks;
- b) groundwater found to be contaminated, shall be removed, managed and/or treated in accordance with the appropriate Ontario regulations and/or discharged in accordance with the City's Sewer Use By-law, being By-law 2003-514, as amended.

32. Tree Permit

The Owner acknowledges that a permit is required prior to any tree removal on site. Please contact Mark Richardson (mark.richardson@ottawa.ca) for information on obtaining the permit. The Owner shall provide the name and mailing address of the person responsible for the tree removal will be required for the permit.

33. Private Storm Sewer Connection to City Sewer System

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

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

34. Use of Explosives and Pre-Blast Survey

- a) The Owner acknowledges and agrees that all blasting activities will conform to the City's Standard S.P. No. F-1201 entitled *Use of Explosives*, as amended. Prior to any blasting activities, a pre-blast survey shall be prepared as per S.P. No. F-1201, at the Owner's expense, for all buildings, utilities, structures, water wells and facilities likely to be affected by the blast, in particular, those within seventy-five (75) metres of the location where explosives are to be used. The standard inspection procedure shall include the provision of an explanatory letter to the owner or occupant and owner with a formal request for permission to carry out an inspection (the "Notification Letter").
- b) The Owner acknowledges and agrees that the Notification Letter(s) shall be in compliance with City Standard S.P. No. F-1201 and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development. 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 prior to any blasting activities.

35. Pre-Blast Survey

Prior to any blasting activities, the Owner acknowledges and agrees it shall arrange for a pre-blast survey to be carried out in accordance with Ontario Provincial Standard Specification entitled "General Specification for the Uses of Explosives", Section 120.07.03, by a Professional Engineer licensed in the Province of Ontario, which states as follows:

- a) A pre-blast survey shall be prepared for all buildings, utilities, structures, water wells, and facilities likely to be affected by the blast and those within 150 m 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.
- b) The pre-blast survey shall include, as a minimum, the following information:
 - i. Type of structure, including type of construction and if possible, the date when built.
 - ii. Identification and description of existing differential settlements, including visible cracks in walls, floors, and ceilings, including a diagram, if applicable, room-by-room. All other apparent structural and cosmetic damage or defect shall also be noted. Defects shall be described, including dimensions, wherever possible.
 - iii. Digital photographs or digital video or both, as necessary, to record areas of significant concern. Photographs and videos shall be clear and shall accurately represent the condition of the property. Each photograph or video shall be clearly labelled with the location and date taken.
- c) A copy of the pre-blast survey limited to a single residence or property, including copies of any photographs or videos that may form part of the report shall be provided to the owner of that residence or property, upon request

36. Area Traffic Calming

The Owner acknowledges and agrees to provide a contribution of \$100,000.00 through the Site Plan Control agreement. The special contribution shall be directed towards local traffic calming measures within the ward and be deposited in the appropriate account.

November 18th, 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: D07-12-18-0120

SITE LOCATION

275 Carling Avenue, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The property known as 275 Carling Avenue is bound by Clemow Avenue to the north, Bronson Avenue to the east, Carling Avenue to the south and Cambridge Street South to the west. The 0.94 site is an irregular-shaped lot that spans the entire frontage of Carling Avenue between Cambridge Street South and Bronson Avenue (85.3 metres).

The site currently consists of an office building at the southeastern portion of the property, fronting on Carling Avenue and Bronson Avenue. The office building is served by parking below-ground. The remainder of the site is surface parking. The proposed site plan applies to the western portion of the site.

The property is zoned Arterial Mainstreet, Exception 2022 – AM[2022], and is subject to Schedule 303. The AM zone accommodates mixed uses. Schedule 303 provides the height and setback requirements for the property.

The application proposes to construct a 16-storey, 168-unit retirement residence and five levels of underground parking on the property, that is currently in use as a surface parking lot. The proposal includes 181 new vehicle and 49 bike parking spaces. The new underground parking will connect with the existing underground parking structure at 265 Carling located on the eastern portion of the property and will be accessed from Clemow Avenue. The project includes a mixture of studio, one- and two-bedroom units, as well as medical and personal services on the first floor. Amenity spaces are provided in the form of private balconies, and internal amenity spaces, and external communal areas on the podium level.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The application is consistent with the principles and policies of the Official Plan.
- The application is consistent with the applicable zoning provisions of the AM[2022] S303 zone.
- The proposed conditions of approval will ensure the orderly development of the parcel.
- A Section 37 agreement is in place for the provision of community benefits as approved through the related application for rezoning.

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 December 6, 2018.

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

Summary

The Panel appreciates the constraints relating to the specific zoning negotiated through the appeal process, which established a relatively low permitted height. Furthermore, road widening requirements along Carling Avenue also creates challenges for this development. Despite these challenges, the Panel is of the opinion that a more exuberant design is possible, perhaps with landscape as a central theme. This approach would better reflect this important location in the city, within close proximity of Dows Lake and its surrounding parkland.

Architectural Expression

- The Panel recommends a simplified podium design, with a single material along Carling Avenue and Cambridge Street, with a more nuanced expression on Clemow Street. Consider turning the corner on Clemow with brick, but using subtle detailing that relates to that residential streetscape.
 - The Panel identified various opinions on podium materials, including the proposed stone. Another suggestion is the use of brick, but on the podium only and not on the tower.
- The Panel suggests adding a horizontal break at the fourth floor level to distinguish between the tower and the podium expressions, and to establish a stronger character for the building, at the amenity level.
 - Consider glazing the entire fourth floor, directly above the podium to create the break.
- The Panel suggests a simple, bold expression for the tower that is lighter with more glazing. The goal is to create a more iconic building when viewed from the Dows Lake.
- A stronger, exuberant expression capping the top of the building is recommended by the Panel. Consider a two-storey expression for the top of the building, and explore opportunities to integrate trellises, rooftop gardens, etc.
- To enhance the corner expression, the Panel suggests exploring ways to tie the base, middle and top together at Carling and Cambridge.

Main Entrance

- The Panel recommends adding a notch at the entrance to the building in order to provide a canopy. Continue to pursue a layby on the street.
 - Shift the lobby back in order to accommodate more space for the entrance / arrival area.
 - Avoid interrupting the sidewalk with layby and ensure a clear pedestrian route along the sidewalk, uninterrupted by vehicles.
- In order to enhance its prominence, the Panel suggests a two-storey entrance along Cambridge Street South.

Site Plan & Floor Plan

- Generally, the Panel finds that the pinch point between the proposed building and the existing office building to the east requires further development.
 - Reconsider the location of the pool and its associated balcony on the fourth floor.
- The Panel recommends reversing the location of the one bedroom and two bedroom units along the east façade in order to avoid living rooms that face the adjacent building. This adjustment to the floor plan would only require bedroom windows, as opposed to living room windows, facing the adjacent building, resulting in an overall quality of life improvement.
- The Panel suggests paying careful attention to the integration of the bus stop, sidewalk, and street corner, in order to ensure a strong relationship between the building and adjacent streetscapes.
- It is the opinion of the Panel that the most active uses on the ground level should be oriented towards the corner of Carling Avenue and Cambridge Street South.
- Consider strengthening sustainability measures, including adding greenery to the rooftop.

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

- To address the west elevation along the south, additional glazing has been introduced as requested by the Panel.
- The curtain wall system is featured more proximately and has been extended to the heights of the adjacent guards, to give a more prominent elevation.
- Additional mullions have been introduced into the curtain wall along the Carling Avenue elevation on the west side from three panels to four. This revision ties the corner expression to the base, middle and top along Cambridge Street South at Carling Avenue.
- The podium design has been simplified with a single masonry material along Carling and Cambridge Street.
- A stronger expression for the capping of the building has been achieved with a two-storey expression.
- The lay-by along Carling Avenue has been removed as recommended and will no longer interrupt pedestrian traffic.

ROAD MODIFICATIONS

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

CONSULTATION DETAILS

Councillor's Concurrence

Councillor Shawn Menard is aware of Staff's recommendation. Councillor has concurred with the proposed conditions of approval.

Councillor Shawn Menard indicated the following comments:

Main points:

- More trees and plants needed
- Bird Friendly Glass needed
- Is there a proper construction plan?

On the landscaping plan, many of the existing trees will be removed but not replaced. While a number of these are those we had concerns about previously (Manitoba and Norway maples), these trees are better than no trees. This neighbourhood already has a serious lack of tree canopy and greenspace, and we would like to see more planting to soften the streetscape. We'd like to see native plants for their benefit to pollinators and birds. Urban tolerant trees and shrubs, such as serviceberry, columnar oak, eastern redcedar, chokeberry, gray dogwood, or even native wildflowers such as coneflower, asters, goldenrod etc. would be helpful to this end. In addition, given its proximity to Commissioner's Park and Dow's Lake, and the large number of birds that transit the area, I'd like to see the use of bird friendly glass in this development.

Some of the concerns raised in this consultation refer to upcoming changes to Carling and Bronson. There are some concerns raised that the widening of Carling may squeeze some of the sidewalks, reducing the amount of space that pedestrians have. Given that the Carling redesign has been taken into account in these drawings, but not that of Bronson, there seems to be a disconnect in the number of turning lanes from Carling onto Bronson. While we recognize these changes are not part of the 275 Carling development, this is a reminder that when we consider the renewal of Bronson, we need to make sure that the vision for Carling aligns with those changes. In addition, the diagrams no longer show a crosswalk at the north part of the Bronson/Carling intersection. We hope that this is an oversight and that it is not the City's intention to remove this much-used crosswalk.

Neighbourhood residents are also concerned about the large amount of construction that will soon be unleashed on this neighbourhood. We expect construction to start this fall at the John Howard site at 289 Carling, the apartment at 7 Maclean, and possibly this site at 275 Carling - all within 200m of each other. Should this happen, the disruption to streets and neighbours would be significant, and we will need to ensure that safety is maintained – that roads remain open for emergency and other vehicles, and that residents can go to and from their homes. Also keeping in mind the longer-term developments at 291/299 Carling, the Booth St Complex, and 774 Bronson just south of our neighbourhood (among others), we expect much more traffic in our immediate vicinity that we need to start preparing for now, to ensure driver and pedestrian safety. I know we are already working together on these issues, but large-scale developments such as this help to re-emphasize the need to work on this now.

Response to Councillor Comments

In response to the comments raised by the Ward Office, the applicant has revised the landscape plan to provide addition landscaping. Regarding construction management, the applicant has prepared a preliminary construction management plan for the site and project that will be fully evaluated through the required permitting process.

The applicant has also confirmed that loading activities for the new building will take

place via an easement over the abutting property. The establishment of this easement through the Committee of Adjustment was confirmed to staff.

Through the review of the file, Planning staff consulted and coordinated with the team responsible for the future Carling Avenue reconstruction project. The approved plans acknowledge and approve an interim and ultimate road condition that aligns with the Carling Road project. At this time the exact start date is unknown, however the approved plans will not prejudice the implementation of this future project. To address the concerns of local traffic impacts, a contribution towards local traffic calming forms part of the approval. Specific traffic calming measures will be implemented at a future date by staff in consultation with the Ward office. Lastly, acknowledging the recently approved City of Ottawa Bird-friendly Design Guidelines (November 2020), the applicant will review the document and adjust the project where feasible.

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

Concerns were raised with respect to the height of the proposed building.

Response – The maximum building heights were established through the related rezoning application that was ultimately approved by the Ontario Municipal Board and implemented through the site specific schedule. The proposal is in compliance with all applicable zoning standards.

Concerns were raised that the project would become student housing.

Response – The project is being brought forward for approval as a retirement residence. The current zoning does not permit an apartment building high rise.

Concerns were raised regarding construction impacts to the existing building and the management of parking during construction.

Response – The applicant has been advised that the management of the site and construction and staging impacts are a concern to residents. They have been encouraged to reach out to the existing tenants and prepare a communications plan for the tenants.

Concerns were raised with respect to traffic impacts as a result of the proposed development and other recent projects in the area.

Response – The transportation study has been prepared in accordance with City guidelines and reviewed by staff. The study has not identified and required mitigation measures on local roads as a result of the proposed development. Future traffic conditions within the study area are projected to operate similar to existing conditions.

Concerns were raised with respect to the operation of the site as a retirement home.

Response – An approval authority cannot utilize zoning to regulate the user of this property. Any conditions imposed by the City are restricted to the limited matters that arise in the site plan provisions of the *Planning Act*, which deal with the physical attributes of the development, servicing as well as access to and from the site. There is no authority under the *Planning Act* for the City to limit the use of this site as a retirement home.

Technical Agency/Public Body Comments

Summary of Comments –Technical

N/A

Response to Comments –Technical

N/A

Advisory Committee Comments

Summary of Comments – Advisory Committees

N/A

Response to 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 the additional time to address technical and design matters.

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Document 1 – Location Map



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REVISION / RÉVISION - 2018 / 08 / 14

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



275 av. Carling Avenue

