



**SITE PLAN CONTROL APPROVAL APPLICATION  
DELEGATED AUTHORITY REPORT  
MANAGER, DEVELOPMENT REVIEW**

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Site Location: 1910 St. Laurent Boulevard

File No.: D07-12-18-0173

Date of Application: November 29, 2018

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This SITE PLAN CONTROL application submitted by FOTENN Consultants., on behalf of RioCan, Attn: Catherine Truong, 2300 Yonge St. Suite 500, Box 2386 Toronto, ON M4P 1E4., is APPROVED as shown on the following plan(s):

1. **Site Servicing Plan**, 1910 St. Laurent Blvd – Phase 1, SSP-1, prepared by DSEL, dated November 21, 2018, revised March 22, 2019 (Revision 3).
2. **Grading Plan**, 1910 St. Laurent Blvd – Phase 1, GP-1, prepared by DSEL, dated November 21, 2018, revised March 22, 2019 (Revision 3).
3. **Stormwater Management Plan**, 1910 St. Laurent Blvd – Phase 1, SWM-1, prepared by DSEL, dated November 21, 2018, revised March 22, 2019 (Revision 3).
4. **Erosion Control Plan**, 1910 St. Laurent Blvd - Phase 1, EC-1, prepared by DSEL, dated November 21, 2018, revised March 22, 2019 (Revision 3).
5. **Existing Conditions and Removals Plan**, 1910 St. Laurent Blvd - Phase 1, EX-1, prepared by DSEL, dated November 21, 2018, revised March 22, 2019 (Revision 3).
6. **Site Plan**, RIOCAN ELMVALE ACRES PHASE 1 1910 St. Laurent Blvd, A001, prepared by Hobin architecture, dated November 2, 2018, revised March 18, 2019 (Revision 3).
7. **Landscape Site Plan**, ELMVALE ACRES REDEVELOPMENT – PH1, L1.0, prepared by CSW Landscape Architecture, dated September 2018, revised March 13, 2019 (Revision 3).

8. **Landscape Details Ground Level**, ELMVALE ACRES REDEVELOPMENT – PH1, L2.0, prepared by CSW Landscape Architecture, dated September 2018, revised March 13, 2019 (Revision 3).
9. **Landscape Details Upper Terrace**, ELMVALE ACRES REDEVELOPMENT – PH1, L3.0, prepared by CSW Landscape Architecture, dated November 2018, revised February 1, 2019 (Revision 2).
10. **Detail Sheet**, 1910 St. Laurent Blvd – Phase 1, DS-1, prepared by DSEL, dated November 21, 2018, revised March 22, 2019 (Revision 3).
11. **Floor Plans Level P1**, Floor Plans Level P1, A1.02, prepared by Hobin Architecture, dated November 2, 2018, revised February 1, 2019 (Revision 2).
12. **Floor Plans Level P2**, Floor Plans Level P2, A1.01, prepared by Hobin Architecture, dated November 2, 2018, revised February 1, 2019 (Revision 2).
13. **Elevations**, RIOCAN – Elmvale Acres Phase 1, A3.01, prepared by Hobin Architecture, dated November 2, 2018, revised February 1, 2019 (Revision 2).
14. **Elevations**, RIOCAN – Elmvale Acres Phase 1, A3.02, prepared by Hobin Architecture, dated November 2, 2018, revised February 1, 2019 (Revision 2).
15. **Tree Conservation Existing Conditions**, Elmvale Acres Redevelopment – PH1, TCR 1.0, prepared by CSW, dated September 2018, revised February 1, 2019 (Rev 2)
16. **Tree Conservation Proposed Conditions**, Elmvale Acres Redevelopment – PH1, TCR 1.1, prepared by CSW, dated September 2018, revised February 1, 2019 (Rev 2)

And as detailed in the following report(s):

1. **Site Servicing and Stormwater Management Report**, RIOCAN Holdings Inc. 1910 St. Laurent Blvd - Phase I, prepared by DSEL, dated March 2019 (Rev 3).
2. **Elmvale Acres Shopping Centre Redevelopment – Phase 1 Transportation Impact Assessment Study Report**, prepared by Parsons, dated January 24, 2019.
3. **Addendum No.1 Geotechnical Investigation**, Elmvale Mall Phase 1, prepared by Golder, Project No. 18106596, dated February 4, 2019.
4. **Geotechnical Investigation proposed site redevelopment Elmvale Acres Mall Phase 1**, prepared by Golder, dated November, 2018 (Project No. 18106596-1000).

5. **Detailed Roadway Traffic Noise Assessment Elmvale Acres Shopping Centre Redevelopment, Phase 1**, prepared by Gradient Wind Engineering Inc., dated October 29, 2018 (Project No. GWE15-066).
6. **Pedestrian Wind Level Study Elmvale Acres Shopping Centre Redevelopment, Phase 1**, prepared by Gradient Wind Engineering Inc., dated October 29, 2018 (Project No. GWE15-066-CFDPLW).
7. **Phase One Environmental Site Assessment**, Part of 1910 St Laurent Boulevard, prepared by Golder, dated November 2018 (Project No. 1522569).
8. **Phase Two Environmental Site Assessment**, Part of 1910 St Laurent Boulevard, Ottawa Elmvale Acres Shopping Centre, prepared by Golder, dated May 2019 (Project No. 19118198).
9. **Functional Roadway Modifications for Othello Street**, prepared by Parsons, RMA-2018-TPD-086, dated April 18, 2019.

And subject to the following Standard and Special Conditions:

#### **Standard Conditions**

1. The Owner shall enter into a standard site development agreement consisting of the following conditions. In the event the Owner fails to enter into such agreement within one year, this approval shall lapse.
2. The Owner shall submit a certificate of insurance in a form satisfactory to the City. The certificate of insurance must be issued in favor of the City of Ottawa in an amount not less than five million dollars per occurrence, must contain an endorsement naming the City as an additional insured and an unconditional thirty days notice of any material change or cancellation of the policy.
3. The Owner shall obtain such permits as may be required from Municipal or Provincial authorities and shall file copies thereof with the General Manager, Planning, Infrastructure and Economic Development Department.
4. The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the approved drawings of a design professional, such drawings to be approved by the General Manager, Planning, Infrastructure and Economic Development Department.
5. 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.

6. 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, Infrastructure and Economic Development Department. Such sidewalk(s) shall be constructed to City Standards.
7. The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.
8. 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, Infrastructure and Economic Development Department.
9. 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.
10. The grading and drainage patterns and/or servicing of the site shall not be compromised by the storage of snow. Snow storage areas shall be setback from property lines, foundations, fencing or landscaping a minimum of 1.5 metres. Snow storage areas shall not occupy driveways, aisles, required parking spaces or any portion of a road allowance.

### **Special Conditions**

1. In accordance with the Planning Act and the City of Ottawa Parkland Dedication By-law, as well as the Elmvale Acres Shopping Centre Secondary Plan, the Owner shall provide 0.069 hectares of required parkland dedication for phase 1 of development, calculated as 10% of the gross land area for phase 1. The Owner agrees to dedicate 0.041 ha in the form of land conveyance, to be transferred to the City in the same phase of development that best coincides with the location of the park block as shown on Schedule B of the Elmvale Acres Shopping Centre Secondary Plan. The Owner further agrees to pay the balance of the required parkland dedication, 0.028 ha, in the form of cash-in-lieu-of-parkland (CILP) as

part of the phase 1 site plan approval process; such value of the land to be determined by the City's Realty Services Branch. The Owner shall be responsible for any appraisal costs incurred by the City. All of the above shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

The calculations contained herein are shown in the table below:

		Calculation
(A)	Total Development gross land area:	5.45 ha
(B)	Phase 1 gross land area:	0.69 ha
(C)	Phase 1 percentage of the Total Development gross area:	12.66% (B / A)
(D)	Phase 1 parkland dedication requirement (10% of gross land area, as per Secondary Plan):	0.069 ha (B x 0.10)
(E)	Park Size (minimum, as per Secondary Plan):	0.32 ha
(F)	Phase 1 parkland dedication in the form of land conveyance (equal to Phase 1 percentage):	0.041 ha (C x E)
(G)	Phase 1 parkland dedication in the form of CILP (remainder of Phase 1 parkland dedication required):	0.028 ha (D - F)

2. Upon execution of the Site Plan Agreement, the Owner shall pay cash-in-lieu of parkland for the land value of 0.028 ha, as required; such value of the land to be determined by the City's Realty Services Branch. The Applicant shall bear the cost of any appraisal costs incurred by the City; all to the satisfaction of the General Manager, Recreation, Cultural and Facility Services Department. Pursuant to the City's Parkland Dedication By-law, being By-law No. 2009-95, as amended, 40% of said funds collected shall be directed to City wide funds, and 60% shall be directed to Ward 18 funds. As per the Elmvale Acres Shopping Centre Secondary Plan, the Ward portion of Cash in Lieu of Parkland payments shall be set aside in a reserve fund to help fund the construction of the park.
3. The Owner acknowledges and agrees to the construction of the privately owned public space (POPS) within 2 years of the City issuing the related building permit. This shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.
4. The Owner agrees to install permanent signage on or near the privately owned public space (POPS), in visible locations. The signage must clearly identify the name and address of the space and shall indicate that the space is for the use of the public. Signage wording and design, as well as placement, shall be approved by the City before manufacturing and installation. The signage shall be in place at the time that the POPS becomes available for use.
5. Prior to registration, the Owner agrees to register on title an easement to permit public access over the privately owned public space (POPS), private ways and lands denoted "POPS", as shown in the approved Site Plan. The Owner is responsible for preparing a reference plan delineating the 'easement lands' permitting public access over privately owned public space, at the Owner's cost. This shall be to the

satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

6. The Owner shall provide a construction traffic management plan for the site plan prior to registration of the Agreement. Such plan shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.
7. The Owner acknowledges and agrees to enter into a Maintenance and Liability and/or Encroachment Agreement for any landscaping (hard or soft) located on City property, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.
8. The Owner acknowledges and agrees that no permanent features shall be permitted above and below grade within the City's widened right-of-way or corner sight triangle, including commercial signage, except as otherwise shown on the approved Site Plan referenced in "Schedule E" herein.
9. 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 Clerk and Solicitor. All costs shall be borne by the Owner.
10. 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 will not take responsibility for flooding claims. The Owner further acknowledges that it is recommended that backwater valves be installed on catch basins located in depressed driveways.
11. The Owner acknowledges and agrees that a notice-on-title respecting below grade parking areas and depressed driveways, as contained in Clause 12 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.

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

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that during major storm events, depressed driveways and below grade parking areas may be subject to flooding due to drainage from the road allowance. The Purchaser/Lessee further acknowledges being advised that the City of Ottawa will not take responsibility 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.”

13. 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, structure, water wells and facilities likely to be affected by the blast, in particular, those within seventy-five (75) metres of the location where explosives are to be used. 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 (the “Notification Letter”).
14. The Owner acknowledges and agrees that the Notification Letter(s) shall be in compliance with City Standard S.P. No. F-1201 and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department. Pursuant to City Standard S.P. No. F-1201, the Owner or its agents, contractors and subcontractors shall provide written notice to all owners and tenants of any building and/or facility located within a minimum of one hundred and fifty (150) metres from the blasting location at a minimum of fifteen (15) business days prior to any blasting. The Owner further acknowledges and agrees that it shall provide a copy of the Notification Letter(s) to the General Manager, Planning, Infrastructure and Economic Development Department prior to any blasting activities.
15. Prior to the issuance of a building permit, the Owner shall submit to the General Manager, Planning, Infrastructure and Economic Development Department, and the Chief Building Official a Record of Site Condition (“RSC”) completed in accordance with O.Reg. 153/04, as amended, and shall be acknowledged by the Ministry of the Environment and Climate Change. The RSC shall confirm that all or part of the site will be 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. No further Works will be permitted until the RSC is submitted. Where available information reveals that contamination originating from the Phase 1 lands has extended into a City right-of-way and submission of a RSC is not possible, a building permit may be issued 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, Infrastructure and Economic Development Department.

16. The Owner acknowledges and agrees that should the lands be severed in the future, it shall ensure that the future owner of the freehold units shall enter into a Joint Use, Maintenance and Liability Agreement which shall be binding upon the owners and all subsequent purchasers to deal with the joint use, maintenance and liability of the common elements, including but not limited to any private roadway(s) and concrete sidewalks; common grass areas; common party walls, exterior walls; common structural elements such as the roof, foundations; common parking areas; sewers and watermains, for the mutual benefit and joint use of the owners; and any other elements located in the common property; and the Joint Use, Maintenance and Liability Agreement shall be filed with the General Manager, Planning, Infrastructure and Economic Development Department.

- (a) The Owner shall file with the General Manager, Planning, Infrastructure and Economic Development Department, an opinion from a solicitor authorized to practice law in the Province of Ontario that the Joint Use, Maintenance and Liability Agreement is binding upon the owners of the land and all subsequent purchasers to deal with the matters referred to Paragraph above.
- (b) The Owner acknowledges and agrees that the Joint Use, Maintenance and Liability Agreement shall be registered on the Owner's Land at no cost to the City, and a copy of the registered agreement shall be provided to the General Manager, Planning, Infrastructure and Economic Development Department.
- (c) The Owner acknowledges and agrees that the Joint Use, Maintenance and Liability Agreement shall include a clause to require all future purchasers to enter into an Assumption Agreement in order to transfer all legal and financial obligations required under the Joint Use, Maintenance and Liability Agreement.

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

18. 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.
19. The Owner acknowledges and agrees that the water plant within the lands is a private watermain. The Owner further acknowledges and agrees that the private watermain and appurtenances thereto are to be maintained by the Owner at its own expense, in perpetuity. The Owner performing maintenance on critical infrastructure, such as private watermains and private fire hydrants, shall maintain adequate records as proof of having done so in accordance with applicable regulations, and that the records shall be retained for review by the City and or the Fire Department when requested.
20. The Owner(s) shall convey, at no cost to the City, within six months of signing this agreement, a 5 m x 5 m corner sight triangle at corner of Smyth Road and Othello Avenue. The owner shall provide a Reference Plan for registration. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys and will be submitted to the City of Ottawa Surveyor for review prior to its deposit in the Registry Office.
21. The Owner(s) has undertaken a Transportation Impact Assessment for this site, prepared by Parsons, Project: Elmvale Acres Shopping Centre Redevelopment – Phase 1, dated January 24, 2019, to determine the infrastructure and programs needed to mitigate the impact of the proposed development on the local transportation network and establish the site design features needed to support system-wide transportation objectives. The Owner shall ensure, that the recommendations of the Transportation Impact Assessment are fully implemented, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department
22. The Owner Acknowledges and agrees to implement all recommendations, design parameters and controls in accordance with the **Site Servicing and Stormwater Management Report**, RIOCAN Holdings Inc. 1910 St. Laurent Blvd - Phase I, prepared by DSEL, dated March 2019 (Rev 3), to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.
23. The Owner acknowledges and agrees to provide certification by a professional engineer that the stormwater facilities have been constructed in accordance with the

**Site Servicing and Stormwater Management Report**, RIOCAN Holdings Inc. 1910 St. Laurent Blvd - Phase I, prepared by DSEL, dated March 2019 (Rev 3), to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

24. 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, Infrastructure and Economic Development Department with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming that all recommendations and provisions have been implemented in accordance with the approved Plans and Reports referenced in Schedule "E" herein.
25. Prior to registration, the Owner shall enter into a Roadway Modification Approval process for works on Othello Street as detailed in the approved functional roadway modification drawings. The Owner further acknowledges and agrees it shall be responsible for the cost of all roadway modifications identified in the Roadway Modification Approval Report, as approved by the Manager, Development Review (South Unit).
26. The Owner acknowledges and agrees all roof top mechanical equipment shall be screened with appropriate acoustical barriers.
27. The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, licensed in the Province of Ontario, to ensure that the recommendations of the Geotechnical Investigation Report (the "Report"), referenced as **Geotechnical Investigation proposed site redevelopment Elmvale Acres Mall Phase 1**, prepared by Golder, dated November, 2018 (Project No. 18106596-1000) herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Infrastructure and Economic Development Department 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, Infrastructure and Economic Development Department.
28. The Owner acknowledges and agrees that any trees to be removed shall be removed in accordance with the approved Tree Permit and/or the Tree Conservation Report referenced in Schedule "E" hereto, and in accordance with the City's Urban Tree Conservation By-law, being By-Law No. 2009-200, as amended. The Owner further agrees that a copy of the approved Tree Permit and/or Tree Conservation Report shall be posted on the construction site at all

times until Approval is granted by the City for such Works (or during tree removal, grading, construction, and any other site alteration activities).

29. The Owner(s) shall implement the following noise control attenuation measures recommended in the approved Roadway Traffic Noise Assessment;

- (a) Each unit is to be equipped with Central Air Conditioning.
- (b) Prior to issuance of building permit, a review of building components (windows, walls, doors) is required and must be designed to achieve indoor sound level criteria.
- (c) Notices-on-Title respecting noise

" Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing roadway traffic may, on occasion, interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the City and the Ministry of the Environment, Conservation and Parks. To help address the need for sound attenuation, this development Includes:

- STC rated multi-pane glazing elements and spandrel panels
  - North and east façade bedroom/living room/retail: STC 33/28/23
  - West façade bedroom/living room/retail: STC 30/25/20
- STC rated exterior walls
  - North, east and west façade: STC 45

This dwelling unit has also been designed with air conditioning. Air conditioning will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the City and the Ministry of the Environment, Conservation and Parks.

To ensure that provincial sound level limits are not exceeded, it is important to maintain these sound attenuation features."

The Owner acknowledges and agrees that upon completion of the project, the Owner shall retain a professional engineer with expertise in the subject of acoustics related to land use planning to visit the site, inspect the installed noise control measures and satisfy himself that the installed work conforms to the noise study recommendations as approved by the City and/or the approval agencies and authorities (Ministry of Environment) or noise thresholds identified in the City of Ottawa Environmental Noise Control Guidelines. The professional engineer shall prepare a letter to the Construction Services Manager of the City stating that he certifies acoustical compliance with all requirements of the applicable conditions in the development agreement, (the "Certification Letter") to the satisfaction of the General Manager, Planning and Growth Management.

The Certification Letter shall be unconditional and address all requirements as well as all relevant information relating to the project including project name, lot numbers, building identification, drawing numbers, noise study report number, dates of relevant documents and in particular reference to the documents used for building permits and site grading applications. The Certification Letter(s) shall bear the certification stamp of a professional engineer and be signed by the professional engineer.

The Certification Letter(s) shall then be submitted to the City, with a request to release the relevant parts of the Letter of Credit. The Letter of Credit may be reduced or completely released by the City, at the discretion of the General Manager, Planning and Growth Management based on the following matters:

- (a) Actual site visits, inspection, testing and, actual sound level readings at the receptors;
- (b) Previously approved Detailed Noise Control Studies, Site Plan and relevant approved Certification Letters (C of A) or Noise thresholds of City of Ottawa environmental Noise Control Guidelines; and
- (c) Non-conditional final approval for release for occupancy;

All matters shall be to the satisfaction of the General Manager, Planning and Growth Management.

**APPROVED**

*By Lily Xu at 1:03 pm, Jun 11, 2019*



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Date

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Lily Xu  
Acting Manager, Development Review  
Development Review, South  
Planning, Infrastructure and Economic Development  
Department

Enclosure: Site Plan Control Application approval – Supporting Information

## **SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION**

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**File Number:** D07-12-18-0173

### **SITE LOCATION**

The subject site is located at 1910 St. Laurent Boulevard (Elmvale Acres Shopping Centre), bound by Othello Avenue to the west, Smyth Road to the north, Russell Road and St. Laurent Boulevard to the east, in the Alta Vista Ward (see Document 2).

### **SYNOPSIS OF APPLICATION**

The City of Ottawa has received a Site Plan application to construct a 9-storey mixed-use building containing 168 residential units and approximately 1,117 square metres of commercial space.

The site plan proposal is Phase 1 of the Elmvale Acres Shopping Centre redevelopment. The Phase 1 development is proposed for the northern portion of the site, fronting onto the corner of Smyth Road and Othello Avenue.

The applicant is proposing a 9 storey building with 168 residential units located on the second to ninth floors. Ground floor retail space will be located on the first floor, comprising approximately 1,117 square metres. The development will be supported by 178 surface and underground parking spaces and 91 surface and underground bicycle parking spaces. Underground parking will be two levels, with access to the garage towards the eastern side of the building (St. Laurent Boulevard frontage).

A 650 square metre privately owned public space is proposed for the south portion of Phase 1, providing an open space parkette for public enjoyment. Private amenity space for the building users will be located within the ground floor and on the rooftop, comprising 1,585 square metres of combined amenity space.

Roadway modifications are proposed for Othello Avenue, with a new right turn only channel from the site to Othello Avenue. Further, a new raised intersection with Othello Avenue and the site access is proposed, with new pedestrian crossovers and crosswalks. A new right turn lane from Othello Avenue to Smyth Road is also proposed.

### **Related Applications**

A related Official Plan and Zoning By-law Amendment (City File ACS2017-PIE-PS-0057) application passed by City Council on July 12, 2017 (Amendment #189, August 9, 2017).

## Urban Design Review Panel

The site at 1910 St. Laurent Boulevard forms a design priority area (Arterial Mainstreet designation) within the City's Official Plan and required the application to be heard at the City's Urban Design Review Panel. A formal review occurred on December 6<sup>th</sup>, 2018 and the Panel had the following recommendations:

### General Comments

- The Panel is supportive of this important redevelopment project that introduces residential uses to a commercial shopping centre, and is pleased by the simple, restrained elegance of this first phase. In an otherwise conventionally suburban area of the city, this development will represent an urban oasis, with the landscape offering a lush moment within the neighbourhood. The project offers a precedent for future phases of development on this property, and for other similar shopping centre redevelopment schemes.
- Given that this is the first phase of a long term redevelopment, the Panel suggests the preparation of an interim plan detailing movement between new development and existing retail, detailing how people are intended to flow through the space, as well as identifying the next steps for development.
- The Panel recommends a long term sustainability strategy for the development, including the implementation of low impact designs (LID) as surface parking is removed.

### Podium and Breezeway

- The Panel finds that the break of volumes, and the incorporation of the breezeway is successful, but offers some suggestions to accentuate the parties and improve the legibility of the breezeway.
  - c. Centralize the mechanical penthouse to one side, as it currently bridges the two volumes. The elevator shaft could then be located to the opposite side.
  - d. Bring the wood element in the breezeway up to the top of the building in order to break up the voids and separate the two volumes.
- Some members of the Panel agree with the one storey podium expression all around the building because it helps to emphasize the pedestrian scale, articulates the full height of the first floor, and provides continuity across the two volumes.
  - a. Another option recommended by a Panel member is to differentiate the podium heights for the residential and commercial spaces, with

two storeys for the commercial podium and one storey for the residential podium. This variation could better define the breezeway and create a distinct commercial space.

### **Architectural Expression**

- The Panel recommends paying careful attention to the appearance of the top of the building, as this will be the tallest building in the area.
  - a. Integrating the penthouse, stairways and appropriately locating, and screening rooftop mechanical equipment will be important gestures.
  - b. Extend the trellises on the roof closer to the edges of the building.
- The Panel suggests providing green roofs for residents of the buildings, either on the top, or above the podiums on the second level. This would allow for terrace units, and planting, resulting in improved views from within the building, but also toward the building, from the existing low-rise neighbourhood.
- The Panel suggests studying the corner treatments in order to correct a very subtle issue regarding the proportions of the side elevations.

### **Ground Plane and Commercial**

- The Panel is appreciative of the approach to the design that appears to not have a back side. Overall, the programming of the space is successful, however there is a concern with the blank wall on the north façade, along the Smyth Road edge, where the building is in close proximity to the existing commercial building to the east.
  - a. Although the Panel recognizes that the proposed landscape is strong and will help, it is recommended that opportunities to bring animation to this façade are further studied, as the proposed land use in this location does not support the landscape. Not all commercial space should be geared inward toward the mall property.
- The Panel recognizes that a major challenge of this site is the competing interests of having to both look inward, while also establishing a strong connection to the street. The Panel is supportive of the use of grass along the Smyth Road edge, as it represents a nice gesture linking this development to the existing residential neighbourhood.
- The Panel advises that the ground floor of the façade facing the POPS should not function as the back of house for retail stores. Ensure there is activity generated on this façade.

- a. Introduce narrow glass store fronts at back with lots of windows,
  - b. Pop-up stores, or other options to add activity should be considered, keeping in mind there is afternoon sun here in the summer months.
- The Panel suggests pulling back the podium slightly in the location of the café in order to provide breathing space between the café space and the adjacent parking spaces. Recessing this podium will also help to animate the POPS.
  - a. Consider other ways of buffering the parking from the café patio, such as better landscaping, or a low wall.
  - b. Redesign these parking spaces so that they are parallel street parking spots, in order to establish an urban character.
- The Panel suggests some opportunities for subtle improvements to programming, including moving the dog wash station in from the exterior wall in order to add more glazing to the ground floor of the north elevation.
  - a. There are also appears to be opportunity for more entrance glazing on the east wall.

Response:

Following the UDRP meeting on December 6, 2018 the proposal was amended to incorporate many of the Panel's comments, including:

The designs currently incorporate maximized opportunities for daylighting of regularly occupied space, native plantings that require minimal irrigation and underground stormwater storage for better stormwater recharge. As the designs progress, RioCan's strategy for sustainable development includes the following:

- Where possible, ensure energy efficiency is better than the energy code for design of building systems (i.e. HVAC, service water heating, lighting, envelope, etc.).
- Use energy efficient products (lighting fixtures, lamps, water heaters, appliances, etc.).
- Install building level meters for electricity, natural gas, etc. Consider installing one master meter and several check meters to submeter the tenant spaces for all utilities (if possible) or directly meter all the tenant spaces with utilities.
- Use water-efficient products (water closets, showerheads, etc.).
- Optimize cooling tower operations and eliminate single pass cooling.
- Install building level water meters and consider installing one master meter and several check meters to submeter the tenant spaces. Separately meter water for landscape irrigation systems.



- Avoid ozone depletion compounds and global warming potential chemicals.
- Provide reuse and recycling services for building occupants and divert at least 50% of non-hazardous materials from landfills.

#### Infrastructure

- The architect has further developed the design of the elevator overrun, lobby and mechanical penthouse in a manner that is more responsive to the rest of the building design. Where appropriate, we have tried to incorporate more woodlike features.
- RioCan has considered a green roof, but has concerned that it will create ongoing maintenance issues, particularly in the winter. As an alternative, it is suggested that the rooftop terrace include a community garden component for residents to grow their own plants and vegetables.
- An additional window has been incorporated into the north facing façade of the building at grade to the west of the open breezeway. The façade facing the space adjacent to the north-east side of the building will be dependent upon the programming of the ground floor and the programming needs of future tenants.

#### Sanitary

The proposed development will use the existing 150 mm diameter service lateral to convey flow to the municipally owned sewers within Smyth Road. The Phase I development will be serviced by the 250 mm diameter sanitary sewer within Smyth Road. No changes to the existing internal sanitary sewer network are proposed during Phase I.

#### Water

Phase I development is proposed to be serviced by the existing 305 mm diameter watermain within Othello Avenue via a 150 mm diameter water service connection.

#### Stormwater Management

To meet the stormwater objectives the proposed development will utilize a combination of surface and subsurface storage. Stormwater will outlet from the proposed development to the existing 500 mm diameter storm sewer within the Smyth Road right-of-way.

#### Transportation

In total, the Phase 1 development is anticipated to generate approximately 109 and 204 two-way person trips during the AM and PM weekday peak hours, respectively and split into the following modal shares:

- 40 auto trips (9 in, 31 out) during the AM peak and 83 auto trips (45 in, 38 out) during the PM peak;
- 45 transit trips (10 in, 35 out) during the AM peak and 73 transit trips (41 in, 32 out) during the PM peak; and
- 16 active mode trips (3 in, 13 out) during the AM peak and 29 active mode trips (15 in, 14 out) during the PM peak.

To mitigate any further impacts to Othello Avenue and to the Othello/Russell/Smyth signalized intersection, Phase 1 development includes (see Document 3):

- The addition of a 3.5m wide northbound right-turn lane on Othello, between Hamlet and Smyth;
- Site egress at the Hamlet/Othello intersection to operate as a right-out only. All inbound traffic movements at this intersection to be permitted. It should be highlighted while this community/City proposed restriction would
- reduce site-generated traffic from using Othello south of the site driveway and from using Hamlet, it would also result in local residents who shop at the plaza having a more circuitous route home, likely resulting in increased travel on other local streets;
- A 2.0m wide sidewalk on the east side from the site driveway north to Smyth;
- A 1.8 to 2.0m, wide sidewalk on the west side of Othello from Hamlet north to Smyth;
- A pedestrian crossover (PXO) on the south leg of Othello at Hamlet;
- A pedestrian crosswalk on the west leg of Hamlet at Othello;
- A bulb-out at the southwest corner of the Othello/Side Driveway/ Hamlet intersection; and
- A raised intersection.

## **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The site plan complies with the 'Arterial Mainstreet' designation of the City's Official Plan, which are intended for locating more compact forms of development, lively mixes of uses, and pedestrian friendly environments.
- The site plan complies with policies of the 'Elmvale Acres Shopping Centre Secondary Plan'.
- The site plan complies with the zoning performance standards of the Arterial Mainstreet, zones (AM10[2406] S372-h.
- The holding symbol can now be removed as the recommended plans for approval illustrate privately owned public space of a minimum 650 square metres in an appropriate length to width ratio as per Urban Exception 2406
- The site has been planned to ensure safe and functional access and egress, adequacy of servicing, and appropriate site design. All aspects of

transportation, engineering and site design represents good land-use planning.

## **CONSULTATION DETAILS**

Councillor Cloutier has concurred with the proposed conditions of approval.

## **Document 1 – Consultation Details**

A public open house was held in the community on November 15, 2018 (825 Canterbury Ave). Residents, representatives from the Elmvale Acres Community Association and the Ward Councillor's office were present, and over 60 residents attended.

Below is a summary of questions and comments raised on this file through the public meetings and email submissions:

### **Transportation**

#### **Comments:**

1. Concerns were raised regarding the increase in traffic this development would bring to Othello Street and cut through traffic.
2. Safety concerns were raised with respect to pedestrians crossing Othello Avenue.
3. Residents expressed that they were worried about increased truck traffic on Othello Street.
4. When will the intersection of Russell Road, Smyth Road and Othello Avenue be re-aligned?
5. Some local residents identified the right only, leaving the shopping plaza, onto Othello will make for a circuitous route going home.

#### **Responses:**

1. The Secondary Plan process looked in depth at transportation issues arising from redevelopment. In particular, cut-through traffic was identified as a major concern with local residents, stemming from vehicles leaving Elmvale Acres Shopping Centre and utilizing local streets such as Hamlet Road. The Secondary Plan put forth policies to raise the Othello Avenue and Hamlet Road intersection with a raised intersection, including creating a channelized right turn lane leaving the shopping centre, forcing cars to use Smyth Road. These measures will be implemented through the subject Site Plan Control approval.
2. The new raised intersection at Othello Avenue and Hamlet Road will increase the safety for pedestrians crossing Othello Ave. A pedestrian crossover (PXO) on the south leg of Othello at Hamlet will also be implemented.
3. Phase 1 modifications to Othello Avenue and the site driveway will direct all site-exiting traffic at this location north to Smyth Road, away from local streets. Future phases of site redevelopment will further address the truck traffic issue along Othello Avenue.

4. The Realignment of Russell Road, Smyth Road and Othello Ave is currently not in the City's DC Bylaw Background study and so reimbursement is not an option at this time and will be a future project.
5. The measure to prohibit cut-through traffic on Hamlet Road, Wingate Drive, Chapman Boulevard, and Weston Drive was a key decision made at the Secondary Plan planning process based on community input and concerns.

### **Accessibility**

Comments:

1. How is accessibility accounted for in the plans?

Responses:

1. The entire site has been designed with accessibility in mind. The privately owned public space must meet the City's accessibility standards, along with the requirement for ramps, depressed curbs, and accessible parking spaces throughout the site.

### **Building Height and Density**

Comments:

1. Will the building respect the Secondary Plan limit of 9 storeys?

Responses:

1. The approved site plan illustrates a maximum building height of 9 storeys.

### **Landscaping**

Comments:

1. Landscaping of the privately owned open space should be done so with native plant species

Responses:

1. The City's policy is for landscaping to make up native species. This has been asked for of the applicant.

### **Construction**

Comments:

1. What is the anticipated duration of construction?
2. What controls are in place for construction noise and truck traffic?

Responses:

1. The applicant expects construction for Phase 1 to take approximately 18 months.
2. Regarding construction hours and operation. It is within the developer's right to construct between the following hours (as per the Noise By-law). Expect construction to adhere to these hours, and if not a call can be placed to 3-1-1 to file a complaint:

*It is a violation of Ottawa's Noise By-law 2017-255 for construction sites or heavy equipment to operate in any structure, highway or building:*

- *Monday-Saturday: Between 10 p.m. and 7 a.m. •Sundays and holidays: Between 10 p.m. and 9 a.m.*

Further limits are placed on the demolition and construction of buildings in established residential neighbourhoods. *Infill construction is not permitted:*

- *Weekdays: Between 8 p.m. and 7 a.m.*
- *Weekends and holidays: Between 7 p.m. and 9 a.m.*

## **APPLICATION PROCESS TIMELINE STATUS**

This Site Plan application was not processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority due to the requirement multiple revisions to address design, landscaping, engineering matters and community concerns.

**Contact:** Sean Moore - Tel: 613-580-2424, Ext. 16481; Fax: 613-580-2576; or E-mail: [sean.moore@ottawa.ca](mailto:sean.moore@ottawa.ca)

## Document 2 – Location Map



D07-12-18-0173

18-1969-A

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REVISION / RÉVISION - 2018 / 11 / 26

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



**1910 boulevard St. Laurent Boulevard**



NOT TO SCALE

**Document 3 – RMA-2018-TPD-086-B**

