



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

Site Location: 593 Laurier Avenue West

File No.: D07-12-19-0207

Date of Application: December 16, 2019

This SITE PLAN CONTROL application submitted by James Ireland/Murray Chown, Novatech, on behalf of Alexander Fleck House Inc., is APPROVED as shown on the following plan(s):

1. **Site Plan**, drawing no. SP-01, prepared by project1studio, project 1908, revision 18, 2021-05-06.
2. **South Elevation**, drawing no. A201, prepared by project1studio, project 1908, revision 18, 2021-05-06.
3. **East Elevation**, drawing no. A202, prepared by project1studio, project 1908, revision 18, 2021-05-06.
4. **Partial East & South-East Elevations**, drawing no. A201b, prepared by project1studio, project 1908, revision 18, 2021-05-06.
5. **North Elevation**, drawing no. A203, prepared by project1studio, project 1908, revision 18, 2021-05-06.
6. **West Elevation**, drawing no. A204, prepared by project1studio, project 1908, revision 18, 2021-05-06.
7. **Landscape Plan**, drawing no. 119019-L1, prepared by Novatech Engineering Consultants Ltd., revision 6, dated March 9, 2021,
8. **Tree Conservation Report**, Drawing no. 119019-L1, prepared by Novatech Engineering Consultants Ltd., revision 4 dated November 19, 2020.

9. **General Plan of Services**, Dwg 119019-GP, prepared by Novatech Engineering Consultants Ltd., revision 2 dated July 31, 2020
10. **Grading, Erosion & Sediment Control Plan**, Dwg 119019-GR, prepared by Novatech Engineering Consultants Ltd., revision 2, dated July 31, 2020.
11. **Storm Water Management Plan**. Dwg 119019-SWM, prepared by Novatech Engineering Consultants Ltd., revision 2 dated July 31, 2020
12. **Outlet Sewer Plan & Profile**, Dwg 119019-P1, prepared by Novatech Engineering Consultants Ltd., revision 2 dated July 31, 2020

And as detailed in the following report(s):

1. **Geotechnical Investigation Report**, prepared by LRL Associates Ltd., LRL File No.: 190227, Revision 2 dated July 16, 2020.
2. **Phase I Environmental Site Assessment**, prepared by LRL Associates Ltd, LRL File No.: 190227.02 Revision 2, dated September 4, 2020.
3. **Phase II Environmental Site Assessment**, prepared by LRL Associates Ltd., LRL File No.: 19022, Revision 2, dated September 4, 2020.
4. **Remedial Action Plan**, prepared by LRL Associates Ltd., Revision 2, dated September 4, 2020.
5. **Noise Impact Study**, prepared by Swallow Acoustic Consultants Inc, Revision 2, dated August 7, 2020.
6. **Pedestrian Wind Assessment**, Addendum, prepared RWDI Inc., dated December 9, 2020.
7. **Development Servicing & Stormwater Management Report**, prepared by Novatech Engineering Consultants Ltd., dated July 31, 2020
8. **Transportation Impact Assessment**, prepared by Novatech Engineering Consultants Ltd., dated December 14, 2020.

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

General Conditions

1. Site Plan Agreement

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 Department

3. Extend Internal Walkways

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, Infrastructure and Economic Development Department.

4. 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 approved drawings of a design professional, such drawings to be approved by the General Manager, Planning, Infrastructure and Economic Development Department.

5. Water Supply for Fire Fighting

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

6. Reinstatement of City Property

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. The existing depressed

curbs and driveways shall also be reinstated to soft landscaping and full curb following the existing curb line as per City Standards, at the owner(s) expense.

7. Maintenance and Liability Agreement

The owner shall be required to enter into a maintenance and liability agreement for all plant and landscaping material (pavers and walkway) placed in the City right-of-way along Laurier Avenue West and the owner shall assume all maintenance and replacement responsibilities in perpetuity.

8. Completion of Works

The owner acknowledges and agrees that no new building shall be occupied on the lands, nor will the owner convey title to any building 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 Department, 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, conveyance and/or occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Infrastructure and Economic Development Department, the aforesaid Works are proceeding satisfactorily toward completion. The owner shall obtain the prior consent of the General Manager, Planning, Infrastructure and Economic Development Department for such conveyance and/or occupancy in writing.

Special Conditions

9. 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.

10. 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, 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.

11. Certification Letter for Noise Control Measures

(a) The Owner acknowledges and agrees that upon completion of the development and prior to occupancy and/or final building inspection, it shall retain a Professional Engineer, licensed in the Province of Ontario with expertise in the subject of acoustics related to land use planning, to visit the lands, inspect the installed noise control measures and satisfy himself that the installed recommended interior noise control measures comply with the measures in the Noise Impact Study referenced in Schedule "E" hereto, as approved by the City and/or the approval agencies and authorities (The Ministry of the Environment, Conservation and Parks) or noise thresholds identified in the City's Environmental Noise Control Guidelines. The Professional Engineer shall prepare a letter to the General Manager, Planning, Infrastructure and Economic Development (the "Certification Letter") stating that he certifies acoustical compliance with all requirements of the applicable conditions in this Agreement, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

(b) The Certification Letter shall be unconditional and shall address all requirements as well as all relevant information relating to the development, 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 the building permits and site grading applications. The Certification Letter(s) shall bear the certification stamp of a Professional Engineer, licensed in the Province of Ontario, and shall be signed by said Professional Engineer, and shall be based on the following matters:

- (i) Actual site visits, inspection, testing and actual sound level readings at the receptors;
- (ii) Previously approved Detailed Noise Control Studies, Site Plan and relevant approved Certification Letters (C of A) or Noise thresholds of the City's Environmental Noise Control Guidelines; and
- (iii) Non-conditional final approval for release for occupancy.

(c) All of the information required in subsections (a) and (b) above shall be submitted to the General Manager, Planning, Infrastructure and Economic Development, and shall be to his satisfaction.

12. Notice on Title – Noise Control Attenuation Measures

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 B – Increasing Roadway Traffic

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that despite the inclusion of noise control features in this development and within building units, noise levels from 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

For all residential units facing south or west, the following applies:

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that this dwelling unit has been fitted with a forced air heating system and the ducting, etc. was sized to accommodate central air conditioning. Installation of central air conditioning by the Purchaser/Lessee will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa’s and the Ministry of the Environment, Conservation and Parks’ noise criteria.”

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges and agrees it shall identify the location and install any outdoor air conditioning device(s) so as to comply with the noise criteria of the Ministry of the Environment, Conservation and Parks’ Publication NPC-216 entitled 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.”

Type D – Central Air Conditioning

For all residential units facing north or east, the following applies:

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

13. 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 Grading and Landscape Plans 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.

14. High Pressure Transmission Main

In order to help ensure the integrity of the high pressure transmission main located close the west boundary of the site carries a significant portion of the entire water supply for the City of Ottawa, the Owner acknowledges and agrees to undertake the following:

- i. a site-specific Settlement and Vibration Monitoring Program will be developed and stamped by a professional Engineer in the province of Ontario and will be submitted to the City for their review and approval before the inclusion of the Plan in the contract documents.
- ii. should monitoring levels of vibration and underground soil movement exceed the maximum limits outline in the submitted/approved plan/report, the owner agrees to cease all construction activities immediately, and will take necessary correction option and at the same time will report to the City immediately and will resubmit a revised work plan to the City.
- iii. in the event that the levels of vibration momentarily exceed the maximum limits outlined in the submitted report/plan but the Owner’s on-site consultant is of the professional opinion that no danger exists, the Owner may continue to

proceed with the work by a different means, consistent with the report, that does not further cause the levels of vibration /settlement to exceed the maximum limits outlined in the report. Priors to so proceeding with the work, the exceedance shall be reported to the Construction Services Branch of the City.

- iv. In the event of any requirement for emergency repairs of this transmission main, the Owner shall reimburse the City for the cost of such repair to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.
- v. The City reserves the right to issue a stop work order for the construction in the event of an incident which would adversely affect the City's requirement to provide safe drinking water. This may include but is not limited to, a leak or failure of the high-pressure transmission main and /or a failure at one of the water purification plants. Where the stop work order is for a period of 24 hours or less, the City is not responsible for any delay claim billed by the developer. No inference of liability is to be taken from these conditions for any period longer than 24 hours.

A certificate of liability insurance shall be submitted to the City wherein the Owner is the named insured and the City of Ottawa is an additional insured. The limits of the policy shall be in the amount of \$25,000,000 and shall be kept in full force and effect for the term of the construction work.

15. Pre and Post Construction Surveys

- a. The Owner acknowledges and agrees that all shoring/sheet piling/bracing and excavation activities, including hoe ramming and line drilling (related to Ground Borne Vibration and Noise from Hoe Rams and/or Rock Drills), will conform to the requirements of O.Reg.213/91- Construction Projects, Part III – Excavations, O.H.S.A., M.O.L. - Excavation Hazards, O.B.C., City of Ottawa Environmental Noise Control Guidelines and Ottawa Noise By-law No.2017-255, all as amended. Prior to any of the aforementioned activities, pre and post construction surveys shall be prepared, at the Owner's expense, for all buildings, utilities, structure, infrastructure, water plant and facilities likely to be affected by these activities, in particular, those adjacent to the site location. 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 and documentation of existing baseline structural conditions.
- b. The pre and post construction survey shall include, as a minimum, the following information:
 - i. Identification and description of existing differential settlements, including visible cracks in walls, floors, and ceiling, including a diagram, if applicable, room-by-room. All other apparent structural and cosmetic damage or defect must be noted. Defects shall be described, including dimensions, wherever possible; and
 - ii. photographs or video as necessary for recording areas of significant concern.
 - c. The Owner acknowledges and agrees to arrange visits by the structural engineer referred to in paragraph (a) herein every ten (10) working days during excavation and construction, to monitor any change from the baseline established in the above-mentioned pre-construction survey.
 - d. The Owner shall provide five full days written notice to the owners and residents captured in the study area, prior to commencing any construction and, if requested, the Owner shall cause its representatives to meet with said owners and residents within the five-day period.

16. 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.

17. Protection of City Sewers

- a. Prior to the issuance of a building permit, the Owner shall, at its expense:
 - i. provide the General Manager, Planning, Infrastructure and Economic Development with the engineering report from a Professional Engineer, licensed in the Province of Ontario, which report shall outline the impact of the proposed building's footing and foundation walls, on the City

sewer system, that crosses the Bronson and Laurier Avenue frontages (the “City Sewer System”) and the impact of the existing City Sewer System on the building’s footing and foundation walls;

- ii. obtain a legal survey acceptable to the General Manager, Planning, Infrastructure and Economic Development and the City’s Surveyor, showing the existing City Sewer System within Bronson & Laurier Avenue frontages and the location of the proposed building and its footings in relation to the City Sewer System;
 - iii. obtain a video inspection of the City Sewer System within Bronson and Laurier Avenue frontages prior to any construction to determine the condition of the existing City Sewer System prior to construction on the lands and to provide said video inspection to the General Manager, Planning, Infrastructure and Economic Development.
- b. Upon completion of construction on the lands, the Owner shall, at its expense and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development:
- i. obtain a video inspection of the existing City Sewer System within Bronson and Laurier Avenue frontages to determine if the City Sewer System sustained any damages as a result of construction on the lands; and
 - ii. assume all liability for any damages caused to the City Sewer System within Bronson and Laurier Avenue frontages and compensate the City for the full amount of any required repairs to the City Sewer System.

18. Inlet Control Devices (ICDs)

The Owner acknowledges and agrees to install and maintain in good working order the required roof-top and in-ground stormwater inlet control devices, as recommended in the approved General Plan of Services & Outlet Sewer Plan, Profile Drawings and Development Servicing & SWM Report, referenced in Schedule “E” herein. The Owner further acknowledges and agrees it shall assume all maintenance and replacement responsibilities in perpetuity. The Owner shall keep all records of inspection and maintenance in perpetuity, and shall provide said records to the City upon its request.

19. 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 General Plan of Services & Outlet Sewer Plan, Profile Drawings and Development Servicing & SWM Report, 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 General Plan of Services & Outlet Sewer Plan, Profile Drawings and Development Servicing & SWM Report, 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. Environmental Site Remediation Program

Owner acknowledges and agrees to implement the prepared environmental site remediation program, as per the recommendations of the Supplemental Phase II Environmental Site Assessment, referenced in Schedule "E" herein, involving the excavation and off-site disposal of all impacted soil and the pumping treatment or off-

site disposal of all impacted groundwater, which is to be completed concurrently with the site redevelopment. The Owner acknowledges and agrees that

- a. soils that are found to be contaminated, must be disposed, treated or recycled at a waste disposal site or landfill licensed for that purpose by the Ministry of the Environment, Conservation and Parks;
- b. groundwater found to be contaminated, shall be removed, managed and/or treated in accordance with the appropriate Ontario regulations and/or discharged in accordance with the City's Sewer Use By-law, being By-law 2003-514, as amended.

23. Use of Explosives and Pre-Blast Survey

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").

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.

24. On-Site Parking

The following provision shall be included in any lease, rental agreement, sublet agreement, condominium agreement and/or Agreement of Purchase and Sale governing all or part of the building:

"The purchaser, tenant or sublessee acknowledges the unit being rented/sold may not be provided with any on-site parking. Should a tenant/purchaser have a vehicle for which they wish to have parking, that alternative and lawful arrangements may need to be made to accommodate their parking need at an alternative location. The Purchaser/Tenant/Sublessee acknowledges that the availability and regulations governing on-street parking vary; that access to on-street parking, including through residential on-street parking permits issued by the City cannot be guaranteed now or

in the future; and that a purchaser, tenant or sublessee intending to rely on on-street parking for their vehicle or vehicles does so at their own risk.”

25. Site Lighting Certificate

Prior to building permit issuance, the applicant shall provide a certificate, from an acceptable professional engineer, that the site lighting has been designed to meet the following criteria:

- a. 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;
- b. It must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.

Upon completion of the works, the applicant must provide certification satisfactory to the City that the site lighting has been constructed in accordance with the applicant’s design prior to the City releasing any associated securities.

26. Elevations

The owner acknowledges and agrees to construct the proposed building in accordance with the approved exterior elevation drawings. The owner further agrees that any subsequent proposed changes to the approved exterior elevations shall be filed with the General Manager, Planning, Infrastructure and Economic Development Department, and agreed to by both parties prior to their implementation.

27. Tree Permit

The owner acknowledges and agrees that any trees to be removed from the site shall be in compliance with the Urban Tree Conservation By-law, 2020-340, as amended. Any required removal shall be in accordance with an approved Tree Permit and the approved Landscape Plan; a copy of the approved Tree Permit and Landscape Plan shall be present on the construction site at all times. The owner further acknowledges and agrees that issuance of a Tree Permit for removal of the trees identified on the approved landscape plan may not occur until such time when a building permit has been issued for the proposed development.

28. Traffic Management Plan

Should the owner wish to use a portion of the City’s road allowance for construction staging, prior to obtaining a building permit, the property owner must obtain an

approved Traffic Management Plan from the Manager, Traffic Management, Transportation Services Department. The City has the right for any reason to deny use of the Road Allowance and to amend the approved Traffic Management Plan as required.

August 12, 2021

Date



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

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-19-0207

SITE LOCATION

593 Laurier Avenue West, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is located at the northwest corner of Laurier Avenue West and Bronson Avenue. The property is irregular in shape with 29.29 metres of frontage along Laurier Avenue West and 39.9 metres of frontage along Bronson Avenue, with a lot area of approximately 1,400 square metres.

Currently existing on the site is a residential building, known as the Alexander Fleck House, which is designated under Part IV of the *Ontario Heritage Act*. The existing building contains four dwelling units, with a small parking area and garage accessed from Laurier Avenue West.

The surrounding area contains a variety of land uses and range in building heights with the site situated atop the escarpment. Immediately north is a two-storey low-rise apartment building, and due to the grade change the roof of the apartment is generally level with the rear yard of the site. Further north and west is LeBreton Flats. To the east are various institutional uses, including a community garden, and a variety of low- to high-rise residential buildings. South of the site are a variety of mid-and high-rise residential buildings, as well as some commercial uses. Immediately west of the site are two-low-rise apartments also atop the escarpment.

The proposed development is a nine-storey addition that will frame the existing residential heritage building resulting in approximately 65 dwelling units. The addition is mainly concentrated to the western and northern parts of the property in an "L" formation. The unit mix includes studio, one- and two- bedroom units. Two visitor parking spaces are proposed, as well as an indoor bicycle storage room with 36 spaces. No residential parking is proposed.

The Alexander Fleck House will be completely restored. The podium of the addition will be clad in red brick to complement the heritage building. The upper level of the addition will step back from Laurier Avenue West to provide more emphasis to the Alexander Fleck House and low-rise podium. Balconies will flank both ends of the addition from level five to nine, and a terrace will overlook Laurier Avenue West on level four. Large amounts of glazing will provide animation at street level.

The subject site will be serviced by municipal water and wastewater services and there are no sensitive environmental features on or in proximity to the site. The elevation changes to the east and the north of the property limits are constrained by a retaining wall, overlying bedrock, which is relatively resistant to erosion and will remain stable. Two mature trees in the right-of-way on Laurier Avenue West will be retained and an additional deciduous tree, a crabapple, will be planted, along with various deciduous

shrubs, including hydrangeas and roses, ornamental grasses and perennials, like daylilies and iris.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The subject site is designated General Urban Area on Schedule B of the Official Plan. The proposed development is consistent with the policies for the General Urban Area, which permits a multitude of housing types and densities. The Official Plan supports small-scale infill and intensification, with taller buildings considered for sites where the existing pattern and scale of development is complemented.
- The subject site is located within the Escarpment Area District Plan; however, there are no specific guidelines that apply to the site.
- The proposed development included a Zoning Amendment Application to rezone the site to an R5Q zone with a site-specific Urban Exception [2683] for various performance standards and new Schedule 429 for setbacks and building height. Details include permitting a maximum building height of nine storeys, reduced parking, yard setbacks, amenity area location, increased walkway width, and permitting stacked bicycle parking.
 - The Zoning By-law Amendment was approved by Council on February 24, 2021.
- The proposed mid-rise apartment building addition will add rental stock within the City and is considered to represent good planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2009-95, 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 Concurrence

Councillor Catherine McKenney 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 were public comments received online and staff considered these comments.

Summary of public comments and responses

Support

- Great opportunity to increase density while preserving the diverse character of the neighbourhood.
- Would like to express my support for the proposed rezoning and building of the new structure at 593 Laurier Avenue West. It is one of the highest points of land in the city and would be a perfect location for a 17-storey building. The view of the river, Gatineau Hills and the beautiful sunsets would be amazing from the new building!
- After seeing the plan, I am in full support. It is a wonderful example of keeping a heritage building intact and developing the prime property around it.
- The architect has tastefully incorporated the look of the heritage home into the new building.
- I support the reduction of parking spots for ecological purposes.
- That whole pocket needs a boost as it is close to downtown and the new LRT project. It needed new investment to satisfy our growing city and this project is a great addition. Properties only get older, too expensive to maintain, and more tired looking until they don't. This project and the new build on Bronson are what we need.

Response:

Staff are recommending approval of the proposed development.

Heritage

- Built in 1902, Alexander Fleck House has great historical value and is a landmark in the downtown core. With such heavy development of high-rise condos and apartment buildings, original mansions with such historic significance are largely disappearing from the core.
- Altering the existing building in any way would ruin a beautiful example of Queen Anne revival architecture and destroy its value as a downtown landmark.

Response:

The Official Plan provides direction for development and alteration of property designated under Part IV of the *Ontario Heritage Act*. The application included a Cultural Heritage Impact Statement and staff are satisfied that the proposed building compliments and works well with the Alexander Fleck House.

Parking and Traffic

- Providing no residential parking, despite LRT and bicycle infrastructure development, will have severe impacts on public parking in the area
- The proposed residential tower will add a significant number of commuters to an area where roads are already congested at rush hour. Will the applicant take any steps to minimize increased congestion on the roads (e.g., limiting number of parking spots), given that residents will have excellent access to alternative means of transportation via the Laurier bike lane, local bus routes, and the new LRT line?
- On street parking is lacking in the area. This development will make it worse.
- It's great that the development provides for 60 indoor bicycle parking spaces, but no residential parking for cars seems short-sighted.

Response:

Reduced parking is becoming a common trend for developments, like this apartment, in the urban area. Staff support the reduction in parking and note that the site is within walking distance of the rapid transit network (Confederation Line) and is further supported by the site's walkable access to community amenities and services.

This Site Plan approval contains conditions to place notices on title with any purchase or lease agreements for awareness that the dwelling units do not come with a parking space.

Buildings of this nature are designed and marketed to encourage active transit use, such as walking, cycling and public transit use.

Building Height

- Too tall and completely engulfs the heritage building
- Building height is obstructive to already established buildings along Laurier.

- Height is out of place. This block is all low-rise.
- Height increase is unacceptable.
- My view of the river should be considered protected with a heritage house.
- Loss of property value
- Adding height is not in keeping with the character.
- A maximum of twelve floors should be considered given the surrounding area character
- Truthfully, I want to see a project be built on that property, but the large-scale designs at this point are not feasible for the lot. Smaller, more premium use would allow for a reduced impact on the local community.

Response:

The site is situated in an area characterized by taller building heights and the proposed nine-storey building is consistent with the Official Plan. The site is also situated at the junction of policy designations with Bronson Avenue being a Traditional Mainstreet and east and north of the site forms part of the Central Area. The planned function of this area calls a variety of mid and high-rise built forms. The proposed building height is consistent of the existing heights permitted and planned function for the area. The proposed height is consistent with the Council approved zoning on this property.

Shadowing and Community Garden

- The community garden (nanny goat hill) would have further sunlight obstruction throughout the day, which could discourage the use of the public space.
- Concerns about shadowing on the garden.
- The Nanny Goat Community Garden, which has just undergone large upgrades, will suffer greatly. Sunlight will be disrupted, ultimately rendering the garden useless.

Response:

When the proposed development was revised and reduced the proposed height from 17-storeys to nine-stores, a new sun shadow study was submitted. Staff are satisfied that there minimal to no shadow impacts on this community space, especially during the summer months when the gardens are in use.

Affordable Housing

- Development should be directed towards people with low-incomes and keep Centretown affordable.
- The neighbourhood is home to people from diverse social and economic backgrounds. Does the applicant's proposal include any specific measures to preserve this diversity, for example by setting aside a portion of their units for affordable housing or as rentals?
- Need family sized units with at least two bedrooms.

Response:

The proposed development is intended as a rental building, which in the broader context contributes to overall housing affordability. The development provides a range of unit types includes bachelor, 1-bedroom and 2-bedroom units to attract a variety of tenants, including the possibility of families.

Other

- Respect setbacks to keep street trees and green along the street for a healthy community.
- Blasting and impacts on abutting properties during construction.

Response:

The existing tree streets along Laurier will be preserved and protected during construction. Any blasting activities required during construction will be subject to condition of approval and industry regulations for monitoring vibrations. If blasting is to occur, a pre-blast survey of nearby properties will be required to ensure protection and liability.

COMMUNITY ORGANIZATION COMMENTS AND RESPONSES

Dalhousie Community Association participated in the application review process and submitted the following comments in response to the revised proposal (nine storeys).

SITE PLAN ISSUES:

Bicycles: Several exterior **visitor bike racks** are needed.

The revised plans for bicycle access are much improved. There is a security issue with such a long narrow enclosed alleyway to the bike room door. Lighting and security cameras are needed.

The bike room aisle is too narrow to manoeuvre bikes, particularly any sort of cargo or child-holding bike.

Entrance Walk: The pedestrian walk to the building should be **differentiated** in surfacing colour and texture from the visitor parking area. It should also be raised above the parking area until it is very close to the public sidewalk.

The depressed curb should not extend in front of the entrance walkway.

The revised plans have successfully addressed the serious barrier-free issues of the previous plan.

Amenity Space: We understand that amenity space will now be on the rooftop and that it will be setback from the west and south roof edges sufficiently to avoid disturbance of the neighbours. Further amenity space will be at grade in the northwest corner of the site behind a 1.8m sound barrier. With all the hard surfaced rooftop amenity space, amenity space at grade should be as green as possible

Trees: The proponent indicated a desire to preserve the two mature existing trees on Laurier. Aggressive physical protection should be in place prior to commencement of construction, and obviously the grade cannot change around the trees.

Bird Hazard: The proponent is investigating facade treatment not detrimental to birds on this cliff edge location, which we strongly support.

Response:

Through this Site Plan approval the following revisions were made since zoning approval was granted.

- Additional visitor bicycle parking was added near the front entrance for visitors, and the indoor bicycle room can utilize a stacked system for additional bike parking and use.
- The hard-surface rear yard amenity was reduced and replaced with additional landscaping along the rear property line.
- Tree protection is detailed on the approved plans.
- The approved elevations incorporate bird-safe design elements.

Technical Agency/Public Body Comments

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

Advisory Committee Comments

Summary of Comments – Advisory Committees

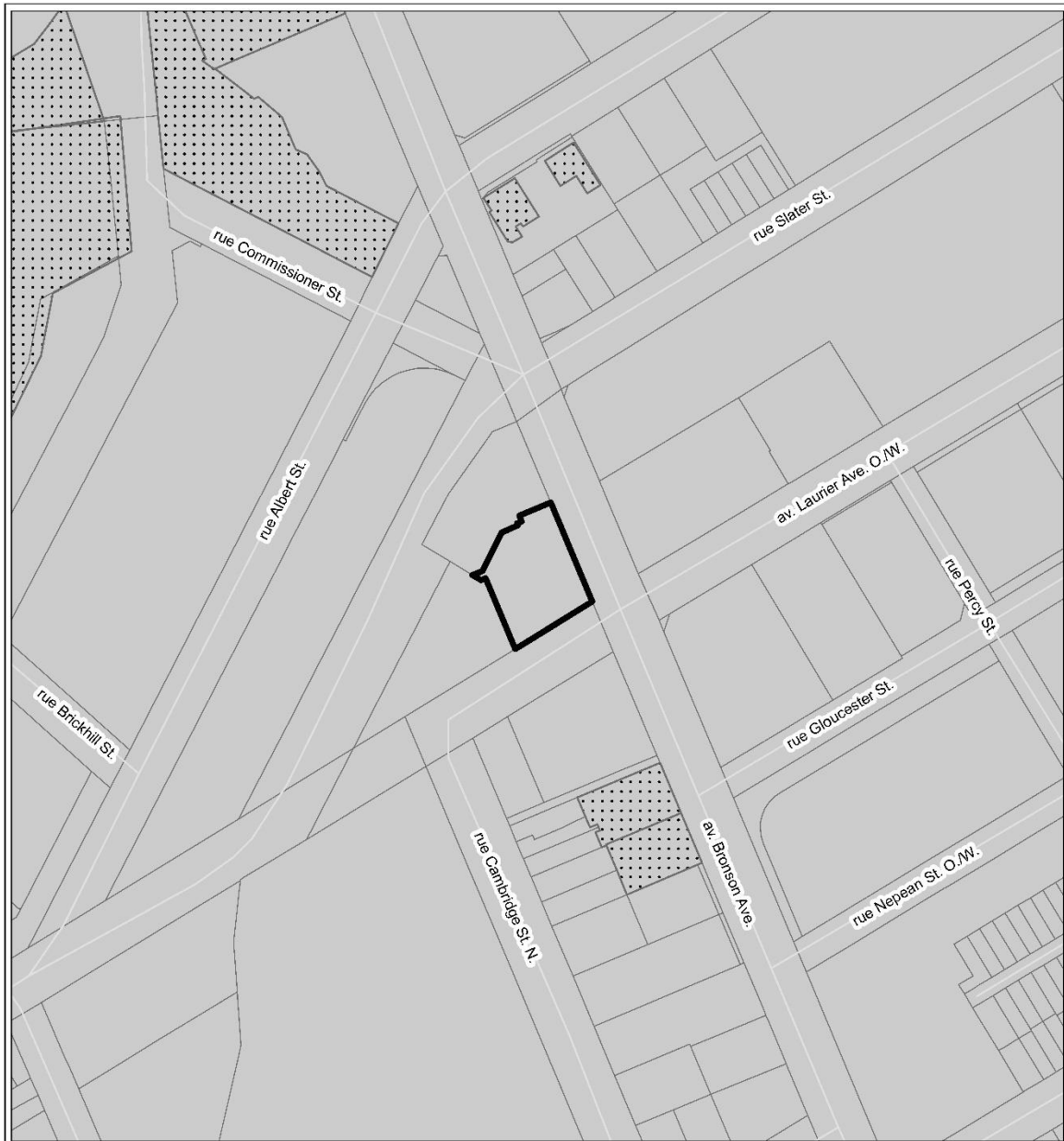
N/A


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 demands.

Contact: Andrew McCreight Tel: 613-580-2424, ext. 22568, fax 613-580-2576 or e-mail: Andrew.McCreight@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE SITE PLAN / PLAN D'EMPLACEMENT	
D02-02-19-0144 D07-12-19-0207	20-0018-B		
I:\CO\2020\Zoning\Laurier_W_593			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small> <small>©Les données de parcelles appartiennent à Teranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE.</small>			
593 av. Laurier Ave. Ouest/West		Heritage (Section 60) Patrimoine (Article 60)	
REVISION / RÉVISION - 2020 / 01 / 6		Entire map area is affected by the Mature Neighbourhoods Overlay (section 139) / Tout le secteur de la carte est touché par la Zone sous-jacente de quartiers établis (article 139)	

