



SITE PLAN CONTROL APPLICATION

DELEGATED AUTHORITY REPORT PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Location: 2663 Innes Road

File No.: D07-12-22-0182

Date of Application: December 22, 2022

This SITE PLAN CONTROL application submitted by Ryan Crowle, IDEA Inc. on behalf of 8743169 Canada Ltd., is APPROVED as shown on the following plan(s):

1. **Site Servicing Plan**, Drawing Number C102, prepared by McIntosh Perry, dated December 16, 2022, revision 10 dated September 28, 2023.
2. **Site Plan**, Sheet No A101, prepared by IDEA Integrated Design, Engineering, and Architecture, dated December 21, 2022, revision P dated September 28, 2023.
3. **Roof Lounge Plan/Soil Volumes and Canopy Coverage**, Sheet No L-02, prepared by Ruhland and Associates Ltd, dated December 21, 2022, revision 3 dated August 31, 2023.
4. **Removals, Erosion and Sediment Control Plan**, Drawing Number C100, prepared by McIntosh Perry, dated July 7, 2023, revision 6 dated August 30, 2023.
5. **Lot Grading and Drainage Plan**, Drawing Number C101, prepared by McIntosh Perry, dated December 16, 2022, revision 9 dated August 30, 2023.
6. **Landscape/Planting Plan**, Sheet No L-01, prepared by Ruhland and Associates Ltd, dated December 21, 2022, revision 4 dated October 5, 2023.
7. **Exterior Elevations**, Sheet No A401, prepared by IDEA Integrated Design, Engineering, and Architecture, dated December 21, 2022, revision F dated July 10, 2023.
8. **Details**, Sheet No L-03, prepared by Ruhland and Associates Ltd, dated December 21, 2022, revision 3 dated August 31, 2023.

And as detailed in the following report(s):

1. **2663 Innes Road Tree Conservation Report**, prepared by Ottawa Tree Reports, dated December 15, 2022.
2. **Map 1 – Current Vegetation**, prepared by Ottawa Tree Reports, revision 1, no date.
3. **IDEA Inc. – 2663 Innes Road Noise Impact Assessment**, prepared by State of the Art Acoustik Inc., dated June 21, 2023.
4. **Geotechnical Investigation**, prepared by EXP Services Inc., dated December 20, 2022.
5. **Geotechnical Response to City of Ottawa Comments**, prepared by EXP Services Inc., dated July 10, 2023.
6. **Phase One Environmental Site Assessment | 2663 Innes Road, Ottawa, Ontario**, prepared by EXP Services Inc., dated February 24, 2023.
7. **Phase Two Environmental Site Assessment | 2663 Innes Road, Ottawa, Ontario**, prepared by EXP Services Inc., dated March 10, 2023.
8. **Servicing and Stormwater Management Report 2663 Innes Road**, prepared by McIntosh Perry Consulting Engineers Ltd. dated July 7, 2023, revised August 30, 2023.

Requirements

1. Certificate of Insurance

The Owner shall submit a certificate of insurance in a form satisfactory to the City. The certificate of insurance must be issued in favor of the City of Ottawa in an amount not less than five million dollars per occurrence, must contain an endorsement naming the City as an additional insured and an unconditional thirty days notice of any material change or cancellation of the policy.

And subject to the following Scoped Site Plan Agreement Conditions:

Scoped Site Plan Agreement Conditions

2. Execution of Agreement Within One Year

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.

Noise

3. Noise Control Attenuation Measures

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved Noise Impact Study, referenced in Schedule "E" of this Agreement, as follows:

- (a) each unit is to be fitted with a forced air heating system and ducting, and shall be sized to accommodate central air conditioning;
- (b) further to subsection (a) 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) upon completion of the development and prior to occupancy and/or final building inspection, a Professional Engineer, licensed in the Province of Ontario with expertise in the subject of acoustics related to land use planning, shall be retained to visit the lands, inspect the installed noise control measures and satisfy themselves that the installed recommended interior noise control measures comply with the measures in the Noise Impact Study referenced in Schedule "E" hereto. The Professional Engineer shall prepare, sign and stamp a letter to the General Manager, Planning, Real Estate and Economic Development (the "Certification Letter") stating that they certify acoustical compliance with all requirements of the applicable conditions in this Agreement, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development;
- (d) 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. Noise 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 C – Forced Air Heating System and Ducting

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that this dwelling unit has been fitted with a forced air heating system and the ducting, etc. was sized to accommodate central air conditioning. Installation of central air conditioning by the Purchaser/Lessee 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 for himself, his heirs, executors, administrators, successors and assigns acknowledges and agrees it shall identify the location and install any outdoor air conditioning device(s) so as to 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.”

“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.”

Engineering

Civil Engineering

5. Private Drainage Agreement

The Owner shall enter into a Private Drainage Agreement with the Owner of the adjacent lands, municipally known as 101 Bearbrook Road, which

shall be binding upon the owners and all subsequent purchasers, to deal with mutual rights for surface drainage, in accordance with the site plan approval issued by the City of Ottawa. The Private Drainage Agreement shall be registered on title, of those properties listed in the Agreement, at no cost to the City, and a copy shall be filed with the City, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department.

Planning and Other

Planning and Design

6. 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 Innes Road, as shown on the approved Landscape Plan in Schedule "E" herein, including all plant and landscaping material (except municipal trees) and walkway. 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 Collection

7. Notice on Title – Residential and Recycling Collection

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 City will provide cart (and/or container) garbage, recycling, and organic waste collection for the residential units, at the Owner's expense. The Owner shall provide an adequate storage room or space for garbage, recycling, and organic waste carts (and/or containers) and agrees that it is recommended that the containers and carts be placed on a concrete floor. The Owner shall provide an adequate constructed road access to the waste storage room or area suitable for

garbage/recycling/organic waste collection vehicles and a depressed curb at the entrance to facilitate access to the carts and/or containers, to the satisfaction of the Program Coordinator, Waste Collection Services. The Owner further acknowledges and agrees that any additional services (i.e. winching of containers) may result in extra charges.”

“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.”

Parks

Parkland Dedication

8. Cash-In-Lieu of Conveyance of Parkland

Prior to registration of the Site Plan Agreement, the Owner acknowledges and agrees to pay cash-in-lieu of conveyance of parkland as referenced in Schedule “B” herein (\$83,955.75). 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 2 funds. 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.

Building Code Services

9. Limiting Distance Agreement

That the Owner(s) of 2663 Innes Road enter into a limiting distance agreement with the Owner(s) of 101 Bearbrook Road, allowing the limiting distance for the exposing building face to be measured to a point beyond the property line as per 3.2.3.1.(11) of the Ontario Building Code. The Owner shall ensure that the Agreement is binding upon all the owner(s) and successors in title and shall be to the satisfaction of the **Chief Building Official**, or his/her designate, and **City Legal Services**.

10. Construction and Maintenance Permission Agreement

That the Owner of 2663 Innes Road enter into a construction and maintenance permission agreement with the Owner of 101 Bearbrook Road.

Agencies

Schools

11. School Accommodation Warning Clause

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

12. Execution of Agreement within One Year

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 one (1) year, this approval shall lapse.

13. 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.

14. 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.

15. Reinstatement of City Property

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Real Estate 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.

16. 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.

17. Construct Sidewalk

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.

18. 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.

19. 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.

20. Development Charges

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

Special Conditions

Roads, Right of Way, and Traffic

Access

21. Private Approach Detail

The Owner acknowledges and agrees that all private approaches serving the proposed development shall be designed and constructed, at the sole expense of the Owner, in accordance with the City's "Curb Return Entrances – Uncontrolled Intersections" Plan, Drawing No. SC7.1, dated March 2007 and revised March 2021, and the Owner shall comply with the City's Private Approach By-law, being No. 2003-447, as amended.

Engineering

Geotechnical Engineering and Soils

22. 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 Number: OTT-22024457-A0 prepared by EXP Services Inc. (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.

23. Record of Site Condition

Prior to the issuance of any building permit, the Owner shall submit to the General Manager, Planning, Real Estate 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* (“*O.Reg. 153/04*”), as amended, and such RSC shall be acknowledged by the Ministry of the Environment, Conservation and Parks. The RSC shall confirm that all or part of the site is 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* which shall be at the sole discretion of the Chief Building Official.

Civil Engineering

24. Protection of City Sewer

- (a) Prior to the issuance of a building permit, the Owner shall, at its expense:
 - (i) obtain a video inspection of the City Sanitary Sewer System within Innes Road from sanitary manhole MHSA42517 to sanitary manhole MHSA42518 as shown on the Site Servicing Plan referenced in Schedule “E” 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 City Sanitary Sewer System within Innes Road from sanitary manhole MHSA42517 to sanitary manhole MHSA42518 as shown on the Site Servicing Plan referenced in Schedule “E” 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 Innes Road and compensate the City for the full amount of any required repairs to the City Sewer System.

25. 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.

26. 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.

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 & Stormwater Management Report, 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.

28. 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.

Private Systems

29. Water Service

The Owner acknowledges and agrees that the water service within the lands is a private watermain. The Owner further acknowledges and agrees that the private watermain and appurtenances thereto are to be maintained by the Owner at its own expense, in perpetuity. The Owner performing maintenance on critical infrastructure, such as private watermains and private fire hydrants, shall maintain adequate records as proof of having done so in accordance with applicable regulations, and that the records shall be retained for review by the City and or the Ottawa Fire Services when requested.

30. 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 As-built 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, Real Estate and Economic Development.

Site Lighting

31. 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 Other

Waste Collection

32. 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.

AND

For the commercial units, the Owner acknowledges and agrees that garbage, recycling, and organic waste collection will not be provided by the City and it shall make appropriate arrangements with a private contractor for garbage, recycling, and organic waste collection at the Owner's sole expense. The Owner shall consult a private contractor regarding any access requirements for garbage and/or recycling and organic waste collection.

33. 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.

34. 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.

35. 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.

Agencies

RVCA

36. Approvals and/or Permits

The Owner acknowledges and agrees to obtain any required approvals and/or permits from the Rideau Valley Conservation Authority prior to the commencement of site works. The Owner acknowledges and agrees to file copies of such approvals and/or permits with the General Manager, Planning, Real Estate and Economic Development.

Approval

November 7, 2023

Date



Geraldine Wildman,
A/Manager, Development Review East Branch
Planning, Real Estate and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION

SUPPORTING INFORMATION

File Number: D07-12-22-0182

SITE LOCATION

The site, addressed 2663 Innes Road, is located on the north side of Innes Road, a major collector road, and east of Bearbrook Road in Blackburn Hamlet in Ward 2, as shown on Document 1 – Location Map.

SYNOPSIS OF APPLICATION

The 0.16-hectare rectangular shaped site had a one-storey law office and surface parking, the building was demolished in late August 2023 (Permit 2304965). The lot was treed; however, the lot was cleared of all existing vegetation in preparation for re-development. The Tree Conservation Report (TCR) had been approved, and the tree removal permit was issued on August 24, 2023. Removals of trees identified in the Tree Conservation Report took place between August 24 and 26, 2023.

The site is rectangularly shaped, it has 29 metres of frontage along Innes Road and a lot depth of approximately 56 metres. The westerly side lot line abuts a retirement home, while the easterly side lot line and rear lot line abut an elementary school. Directly to the east, on school property, is a pathway that continues past the tennis courts and onto municipal land, which connects to the Bearbrook Park and Pool. The pathway also provides a pedestrian connection to a middle school – Emily Carr. Innes Road is a major collector road with associated commercial and transportation amenities. There are overhead lines along Innes Road and per Hydro Ottawa's [OLS0002](#) standard the proposed building had to be setback further from Innes Road.

The subject site plan control application proposes a four-storey mixed use building. The building will include 277 square metres of non-residential Gross Floor Area (GFA) and 18 residential units. The ground floor office and retail entrances face Innes Road, whereas the entrance to the second-floor office and the residential units faces the westerly side lot line. There is a walkway that provides pedestrian access from the sidewalk to the entrances. Per the landscape plan 19 trees, 95 shrubs, and several ornamental grasses and perennials will be planted.

A total of 29 vehicle parking spaces will be provided at grade in the rear and westerly interior side yard, the parking lot is accessed via a six metres driveway. Per the Zoning

By-law the following number of parking spaces are required: 18 residential, four visitor, four office, and three retail spaces. The Owner is not making use of the shared parking provisions to reduce the required parking for visitor, office and retail to 10 spaces. Per the site plan, there will be two accessible parking spaces, one type A (minimum 3400 mm wide) and one type B (minimum 2400 mm wide). A total of 11 bicycle parking spaces are provided, the parking spaces in the rear yard will be covered.

There are two garbage areas: one for the residential uses, another for the office and retail uses. There is a door between the two rooms; however, the Applicant has indicated that the door between the rooms will only be used for maintenance and servicing.

The building is setback zero metres from the easterly property line. Anytime a building is positioned less than 1.2 metres from a lot line, no windows are permitted per the Ontario Building Code. However, a limiting distance agreement allows the limiting distance for exposing building faces to be measured to a point referred to in the agreement. In this case the Owner is entering into a limiting distance agreement with Ottawa Catholic School Board (OCSB) to permit the glazed openings on the east façade, the limiting distance is four metres from the east lot line. Further, an agreement will be put in place to water and maintain the replacement landscaping and plantings for two years post construction.

The proposal will be serviced by municipal services within Innes Road: water, sanitary and storm water. Stormwater management for the proposed development will be provided by rooftop and surface storage. To meet the water quality target of 80% total suspended solids (TSS) removal, an oil and grit separator (OGS) is proposed downstream of catch basin maintenance hole 202 (CBMH-202), which will treat all the captured runoff from the site.

The mixed-use building is a low-rise built form (four storeys), with non-residential uses on the ground floor and the second floor, residential dwellings units are on floors two to four. There is a green roof with soft and hard landscaped areas as well as outdoor seating. In the basement there are tenant storage units, mechanical and electrical rooms, two amenity rooms, and unoccupied space. The exterior walls will be a mix of dark brick veneer cladding on the ground floor, coloured fiber cement board panels above, and aluminum wood grained panels. There are canopies used to highlight walkways and entrances.

Residential Units and Types

Dwelling Type	Number of Units
Dwelling units in mixed use building	18

Related Applications

The following application is related to this proposed development:

- Minor Variance – D08-02-23/A-00166

DECISION AND RATIONALE

This application is approved for the following reasons:

- The property is designated Outer Urban Corridor – Mainstreet per Schedule A and B3 of the Official Plan (2022). The subject site is zoned Arterial Mainstreet Zone, Subzone 11 (AM11), a purpose of the zone is to accommodate a broad range of uses including retail, service commercial, offices, residential and institutional uses in mixed-use buildings or side by side in separate buildings.
- The proposal is in conformity with Zoning. The Owner was granted four minor variances from Panel 2 of the Committee of Adjustment (D08-02-23/A-00166).
 - **Active frontage provision:** The requirement to have 50 percent of the building wall at the front yard setback is a zoning standard meant to create ‘active frontage’ streets and support a high-quality streetscape edge along Innes Road. Due to the presence of hydro infrastructure the building is setback five metres. However, other ‘active frontage’ provisions are being adhered to, such as the height of the first storey and glazing requirements.
 - **Aisle Width:** The Owner has provided a parking clearance diagram to show that a typical motor vehicle can adequately reverse out of parking spaces into a 5.8-metres wide drive aisle. Further diagrams were provided to confirm parking spaces 21 and 22 are functional.
 - **Landscape Buffer:** The reduction in the landscape buffer applies to a small portion of the property and does not drastically impact tree planting or protection on the site. The Owner is meeting the three-metres landscape buffer requirement. Further, additional landscaping is planned within the building’s four metres limiting distance buffer.

- **Parking in the front yard:** There is a parking space located between the building and the street in the front yard, which is not permitted. Front yard parking has a visual impact on the street streetscape, impacts the ability to provide soft landscaping in the front yard and to plant/maintain street trees. The Owner is screening the parking area with a decorative fence and an additional small street tree is being planted in the right-of-way to further screen the parking space from the street.

On September 5, 2023, the Committee of Adjustment confirmed that Committee's decision was final and binding.

- The site development, servicing and landscape design for the mixed-use building, along with the above proposed conditions of approval, are reasonable and appropriate in the context of the surrounding development, and, therefore, represent good and responsible planning and site design.

The above conditions of site plan control approval would serve to ensure that the development proceeds in accordance with the approved plans.

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.

CONSULTATION DETAILS

Councillor's Comments

Councillor Laura Dudas was aware of the application related to this report.

Councillor Laura Dudas indicated the following comments:

I am pleased to see this mixed-used style of development being proposed for this community. This project will locate residential units within walking distance of shops, a library, restaurants, a City arena, an outdoor pool, schools, and on two transit routes. Meanwhile, the height proposed, and the level of density is reflective of the need for more housing variety in our city, while also being respectful of the impact of infill on established communities.

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

1. Heating should be electrical, no natural gas.

The building is designed in accordance with the Ontario Building Code (OBC)

2. Land Use: too much space is used for parking, the size of the parking lot should be reduced to either increase the size of the building or preserve the existing structure, which may be a heritage building.

Based on aerial photographs the property was first developed in the late 1950s for residential purposes. The property was not listed on the Heritage Register and the building was demolished in late August 2023 (Permit 2304965). The parking lot is sized to provide the required parking for the uses in the building.

3. Servicing: there should be electric vehicle (EV) parking spaces

The owner has provisioned for five initial charging stations at the development.

4. Transit Service

Innes Road is a Transit Priority Corridor (schedule C2 of Official Plan (2022)). Two bus routes run along Innes Road, Route 25 and 28. Route 25 (Millennium | La Cité | Blair) has 7 days a week all day service. Route 28 (Blackburn Hamlet | Blair) has service during the weekdays.

5. Vehicular Traffic

The proposal did not surpass the thresholds established in our guidelines to require a Traffic Impact Assessment (TIA). The anticipated trip generation for the site is 13 trips during the morning peak hour and 16 person trips during the afternoon peak hour, which falls below the 60 person – trip trigger.

Technical Agency/Public Body Comments

Summary of Comments –Technical

Comments were received from various technical agencies including Bell, Enbridge, Hydro Ottawa, and Telus.

The **Ottawa-Carleton District School Board (OCDSB)** advised that the Subject Property is in close proximity to a Board property - Emily Carr Middle School at 2681 Innes Road. Further that students and parents of Emily Carr Middle School utilize the pathway adjacent to the interior side yard of the Subject Property. The

applicants/owners were advised that noise and foot-traffic are to be expected from this pathway.

The Ottawa-Carleton District School Board requested that construction fencing be erected on the Subject Property during development to ensure the safety of their students and their families. The Ottawa-Carleton District School Board advised that at no time during construction shall the Owner be permitted to swing live loads or materials over the Board's property.

The **Ottawa Catholic School Board (OCSB)** owns the elementary school (Good Shepherd Elementary School), which shares a property line with the proposed development lot. The OCSB does not have any objections to the proposed development.

The OCSB have been in contact with the development proponent, and the proposal includes the erection of a new fence within the confines of the site. The OCSB would like to ensure that appropriate safety and material hoarding measures are implemented during construction, as this work will take place adjacent to an operating school play yard. The OCSB would also like to be informed of all decisions regarding the proposed development.

Response to Comments –Technical

Comments from the technical agencies - Bell, Enbridge, Hydro Ottawa, and Telus - were shared with the Applicant. The Owner is responsible for obtaining any required approvals from the utilities having jurisdiction and may be required to grant easements to said utilities.

Comments from the school boards were shared with the Applicant, who took note of the concerns and noted that fencing will be installed around the construction site. Further, they noted "*The general contractor's site-specific health and safety plan will address fencing and construction works adjacent the school property and access path. We will have them share this plan for [OCSB] board review and comment*". Further, "*The board will be welcome to attend the construction meetings and will be provided with the contractor's 24/7 contact information. The contractor will keep the board apprised of all activities affecting the adjacent properties*".




APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date.

Contact: Lucy Ramirez Tel: 613-580-2424, ext. 23808 or e-mail:
Lucy.Ramirez@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-22-0182	22-1253-K	 2663 ch. Innes Rd.	
I:\COI2022\Site\Innes_2663			
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