



**SITE PLAN CONTROL APPLICATION
DELEGATED AUTHORITY REPORT
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Location: 130 Slater Street

File No.: D07-12-24-0054

Date of Application: August 9, 2024

This SITE PLAN CONTROL application submitted by Fotenn Planning + Design c/o Evan Saunders, on behalf of KTS Ontario Properties, is APPROVED as shown on the following plan(s):

1. **Site Plan**, Drawing number A006, prepared by Figurr, dated 06/04/2024, revision 5 dated 2024.09.12.
2. **Exterior Elevations – North**, Drawing number A200, prepared by Figurr, dated 06/04/2024, revision 5 dated 2024.09.12.
3. **Exterior Elevations – East**, Drawing number A201, prepared by Figurr, dated 06/04/2024, revision 5 dated 2024.09.12.
4. **Exterior Elevations – South**, Drawing number A202, prepared by Figurr, dated 06/04/2024, revision 5 dated 2024.09.12.
5. **Exterior Elevations – West**, Drawing number A203, prepared by Figurr, dated 06/04/2024, revision 5 dated 2024.09.12.
6. **Enlarged Exterior Elevations**, Drawing number A220, prepared by Figurr, dated 06/04/2024, revision 5 dated 2024.09.12.
7. **Enlarged Exterior Elevations**, Drawing number A221, prepared by Figurr, dated 06/04/2024, revision 5 dated 2024.09.12.
8. **Enlarged Wall Sections**, Drawing number A325, prepared by Figurr, dated 09/15/2023, revision 2 dated 2024.09.12.
9. **Site Servicing Plan**, Drawing Number C101, prepared by Egis, dated 2024.03.08, revision 4 dated 2024.08.29.

And as detailed in the following report(s):

1. **Site Servicing Report, 130 Slater Street**, prepared by Egis Canada, dated March 8, 2024, revised August 29, 2024.
2. **Phase One Environmental Site Assessment**, prepared by Pinchin, dated February 1, 2024.
3. **Phase Two Environmental Site Assessment**, prepared by Pinchin, dated June 4, 2024.

4. **Roadway Traffic Noise Assessment**, prepared by Gradient Wind, dated March 19, 2024.

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

General Conditions

1. **Lapsing of Approval**

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, complete the conditions to be satisfied prior to the signing of this Agreement, and have the corresponding building permit(s) issued within three (3) years of Site Plan approval, the approval shall lapse.

2. **Barrier Curbs**

The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the drawings of a design professional, such drawings to be approved by the General Manager, Planning, Development and Building Services.

3. **Water Supply for Fire Fighting**

The Owner shall provide adequate water supply for fire fighting for every building. Water supplies may be provided from a public water works system, automatic fire pumps, pressure tanks or gravity tanks.

4. **Reinstatement of City Property**

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Development and Building Services, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.

5. **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, Development and Building Services.

6. **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, Development and Building Services. Such sidewalk(s) shall be constructed to City Standards.

7. **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, Development and Building Services.

8. **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, Development and Building Services, 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, Development and Building Services, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Development and Building Services 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, Development and Building Services, 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.

9. **Development Charges**

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

Special Conditions

10. **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.

11. **Noise Control Attenuation Measures**

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

- (a) each unit is to be equipped with central air conditioning;
- (b) Sound Transmission Class (STC) Requirements.
 - (i) Bedroom Windows facing north will require a minimum STC of 32. All other bedroom windows are to satisfy the Ontario Building Code (OBC 2012) requirements.
 - (ii) Living room Windows facing north will require a minimum STC of 27. All other living room windows are to satisfy the Ontario Building Code (OBC 2012) requirements.
 - (iii) Exterior wall components on the north façade will require a minimum STC of 45, which will be achieved with brick cladding or an acoustical equivalent according to NRC test data.
- (c) 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;
- (d) prior to the issuance of a building permit, a review of building components (windows, walls, doors) is required and must be designed to achieve indoor sound levels within the City's and the Ministry of the Environment, Conservation and Parks' noise criteria. A letter shall be prepared by a qualified professional and provided to the General Manager, Planning, Development and Building Services confirming the plans submitted for building permit issuance have incorporated any and all mitigation measures to achieve the required indoor sound levels;
- (e) 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 Roadway

Traffic Noise Assessment referenced in Schedule “E” hereto. The professional engineer shall prepare, sign and stamp a letter to the General Manager, Planning, Development and Building Services (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, Development and Building Services.

12. **Notice on Title – Noise Control Attenuation Measures**

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:

Type D – Central Air Conditioning

“The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that this dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa’s and the Ministry of the Environment, Conservation and Parks’ noise criteria.”

“The purchaser/lessee covenants with the vendor/lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale and lease agreements for the lands described herein, which covenant shall run with the said lands.”

13. **Stationary Noise Study**

Prior to the issuance of a Building Permit, the Owner acknowledges and agrees to submit a Stationary Noise Study to the General Manager, Planning, Development and Building Services to assess the impacts of stationary noise from rooftop mechanical units servicing the proposed building on surrounding noise-sensitive areas. The study will include recommendations for any noise control measures necessary to ensure noise levels fall below ENCG limits.

14. **Record of Site Condition**

Prior to the issuance of any building permit, the Owner shall submit to the General Manager, Planning, Development and Building Services, 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.

Where available information reveals that contamination extends into a City right-of-way and submission of an RSC is not possible, a building permit may be issued, at the sole discretion of the Chief Building Official, on a phased basis:

- (a) where the Owner has executed an off-site management agreement with the City to remediate the right-of-way and the site or;
- (b) where the Owner has completed remediation Work on the right-of-way to the satisfaction of the General Manager, Planning, Development and Building Services.

15. **Risk Assessment Report**

If filing a risk assessment-based Record of Site Condition (RSC) is followed, the Owner acknowledges and agrees to submit to the General Manager, Planning, Development and Building Services, and the Chief Building Official, a copy of the Ministry of Environmental Compliance Approval (MECP) accepted Risk Assessment Report along with a copy of the filed RSC for City Records.

16. **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, Development and Building Services 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.

17. **CCTV Inspection of Service Laterals**

Prior to the issuance of a Building Permit, the owner acknowledges and agrees to provide the General Manager, Planning, Development and Building Services a CCTV Inspection Report of the existing storm and sanitary service laterals to confirm that the existing service laterals are adequate for reuse. A memorandum stamped by a Professional Engineer confirming that the service laterals are adequate for reuse must be accompanied with the CCTV Inspection Report.

18. **Slater Watermain Renewal Project Coordination**

The Owner acknowledges and agrees that site construction shall be coordinated with the City's Albert and Slater Streets Improvement Project – Capital Project CP000317', and depending on timing and coordination, site development may incur delays as the capital project takes priority for constructability, including truck routes, staging and use of the right-of-way.

19. **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, Development and Building Services, 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.

20. **Permanent Encroachment Agreement**

The Owner acknowledges and agrees to enter into a permanent Encroachment Agreement to permit the encroachment of the upper-level building overhang to be constructed within the City's Slater Street right-of-way. The Owner shall, at its expense, provide a reference plan for registration, indicating the approved encroachments, and the Owner shall submit the draft reference plan to the City's Surveyor for review and approval prior to its deposit in the Land Registry Office. The Owner further acknowledges and agrees that the cost of preparation and registration of the Encroachment Agreement will be borne by the Owner.

21. **Letter of Tolerance – Right-of-Way**

The Owner shall, within two (2) weeks of Site Plan Control Approval, file with the General Manager, Planning, Development and Building Services a copy of the letter of tolerance issued by the Right-of-Way Unit for the encroachment of the main entrance stairs to be constructed within the City's Slater Street right-of-way, as shown on the approved Site Plan, referenced in Schedule "E" herein.

22. **Notice on Title – On-site Parking**

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 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 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."

23. **Traffic Management Plan**

The Owner acknowledges and agrees that should the Owner wish to use a portion of the City's right(s) -of-way along Slater Street for construction staging, the Owner shall obtain an approved Traffic Management Plan from the Manager, Traffic Management, Transportation Services Department prior to the issuance of a Building Permit. The Owner further acknowledges and agrees that the City has the right for any reason to deny use of the said right(s)-of-way and/or to amend the approved Traffic Management Plan, as may be required.

24. **Traffic Management and Operations**

Prior to the issuance of a Building Permit, the Owner acknowledges and agrees to the following:

- (a) To discuss the potential traffic impacts of the proposed Works with the Traffic Management Construction Unit;

- (b) To submit to the Traffic Management Construction Unit a final Preliminary Construction Management Plan and all other required information;
- (c) That if the proposed works interferes with pedestrian access to and/or from a transit stop, the Owner shall contact OC Transpo at least ten (10) working days prior to commencing the proposed works to arrange for the temporary relocation of the affected transit stop(s);
- (d) To maintain pedestrian access and provide pedestrian detours if necessary for areas accessible to the public;
- (e) That if the closure of a sidewalk is required and pedestrians must be detoured, the Owner shall provide ten (10) business days' notice to adjacent property owners and the local area Councilor's office; and
- (f) To always maintain local and emergency access, and where such access cannot be maintained the Owner shall contact the City Traffic Management Inspector to discuss alternatives.

25. **Exterior Elevations Drawings**

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Exterior Elevations – North (A200), Exterior Elevations – East (A201), Exterior Elevations – South (A202), and Exterior Elevations – West (A203), prepared by Figurr, dated 06/04/2024, revision 5 dated 2024.09.12, 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, Development and Building Services 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.

26. **Private Waste Collection**

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.

27. **Road Widening**

Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, an unencumbered road widening across the complete Slater Street frontage of the lands, measuring 0.942 metres from the front property line. The exact widening must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the widening, to the City Surveyor for review and approval prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. The Owner acknowledges and agrees to provide an electronic copy of the Transfer and a copy of the deposited reference plan to the City Solicitor prior to the execution of this Agreement by the City. All costs shall be borne by the Owner.

28. **Delayed Dedication of Road Widening Lands**

- (a) Notwithstanding Condition 27, the lands to be conveyed to the City for road widening purposes may be conveyed after the issuance of a Building Permit and prior to building occupancy, provided a Record of Site Condition ("RSC") has been submitted in accordance with Condition 14 and such RSC includes the lands to be conveyed to the City.
- (b) The Owner acknowledges and agrees to retain an environmental consultant to identify if the soils and/or fill located on the lands to be conveyed to the City for road widening purposes are contaminated. The Owner acknowledges and agrees that the said soil and/or fill test results shall be compared to the Ministry of the Environment, Conservation and Parks Table 3 commercial/community standards for coarse grained soils, which are applicable to municipal roadways. If through testing any soil and/or fill are found to be contaminated, the Owner acknowledges and agrees to dispose, treat or recycle these materials at a waste disposal site or landfill licensed for that purpose by the Ministry of the Environment, Conservation and Parks. The Owner further acknowledges and agrees that the results of this testing program shall be summarized in a report to be submitted for review and shall be to the satisfaction of the General Manager, Planning, Development and Building Services. All of costs shall be at the Owner's sole expense.
- (c) The Owner acknowledges and agrees to retain an environmental consultant to test groundwater from the lands to be conveyed to the City for road widening purposes to determine if the groundwater is contaminated, which shall be completed during and after redevelopment of the site. If through further testing the groundwater samples are found to be contaminated, all contaminated groundwater must be removed, managed or treated in accordance with appropriate Ontario regulations and/or discharged in accordance with the City's Sewer Use By-Law, being By-law No. 2003-514, as amended.

29. **Parkland Dedication Condition**

- (a) The Owner acknowledges and agrees that subject to satisfaction of the Council approved November 8, 2023 Motion to Planning and Housing Committee parameters to reduce the specific Ward 14 cash-in-lieu of parkland conveyance, the parkland dedication conveyance requirement to the City shall be 132.81 square metres, with the base conveyance requirement being 150.92 square metres.
- (b) The Owner covenants and agrees that the base 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:
For cash-in-lieu of conveyance of parkland (residential > 18 units/net ha):
 - (i) a maximum of 10% of the gross land area where less than or equal to five hectares.

- (c) The Owner further acknowledges and agrees that the conveyance requirement for office to residential conversions has been reduced by 20 percent for the portion of the conveyance amount that is to be allocated to Ward 14, and that this adjustment is accounted for in the identified conveyance amount provided under subsection (a).

Conveyance Requirement Table

Development Type	Rate	Gross Floor Area (m ²)	Conveyance Requirement	Proportion of GFA Allocated to Each Use	Proportional Conveyance Requirement	
residential	10%	8537.40	156.36	96.52	150.92	sqm
Ward 14 office to residential reduction calculation						
City-wide conveyance requirement (40% of 10%)					60.37	sqm
Ward 14 conveyance requirement (60% of 10%)					90.55	sqm
Reduced Ward 14 conveyance requirement (80% of 60% Ward allocation)					72.44	sqm
Total Reduced Parkland Conveyance Amount					132.81	sqm
CILP amount calculation						
1.0	Total Base Parkland Conveyance Requirement				150.92	sqm
2.0	Appraisal Amount (per m ²)				\$TBD	
3.0	Base Cash-in-Lieu (CILP) of Conveyance Amount				\$TBD	
3.1	Allocation to City-Wide Account (40%) – Account 830015				\$TBD	
3.2	Allocation to Ward 14 Account (60%) – Account 830303				\$TBD	
3.3	Allocation to Ward 14 after reduction (80% of item 3.2)				\$TBD	
4.0	Adjusted/Reduced CILP Conveyance Amount				\$TBD	
4.1	CREO Appraisal fee				\$820.00	
4.2	CREO HST fee				\$106.60	
5.0	Total Adjusted/Reduced CILP Conveyance Fee				\$TBD	

- (b) The Owner covenants and agrees that the reduced conveyance requirement of 132.81 square metres has been calculated in accordance with motion number PHC 2023-18/03, which was approved by Planning and Housing Committee on November 8, 2023 for Office to Residential Conversions in Ward 14:

- (i) The portion of the cash in lieu of conveyance requirement funds to be allocated to the Ward 14 account may be reduced by 20 percent where the following conditions are met:

- i. A building permit for the project is issued within 6 months of SPC approval (April 3, 2025), with possibility of a singular extension of 3 months.
- ii. The downtown vacancy rate at the time of SPC approval (October 3, 2024) is above 10% as reported in the latest Ottawa Office market report by Colliers.
- iii. The SPC approval (October 3, 2024) occurs prior to November 8, 2025, at which time the matter is to be reconsidered by Council.

30. **Cash-In-Lieu of Conveyance of Parkland**

- (a) 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 under "Reduced Ward 14 Office to Residential Parkland Conveyance Requirement". Pursuant to the City's Parkland Dedication By-law, being By-law No. 2022-280, as amended, of the funds collected, an amount equal to 40% of the *Total Base Conveyance Requirement* shall be directed to City wide funds. Pursuant to Motion PHC 2023-18/03 the remaining funds collected shall be directed to Ward 14 funds. The Owner shall also pay the parkland appraisal fee of \$820.00 plus H.S.T. of \$106.60, as referenced in Schedule "B" herein.
- (b) Prior to issuance of a building permit, the Owner covenants and agrees that if Motion PHC 2023-18/03 conditions are not satisfied, the reduced Ward 14 fund portion shall be increased to reflect the Total Base Conveyance Requirement, an amount equal to 60%, as referenced in Schedule "B", including applicable appraisal fee.

October 3, 2024

Date



Andrew McCreight
Manager, Development Review
Central, Planning, Real Estate and
Economic Development Department



SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-24-0054

SITE LOCATION

130 Slater Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is located on the southern part of Slater Street, between O'Connor Street and Metcalfe Street, in Downtown Ottawa. The irregular lot has an area of 1560 square metres (sqm.), with 40.31 metres frontage on Slater Street and irregular lot depth ranging between 45.68, 30.51 and 33.72 metres. The area surrounding the subject site is generally characterized by high-rise and mid-rise buildings with office, institutional, commercial uses, and hotels typical in the downtown core, with only some low-rise buildings in the area. To the east of the subject site is Ottawa Public Library – Main Branch building, listed on Heritage Register.

The Site Plan Control application is for an office-to-residential conversion within the existing building envelope to permit the development of a mixed-use building. The subject site is currently occupied by an office building with commercial uses on the ground floor. The proposed conversion will result in a total of 204 residential dwelling units while maintaining some retail space on the ground floor. The subject site consists of 85 studio apartments (including 12 barrier-free), 95 one-bedroom apartments (including 12 barrier-free), and 24 two-bedroom apartments (including 12 barrier-free). 21 residential parking spaces, 18 visitor parking spaces and 285 bicycle parking spaces are proposed in the underground parking garage and on the surface of the site.

Garbage is internalized in the basement of the building and accessed from Slater Street. The barrier-free entrance to the mixed-use building is from Laurier Avenue West. The required amenity spaces are located on the ground floor, facing the interior yard area/rear of the site, and in the basement, facing Slater Street. A total of 1,332.9 square metres of interior and exterior amenity space is proposed. Some facade modifications are proposed at ground level with some architectural interventions along the front façade which will result in increased access to natural light for amenity spaces in the basement.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	204

110 Laurier Avenue West, Ottawa ON K1P 1J1 Mail code: 01-14
110, av. Laurier Ouest, Ottawa (Ontario) K1P 1J1 Courrier interne : 01-14

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Visitez-nous : Ottawa.ca/urbanisme

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The subject site is located within the Downtown Core Transect policy area of the Official Plan, in a Downtown Protected Major Transit Station Area (PMTSA) and is designated Mainstreet Corridor. The proposed development is consistent with the applicable policies of the Official Plan and is supported.
- The Central and East Downtown Core Secondary Plan policies encourage an intense mix of uses, including residential and retail, in the Downtown Mixed-Use designation. The Secondary Plan supports the proposed built form and active frontages along Mainstreet Corridors. The proposal is consistent with the applicable policies of the Secondary Plan and is supported.
- The property is zoned MD S37 (Mixed-Use Downtown Zone, Schedule 37) which permits the proposed uses. Section 76 of the Zoning By-law contains provisions for office-to-residential conversions in the MD zone. The proposed development conforms to the Zoning By-Law and is supported.
- The proposed development is consistent with the City's transit-oriented development guidelines and all other applicable urban design guidelines.
- The proposed development represents good land use planning. The site plan control application is supported subject to conditions of approval which will ensure the timely and orderly development of the project and infrastructure coordination.

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 Ariel Troster 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.

Technical Agency/Public Body Comments

All technical agency correspondences were forwarded to the applicant, and the applicant was advised to contact technical agencies directly for additional information and requirements.

Advisory Committee Comments

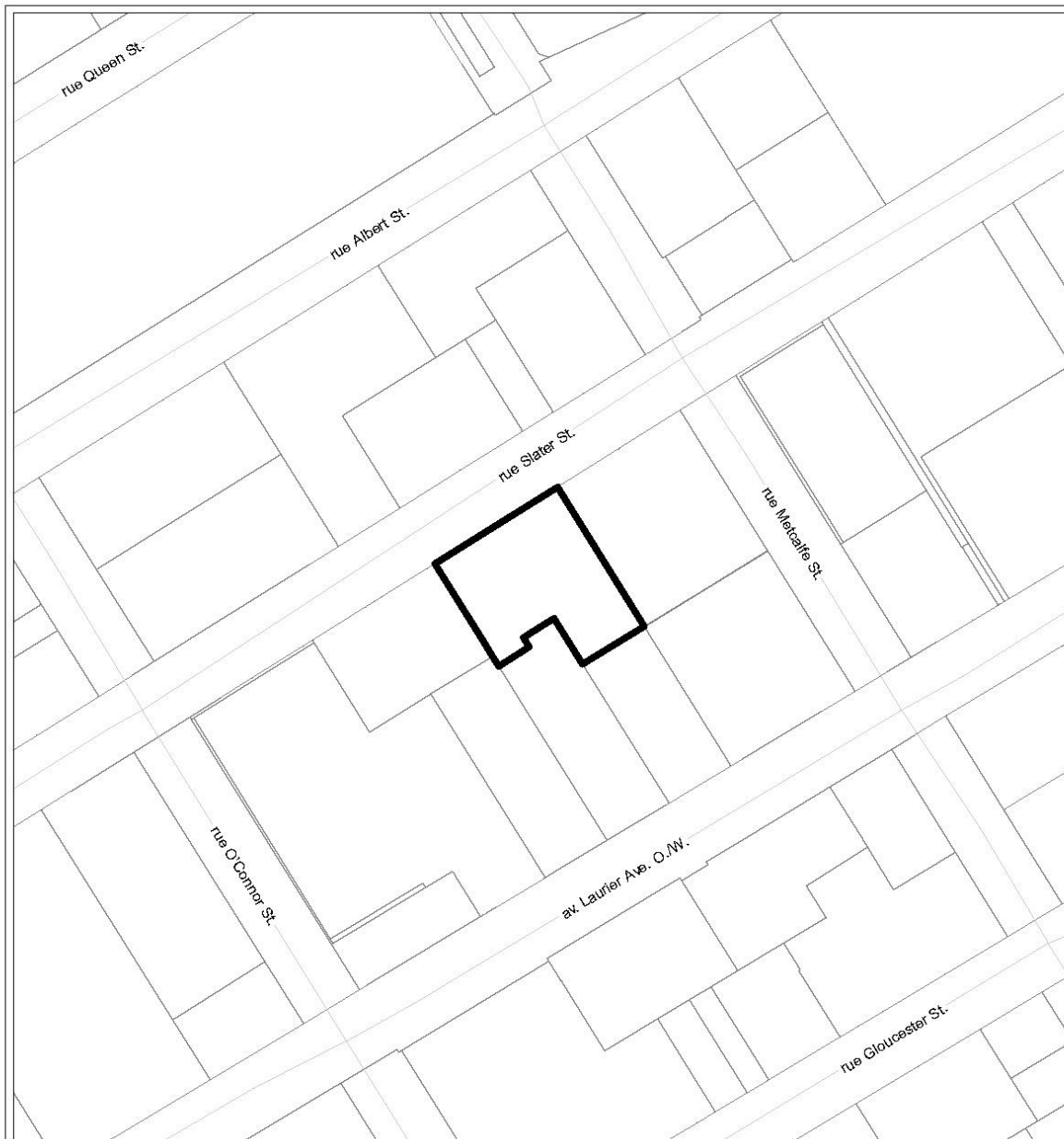
N/A




APPLICATION PROCESS TIMELINE STATUS

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

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 SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-24-0054	24-0783-L	 130 rue Slater St.	
I:\CO\2024\Site_Plan\Slater_130			
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REVISION / RÉVISION - 2024 / 07 / 18		 <small>NOT TO SCALE</small>	