



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

Site Location: 375 Codd's Road & 1345 Hemlock Road

File No.: D07-12-22-0127

Date of Application: July 16, 2022

This SITE PLAN CONTROL application submitted by RorTar Land Development, on behalf of Bayview Wateridge Inc, is APPROVED as shown on the following plan(s):

1. **Site Plan – Building 3 Roof Level**, ASP-7, prepared by Mataj Architects Incorporated, Revision 4 dated 23/12/08.
2. **Site Plan – Building 3 Grade Level**, ASP-8, prepared by Mataj Architects Incorporated, Revision 4 dated 23/12/08.
3. **Site Plan – Details**, ASP-9, prepared by Mataj Architects Incorporated, Revision 3 dated 23/05/11.
4. **Landscape Plan**, Wateridge Apartments Building 3 Revision 10, dated December 20, 2023 prepared by WSP Consulting Engineers
5. **Landscape Plan**, General Notes and Details, Revision 10 dated December 20, 2023 prepared by WSP Consulting Engineers.
6. **West Elevation (Front)**, A301, prepared by Mataj Architects Incorporated, Revision 6 dated 2024/01/19.
7. **East Elevation**, A302, prepared by Mataj Architects Incorporated, Revision 5 dated 2024/01/19.
8. **South Elevation**, A303, prepared by Mataj Architects Incorporated, Revision 5 dated 2024/01/19.
9. **North Elevation**, A304, prepared by Mataj Architects Incorporated, Revision 4 dated 2024/01/19.
10. **Notes and Details**, C201, Prepared by WSP, Revision 7 dated 2024-02-08.
11. **Grading Plan** Building 3, C203, Prepared by WSP, Revision 7 dated 2024-02-08.
12. **Servicing Plan** Building 3, C205, Prepared by WSP, Revision 7 dated 2024-02-08.
13. **Erosion and Sedimentation Control Plan**- Building 3, C207, Prepared by WSP, Revision 7 dated 2024-02-08.
14. **Residential Development Storm Drainage Area Plan** Building 3, C209, Prepared by WSP, Revision 7 dated 2024-02-08.

And as detailed in the following report(s):

1. **Roadway Traffic Noise Assessment Report** 22-113-Roadway traffic Noise dated August 8, 2022.
2. **Roadway Traffic Noise Addendum letter** GW File no. 22-113 dated March 24,2023.
3. **Subsurface investigation report** Prepared by Yuri Mendez Engineering, Report Number 55-BW1-R1, dated November 04, 2023
4. **Servicing Report** 1345 Hemlock Road, 375 Codd's Road and 1375 Hemlock Road residential development, Ottawa ON, dated February 8,2024,
5. **Stormwater Management Report** 1345 Hemlock Road, 375 Codd's Road and 1375 Hemlock Road residential development, Ottawa ON, dated December 18,2023.
6. **Phase one Environmental Site Assessment update** – Wateridge Village-Block 11 Parcel 2, Block 12 Parcel 3 and Block 12 parcel 5, Reference – 02202323.000 dated April 25, 2022

And subject to the following Requirements, General and Special Conditions:

General Conditions

1. **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.

Special Conditions

2. **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.

3. **Noise Control Attenuation Measures**

The Owner covenants and agrees that it shall retain the services of a professional engineer licensed in the Province of Ontario to ensure that the recommendations of the Roadway Traffic Noise Assessment Report 22-113-Roadway traffic Noise, dated August 8, 2022, 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 professional engineer that the Owner has complied with all recommendations and provisions of the Roadway Traffic Noise Assessment Report 22-113-Roadway traffic Noise, dated August 8, 2022, prior to building occupancy, which confirmation shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

4. **Stationary Noise Study**

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

5. **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 Subsurface investigation report Prepared by Yuri Mendez Engineering, Report Number 55-BW1-R1, dated November 04, 2023 (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.

6. **Geotechnical – Encroachments**

The Owner acknowledges and agree that the the Subsurface investigation report Prepared by Yuri Mendez Engineering, Report Number 55-BW1-R1, dated November 04, 2023 (the “Report”) 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.

7. Below Grade Parking Area and Depressed Driveways

- (a) The Owner acknowledges and agrees that during major storm events, depressed driveways and below grade parking areas may be subject to flooding due to drainage from the road allowance. The Owner further acknowledges and agrees that the City shall not be liable for flooding claims. The Owner further acknowledges that it is recommended that backwater valves be installed on catch basins located in depressed driveways.
- (b) The Owner acknowledges and agrees that a notice-on-title respecting below grade parking areas and depressed driveways, as contained in Clause 8 hereinafter, shall be registered on title to the subject lands, at the Owner's expense, and a warning clause shall be included in all agreements of purchase and sale and lease agreements.

8. Notice on Title – Below Grade Parking Areas and Depressed Driveways

The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner's expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as written directly below, shall be included in all agreements of purchase and sale and lease agreements to inform prospective purchasers and tenants of these matters. The notice on title shall include, but not be limited to, the following:

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 themselves, their 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."

9. 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.

10. In-ground Storage and Infiltration Chambers

The Owner acknowledges and agrees to install and maintain in good working order the required in-ground storage and infiltration chambers, as recommended in the approved 1345 Hemlock Road, 375 Codd's Road and 1375 Hemlock Road residential development, Ottawa ON, Servicing Report dated February 8, 2024, 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.

11. 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.

12. Site Dewatering

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

13. 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.

14. 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.

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.

15. **Exterior Elevations Drawings**

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Elevation Drawings, referenced in Schedule "E" herein. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved plans shall be filed with the General Manager, Planning, Real Estate and Economic Development and agreed to by both the Owner and the City prior to the implementation of such changes. No amendment to this Agreement shall be required.

16. **Phasing**

The Owner acknowledges and agrees that the proposed development will be constructed in Phases. The Owner acknowledges and agrees that this Site Plan Approval is subject to the Owner entering into an Amending Site Plan Agreement, for the lands known as 1345 and 1375 Hemlock Road, and the payment of any applicable fees and securities, and any other requirements that the City may require, all to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

17. **Walkway Easement**

Prior to the registration of this Agreement, the Owner shall grant to the City, at no cost to the City, an unencumbered pedestrian easement along the southeastern corner of the site, shown as interlock on the approved Site Plan, to the satisfaction of the City. The Owner shall provide a Reference Plan for registration, indicating the pedestrian easement, to the City Surveyor for review and approval prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. The Owner acknowledges and agrees to provide an electronic copy of the Transfer and a copy of the deposited reference

plan to the City Clerk and Solicitor prior to registration of the easement. All costs shall be borne by the Owner. The easement documents shall specify that the easement grants at grade pedestrian access to the parts identified on the Reference Plan.

18. **Parkland Dedication**

- (a) The Owner acknowledges and agrees that the conveyance requirement to the City is 373.76 square metres.
- (b) The Owner covenants and agrees that the conveyance requirement has been calculated at the rate set out below in accordance with the Parkland Dedication By-law, being By-law No. 2022-280, as amended:
 - (i) For conveyance of parkland (residential > 18 units/net ha):
 - i. one hectare per 600 net residential units but shall not exceed a maximum of 10% of the gross land area where less than or equal to five hectares.

| | | |
|--|---|---|
| Gross Land Area (GLA) | 3737.6m ² | |
| Net gain in residential units | 106 units | |
| | | |
| Development Type | Calculation | Conveyance Requirement (m²) |
| Residential > 18 units/net hectare | 106 units @ 1:600 (1800.36 m ²), not to exceed 10% of gross land area (373.76 m ²) | 373.76m ² |
| Total Conveyance Requirement | | 373.76m ² |

19. **Conveyance of Parkland**

The Owner acknowledges and agrees that the conveyance requirement of 373.76 square meters has been satisfied through the subdivision agreement for D07-16-15-0003_Ph2B. Therefore, as per Section 11(1) of the Parkland Dedication By-law 2022-280, this development is considered exempt from parkland dedication.

20. **Park Construction Fencing**

The Owner shall install and maintain in good order, six (6) feet high, metal, modular construction fence along the entire length of the southern boundary of the development site for the duration of the construction to protect the abutting park parcel.

21. **Protection of Public Park Land**

- (a) The Owner acknowledges and agrees development of the subject site will not impact the adjacent City park known as Lt. Col. William G. Barker VC Park. Herein, the Owner shall neither deposit, nor permit to be deposited, fill, snow, debris, building materials, granular, excavated materials, topsoil or construction equipment, nor allow vehicle parking, storage or access for any purposes on the Park Land. Furthermore, the Owner shall neither remove nor permit to be removed any fill, topsoil, trees, vegetation or shrubs from on the Park Land, without the prior consent of the General Manager, Planning, Real Estate and Economic Development.
- (b) The Owner shall identified by permanent markers and, if required, temporary markers at the Owner's expense, the Park Land designated as Block 20 on 4M-1581, known as Lt. Col. William G. Barker VC Park. The Owner shall install and maintain temporary fencing adjacent to Block 20 on 4M-1581, known as Lt. Col. William G. Barker VC Park. The markers and temporary fencing shall be of a type and placed in such a location and at such times as are satisfactory to the General Manager, Planning, Real Estate and Economic Development.
- (c) The Owner shall install tree protection fencing around the tree(s) to be retained within Lt. Col. William G. Barker VC Park. Fencing shall be installed prior to any site Works and shall be maintained in good order throughout the construction period. Any removal or revisions to the location of protection fencing shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.
- (d) Trees or shrubs which have been or are hereafter removed from the Lt. Col. William G. Barker VC Park in contravention of the Site Plan Agreement shall, at the City's option, be replaced by the Owner, at the expense of the Owner, with nursery stock of a variety and quality equivalent to or better than the trees and/or shrubs removed.

22. **Notice on Title – Parkland**

The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner's expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as written directly below, shall be included in all agreements of purchase and sale and lease agreements to inform prospective purchasers and tenants of these matters. The notice on title shall include, but not be limited to, the following:

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 parkland within the vicinity of the

subject lands may have active hard and soft surface recreational facilities, buildings and supporting infrastructure. These amenities may include lit facilities and may generate noise by users using these facilities and amenities”

“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.”

March 8, 2024

Date



Andrew McCreight
Manager, 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: D07-12-22-0127

SITE LOCATION

375 Codd's Road and 1345 Hemlock Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The proposed development described as Building 3, is within the Wateridge Village community. The site is bound by Codd's Road to the west, Tawadina Road to the north, future development lands to the east, and a future public park to the south. The parcel is 3737 square metres in size, with 70.47 m of frontage along Codd's Road and 36 metres of frontage along Tawadina Road.

Building 3 is a six-storey mid-rise apartment building with 106 residential units comprised of a mix of one- and two-bedroom units. The building will front on Codd's Road, with vehicular access from Tawadina Road. 67 vehicle parking spaces will be provided in an underground parking garage and four spaces will be provided as surface parking spaces at the rear of the building. 56 bicycle parking spaces are provided predominantly within the interior of the building.

The proposal originally included a nine-storey mixed-use building referred to as Building 2, municipally known as 1345 Hemlock Road, this portion fronts onto Hemlock Road and Bareille-Snow Street. However, based on time constraints the Applicant wishes to proceed with the approval of only Building 3 at this time and will enter into an amending agreement for the future development of Building 2.

Residential Units and Types

| Dwelling Type | Number of Units |
|----------------------|------------------------|
| Apartment | 106 |

DECISION AND RATIONALE

This application is approved for the following reasons:

- The Official Plan designates these lands as Inner Urban Transect, along a Minor Corridor. The proposal is consistent with these policies by establishing an urban pattern of built form that encourages active modes of transportation and is

supportive of the transit network. The site's parking is underground and the functional elements, such as loading and waste removal are interior to the lot is hidden from the street;

- The proposal is consistent with the Former Canadian Forces Base (CFB) Rockcliffe Secondary Plan, as it is a mid-rise building with active style frontages facing Codd's Road and the public park to the south;
- The proposal is subject to an approved minor variance D08-02-23/A-00108 to permit a building to be set back an additional 2 metres at and above the fifth storey, whereas the By-law requires a building to be set back an additional 2 metres from the front and corner side lot lines at and above the fourth storey.
- The proposed development is consistent with the intent of the Zoning By-law and meets all of the applicable performance standards of the GM31 H(30) zone;
- The development is consistent with Former CFB Rockcliffe Community Design Plan, the buildings frame the street and include entrances onto Codd's Road. The building is well-designed and includes durable materials on its base; and
- The development complies with the relevant planning policy context and complies with the zoning bylaw. Accordingly, the development represents good land use planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, was previously satisfied through the related plan of subdivision approval.

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 October 10th, 2023.

The summary of the UDRP recommendations are available online [HERE](#). Note that this item included three buildings, 1345 & 1375 Hemlock Road and 375 Codd's Road. This approval is specific to Building 3 (375 Codd's Road)

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

- Extending the built form towards the corner of Codd's Road and Tawadina Road
- Moving the internal lobby towards the front of the building.
- Site conditions that will support the future north-south connection from Tawadina to the public park.

CONSULTATION DETAILS

Councillor's Comments

Councillor Rawlson King is aware of the application related to this report, and has concurred with the proposed conditions of approval.

Public Comments

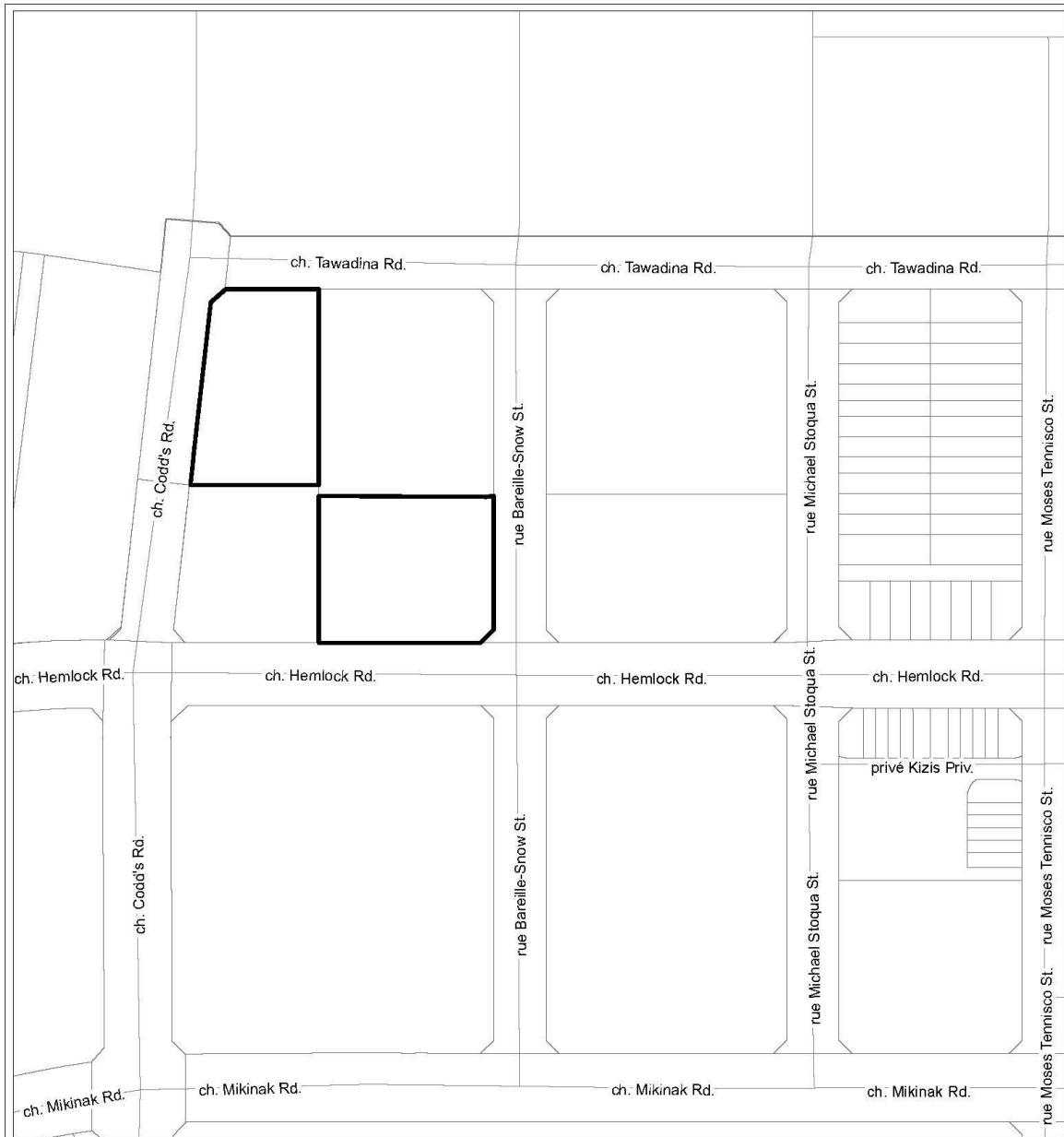
This application was subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments.


APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date due to the complexity of the issues.


Contact: John Bernier Tel: 613-580-2424, ext. 21576 or e-mail:
John.Bernier@ottawa.ca

Document 1 – Location Map



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|---|-----------|
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| D07-12-22-0122 | 24-0198-D |
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| REVISION / RÉVISION - 2024 / 02 / 20 | |

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

 **375 ch. Codd's Road
1345 ch. Hemlock Road**

