



**SITE PLAN CONTROL APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW
PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT**

Site Location: 1125 Colonel By Drive, as shown on the attached Location Map

File No.: D07-12-19-0205

Date of Application: December 16, 2019

This SITE PLAN CONTROL application submitted by Dawn Blackman, on behalf of Carleton University is APPROVED as shown on the following plans:

1. Site Plan, Carleton University New Student Residence, Drawing No. A010, prepared by KWC Architects Inc., dated 12/13/2019, revision 3 dated 04/07/2020.
2. Project Statistics, Carleton University New Student Residence, Drawing No. A001, prepared by KWC Architects Inc., dated 12/13/2019, revision 2, 03/03/2020.
3. Overall North Elevation, Carleton University New Student Residence, Drawing No. A301, prepared by KWC Architects Inc., dated 12/13/2019, revision 3 dated 04/07/2020.
4. Overall East Elevation, Carleton University New Student Residence, Drawing No. A302, prepared by KWC Architects Inc., dated 12/13/2019, revision 3 dated 04/07/2020.
5. Overall South Elevation, Carleton University New Student Residence, Drawing No. A303, prepared by KWC Architects Inc., dated 12/13/2019, revision 3 dated 04/07/2020.
6. Overall West Elevation, Carleton University New Student Residence, Drawing No. A304, prepared by KWC Architects Inc., dated 12/13/2019, revision 3 dated 04/07/2020.
7. Demolition, Removals and Tree Conservation Plan, Carleton University New Student Residence, Drawing No. L001, prepared by Lashley + Associates, dated 2019-12-13, revision 3 dated 2020-05-05.

8. Planting Plan, Carleton University New Student Residence, Drawing No. L002 prepared by Lashley + Associates, dated 2019-12-13, revision 5 dated 2020-08-27.
9. Site Servicing Plan, Carleton University New Student Residence, Drawing No. C001, prepared by Morrison Hershfield, dated 13/12/2019, revision 8 dated 31/08/2020.
10. Site Servicing Notes and Schedules, Carleton University New Student Residence, Drawing No. C002, prepared by Morrison Hershfield, dated 13/12/2019, revision 8 dated 31/08/2020.
11. Grading Plan, Carleton University New Student Residence, Drawing No. C003, prepared by Morrison Hershfield, dated 13/12/2019, revision 8 dated 31/08/2020.
12. Erosion and Sediment Control Plan, Carleton University New Student Residence, Drawing No. C004, prepared by Morrison Hershfield, dated 13/12/2019, revision 8 dated 31/08/2020.
13. Details, Carleton University Student Residence, Drawing Nos. C005, C006, C007, C008, and C009, prepared by Morrison Hershfield, dated 13/03/2020, revision 6 dated 31/08/2020.
14. Removals Plan, Carleton University New Student Residence, Drawing No. C700, prepared by Morrison Hershfield, dated 13/12/2019, revision 6 dated 31/08/2020.
15. Retaining Wall System Profiles, Carleton University New Student Residence, Drawing No. C701, prepared by Morrison Hershfield, dated 16/03/2020, revision 6 dated 31/08/2020.

And as detailed in the following reports:

1. Site Servicing and Stormwater Management Design Brief, Carleton University, New Student Residence, prepared by Morrison Hershfield, dated December 13, 2019, revision 3 dated August 31, 2020.
2. Geotechnical Report, Carleton University Proposed Residence Geotechnical Investigation, prepared by WSP Canada Inc., dated December 2019.
3. Geotechnical Memo 1, Site Servicing and Stormwater Management Design Brief, prepared by WSP Canada Inc., dated March 31, 2020.
4. Geotechnical Memo 2, Revised Supplementary Comments to the Final Geotechnical Report, prepared by WSP Canada Inc., dated April 6, 2020.
5. Geotechnical Memo 3, Revised Supplementary Comments to the Final Geotechnical Report Rev. 2, prepared by WSP Canada Inc., dated July 21, 2020.

6. Slope Stability Memo, Carleton Proposed Residence – Retaining Wall Slope Stability, prepared by WSP Canada Inc., dated November 22, 2020.
7. LRT Noise & Vibration Assessment, New Student Residence Carleton University, prepared by Gradient Wind Engineering Inc., dated December 2, 2019.
8. Vibration Impact Assessment Memo, Carleton University – Vibration Impact Assessment for Construction New Residence Carleton University – Vibration Impact Assessment for New Residence Construction, prepared by WSP Canada Inc., dated January 19, 2021.
9. Phase One Environmental Site Assessment, Proposed Student Residence Carleton University, prepared by WSP Canada Inc., dated August 24, 2020.
10. Phase Two Environmental Site Assessment, Proposed Student Residence Carleton University, prepared by WSP Canada Inc., dated August 24, 2020.

And subject to the following General and Special Conditions:

General Conditions

1. **Execution of Agreement Within One Year**

The Owner shall enter into this Site Plan Control Agreement, including all standard and special conditions, financial and otherwise, as required by the City. In the event that the Owner fails to sign this Agreement and complete the conditions to be satisfied prior to the signing of this Agreement within one (1) year of Site Plan approval, the approval shall lapse.

2. **Permits**

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.

3. **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, Infrastructure and Economic Development.

4. **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.

5. **Reinstatement of City Property**

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Infrastructure 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.

6. **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, Infrastructure and Economic Development.

7. **Construct Sidewalks**

The Owner shall design and construct sidewalk(s) within public rights-of-way (if applicable) 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. Such sidewalk(s) shall be constructed to City Standards.

8. **Extend Internal Walkway**

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

9. **Completion of Works**

The Owner acknowledges and agrees that the new building will not be occupied on the subject site 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, Infrastructure 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, Infrastructure and Economic Development, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the

prior consent of the General Manager, Planning, Infrastructure 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, Infrastructure 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.

Special Conditions

10. **Permanent Features**

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.

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 approved Geotechnical Report prepared by WSP Canada Inc., dated December 2019 (the "Report") and the Geotechnical memos 1, 2 and 3, prepared by WSP dated March 31, 2020, April 6, 2020 and July 21, 2020, respectively, and referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Infrastructure 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, Infrastructure and Economic Development.

12. **Record of Site Condition**

Prior to the issuance of a building permit, the Owner shall submit to the General Manager, Planning, Infrastructure and Economic Development, 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, as amended ("O.Reg. 153/04"), and shall be acknowledged by the Ministry of the Environment, Conservation and Parks. 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 extends 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.

13. **Slope Stability**

The Owner shall have a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario to inspect and confirm the constructed retaining walls have been constructed in accordance with the approved Slope Stability Memo, dated November 22, 2020 and the Retaining Wall System Profiles Plan, dated August 31, 2020.

14. **Retaining Wall**

The Owner agrees to submit to the General Manager, Planning, Infrastructure and Economic Development, prior to issuance of a building permit, details of the retaining walls which are greater than one metre in height, as shown on the approved Planting Plan, referenced in Schedule "E" hereto, which shall be designed and prepared by a Professional Structural Engineer, licensed in the Province of Ontario, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development. The Owner shall provide confirmation to the General Manager, Planning, Infrastructure and Economic Development that the Professional Structural Engineer has inspected and confirmed that the retaining walls have been constructed in accordance with the approved retaining wall details

15. **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.

16. **Groundwater Management**

The Owner acknowledges and agrees to retain an environmental consultant to test groundwater to be removed from the site during and after redevelopment. If through further testing the groundwater samples are found to be contaminated, all contaminated groundwater must be removed, managed or treated in accordance with appropriate Ontario regulations and/or discharged in accordance with the City's Sewer Use By-Law, being By-law No. 2003-514, as amended.

17. **Stormwater Management Memorandum**

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

18. **Inlet Control Devices (ICDs)**

The Owner acknowledges and agrees to install and maintain in good working order the required in ground and rooftop stormwater inlet control devices, as recommended in the approved Site Servicing and Stormwater Management Design Brief prepared by Morrison Hershfield, Revision 3 dated August 31st, 2020, 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. **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, Infrastructure 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, Infrastructure 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, Infrastructure 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, Infrastructure and Economic Development.

20. **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 Site Servicing and Stormwater Management Design Brief prepared by Morrison Hershfield revision 3 dated August 31, 2020 and Site Servicing Plan prepared by Morrison Hershfield revision 8 dated August 31, 2020, referenced in Schedule "E" herein. The Owner further acknowledges and agrees to provide the General Manager, Planning, Infrastructure 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 Site Servicing and Stormwater Management Design Brief prepared by Morrison Hershfield, revision 3 August 31, 2020 and the Site Servicing Plan prepared by Morrison Hershfield revision 8 dated August 31, 2020 referenced in Schedule "E" herein.

21. **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.

22. **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, Infrastructure and Economic Development.

23. **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, Infrastructure 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.

24. **Exterior Elevations Drawings**

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

25. **Waste Management**

Waste collection and recycling collection will not be provided by the City and the owner/applicant will make appropriate arrangements with a private contractor for solid waste collection.

26. **Tree Protection**

The Owner acknowledges and agrees that all trees to be retained, as shown on the approved Demolition, Removals and Tree Conservation Plan, referenced in Schedule “E” herein, shall be protected in accordance with the City’s required tree protection measures. At a minimum, the following tree protection measures shall be applied during all on-site works:

- (a) Erect a fence at the critical root zone (CRZ) of trees, defined as ten (10 cm) centimetres from the trunk for every centimetre of trunk DBH (i.e., CRZ=DBH x 10cm);
- (b) Tunnel or bore when digging within the CRZ of a tree;
- (c) Do not place any material or equipment within the CRZ of the tree;
- (d) Do not attach any signs, notices or posters to any tree;
- (e) Do not raise or lower the existing grade within the CRZ without the approval of the General Manager, Planning, Infrastructure and Economic Development;
- (f) Do not damage the root system, trunk or branches of any tree; and
- (g) Ensure that exhaust fumes from all equipment are not directed towards any tree's canopy

27. **O-Train Trillium Line Corridor Crane Swing Agreement and Precautions**

- (a) Prior to the issuance of any Building Permits beyond excavation and shoring, the Owner(s) shall enter into a Crane Swing Agreement with the City to the satisfaction of the Program Manager, Rail Contracts, operating as O-Train Trillium Line, in consultation with the General Manager, Planning, Infrastructure and Economic Development.
- (b) The Owner shall be responsible for all costs of preparation and registration of the required Crane Swing Agreement including the costs of the City-appointed third-party engineer to review of plans together all costs associated with the City's Stage 2 Contractor's review as well. Prior to execution of the said Crane Swing Agreement by the City, the Owner shall provide to the Program Manager, Rail Contracts, operating as the O-Train Trillium Line, plans, stamped by an Ontario Professional Structural Engineer, identifying the location and description of the type of crane(s) that will be on site (including any existing cranes on the property) to determine if the mast or the arms of the crane would be entering the air rights of the rail corridor adjacent to Campus Avenue , which abuts the site to the west. No crane(s) is to be assembled on site until the specifications of the crane(s) are provided to and approved by the Program Manager, Rail Contracts, operating as the O-Train Trillium Line and the Owner has executed the Crane Swing Agreement.
- (c) The Owner further acknowledges and agrees that if a crane does enter the aerial rights of the rail corridor (including the crane arm while swinging free) without a signed Crane Swing Agreement, such action will be in violation of

the *Railway Safety Act* Section 26.1, and the Owner shall immediately cease use of the crane.

- (d) Despite (a) above, no permit shall be issued for excavation and shoring if the Owner(s) has not demonstrated to the satisfaction of the Program Manager, Rail Contracts, operating as O-Train Trillium Line, in consultation with the General Manager, Planning, Infrastructure and Economic Development that:
 - (i) The arms of excavators are not able to reach over the O-Train Trillium Line corridor fence line when the arm is fully extended;
 - (ii) The arms of equipment for piling, including a mobile crane with belt treads that could be involved in the installing of pilings, shall not reach over the O-Train Trillium Line corridor fence line when fully extended when undertaking any works, including installing and removing the pilings, and when the pilings are being moved.
- (e) The Owner(s) acknowledges that should there be any deviation from conditions (a) through (d) above, that the contractor will be given notice that they are to relocate their equipment, or otherwise remedy the problem immediately, and this could result in the O-Train Trillium Line ceasing activity or the City's Stage 2 Contractor ceasing construction adjacent to the railway corridor until it is verified how the contractor can work without affecting the safety of the O-Train Train Trillium Line corridor.

28. O-Train Trillium Line Lands Access

The Owner shall contact the Program Manager, Rail Contracts, operating as O-Train Trillium Line, before it or any of its representatives enter onto the O-Train lands adjacent to Campus Avenue, to obtain permission to enter onto the O-Train Trillium Line lands, and the Owner(s) acknowledges and agrees to make arrangements for any required safety precautions (such as the provision of a flag-person at the Owner's cost).

August 23, 2021



Date

Douglas James
Manager, Development Review
Planning, Infrastructure and Economic
Development Department

Attach: Site Plan Control Application– Supporting Information

SITE PLAN CONTROL APPLICATION SUPPORTING INFORMATION

SITE LOCATION

1125 Colonel By Drive, D07-12-19-0205

SYNOPSIS OF APPLICATION

The site is located on the northern part of the Carleton University campus and fronts onto Campus Avenue, as shown in the attached Location Map.

The site is bounded by Leeds House to the west, Stormont-Dundas House to the south, and Campus Avenue to the east. Adjacent land uses include a four-storey student residence building (Stormont-Dundas House) to the south, a six-storey student residence building (Leeds House) to the west, as well as a parking garage and surface parking lot to the north.

The purpose of this Site Plan Control application is to facilitate the development of a nine-storey student residence building with 166 dwelling units. Amenity spaces will be provided on the ground floor and on the upper floors of the building. Three main points of entry will be provided: one fronting Campus Avenue on the east side of the building with access to the campus tunnels, one fronting the pedestrian zone on the west side of the building, and one located on the southeast corner of the building. Secondary entrances will be provided on the north side of the building, including one for loading and garbage/recycling, with vehicular access. 125 secured bicycle parking will be provided in the basement level. Several new tree will be provided around the site, as per the Planting Plan.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is consistent with the General Urban Area policies in the Official Plan.
- The proposal is in conformity with the provisions of the Zoning By-law 2008-250, as amended. Specifically, the proposed development complies with the Major Institutional, Subzone A, Maximum FSI of 1.5 [I2A F(1.5)] zone.

- Conditions of approval have been applied to this site to ensure the development meets the applicable Infrastructure and Planning approval requirements.
- The Owner is required to enter into a Site Plan Agreement and submit securities to ensure that all site works are carried out in accordance with this approval.
- The site design represents good land use planning.

CONSULTATION DETAILS

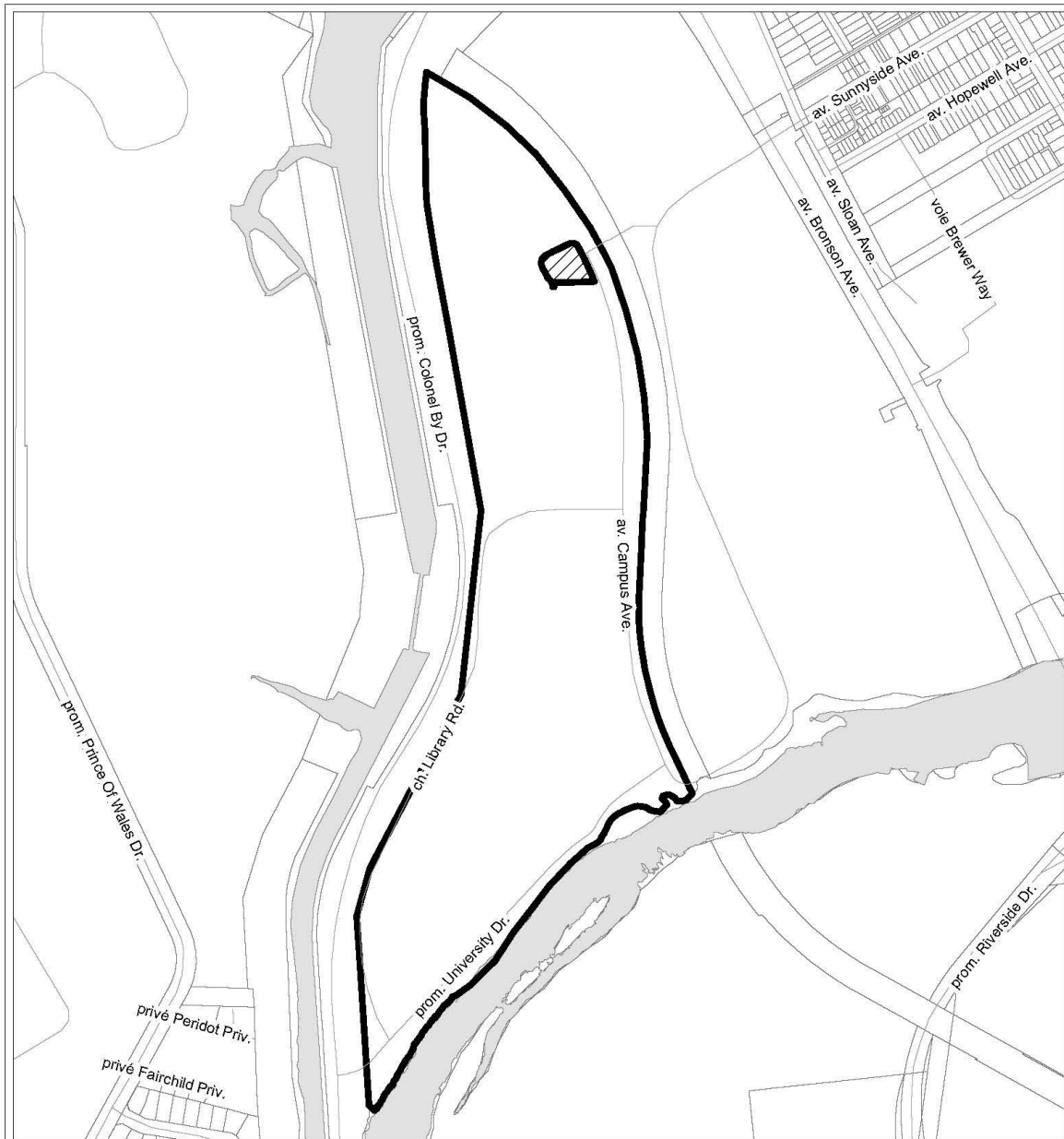
Councillor Shawn Menard has concurred with the proposed conditions of approval.




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 workload volumes.

Contact : Kimberley Baldwin Tel: 613-580-2424 extension 23032, Fax : 613-560-6006
or e-mail : Kimberley.Baldwin@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-19-0205	19-1436-D		1125 prom. Colonel By Drive
I:\CO\2019\Site\Colonel_By_1125_V2			Area to be developed / Secteur à être développé
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