



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

Site Location: 377 and 381 Winona Avenue

File No.: D07-12-22-0154

Date of Application: November 2, 2022

This SITE PLAN CONTROL application submitted by NOVATECH Engineers, Planners & Landscape Architects c/o Jeffrey Kelly, on behalf of Azure Winona Inc. c/o Azure Urban Developments Inc., is APPROVED as shown on the following plan(s):

1. **Site Plan**, Drawing No. A.100, prepared by CSV Architects, dated 2022.10.13, revision 4 dated 2023.03.28.
2. **North & West Elevations**, Drawing No. A.301, prepared by CSV Architects, dated 2022.10.13, revision 4 dated 2023.02.14.
3. **East & South Elevations**, Drawing No. A.302, prepared by CSV Architects, dated 2022.10.13, revision 4 dated 2023.02.14.
4. **Existing Conditions, Removals, Erosion & Sediment Control Plan**, Drawing Number C100, prepared by McIntosh Perry, dated Mar. 28, 2023, revision 3 dated June 2, 2023.
5. **Lot Grading & Drainage Plan**, Drawing Number C101, prepared by McIntosh Perry, dated Oct. 13, 2022, revision 6 dated June 2, 2023.
6. **Site Servicing & Road Reinstatement Plan**, Drawing Number C102, prepared by McIntosh Perry, dated Mar. 28, 2023, revision 3 dated June 2, 2023.
7. **Tree Conservation Plan**, Drawing No. 122087-TCR, prepared by NOVATECH, dated Oct 25/22, revision 4 dated June 9/23.
8. **Landscape Plan**, Drawing No. 122087-L1, prepared by NOVATECH, dated Oct 25/22, revision 4 dated June 9/23.
9. **Details**, Drawing No. 122087-L2, prepared by NOVATECH, dated Oct 25/22, revision 4 dated June 9/23.

And as detailed in the following report(s):

1. **Servicing & Stormwater Management Report – 377-381 Winona Avenue**, prepared by McIntosh Perry, dated October 12th, 2022, revision dated May 2023.
2. **Human Health Risk Assessment – Site-Specific Building – 377-381 Winona Avenue, Ottawa, Ontario**, prepared by NovaTox, dated March 2023.
3. **Traffic Noise Addendum – 377-381 Winona Avenue**, prepared by Gradient Wind, dated March 27, 2023.

4. **Roadway Traffic Noise Brief – 377-381 Winona Avenue, Ottawa, ON**, prepared by Gradient Wind, dated October 12, 2022.
5. **Phase I Environmental Site Assessment – 377 and 381 Winona Avenue**, prepared by Paterson Group, dated September 15, 2021.
6. **Phase II Environmental Site Assessment – 377 and 381 Winona Avenue, Ottawa, Ontario**, prepared by Paterson Group, dated October 15, 2021.
7. **Air Quality Assessment Program, Residential Properties, 377 and 381 Winona Avenue, Ottawa, Ontario**, prepared by Paterson Group, dated August 30, 2022.
8. **Geotechnical Investigation – Proposed Multi-Storey Building – 377 & 381 Winona Avenue, Ottawa, Ontario**, prepared by Paterson Group, dated August 22, 2022.
9. **377-381 Winona Avenue, Sight Distance Review**, prepared by NOVATECH Engineers, Planners & Landscape Architects, dated June 9, 2023.

And subject to the following Requirements, Scoped Agreement conditions, 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.

Scoped Site Plan Agreement Conditions

1. Execution of Agreement Within One Year

The Owner shall enter into this Scoped 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. On-Site Parking - Notice on Title

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that the unit being sold/rented may not be provided with any on-site parking. Should the Purchaser/Lessee have a vehicle for which they wish to have parking, alternative and lawful arrangements may need to be made to address their parking needs at an alternate location and that such arrangements are solely the responsibility of the person seeking parking. The Purchaser/Lessee acknowledges that the availability and regulations governing on-

street parking vary; that access to on-site street parking, including through residential on-street parking permits issued by the City of Ottawa cannot be guaranteed now or in the future; and that the Purchaser/Lessee intending to rely on on-street parking for their vehicle or vehicles does so at their own risk.”

“The Purchaser/Lessee covenants with the Vendor/Lessor that the above clause, 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.”

3. **Noise Control Attenuation Measures**

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved **Roadway Traffic Noise Brief – 377-381 Winona Avenue, Ottawa, ON**, prepared by Gradient Wind, dated October 12, 2022., referenced in Schedule “E” of this Agreement, as follows:

- (a) each unit is to be equipped with central air conditioning;
- (b) 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, dated 1993, and the 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.
- (c) 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 clause 4 below.

4. **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.”

5. **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 acknowledges 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.”

6. **Notice on Title - School Accommodation**

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that the Ottawa-Carleton District School Board has pupil accommodation concerns for this dwelling unit. The Purchaser/Lessee agrees to inform prospective purchasers or tenants in all subsequent agreements of purchase and sale and lease agreements that school accommodation pressures exist in the Ottawa-Carleton District School Board, which are currently being addressed by the utilization of portable classrooms and/or by directing students to school outside their community.”

“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.”

And subject to the following General and Special Conditions through Letter of Undertaking:

General Conditions

7. **Execution of Letter of Undertaking**

The Owner shall execute the City's standard Letter of Undertaking and satisfy the conditions contained within this Delegated Authority Report. In the event the Owner

fails to execute the required Letter of Undertaking and submit any required fees and/or securities within six months, this approval shall lapse.

8. **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, Real Estate and Economic Development.

9. **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.

10. **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, Real Estate and Economic Development.

11. **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, Real Estate and Economic Development. Such sidewalk(s) shall be constructed to City Standards.

12. **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, Real Estate and Economic Development.

13. **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, Real Estate 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, Real Estate and Economic Development, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Real Estate 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, Real Estate 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.

14. **Development Charges**

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

15. **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

16. **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, Real Estate 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, Real Estate 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, Real Estate 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, Real Estate and Economic Development.

Geotechnical Engineering and Soils

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 – Proposed Multi-Storey Building – 377 & 381 Winona Avenue, Ottawa, Ontario**, prepared by Paterson Group, dated August 22, 2022 (the “Report”), referenced in Schedule “E” herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Real Estate 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, Real Estate and Economic Development.

18. **Geotechnical - Encroachments**

The Owner acknowledges and agree that the **Geotechnical Investigation – Proposed Multi-Storey Building – 377 & 381 Winona Avenue, Ottawa, Ontario**, prepared by Paterson Group, dated August 22, 2022 has recommended a method of shoring that may encroach onto the adjacent property or onto the City’s right-of way. The Owner acknowledges and agrees that it shall be required to obtain the approval of the adjacent property owner and/or receive municipal consent for any Works within the said Road, prior to the installation of any encroachments. The Owner acknowledges and agrees that for encroachments within the said Road, the Owner shall ensure that there will be no conflicts between the proposed shoring method and the municipal services or utilities in the said Road.

Access

19. **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 Picton Avenue and Winona Avenue, fronting the subject lands, as shown on the approved Site Servicing & Road Reinstatement Plan, Drawing Number C102, prepared by McIntosh Perry, dated Mar. 28, 2023, revision 3 dated June 2, 2023 and Existing Conditions, Removals, Erosion & Sediment Control Plan, Drawing Number C100, prepared by McIntosh Perry, dated Mar. 28, 2023, revision 3 dated June 2, 2023, referenced in Schedule "E" hereto. The overlay shall be carried out to the satisfaction of the General Manager, Planning, Real Estate and Economic Development. The Owner acknowledges and agrees that all costs are to be borne by the Owner.

20. **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.

21. **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, Real Estate and Economic Development.

Civil Engineering

22. **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 Picton Avenue between Storm maintenance holes MHST27520 and MHST27521 and sanitary maintenance holes MHSA27573 and MHSA27574 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, Real Estate 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, Real Estate and Economic Development:
 - (i) obtain a video inspection of the existing City Sewer System within Picton Avenue between Storm maintenance holes MHST27520 and

MHST27521 and sanitary maintenance holes MHSA27573 and MHSA27574 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 Picton Avenue between Storm maintenance holes MHST27520
- (iii) and MHST27521 and sanitary maintenance holes MHSA27573 and MHSA27574 and compensate the City for the full amount of any required repairs to the City Sewer System.

23. **Stormwater Management Memorandum**

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Real Estate and Economic Development, 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, Real Estate and Economic Development, and all associated costs shall be the Owner's responsibility.

24. **Stormwater Works Certification**

Upon completion of all stormwater management Works, the Owner acknowledges and agrees to retain the services of a Professional Engineer, licensed in the Province of Ontario, to ensure that all measures have been implemented in conformity with the approved Plans and Reports, referenced in Schedule "E" herein. The Owner further acknowledges and agrees to provide the General Manager, Planning, Real Estate and Economic Development with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming that all recommendations and provisions have been implemented in accordance with the approved Plans and Reports referenced in Schedule "E" herein.

25. **Inlet Control Devices (ICDs)**

The Owner acknowledges and agrees to install and maintain in good working order the required roof-top stormwater inlet control devices, as recommended in the approved **Servicing & Stormwater Management Report – 377-381 Winona Avenue**, prepared by McIntosh Perry, dated October 12th, 2022, revision dated May 2023., 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. **Water Demand for Fire Fighting**

The Owner acknowledges and agrees that the City's boundary conditions were provided for the subject development site setting out the available municipal water

supply. The Owner further acknowledges and agrees that prior to building permit issuance, a letter shall be prepared by a qualified Building Code professional, licensed in the Province of Ontario, and provided to the General Manager, Planning, Real Estate and Economic Development confirming the plans submitted for building permit issuance have incorporated any and all requirements of the Fire Underwriters Survey, 2020, or as amended, to achieve the low construction coefficient used within the proposed building design.

Blasting

27. Use of Explosives and Pre-Blast Survey

The Owner acknowledges and agrees that all blasting activities will conform to the City's Standard S.P. No. F-1201 entitled Use of Explosives, as amended. Prior to any blasting activities, a pre-blast survey shall be prepared as per S.P. No. F-1201, at the Owner's expense, for all buildings, utilities, structures, water wells and facilities likely to be affected by the blast based on the location where explosives are to be used. In particular, a pre-blast survey shall be completed in accordance with Table 1 of S.P. No. F-1201. 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.

Site Lighting

28. Site Lighting Certificate

- (a) In addition to the requirements contained in Clause 19 of Schedule "C" hereto, 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); and
 - (ii) 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, Real Estate 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.

Planning and Design

29. Maintenance and Liability Agreement for Landscaping

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement with the City, for those elements which are to be located in the City's Winona and Picton Avenue rights-of-way, as shown on the approved Landscape Plan referenced in Schedule "E" herein, including all plant and landscaping material (except municipal trees), pavers and bicycle parking equipment. 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.

Waste Collections

30. Waste Collection

The Owner acknowledges and agrees that residential cart (and/or container) garbage, recycling, and organic waste collection will be provided by the City from a centralized refuse room or area. The Owner shall provide, at its own expense, adequate storage for the containers and carts and acknowledges it is recommended that they be placed on a concrete floor. The Owner shall provide an adequately constructed road for direct access to the garbage/recycling/organic waste storage room or area suitable for garbage/recycle/organic waste collection vehicles. Any additional services (i.e. winching of containers) may result in extra charges.

Parkland

31. Cash-in-Lieu of Parkland

Upon execution of this Agreement, the Owner shall pay cash-in-lieu of parkland in the amount referenced in Schedule "B" herein. The Owner shall also pay the parkland appraisal fee of \$800.00 plus H.S.T. of \$104.00, as referenced in Schedule "B" herein. Pursuant to the City's Parkland Dedication By-law, being By-law No. 2022-280, as amended, 40% of said funds collected shall be directed to City wide funds, and 60% shall be directed to Ward 15 funds.

Other

32. 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.

33. 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.

34. **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.

35. **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.

36. **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.

June 19, 2023

Date



Andrew McCreight
Manager (A), 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: D07-12-22-0154

SITE LOCATION

377 and 381 Winona Avenue, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is located on the south-east corner of Winona Avenue and Picton Avenue, north of Richmond Road.

The subject site has a lot area of approximately 958m² and currently contains two 2.5-storey single detached houses. It is surrounded by low-rise residential buildings to the north and west, a surface parking lot immediately to the east and commercial uses to the south.

This application has been submitted to permit the redevelopment of the site into a six-storey mixed-use building with two ground floor commercial units and 60 residential units. The subject site is currently zoned TM – Traditional Mainstreet. A Zoning By-law Amendment is requested to provide relief for a decrease to the required side yard setback, a decrease to the minimum required off-street parking and an increase to the maximum permitted driveway.

The proposed new building will have two ground floor commercial units with access off Winona Avenue and 60 residential units ranging from studios to two-bedroom units above. One level of underground parking will be provided for 18 residential and visitor parking spaces, with access off Picton Avenue. Bicycle parking is proposed to be provided along Winona Avenue and within the building. A 0m setback is proposed on both the front and corner side yards. The building will be articulated through a change in materiality, recesses, upper-floor step-backs and through the use of canopies and glazing. Outdoor patios and unit pavers are proposed to create an extended public realm.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	60

Related Applications

The following applications are related to this proposed development:

- Zoning By-law Amendment – D02-02-22-0100

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is consistent with the policies regulating development in the Inner Urban Transect and Mainstreet Corridors. The proposed development exhibits urban characteristics, as described in Table 6 of the Official Plan, including shallow/zero front yard setbacks, principal entrances with direct relationships to the public realm, small areas of formal landscaping and underground motor vehicle parking. The proposed building will include ground floor commercial units with residential units above, contributing to the mix of uses in the area. A reduced number of motor vehicle parking spaces and increased number of bicycle parking spaces will contribute towards supporting active transportation and upgrades to the sidewalks surrounding the site will improve local walkability. The proposed height of the building, at six-storeys, is consistent with Official Plan policies regulating building heights in this area. The building stepback provided at floors five and six will assist in the transition in height between the building and low-rise residential buildings to the north.
- The proposal is consistent with the policy direction of the Secondary Plan. The proposed building is of a height contemplated by the Plan and will include stepbacks that help the building to transition to the adjacent low-rise neighbourhood. The scale and character of the established low-rise neighbourhood to the north will be preserved while enabling intensification to occur. A mix of uses is proposed that will enhance the character and vitality of Westboro Village. The proposed reduction in the minimum required parking rate and increase in the number of bicycle parking spaces provided will reduce reliance on private automobiles and support active transportation.
- The subject site is located within the planning area of the Richmond Road / Westboro Community Design Plan (CDP) according to Map 1 of that Plan. The CDP is intended to guide the long-term growth and development of the Richmond Road/Westboro area and informs the policy framework of the Richmond Road / Westboro Secondary Plan. It contains land use strategies and building guidelines to guide future development. The CDP envisages a maximum building height of six-storeys on the subject site.
- A Zoning By-law Amendment was approved by City Council on May 9, 2023 to permit a reduced corner side yard and reduced parking space rate. The Site Plan Control application conforms with the site-specific zoning provisions.
- It is the Department's opinion that the proposal represents good planning.

PARKLAND DEDICATION

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

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 2, 2023.

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

Summary

- The Panel thanked the proponent for the presentation. There is strong support for the development; the scale is appropriate, and the building typology will set a good precedent for the neighbourhood as it creates a transition to the low-rise residences on the north.
- The corner configuration is generally supported, but the Panel recommends the materiality and the datums at the ground to be studied further.
- Recommendations were provided to improve the landscape area at the corner of Picton Avenue and Winona Avenue and to create a more formal and robust treatment that would complement the building's warehouse aesthetic.

Materiality

- The Panel appreciates the façade and warehouse aesthetic and the use of sustainable, noble materials found in the neighbourhood, such as brick, that complement the street. The precast, pilaster and brick detailing create a successful two-layer effect.
- The composite material is appropriate on the upper two floors; however, the dark brown or black composite panels appears heavy, particularly at the corner where the cantilever is opaque and is a departure from the warehouse aesthetic. The Panel recommends using brick and articulating the corner while keeping the proposed cladding upper floors.
- The upper floors are well detailed, but the window treatment and penthouse colour create an over-scaled and dominant effect. The proponent should consider changing the colour of the upper floors and penthouse cladding to a lighter material such as cement grey, wood or metal that will be compatible with brick and tie the project together. The continuous glass guard around the perimeter is at odds with the warehouse aesthetic and should be reconsidered.
- There is an opportunity for the entrance canopies to be lighter structures to allow more light to penetrate, have finer detailing, and be of a residential scale. The proponent should consider extending the canopies and supporting them with steel rods or chains that relate to the warehouse aesthetic.
- The proponent should re consider the glass guard at the ground level and instead consider a picket rail system that would be more in keeping with the warehouse

aesthetic and could be removed during winter to create a seamless transition between the public and private realms.

- The irregular datum of the window and doors on the ground floor should be studied further.

Architectural Expression

- The Panel has concerns with the wall treatment and window placement on the south façade due to its visibility from Richmond Road and proximity to the south lot line. The Panel recommends the proponent introduce a commercial use at the corner and, rather than creating a blank wall, introduce a pilaster pattern and reconsider the soffits to create a more appealing façade to animate the view from Richmond Road.
- The Panel notes the zero setbacks and questions the rainwater runoff condition and the relationship to the adjacent lots. The proponent is encouraged to consider the adjacent lot's context and future development and its effect on the units facing the lot.
- The ground floor unit facing Picton Avenue feels isolated, and its location should be reconsidered.

Public Realm and Landscaping

- The Panel believes the landscape should reflect the character of the neighbourhood. The proponent should consider setting the building back to provide more than 1.5 metres of soil for tree planning.
- There is a concern with the location and proximity of the bike racks to the entrance and their treatment in the streetscape.
- There was a suggestion to integrate hydro transformers within the building and to consider safety through a CPTED lens.

Sustainability

- The Panel appreciates the sustainable measures presented but notes that the dark material is not conducive to improving the building's sustainability objectives. The proponent should consider increasing on-site greenery by adding climbing vines, trellises, and planters on the roof and terraces.

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

- A revision of materials to reduce the heavy appearance of the building and improve sustainability, including at the corner and upper floors,
- Removal of glass guard rails on the ground floor, and
- The introduction of windows on the south façade on the building to avoid an expansive blank wall visible from Richmond Road.

CONSULTATION DETAILS

Councillor's Comments

Councillor Jeff Leiper was aware of the application related to this report.

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

Comment: Concerns that proposed number of parking spaces is insufficient and of spillover effects on the street.

- Response: The subject site is located approximately 35 metres from Richmond Road, a traditional mainstreet with high-frequency transit, and approximately 495 metres from the future Westboro LRT Station. A reduction in the number of proposed vehicle parking spaces is supported by Official Plan policy and the proposed number of bicycle parking spaces equals one per unit. The proposal prioritizes active transportation as contemplated by the Official Plan and Secondary Plan.

Comment: Concerns with the generation of increased traffic in the area.

- Response: The proposed development is well served by existing and future transit and active transportation is prioritized. A substantial increase in local traffic is not expected through this development. Conditions to Site Plan Approval are recommended to ensure that tenants and owners are made aware of the limited availability of vehicular parking.

Comment: Support and dissent for the architecture of the building.

- Response: The architecture of the building was reviewed by the Urban Design Review Panel and changes were made in line with its recommendations.

Comment: Concerns about transition to abutting R4UB Zone.

- Response: Building step backs are proposed on both street-facing facades above the fourth storey to ensure an appropriate transition in height, supported by a change in materiality. The surrounding low-rise residential buildings are zoned R4UB, which permits maximum building heights of up to 11 metres. The proposed transition measures are considered appropriate for the planned context of the neighbourhood.

Comment: Concerns with location of the outdoor patio on the corner of Winona and Picton.

- Response: The proposed outdoor patio is small and it is not anticipated that it will generate excessive noise. All City by-laws respecting noise will be adhered to.

Comment: Concerns with lack of sight triangle.

- Response: City staff have assessed the request for a sight triangle at the intersection of Winona and Picton Avenues and requested additional information from the applicant to ensure that the proposed development will not impede the sight lines of drivers along Winona Avenue. The applicant has reviewed this and made minor amendments to the Landscape Plan. It has been determined that the proposed development will not impede the sight lines of motor vehicle drivers. The proposal is coordinated with the renewal of Winona Avenue and its associated street calming measures, including at the intersection of Winona and Picton Avenues.

Comment: Recommendation for further traffic study.

- Response: The amount of traffic expected to be generated by this development does not warrant further traffic study.

Technical Agency/Public Body Comments

Summary of Comments – Technical

N/A

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 due to the complexity of planning and engineering issues.

Contact: Adrian van Wyk Tel: 613-580-2424, ext. 21607 or e-mail:
Adrian.vanWyk@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE SITE PLAN / PLAN D'EMPLACEMENT	
D02-02-22-0100	22-1077-D		
D07-12-22-0154			
I:\CO\2022\ZKP\Winona_377_381		 377, 381 av. Winona Avenue	
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small>		 Heritage (Section 60) Patrimoine (Article 60)	
<small>©Les données de parcelles appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>		Entire map area is affected by the Mature Neighbourhoods Overlay (section 139) / Tout le secteur de la carte est touché par la Zone sous-jacente de quartiers établis (article 139)	
REVISION / RÉVISION - 2022 / 11 / 03		