



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

Site Location: 605 Via Mattino Way

File No.: D07-12-19-0190

Date of Application: November 20, 2019

This SITE PLAN CONTROL application submitted by James Ireland, on behalf of Mattino Developments Inc., is APPROVED as shown on the following plan(s):

1. **General Plan of Services**, 112021-10-GP, prepared by Novatech, dated NOV 1/19, revised DEC 21/22.
2. **Grading Plan**, 112021-10-GR, prepared by Novatech, dated NOV 1/19, revised DEC 21/22.
3. **Post Development Storm Drainage Area Plan**, 112021-10-STM, prepared by Novatech, dated NOV 1/19, revised DEC 21/22.
4. **Erosion and Sediment Control Plan**, 112021-10-ESC, prepared by Novatech, dated NOV 1/19, revised OCT 5/22.
5. **Site Plan**, 112021-SP, prepared by Novatech, dated AUGUST 16/19, revised OCT 14/22.
6. **Streetscape Plan**, L-1, prepared by Thakar Associates, dated No. 08/19, revised Oct. 13/22.
7. **Elevations**, A-200, prepared by Pierre J. Tabet architect, prepared 19-11-05.

And as detailed in the following report(s):

8. **Servicing Design Brief**, File 112021-10, prepared by Novatech, dated November 1, 2019, revised December 21, 2022.
9. **Geotechnical Investigation**, Report PG2306-1, prepared by Paterson Group, dated January 31, 2013.
10. **Geotechnical Review**, PG2306-MEMO.08, prepared by Paterson Group, dated November 12, 2019.

11. **Geotechnical Review**, PG2306-MEMO.09, prepared by Paterson Group, dated November 23, 2019.
12. **Noise Impact Assessment**, File 112021-10, prepared by Novatech, dated October 25, 2019.
13. **Phase I ESA**, Report PE4589-1, prepared by Paterson Group, dated March 27, 2019.

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

General Conditions

1. Barrier Curbs

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

2. 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.

3. Reinstatement of City Property

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

4. Construction Fencing

The Owner acknowledges and agrees to install construction fencing, at its expense, in such a location as may be determined by the General Manager, Planning, Real Estate and Economic Development.

5. Extend Internal Walkway

The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

6. Completion of Works

The Owner acknowledges and agrees that no new building will be occupied on the lands until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Real Estate and Economic Development, including the installation of municipal numbering provided in a permanent location visible during both day and night and the installation of any street name sign on relevant streets. Notwithstanding the non-completion of the foregoing Works, occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Real Estate and Economic Development, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Real Estate and Economic Development for such occupancy in writing.

Until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Real Estate and Economic Development, the Owner shall give notice to the City of a proposed conveyance of title to any building at least thirty (30) days prior to any such conveyance. No conveyance of title to any building shall be effective unless the Owner has complied with this provision.

Nothing in this clause shall be construed as prohibiting or preventing the approval of a consent for severance and conveyance for the purposes of obtaining financing.

7. Development Charges

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

Special Conditions

Access

8. Private Approach Detail

The Owner agrees that all private approaches, including temporary construction access to the subject lands, shall be designed and located in accordance with and shall comply with the City's Private Approach By-Law, being By-law No. 2003-447, as amended, and shall be subject to approval of the General Manager, Planning, Real Estate and Economic Development.

Noise

9. Noise Control Attenuation Measures

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

- (a) each unit is to be fitted with a forced air heating system and ducting, and shall be sized to accommodate central air conditioning;
- (b) further to subsection (a) above, the location and installation of any outdoor air conditioning device(s) shall comply with the noise criteria of the Ministry of the Environment, Conservation and Parks' Publication NPC-216, dated 1993, and the Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices, dated September 1994, as amended, in order to minimize the noise impacts both on and off the immediate vicinity of the subject lands.
- (c) 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;
- (d) notice respecting noise shall be registered against the lands, at no cost to the City, and a warning clause shall be included in all agreements of purchase and sale or lease agreements, as detailed in paragraph 13 below.

10. Notice on Title – Noise Control Attenuation Measures

Buildings 1-5, all units

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 himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that noise levels due to increasing roadway/rail/air 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 C – Forced Air Heating System and Ducting

“Purchasers/building occupants are forewarned that this property/dwelling unit is located in a noise sensitive area due to its proximity to Ottawa Macdonald-Cartier International Airport. In order to reduce the impact of aircraft noise in the indoor spaces, the unit has been designed and built to meet provincial standards for noise control by the use of components and building systems that provide sound attenuation. In addition to the building components (i.e. walls, windows, doors, ceiling-roof), since the benefit of sound attenuation is lost when windows or doors are left open, this unit has been fitted with a forced air heating system, all components of which are sized to accommodate the future installation of central air conditioning-by the owner/occupant.”

Despite the inclusion of noise control features within the dwelling unit, noise due to aircraft operations may continue to interfere with some indoor activities and with outdoor activities, particularly during the summer months. The purchaser/building occupant is further advised that the Airport is open and operates 24 hours a day, and that changes to operations or expansion of the airport facilities, including the construction of new runways, may affect the living environment of the residents of this property area.”

“The Ottawa Macdonald-Cartier International Airport Authority, its acoustical consultants and the municipality are not responsible if, regardless of the implementation of noise control features, the purchaser/occupant of this dwelling finds that the indoor noise levels due to aircraft operations continue to be of concern or are offensive.”

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.”

ENGINEERING

Geotechnical Engineering and Soils

11. Geotechnical Investigation

The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, licensed in the Province of Ontario, to ensure that the recommendations of the Geotechnical Investigation Report (the “Report”), referenced in Schedule “E” herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Real Estate and Economic Development with confirmation issued by the geotechnical engineer that the Owner has complied with all recommendations and provisions of the Report, prior to construction of the foundation and at the completion of the Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

12. Soil Management

The Owner acknowledges and agrees to retain an environmental consultant to identify areas on the subject lands where excess soils, fill and/or construction debris will be removed. If through further testing any of these materials 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.

Civil Engineering

13. Inlet Control Devices (ICDs)

The Owner acknowledges and agrees to install and maintain in good working order the required in-ground stormwater inlet control devices, as recommended in the approved Servicing Design Brief, 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.

14. 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.

15. Stormwater Works Certification

Upon completion of all stormwater management Works, the Owner acknowledges and agrees to retain the services of a Professional Engineer, licensed in the Province of Ontario, to ensure that all measures have been implemented in conformity with the approved Plans and Reports, referenced in Schedule "E" herein. The Owner further acknowledges and agrees to provide the General Manager, Planning, Real Estate and Economic Development with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming that all recommendations and provisions have been

implemented in accordance with the approved Plans and Reports referenced in Schedule "E" herein.

16. Site Dewatering

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

Private Systems

17. Private Storm Sewer Connection to City Sewer System

The Owner acknowledges and agrees that any new storm sewers to be installed as part of this development shall not be connected to the City's existing storm sewer system until such time as either:

- (a) a certificate of conformance and As-built Drawings have been received from a Professional Engineer, licensed in the Province of Ontario, certifying that all required inlet control devices have been properly installed to City Standards or Specifications, and that the storm sewer system has been installed in accordance with the approved engineering drawings for site development and City Sewer Design Guidelines. The inlet control devices shall be free of any debris; or
- (b) a flow limiting orifice plate, designed by a Professional Engineer licensed in the Province of Ontario and to the satisfaction of the City, has been installed at the storm water outlet prior to connecting any upstream storm sewers. Such orifice plate shall not be removed until subsection (a) above has been satisfied and approved by the General Manager, Planning, Real Estate and Economic Development.

18. Leak Survey

The Owner acknowledges and agrees that the Water Plant and sewer service within the lands is a private system, including Private Services and sewer services and appurtenances, and the Owner acknowledges and agrees that it is responsible for the operation, maintenance and/or replacement, in perpetuity, of the Private Services and sewer system, including the Private Watermains, private hydrants, private sanitary and storm sewer infrastructure (collectively the "private system") which are located on the lands and that the Owner will retain copies of all the associated Work and maintenance contracts, and make said contracts available for inspection upon demand by the City.

Further, the Owner acknowledges and agrees to have a Professional Engineer, licensed in the Province of Ontario, conduct regular inspections of the water system and sewer system, which includes a leak detection survey at least every five (5) years and a video of the sanitary sewer system to check for major water

infiltration into the private system. Copies of the inspection reports and videos shall be provided to the General Manager, Infrastructure and Water Services and Fire Services. The Owner further acknowledges and agrees that as part of the Owner's ongoing maintenance responsibility for the private system, repairs to the system must be completed immediately to correct any deficiencies which contribute to water loss or leakage of infiltration within the private system. Any deficiencies shall be immediately reported to the City. The Owner acknowledges and agrees to notify the General Manager, Infrastructure and Water Services when such repairs have been completed.

Site Lighting

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);
 - (ii) and it must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.
- (b) The Owner acknowledges and agrees that, upon completion of the lighting Works and prior to the City releasing any associated securities, the Owner shall provide certification satisfactory to the General Manager, Planning, Real Estate and Economic Development, from a Professional Engineer, licensed in the Province of Ontario, that the site lighting has been constructed in accordance with the Owner's approved design plan.

PLANNING AND OTHER

Planning and Design

20. Snow Storage – no interference with servicing

In addition to the requirements of Clause 17 of Schedule "C" of this Agreement, the Owner further acknowledges and agrees that any portion of the subject lands which is intended to be used for snow storage shall not interfere with the servicing of the subject lands.

Parkland

21. Requirement for Parkland Dedication

- (a) The Owner acknowledges and agrees that parkland dedication, in the form of land conveyance, was provided to the City, through Subdivision Agreement File No. D07-16-07-0014 ph6 (4M-1527, Block 22), which anticipated a development containing 209 dwelling units. The Owner further acknowledges and agrees that the total quantity of dwelling units proposed to be constructed in the subdivision approval area has resulted in 217 units.
- (b) The Owner acknowledges and agrees that an additional 0.0080 hectares of parkland dedication is required for the additional 8 dwelling units as shown in the table below. All to the satisfaction of the General Manager, Recreation, Cultural and Facility Services.

		Quantity of Dwelling Units	
phase 1	subdivision (4M-1527)	93	<i>ea</i>
phase 2	blocks 1 & 2 (4M-1527)	36	<i>ea</i>
phase 3	block 21 (4M-1527)	88	<i>ea</i>
Total quantity of Dwelling Units for Subdivision Area:		217	<i>ea</i>
Dwelling Units included in Subdivison Agreement:		209	<i>ea</i>
Increase in quantity of Dwelling Units:		8	<i>ea</i>
Parkland Dedication Required (calculated at 1ha/1000units):		0.0080	<i>ha</i>
			80 <i>sq.m</i>

- (c) The Owner acknowledges and agrees to provide the additional 0.0080 hectares of parkland dedication required in the form of cash-in-lieu of parkland. The Owner shall pay cash-in-lieu of parkland in accordance with the Parkland Dedication By-law of the City of Ottawa, as well as the fee for appraisal services. The monies are to be paid at the time of execution of the Site Plan Agreement.

22. Protection of Public Park Lands

- (a) The Owner acknowledges and agrees that no construction activities, including storage or staging of any kind, will be located on, or have impact on, any neighbouring public lands, including the park block.
- (b) The Owner acknowledges and agrees to provide, and maintain in good repair for the duration of all construction activities on site, a 6ft-high, metal, modular fence (Moduloc, or approved equivalent) on the entire common boundary of block 21, 4M-1527 and the neighbouring Station Park, block 22 4M-1527.

June 22, 2023



Date

Lily Xu
Manager, Development Review, South
Planning, Real Estate and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-19-0190

SITE LOCATION

605 Via Mattino Way, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The proposal is to develop 88 stacked townhouse residential units within 5 low-rise buildings on 1.036 hectares.

- The site is accessed from the north side of Via Mattino Way, which is currently undeveloped land.
- The site sits behind existing townhouses immediately to the south, with Station Park located on the east side of the site, a multi-use pathway along the north side, with low-rise residential beyond that. The Transitway and a multi-use pathway run along the western side of the property.
- The site includes 7 locations for bicycle parking and walkways to facilitate pedestrian movement through the site and improving access to the Longfields BRT station, which is approximately 350m from the site.
- The site will include 44 bicycle parking spaces, 88 vehicle parking spaces, and 18 visitor parking spaces.
- The development is designed to include a central building for waste collection and utility metering.
- The site includes 395 m² of outdoor amenity space on the northern part of the site.
- The buildings are to be finished with grey and black brick, with charcoal coloured fascia, soffits, and eavestroughs.
- The landscaping for the site will include 341 new plantings, with 58 of those plantings being large coniferous and deciduous trees.
- A minor variance was approved through the Committee of Adjustment under file number D08-02-20/A-00196 to permit:
 - Two buildings to contain 20 stacked dwelling units, whereas the By-law permits a maximum of 16 stacked dwelling units within each building.
 - A reduced southerly side yard setback of 3.0 metres, whereas the By-law requires a minimum side yard setback of 7.5m

DECISION AND RATIONALE

This application is approved for the following reasons:

- The lands are designated as Neighbourhood within Schedule B2 of the City of Ottawa Official Plan, which encourages the development of a range of housing forms and densities. Permitted heights in Neighbourhoods shall be a low-rise built form and is encouraged to be ground-oriented in nature, but also permits low-rise apartment buildings.
- There are no Community Design Plan or Secondary Plan policies applied to this site.
- The site was subject to approval for a minor variance through the Committee of Adjustment under file number D08-02-22/A-00248 and was approved October 28, 2022.
- The application is in conformity with Zoning By-law designation R4UC.
- The proposed development generally represents good planning by providing appropriate and efficient land use.

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 Wilson Lo was aware of the application related to this report. Councillor has concurred with the proposed conditions of approval.

Public Comments

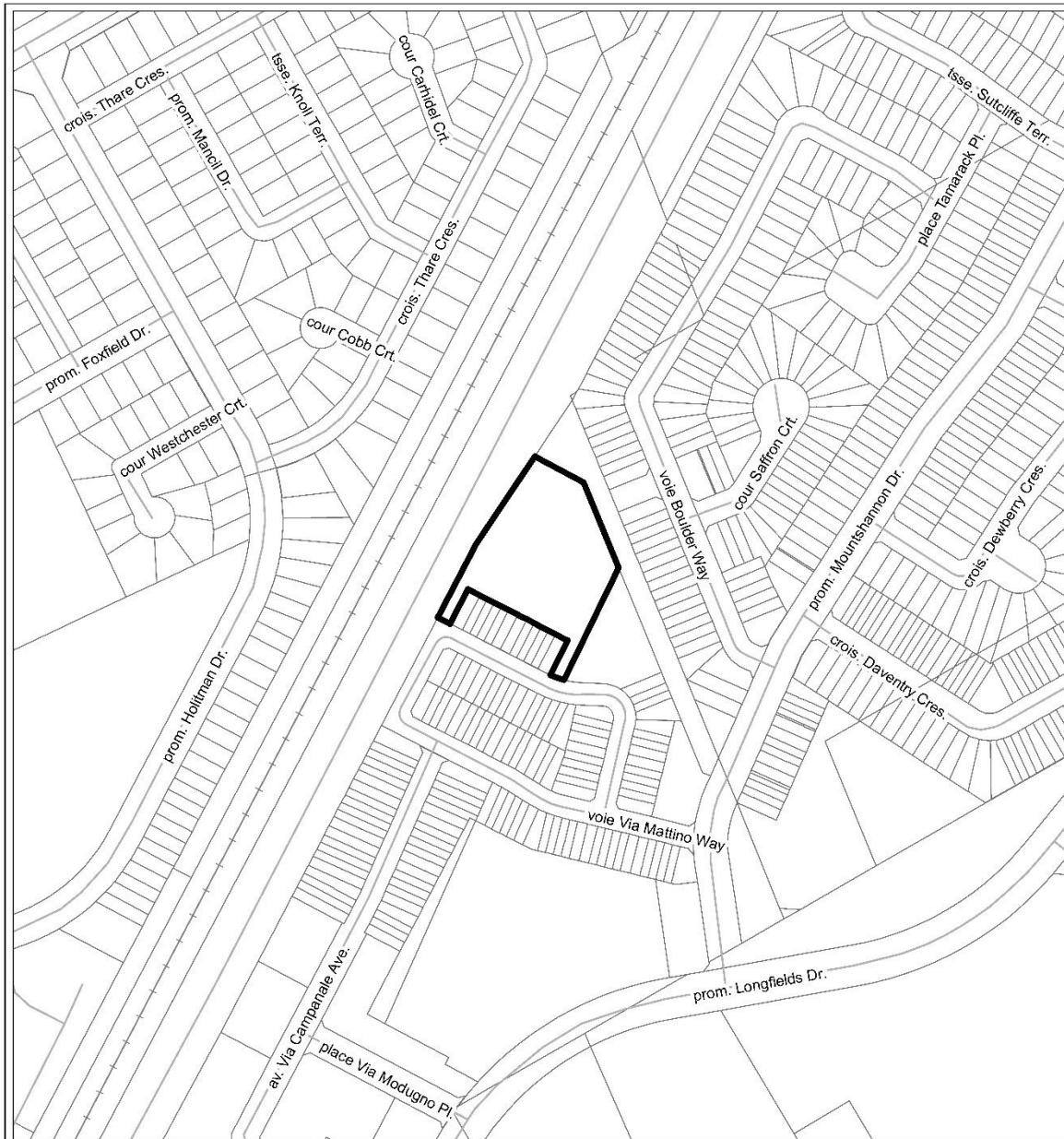
This application was subject to public circulation under the Public Notification and Consultation Policy. There was no public comment received online.


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 time required to resolve identified issues.

Contact: Kelby Lodoen Unseth Tel: 613-809-1984 or e-mail: Kelby.LodoenUnseth@ottawa.ca

Document 1 – Location Map



		<p>LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT</p> <div style="display: flex; align-items: center; justify-content: center; margin-top: 20px;"> <div style="border: 2px solid black; width: 40px; height: 20px; margin-right: 10px;"></div> <p>591 voie Via Martino Way Block 21, 112021-SP</p> </div>
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