



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

Site Location: 917 Merivale Road

File No.: D07-12-24-0067

Date of Application: July 24, 2024

This SITE PLAN CONTROL application submitted by Lisa Dalla Rosa, Fotenn Consultants Inc., on behalf of Assera Property Group, is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

1. **Proposed Site Plan**, A009, prepared by Biosis Designs, revision 4 dated 22 Apl 2025.
2. **Building Elevations**, A202, prepared by Biosis Designs, revision 4 dated 22 Apl 2025.
3. **Landscape Plan**, Sheet No. L1-01, prepared by Marton Smith Landscape Architects, dated April 2024, revision 10 dated 02/11/25.
4. **Landscape Details**, Sheet No. LD-01, prepared by Marton Smith Landscape Architects, dated April 2024, revision 11 dated 04/16/25.
5. **Landscape Details**, Sheet No. LD-02, prepared by Marton Smith Landscape Architects, dated April 2024, revision 11 dated 04/16/25.
6. **Proposed Erosion and Sediment Control Plan**, Drawing No. ESC-1, prepared by T.L Mak Engineering Consultants Ltd., dated July 2024, revision 3 dated 02/12/25.
7. **Proposed Lot Grading and Servicing Plan**, Drawing No. G-1, prepared by T.L Mak Engineering Consultants Ltd., dated July 2024, revision 3A dated 04/04/25.
8. **Storm Drainage Area Plan**, Drawing No. D-1, prepared by T.L Mak Engineering Consultants Ltd., dated July 2024, revision 3 dated 02/12/25.
9. **Proposed Stormwater Management Plan**, Drawing No. SWM-1, prepared by T.L Mak Engineering Consultants Ltd., dated July 2024, revision 3 date 02/12/25.

And as detailed in the following report(s):

1. **Tree Conservation Report**, prepared by IFS Associates, dated February 13, 2025.
2. **Noise Impact Assessment Study**, prepared by Integral DX Engineering Ltd., dated 2024-04-03.
3. **Phase I Environmental Site Assessment**, prepared by LRL Engineering, dated September 12, 2023.
4. **Phase II Environmental Site Assessment**, prepared by Paterson Group, dated February 16, 2024.
5. **Serviceability Report**, prepared by T.L Mak Engineering Consultants Ltd., dated August 2024.
6. **Storm Drainage Report**, prepared by T.L Mak Engineering Consultants Ltd., dated August 2024.
7. **Subsurface Investigation Report**, prepared by Yuri Mendez Engineering, dated September 27, 2023.

And subject to the following General and Special Conditions:

Scoped Site Plan Agreement Conditions

General Conditions

1. **Lapsing of Approval**

The Owner shall enter into a Scoped Site Plan Control Agreement, limited to the following conditions, list of approved plans and reports, 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.

Special Conditions

2. **Noise Control Attenuation Measures**

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

- (a) each unit is to be equipped with central air conditioning;

- (b) 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;
- (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 Assessment Study 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.

3. 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 A – Increasing Roadway Traffic

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that noise levels due to increasing roadway traffic may be of concern, occasionally interfering with some activities of the dwelling occupants as the outdoor sound level exceeds the City of Ottawa's and the Ministry of the Environment, Conservation and Parks' noise criteria."

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.”

Ending Paragraph

“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.”

4. **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 Merivale Road right-of-way, as shown on the approved Site Plan referenced in Schedule “E” herein, including all plant and landscaping material (except municipal trees). 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.

5. **Access Easement to City**

The Owner acknowledges and agrees it shall grant to the City, at the Owner’s expense, a Blanket Easement over the lands, with the right and licence of free, uninterrupted, unimpeded and unobstructed access to the City to enter on and to pass at any and all times, on, over, along and upon the lands with or without vehicles, supplies, machinery and equipment for all purposes necessary or convenient to construct, maintain, repair and replace the Private Watermains, Private Service Posts and fire hydrants at the Owner’s expense. The Owner acknowledges and agrees that notwithstanding the rights granted to the City under the grant of easement, the Owner remains responsible at all times for the maintenance, inspection, alteration, repair, replacement and reconstruction of the utility in the said lands during their term of use. The Owner acknowledges and agrees to provide an electronic copy of the Transfer of Easement prior to the execution of this Agreement by the City, to the satisfaction of the City Solicitor. All costs shall be borne by the Owner.

6. **Parkland Dedication**

- (a) The Owner acknowledges and agrees that the conveyance requirement to the City is 48 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 cash-in-lieu of conveyance of parkland (residential > 18 units/net ha):
 - i. one hectare per 1,000 net residential units but shall not exceed a maximum of 10% of the gross land area where less than or equal to five hectares.

7. 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. 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 16 funds. The Owner shall also pay the parkland appraisal fee of \$850.00 plus H.S.T. of \$110.50, as referenced in Schedule "B" herein.

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

Letter of Undertaking Conditions:

General Conditions

1. Execution of Letter of Undertaking

The Owner shall execute the City's standard Letter of Undertaking and satisfy the conditions contained within this Site Plan Approval Report. In the event the Owner fails to execute the required Letter of Undertaking, submit any required fees and/or securities within three (3) years, and attain permits, this approval shall lapse.

2. Barrier Curbs

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

7. **Completion of Works**

The Owner acknowledges and agrees that no new building will be occupied on the lands until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, 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.

8. **Development Charges**

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

9. **Designated Substances Survey**

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

- (a) O.Reg. 278/05: Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 278/05);
- (b) Guideline - Lead on Construction Projects, prepared by the Ontario Ministry of Labour - Occupational Health and Safety Branch, published September 2004 and revised April 2011, as amended;
- (c) O.Reg. 213/91: Construction Projects under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 213/91);
- (d) Registration Guidance Manual for Generators of Liquid Industrial and Hazardous Waste, prepared by the Ontario Ministry of the Environment, Conservation and Parks, published April 1995 and revised January 2016, as amended, to be used in conjunction with R.R.O. 1990, Reg. 347: General-Waste Management under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 347);
- (e) R.R.O. 1990, Reg. 362: Waste Management – PCB's under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 362).

Special Conditions

10. 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, Development and Building Services Department, 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, Development and Building Services Department, 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, Development and Building Services Department, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Development and Building Services Department.

11. 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.

12. 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 (the "Report"), referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Development and Building Services 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, Development and Building Services.

13. Geotechnical – Encroachments

The Owner acknowledges and agree that the Subsurface Investigation Report has recommended a method of shoring that may encroach onto the adjacent property or onto the City's Merivale Road 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.

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. Protection of City Sewers

- (a) Prior to the issuance of a building permit, the Owner shall, at its expense:
 - (i) obtain a video inspection of the City Sewer System within Merivale Road 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, Development and Building Services.
- (b) Upon completion of construction on the lands, the Owner shall, at its expense and to the satisfaction of the General Manager, Planning, Development and Building Services:
 - (i) obtain a video inspection of the existing City Sewer System within Merivale Road 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 Merivale Road and compensate the City for the full amount of any required repairs to the City Sewer System.

16. Stormwater Management Memorandum

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

17. 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, Development and Building Services 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.

18. 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 Serviceability 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.

19. 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, Development and Building Services.

20. 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.

21. Exterior Elevations Drawings

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Building Elevations, 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.

22. Waste Collection

The Owner acknowledges and agrees that the City will provide curb-side cart (and/or container) garbage, recycling, and organic waste collection for the residential units. The Owner acknowledges and agrees that it is recommended that the containers and carts be placed on a concrete floor where being stored.

23. Road Widening

The Owner acknowledges and agrees that an unencumbered road widening is required across the complete Merivale Road frontage of the lands, measuring 13 metres from the existing centreline of pavement. The Owner agrees the area will remain unencumbered with no vertical installations.

May 28, 2025

Date



Lily Xu
Manager, Development Review South,
Planning, Development and Building
Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-24-0067

SITE LOCATION

917 Merivale Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The site is located on the east side of Merivale Road between Crerar Avenue and Anna Avenue. The site is currently occupied by a 1-storey detached dwelling. The lot has an area of 452 square metres and is rectangular in shape. The site has 13.75 metres of frontage along Merivale Road.
- To the north of the site is a church; east of the site is an elementary school; south of the site is 2-storey detached dwelling; and to the west of the site across Merivale Road is a church and an automobile dealership and service centre.
- The site is zoned “Traditional Mainstreet, Urban Exception 2190 (TM [2190])” in the City of Ottawa’s Zoning By-law. Urban Exception 2190 permits detached dwellings in the TM zone.
- The proposed development is a six (6) storey, 20-unit mid-rise apartment building. A total of 5 vehicle parking spaces will be provided (4 resident and 1 visitor) in a rear surface parking lot. Vehicle access will be provided from Merivale Road by a new driveway. A new walkway will connect pedestrians to the building entrance as well as provide access to the parking lot. A bicycle parking storage room on the first floor will provide 22 stacked bicycle parking spaces.
- Amenity area will be provided by private balconies for every unit, which will face the front and rear facades, a first-floor common area and outdoor amenity area. In total, there will be 171 square metres of private amenity area and 159 square metres of communal amenity area.
- The building features a sloped roof design, softening the building’s profile. The fifth and sixth levels are setback an additional 2 metres from Merivale Road, helping it to integrate with the surrounding neighbourhood.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	20

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The property is designated Mainstreet Corridor in the Inner Urban Transect on Schedule B2 of the City of Ottawa's Official Plan. The proposal conforms with the City of Ottawa Official Plan policies;
- The proposal conforms with the policies of the Veterans' Housing Character Area, which contemplates higher density development;
- The proposal complies with all applicable zoning provisions of the Zoning By-law 2008-250 as amended;
- The proposal responds appropriately to the Urban Design Guidelines for Development along Traditional Mainstreets;
- Conditions of approval have been included in this report in order to ensure the proposed development is constructed in conformity with City policies and guidelines;
- The Applicant has adequately resolved the comments received during the technical review process; and
- The proposed development is appropriately designed and represents good planning.

PARKLAND DEDICATION

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

URBAN DESIGN REVIEW PANEL

The Site Plan Control application was subject to the Urban Design Review Panel process. An informal review meeting was held on May 3, 2024.

The panel's recommendations from the informal review meeting are attached as Document 2.

The Panel was successful in aiding in the implementation of simplifying the cladding on the side elevations to create a cleaner look.

CONSULTATION DETAILS

Councillor's Comments

Councillor Riley Brockington was aware of the application related to this report.

Public Comments

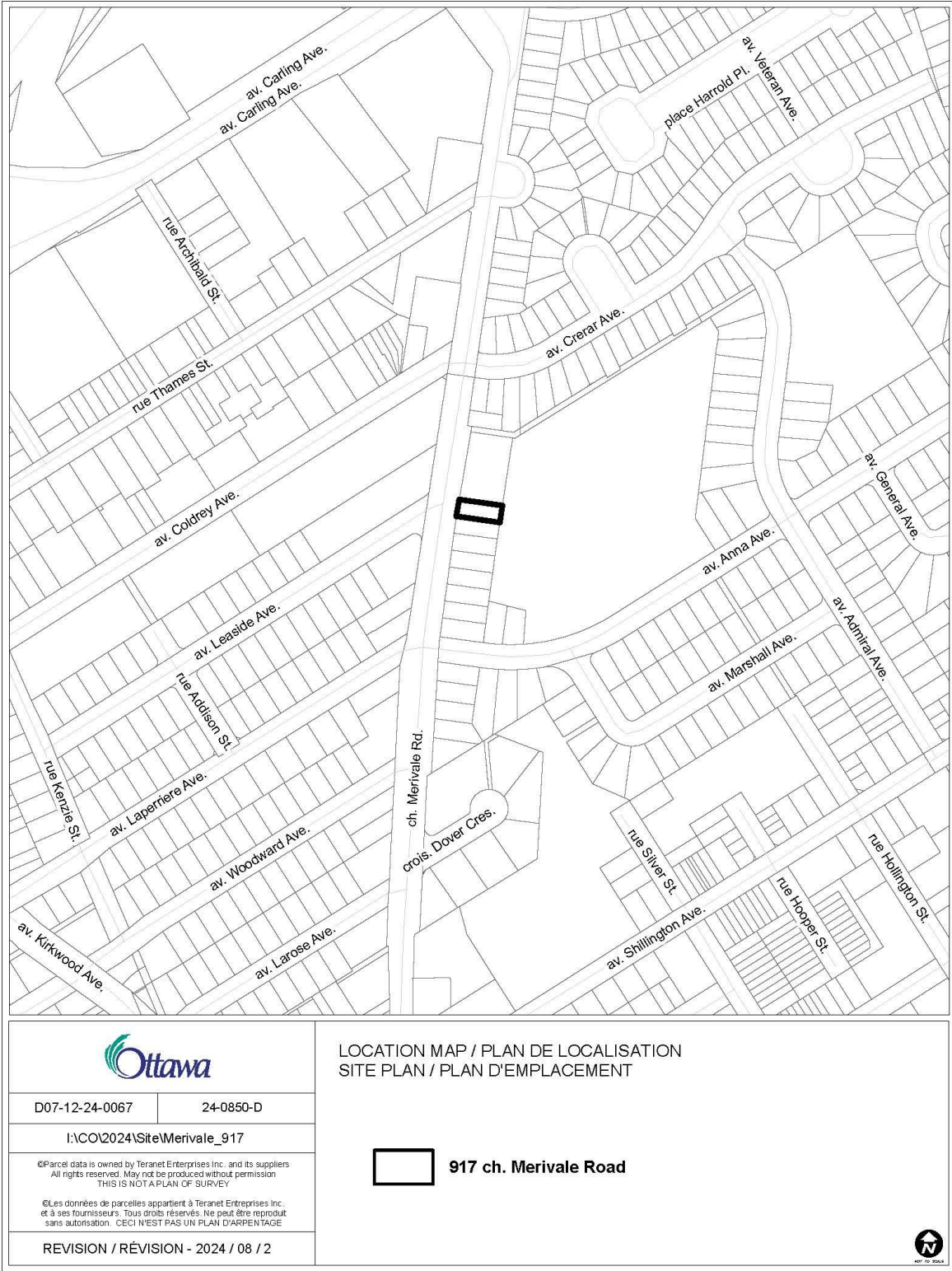
This application was subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments.

APPLICATION PROCESS TIMELINE STATUS

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

Contact: Samantha Gatchene Tel: 613-580-2424, ext. 25478 or e-mail: Samantha.Gatchene@ottawa.ca

Document 1 – Location Map



Document 2 – Urban Design Review Panel Recommendations

Key Recommendations

- The Panel appreciates this proposal providing important “missing middle” housing typology, and an elegant façade treatment.
- The Panel strongly recommends further studying the relationship of the building with the adjacent church site. Particularly with regard to shadow impacts on the church entrance and windows.
- The Panel recommends exploring solutions to mitigate the impacts of the north and south elevations on their neighbours. Consider providing a vegetated buffer zone, with trees and/or hedges to soften impacts on neighbouring properties. Consider also visually breaking up the elevations by opting for more of a low contrast effect, with the building getting lighter towards the top.
- The Panel supports and appreciates the provision of a solar rooftop. However, if the solar rooftop cannot be achieved, the Panel recommends changing the angle of the sloped roof in the opposite direction to reduce negative impacts on the church.
- The Panel recommends using the Steni material to replace the metal flashing on the facades.
- The Panel recommends introducing a reveal on the northside elevation to soften the impression of the mass.
- The Panel recommends further studying the function and design of the ground plane, potentially reducing the parking by one spot to provide a small amenity and landscape buffer at the rear.
- The Panel recommends providing a tree and an urban edge condition to improve the public realm along Merivale Road.

Site Design & Public Realm

- The Panel appreciates the elegance of the project and the added density to this mainstreet corridor. However, as the first of this typology in the area, setting a high-quality precedent for the streetscape is of particular importance.
- The Panel appreciates the addition of ‘missing middle’ housing to the neighbourhood, and recommend continued collaboration with the City to advance the public realm and sidewall treatments.
- The Panel recommends that the building’s relationship to the church be studied further. Particularly, some shadow studies and advanced modeling of the church are required in order to come up with a more sensitive response to that context. Considering that the main windows of the church apse face this development, it is important to ensure that the shadow cast does not affect the quality of light within the church.
- The Panel suggests the applicants further consider how the building meets the street, and recommends incorporating a tree and softscape planting while continuing the sidewalk through the site.
- The Panel recommends augmenting the landscaping in the rear yard. There seems to be a good opportunity in the rear to allow for more trees and a stronger landscape.
- The Panel recommends further enhancing the green strips along the north and south (side) elevations to become a heavily planted element and landscape buffer between neighbouring properties.

- The Panel recommends forgoing fences along the side yard in favour of a landscaped buffer. Consider a hedge, or hedge and tree combination, to create a more softened landscape and privacy buffer along the sides.
- The Panel recommends outdoor amenity space be added at the rear of the site. Consider eliminating one parking space in favour of creating a comfortable gathering space for residents, to barbecue and lounge outdoors.
- The Panel suggests considering a trellis or pergola type structure over the surface parking to help mitigate view from units/houses looking over the rear yard.

Sustainability

- The Panel appreciates the sustainable materials being used and the implementation of solar panels. However, if a solar roof is not possible, the Panel recommends changing the slope of the roof in the opposite direction to allow for better sunlight access to the church.

Built Form & Architecture

- The Panel appreciates the attention and details brought to the building façades design.
- The Panel recommends considering the local character of post-WWII housing and thus ensuring the building draws from the simplicity and unity of that typology's character.
- The Panel recommends simplifying the cladding on the side elevations to a "cleaner" look rather than having striated panels. Consider ways to complement the elegance of the front and rear elevations on the side elevations.
- The Panel suggests the building's relationship to the neighbouring church is particularly important and needs improvement. The north elevation will be an important view and needs further study.
- The Panel recommends stepping the building face back at the fourth storey instead of at the fifth storey, and using that "break" in the façade as a point to change the colour/patterning on the side elevations to help further break up the building mass.
- The Panel recommends providing additional height to each storey (greater than standard 3m height), in order to provide more natural light into the units, and adding more glazing to the front and rear elevations, especially given the lack of windows on the side elevations.
- The Panel suggests incorporating a reveal band between the upper and lower massing volumes, in order to further distinguish and break up the massing.
- A Panel member suggested studying the materiality and design of the Ingenium building by the Museum of Science and Technology, which applies an intricate architectural expression using narrow panels as bands and alternating the use of colour. Consider applying a similar approach to the side elevations, whereby the panels used are thinner and the contrast between the material colours is minimal.
- The Panel recommends addressing the side elevations in a way that is more complimentary to the church façade and more subtle. Consider a colouration or patterning that compliments the church.
- A Panel member proposed the extruded balcony volumes on the front façade (upper wedge and lower rectangular frame) should be further highlighted and defined. Consider applying a consistent material/colour to the front and sides of these elements in order to read as an extruded volume and not a plane.

- The Panel has concerns with the metal flashing trim material and recommends investigating a more durable material in its place.
- Some Panel members advise against having the black strip along the top of the south elevation wall. To that end, consider how to best tie-in the elegant front and rear elevations with improved side elevations. In some Panel members opinion, a subtle difference of colours on the side elevations rather than a strong contrasting pattern would improve the design, potentially using a single colour and printed pattern or design on the material to calm the expression.
- Some Panel members have concerns that this project is over-built for the size of the site, and would remedy many issues by reducing the overall size of the project.
- The Panel appreciates the overall architectural expression/materiality of the front and rear façades. However, one Panel member recommended opening up the balconies to be less enclosed, noting that the casing around the balconies brings the building face further forward and is more imposing to the street than needed. There is the potential to set the building back from the property line visually by allowing more breathing room around the front balconies.