



**SITE PLAN CONTROL APPLICATION
DELEGATED AUTHORITY REPORT
PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT**

Site Location: 157 and 159 James Street

File No.: D07-12-22-0029

Date of Application: February 24, 2022

This SITE PLAN CONTROL application submitted by Christian Szpilfogel, on behalf of 157 James Property Inc., is APPROVED as shown on the following plan(s):

1. **Site Plan**, drawing # A0, prepared by David Bekkers M.A.A.T.O., revision 5 dated AUG. 02, 2022.
2. **Front Elevation**, drawing # A5, prepared by David Bekkers M.A.A.T.O., revision 1 dated JAN. 27, 2022.
3. **Right Elevation**, drawing # A6, prepared by David Bekkers M.A.A.T.O., revision 1 dated JAN. 27, 2022.
4. **Rear Elevation**, drawing # A7, prepared by David Bekkers M.A.A.T.O., revision 1 dated JAN. 27, 2022.
5. **Left Elevation**, drawing # A8, prepared by David Bekkers M.A.A.T.O., revision 1 dated JAN. 27, 2022.
6. **Proposed Servicing Plan**, drawing # G-1, prepared by T.L. Mak Engineering Consultants Ltd., dated SEPTEMBER 2022, revision 2 dated 09/28/22.

And as detailed in the following report(s):

1. **Roadway Traffic Noise Assessment**, prepared by Gradient Wind Engineering Inc., file # GW22-085-Traffic Noise, dated April 12, 2022.
2. **Serviceability Brief**, report No. R-821-83A, prepared by T.L. Mak Engineering Consultants Ltd., dated OCTOBER 2021, revision 2, dated JULY 2022.

And subject to the following General and Special Conditions:

General Conditions

1. 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 twelve months, this approval shall lapse.

2. **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.

3. **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.

4. **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.

5. **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.

6. **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.

7. **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.

8. Development Charges

The Owner shall pay development charges to the City in accordance with the by-laws of the City.

9. Designated Substances Survey

Prior to demolition of any existing buildings located on the lands described in Schedule "A" herein, the Owner acknowledges and agrees to complete a designated substances survey and submit the findings and recommendations for the proper handling and disposal of waste as identified in said survey, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, and in accordance with Best Management Practices. The survey shall address, but not be limited to:

- (a) O.Reg. 278/05: Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 278/05);
- (b) Guideline - Lead on Construction Projects, prepared by the Ontario Ministry of Labour - Occupational Health and Safety Branch, published September 2004 and revised April 2011, as amended;
- (c) O.Reg. 213/91: Construction Projects under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 213/91);
- (d) Registration Guidance Manual for Generators of Liquid Industrial and Hazardous Waste, prepared by the Ontario Ministry of the Environment, Conservation and Parks, published April 1995 and revised January 2016, as amended, to be used in conjunction with R.R.O. 1990, Reg. 347: General-Waste Management under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 347);

- (e) R.R.O. 1990, Reg. 362: Waste Management – PCB's under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 362).

Special Conditions

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.

11. 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 referenced in Schedule E" herein.

12. 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, fronting the subject lands, as shown on the approved Proposed Servicing Plan, referenced in Schedule "E" hereto. The overlay shall be carried out to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development. The Owner acknowledges and agrees that all costs are to be borne by the Owner.

13. Private Approach Detail

The Owner agrees that all private approaches, including temporary construction access to the subject lands, shall be designed and located in accordance with and shall comply with the City's Private Approach By-Law, being By-law No. 2003-447, as amended, and shall be subject to approval of the General Manager, Planning, Infrastructure and Economic Development.

14. Protection of City Sewers

- a. Prior to the issuance of a building permit, the Owner shall, at its expense:
 - i. obtain a video inspection of the City Sewer System within James Street Combined Sewer between Combined Maintenance Hole MHCH10821 and MHCH18020 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 James Street Combined Sewer between Combined Maintenance Hole MHCH10821 and MHCH18020 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 James Street Combined Sewer between Combined Maintenance Hole MHCH10821 and MHCH18020 and compensate the City for the full amount of any required repairs to the City Sewer System.

15. 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, Real Estate and Economic Development.

16. Works on City Road Allowances

Any Works required to be done by the Owner on City road allowances shall be according to the specifications and by-laws of the City. The Owner, or its contractor, shall be required to obtain all the necessary permits for road cuts prior to the disruption of the City road allowance and it is further understood and agreed that the aforementioned cuts shall be reinstated to the satisfaction of the Director, Infrastructure Services.

17. Video Examination

Video examination of storm and sanitary sewers 200mm or larger in diameter shall be required by the General Manager, Planning, Real Estate and Economic Development, at the Owner's expense, before final Acceptance or Approval of the Works.

18. Testing

The Owner may be required by the City to perform qualitative and quantitative testing, at the Owner's expense, of any materials which have been or are proposed to be used in the construction of any of the Works required by this Agreement to determine whether they are in conformity with applicable standards as determined by the General Manager, Planning, Real Estate and Economic Development.


19. Provision of As-Built Drawings

The Owner shall supply to the General Manager, Planning, Real Estate and Economic Development, one set of mylar or plastic film as-constructed road, grading and service drawings including the location of all Works, certified under seal by a Professional Engineer, licensed in the Province of Ontario, for City records upon Acceptance and Approval of the Works. Furthermore, the Owner shall provide the As-built Drawings and the attribute data for the Works in a form that is compatible with the City's computerized systems.

APPROVED

By Jean-Charles Renaud at 8:44 am, May 24, 2023

Date



Jean-Charles Renaud
(A) Planner III, Development Review, Central
Planning, Real Estate and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information



SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-22-0029

SITE LOCATION

157 and 159 James Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The property is located on the north side of James Street, between Bay Street and Lyon Street North within the Centretown neighbourhood. The area is dominated by low-rise residential uses.

The property has approximately 17 metres of frontage along James Street, with a depth of approximately 33 metres and an area of approximately 575 square metres. The existing building currently includes seven dwelling units.

The proposal seeks to convert the existing seven-unit low-rise residential dwelling to a 12-unit dwelling through internal modifications as well as a third-floor addition at the rear of the building (with no change to the footprint), the addition of a small, enclosed living space on the south-west portion of the property (mimicking what is currently on the south-east portion of the building) as well as a minor modification to the east portion of the front façade.

The proposal also includes improvements to the outdoor amenity spaces, both in the front and rear yards, the addition of bicycle parking spaces, an area dedicated to garbage storage and a storage shed. Two parking spaces are being retained.

Although the property is located within the Dundonald Park Heritage Conservation District Study Area, the property itself has no Heritage designation. The property is on the Heritage Register, but no heritage permit would be required for the works being proposed. Heritage staff have been consulted during the review process.

An application for Minor Variance (D08-02-22/A-00269) was approved by the Committee of Adjustment on October 19, 2022 in order to permit a reduced front yard setback, a reduced rear yard setback and to permit 16% of the units to have two bedroom.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The subject site is designated General Urban Area in Schedule B of the 2003 Official Plan. The proposed development is consistent with the policies for the General Urban Area, which permits multiple housing types and densities. The Official Plan supports small-scale infill and intensification, where the existing pattern and scale of development is complemented.
- The subject site is located within the Downtown Core Transect of the 2022 Official Plan and is further designated as an Evolving Neighbourhood. The Downtown Core Transect is generally planned for a range of densities, from low-rise to high-rise. The Neighbourhood designation within this Transect is generally planned for low-rise developments and seeks to accommodate residential growth to meet the City's growth management framework.
- The subject site is located within the Residential Land Use designation on Schedule H1 of the Centretown Secondary Plan, which permits detached, semi-detached and converted houses, townhouses and low-rise apartment buildings.
- The proposal adheres to all zoning provisions of the R4UD[478] (Residential Fourth Density, Subzone UD, exception 478) zone, and as relieved through the Committee of Adjustment application for Minor Variance, file No. D08-02-22/A-00269.
- The proposed low-rise apartment building conversion is considered to represent good planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, is being satisfied within this approval through the dedication of land as detailed in the above conditions.

CONSULTATION DETAILS

Councillor's Comments

Councillor Ariel Troster is aware of the application related to this report.

Public Comments

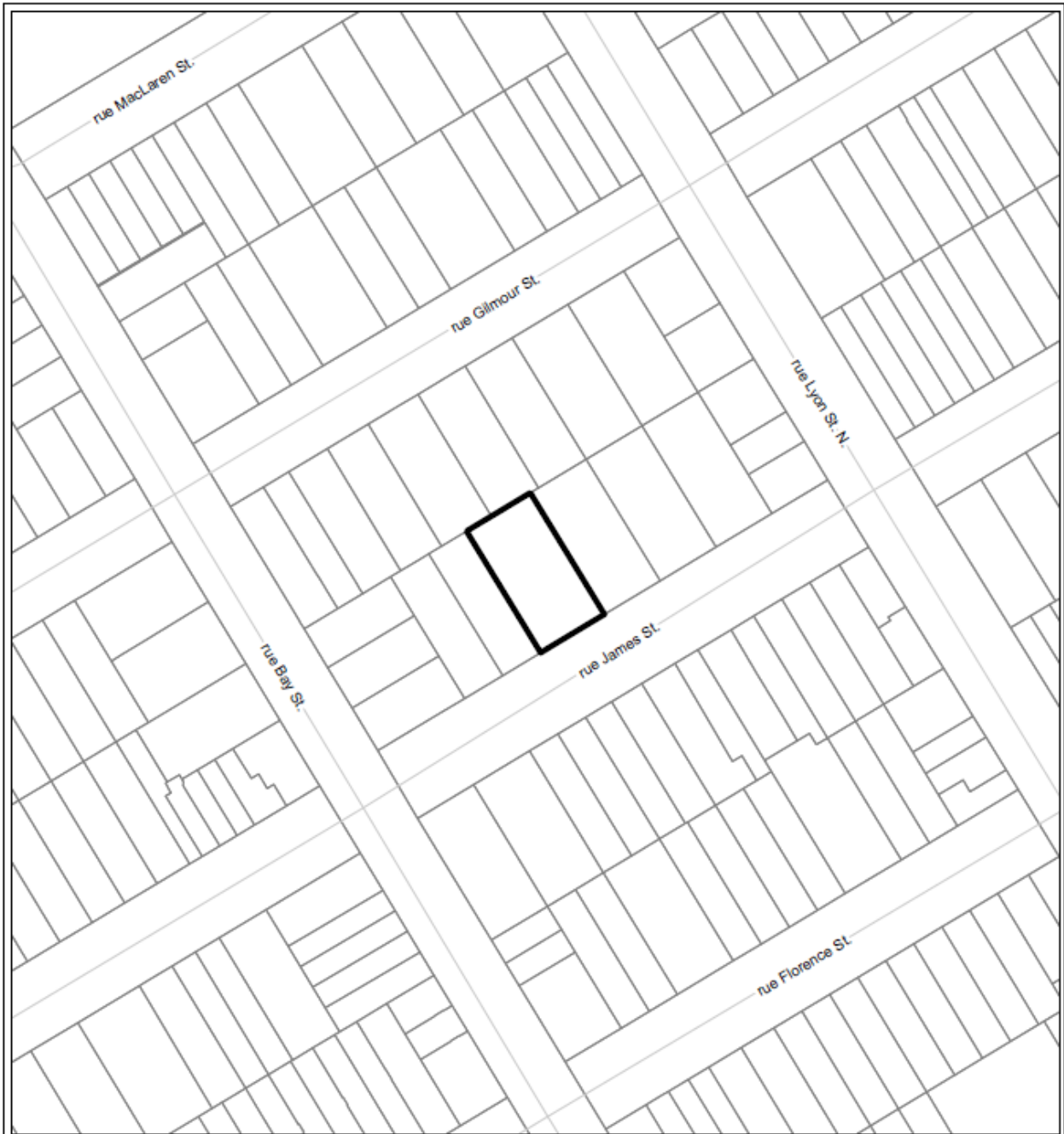
This application was not subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments.




APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was processed by the On Time Decision Date.

Contact: Jean-Charles Renaud Tel: 613-580-2424, ext. 27629 or e-mail: Jean-Charles.Renaud@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-22-0029	22-0372-L	 157-159 rue James St.	
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REVISION / RÉVISION - 2022 / 04 / 25			