



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

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Site Location: 1420 Richmond Street, 365 Forest Street, and 2583 and 2589 Bond Street

File No.: D07-12-20-0041

Date of Application: April 16, 2020

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This SITE PLAN CONTROL application submitted by Fotenn Consultants Inc., on behalf of 11061917 Canada Inc., is APPROVED as shown on the following plans:

1. **Site Servicing Plan**, Drawing C100, prepared by EXP Services Inc., dated 12/09/19, revision 12, dated 16/02/24.
2. **Notes and Legend Sheet**, Drawing C001, prepared by EXP Services Inc., dated 12/09/19, revision 12, dated 16/02/24.
3. **Post-Development Catchments**, Drawing C400, prepared by EXP Services Inc., dated 12/09/19, revision 12, dated 16/02/24.
4. **Erosion and Sediment Control Plan**, Drawing C300, prepared by EXP Services Inc., dated 12/09/19, revision 12, dated 16/02/24.
5. **Site Grading Plan**, drawing C200, prepared by EXP Services Inc, Project No.OTT-252570-A0, dated January 2020, revision 12, dated 16/02/24.
6. **Existing Conditions and Removals Plan**, Drawing C002, prepared by EXP Services Inc., dated 12/09/19, revision 12, dated 16/02/24.
7. **Site Plan, 365 Forest Street, 1420 Richmond Road and 2583-2589 Bond Street, Ottawa**, prepared by Lapalme Rheault Architectes + Associés, dated 2020.12.18, revision 07, dated 2024-01-18.
8. **Tree Conservation Report and Landscape Plan**, Drawing L.1, prepared by James B. Lennox & Associates Inc. Landscape Architects, dated 03/11/2020, revision 12, dated 10/20/2023.
9. **Electrical Site Plan C/W Photometric**, Drawing E-002, prepared by Quadrant Mechanical and Electrical Engineering, dated 21 Dec 2020, revision 7, dated 23 Jun 2022.

10. **Site Plan Details & Fixture Schedule**, Drawing E-005, prepared by Quadrant Mechanical and Electrical Engineering, dated 21 Dec 2020, revision 7, dated 23 Jun 2022.
11. **Tower A – Front Elevation (Forest Street)**, prepared by Lapalme Rheault Architectes + Associés, dated 2022.08.22.
12. **Tower A – Back Elevation**, prepared by Lapalme Rheault Architectes + Associés, dated 2022.08.22.
13. **Tower A – Left Side Elevation (Richmond Road)**, prepared by Lapalme Rheault Architectes + Associés, dated 2022.08.22.
14. **Tower A – Right Side Elevation**, prepared by Lapalme Rheault Architectes + Associés, dated 2022.08.22.
15. **Tower B – Front Elevations (Forest Street)**, prepared by Lapalme Rheault Architectes + Associés, dated 2022.08.22.
16. **Tower B – Back Elevation**, prepared by Lapalme Rheault Architectes + Associés, dated 2022.08.22.
17. **Tower B – Left Side Elevation (1)**, prepared by Lapalme Rheault Architectes + Associés, dated 2022.08.22.
18. **Tower B – Left Side Elevation (2)**, prepared by Lapalme Rheault Architectes + Associés, dated 2022.08.22.
19. **Tower B – Right Side Elevation (Bond Street)**, prepared by Lapalme Rheault Architectes + Associés, dated 2022.08.22.

And as detailed in the following reports:

1. **Geotechnical Investigation**, prepared by EXP Services Inc., dated November 5, 2021, revised June 14, 2022.
2. **Phase One Environmental Site Assessment 365 Forest Street, 1420 Richmond Road & 2589 Bond Street, Ottawa, Ontario**, prepared by EXP Services Inc., dated May 7, 2019.
3. **Phase Two Environmental Site Assessment 365 Forest Street, 1420 Richmond Road & 2589 Bond Street, Ottawa, Ontario**, prepared by EXP Services Inc., dated May 11, 2021.
4. **365 Forest Street, Ottawa, Ontario K2B 7Z7 – Hydrogeological Investigation Report**, prepared by EXP Services Inc., dated 2021-11-05.
5. **Site Servicing and Stormwater Management Report 365 Forest Street, Ottawa, ON**, prepared by EXP Services Inc., dated 2023-12-19.

6. **Traffic Impact Assessment**, prepared by EXP Services Inc., dated May 20, 2021.
7. **Pedestrian Level Wind Study**, prepared by Gradient Wind Engineers & Scientists, dated March 4, 2020.
8. **Roadway Traffic Noise Assessment**, prepared by Gradient Wind Engineers & Scientists, dated November 11, 2019.
9. **Stationary Noise Assessment**, prepared by Gradient Wind Engineers & Scientists, dated May 28, 2021.

And subject to the following Requirements, 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. **Barrier Curbs**

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

3. **Water Supply for Fire Fighting**

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

4. **Reinstatement of City Property**

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

5. **Construction Fencing**

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

6. **Construct Sidewalks**

The Owner shall design and construct sidewalk(s) within public rights-of-way or on other City owned lands to provide a pedestrian connection from or to the site as may be determined by the General Manager, Planning, Development and Building Services. Such sidewalk(s) shall be constructed to City Standards.

7. **Extend Internal Walkway**

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

8. **Completion of Works**

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

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

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

9. **Development Charges**

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

10. **Designated Substances Survey**

Prior to demolition of any existing buildings located on the lands described in Schedule "A" herein, the Owner acknowledges and agrees to complete a designated substances survey and submit the findings and recommendations for

the proper handling and disposal of waste as identified in said survey, to the satisfaction of the General Manager, Planning, Development and Building Services, and in accordance with Best Management Practices. The survey shall address, but not be limited to:

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

### **SPECIAL CONDITIONS**

#### **Access**

#### **11. Maintenance and Liability Agreement for Landscaping**

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement with the City, for those elements which are to be located in the City's Richmond Road, Bond Street and Forest Street rights-of-way, as shown on the approved **Tree Conservation Report and Landscape Plan** referenced in Schedule "E" herein, including all plant and landscaping material (except municipal trees) and precast concrete pavers and the bike rack shown on the approved **Site Plan, 365 Forest Street, 1420 Richmond Road and 2583-2589 Bond Street, Ottawa** drawing. Only the portion of the Richmond Road right-of-way between the cycle track and the property line shall be subject to the Maintenance and Liability Agreement. The Maintenance and Liability Agreement shall be registered on title, at the Owner's expense, immediately after the registration of this Agreement. The Owner shall assume all maintenance and replacement responsibilities in perpetuity.

12. **Asphalt Overlay**

Due to the number of road cuts required to service this development, the Owner shall install an asphalt overlay over the total area of the public driving surface of Forest Street, fronting the subject lands, as shown on the approved Site Servicing Plan, referenced in Schedule "E" hereto. The overlay shall be carried out to the satisfaction of the General Manager, Planning, Development and Building Services. The Owner acknowledges and agrees that all costs are to be borne by the Owner.

13. **Private Approach Detail**

The Owner acknowledges and agrees that all private approaches serving the proposed development shall be designed and constructed, at the sole expense of the Owner, in accordance with the City's "Curb Return Entrances – Uncontrolled Intersections" Plan, Drawing No. SC7.1, dated March 2007 and revised March 2021, and the Owner shall comply with the City's Private Approach By-law, being No. 2003-447, as amended.

14. **Private Access**

The Owner acknowledges and agrees that all private accesses to Roads shall comply with the City's Private Approach By-Law being By-Law No. 2003-447 as amended, or as approved through the Site Plan control process.

**Noise**

15. **Noise Control Attenuation Measures**

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

- (a) each unit in Tower A is to be equipped with central air conditioning;
- (b) each unit in Tower B is to be fitted with a forced air heating system and ducting, and shall be sized to accommodate central air conditioning;
- (c) further to subsection (b) 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;
- (d) prior to the issuance of a building permit, a review of building components (windows, walls, doors) is required and must be designed to achieve indoor sound levels within the City's and the Ministry of the Environment, Conservation and Parks' noise criteria. A letter shall be prepared by a qualified professional and provided to the General Manager, Planning,

Development and Building Services confirming the plans submitted for building permit issuance have incorporated any and all mitigation measures to achieve the required indoor sound levels;

- (e) upon completion of the development and prior to occupancy and/or final building inspection, a Professional Engineer, licensed in the Province of Ontario with expertise in the subject of acoustics related to land use planning, shall be retained to visit the lands, inspect the installed noise control measures and satisfy themselves that the installed recommended interior noise control measures comply with the measures in the Roadway Traffic Noise Assessment referenced in Schedule "E" hereto. The Professional Engineer shall prepare, sign and stamp a letter to the General Manager, Planning, Development and Building Services (the "Certification Letter") stating that they certify acoustical compliance with all requirements of the applicable conditions in this Agreement, to the satisfaction of the General Manager, Planning, Development and Building Services.

16. **Notice on Title – Noise Control Attenuation Measures**

The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner's expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as written directly below, shall be included in all agreements of purchase and sale and lease agreements to inform prospective purchasers and tenants of these matters. The notice on title shall include, but not be limited to, the following:

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

Tower A, B- 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."

Tower B- Type C – Forced Air Heating System and Ducting

"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, 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."

#### Tower A- Type D – Central Air Conditioning

"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."

"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**

#### 17. **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, Development and Building Services with confirmation issued by the geotechnical engineer that the Owner has complied with all recommendations and provisions of the Report, prior to construction of the foundation and at the completion of the Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

#### 18. **Geotechnical – Encroachments**

The Owner acknowledges and agree that the Geotechnical Investigation Report has recommended a method of shoring that may encroach onto the adjacent property or onto the City's Forest Street and Bond Street rights-of way. The Owner acknowledges and agrees that it shall be required to obtain the approval of the adjacent property owner and/or receive municipal consent for any Works within the



said Roads, prior to the installation of any encroachments. The Owner acknowledges and agrees that for encroachments within the said Roads, the Owner shall ensure that there will be no conflicts between the proposed shoring method and the municipal services or utilities in the said Roads.

19. **Record of Site Condition**

Prior to the issuance of any building permit, the Owner shall submit to the General Manager, Planning, Development and Building Services, and the Chief Building Official, a Record of Site Condition (“RSC”) completed in accordance with the *Environmental Protection Act*, R.S.O. 1990, c. E.19, *O.Reg. 153/04* (“*O.Reg. 153/04*”), as amended, and such RSC shall be acknowledged by the Ministry of the Environment, Conservation and Parks. The RSC shall confirm that all or part of the site is suitable for the proposed use in accordance with *O.Reg. 153/04*. The City may issue a building permit on a phased basis to allow for site investigation and remediation activities if permitted by *O.Reg. 153/04* which shall be at the sole discretion of the Chief Building Official.

Where available information reveals that contamination extends into a City right-of-way and submission of an RSC is not possible, a building permit may be issued, at the sole discretion of the Chief Building Official, on a phased basis:

- (a) where the Owner has executed an off-site management agreement with the City to remediate the right-of-way and the site or;
- (b) where the Owner has completed remediation Work on the right-of-way to the satisfaction of the General Manager, Planning, Development and Building Services.

20. **Remediation Report**

Prior to the issuance of an above-grade building permit, the Owner agrees to revise the Phase Two Environmental Site Assessment and resubmit as a Remediation Report appended as per the requirements of the Ontario Regulation 153/04 to the satisfaction of the General Manager, Planning, Development and Building Services.

**Groundwater**

21. **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.

## **Civil Engineering**

### **22. Stormwater Management Memorandum**

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Development and Building Services, with a memorandum prepared by a Professional Engineer, licensed in the Province of Ontario, confirming that the designed roof-top scuppers and associated spill point elevations will be set equivalent to the top of the control weir of the approved roof drain elevation(s). The Owner further acknowledges and agrees that said memorandum shall be to the satisfaction of the General Manager, Planning, Development and Building Services, and all associated costs shall be the Owner's responsibility.

### **23. Stormwater Works Certification**

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

### **24. Landscape letter**

In order to meet the stormwater management criteria for the Pinecrest Creek subwatershed, the approved stormwater design includes amended topsoil, over the parking area, detaining stormwater for the vegetation. Prior to the issuance of a Conditional Building Permit or Commence Work Notification, the Owner agrees to provide a certified letter from the Landscape Architect confirming that high water absorbing plants will be used over the parking deck to satisfy the stormwater criteria for the site.

### **25. Water Demand for Fire Fighting**

The Owner acknowledges and agrees that the City's boundary conditions were provided for the subject development site setting out the available municipal water supply. The Owner further acknowledges and agrees that prior to building permit issuance, a letter shall be prepared by a qualified Building Code professional, licensed in the Province of Ontario, and provided to the General Manager, Planning, Development and Building Services confirming the plans submitted for building permit issuance have incorporated any and all requirements of the Fire Underwriters Survey, 2020, or as amended, to achieve the low construction coefficient used within the proposed building design.

## **Contamination**

### **26. Off-Site Contamination Management Agreement**

The Owner acknowledges and agrees that where contamination emanating from the site and impacting the City's rights-of-way is discovered during the course of the Works, the Owner shall notify the Manager, Realty Services immediately in writing and agrees to enter into an Off-Site Management Agreement with the City to address the contamination in the rights-of-way. The Owner shall be responsible for all associated costs with the Off-Site Management Agreement, which agreement shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

## **Private Systems**

### **27. Private Storm Sewer Connection to City Sewer System**

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

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

## **Works within adjacent properties**

### **28. Grading alterations within adjacent properties**

The Owner agrees to provide, prior to issuance of any Building Permit and/or Commence Work Notification, written permission to the satisfaction of the General Manager, Planning, Development and Building Services from the owners of 356 Croydon Avenue and 2575 Bond Street to complete grading works within their sites as shown on the approved Site Grading Plan referenced in Schedule "E" herein.

## **Environmental Compliance Approval**

### **29. Merged Properties**

Prior to issuance of any Building Permit and/or Commence Work Notification, the Owner shall provide proof to the satisfaction of the General Manager, Planning, Development and Building Services that 1420 Richmond Road, 365 Forest Street, 2583 Bond Street and 2589 Bond Street have been merged into one parcel, and therefore Environmental Compliance Approval from the Ministry of Environment, Conservation and Parks is not required for the development.

## **Blasting**

### **30. 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, structures, water wells and facilities likely to be affected by the blast based on the location where explosives are to be used. In particular, a pre-blast survey shall be completed in accordance with Table 1 of S.P. No. F-1201. 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.

## **Site Lighting**

### **31. Site Lighting Certificate**

- (a) In addition to the requirements contained in Clause 19 of Schedule "C" hereto, the Owner acknowledges and agrees, prior to the issuance of a building permit, to provide the City with a certificate from an acceptable professional engineer, licensed in the Province of Ontario, which certificate shall state that the exterior site lighting has been designed to meet the following criteria:
  - (i) it must be designed using only fixtures that meet the criteria for full cut-off (sharp cut-off) classification, as recognized by the Illuminating Engineering Society of North America (IESNA or IES); and
  - (ii) it must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.
- (b) The Owner acknowledges and agrees that, upon completion of the lighting Works and prior to the City releasing any associated securities, the Owner shall provide certification satisfactory to the General Manager, Planning, Development and Building Services, from a Professional Engineer, licensed in the Province of Ontario, that the site lighting has been constructed in accordance with the Owner's approved design plan.

## PLANNING AND OTHER

### Forestry

#### 32. Replacement Trees in City's Right-of-Way

Prior to registration of this Agreement, the Owner acknowledges and agrees it shall pay the sum of \$12,601.16 to the City as compensation for the removal of one Honey Locust, one Austrian Pine, two Littleleaf Linden and, two Colorado Blue Spruce trees located within the City's right-of-way along Forest Street and Bond Street. Upon receipt of compensation, the Director of Parks, Forestry and Stormwater Services or their designate will provide the Owner with written approval, at which time the Owner may make arrangements with a contractor to remove the said Honey Locust, Austrian Pine, Littleleaf Linden and Colorado Blue Spruce, at the Owner's expense.

### Planning and Design

#### 33. Exterior Elevations Drawings

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Tower A and B elevations, referenced in Schedule "E" herein. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved plans shall be filed with the General Manager, Planning, Development and Building Services and agreed to by both the Owner and the City prior to the implementation of such changes. No amendment to this Agreement shall be required.

### Waste Collection

#### 34. Waste Collection

The Owner acknowledges and agrees that residential cart (and/or container) garbage, recycling, and organic waste collection will be provided by the City from a centralized refuse room or area. The Owner shall provide, at its own expense, adequate storage for the containers and carts and acknowledges it is recommended that they be placed on a concrete floor. The Owner shall provide an adequately constructed road for direct access to the garbage/recycling/organic waste storage room or area suitable for garbage/recycle/organic waste collection vehicles. Any additional services (i.e. winching of containers) may result in extra charges.

### Parkland

#### 35. Parkland Dedication

- (a) The Owner acknowledges and agrees that the conveyance requirement to the City is **510.59 square metres**.

- (a) The Owner covenants and agrees that the conveyance requirement has been calculated at the rate set out below in accordance with the Parkland Dedication By-law, being By-law No. 2022-280, as amended:
  - (i) For cash-in-lieu of conveyance of parkland
    - i. Residential uses > 18 units/net ha: one hectare per 1,000 net residential units but shall not exceed a maximum of 10% of the gross land area where less than or equal to five hectares
    - ii. Commercial uses: 2% of the gross land area
  - (ii) Where land is developed for a mix of uses within a building, the conveyance requirement shall be the cumulative sum for each use, as calculated using the applicable rate prorated proportionally to the gross floor area allocated to each use

36. **Cash-in-Lieu of Parkland**

Prior to registration of the Site Plan Agreement, the Owner acknowledges and agrees to pay cash-in-lieu of conveyance of parkland as referenced in Schedule “B” herein. Pursuant to the City’s Parkland Dedication By-law, being By-law No. 2022-280, as amended, 40% of said funds collected shall be directed to City wide funds, and 60% shall be directed to Ward 7 funds. The Owner shall also pay the parkland appraisal fee of \$820.00 plus H.S.T. of \$106.60, as referenced in Schedule “B” herein.

## **CONVEYANCES TO CITY**

37. **Corner Sight Triangle**

Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, an unencumbered corner sight triangle measuring five metres x five metres at the intersection of Richmond Road and Forest Street. The exact location and area of the corner sight triangle must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the corner sight triangle, to the City Surveyor for review prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. The Owner acknowledges and agrees to provide an electronic copy of the Transfer and a copy of the deposited reference plan to the City Solicitor prior to the execution of this Agreement by the City. All costs shall be borne by the Owner.

38. **Road Widening**

Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, an unencumbered road widening across

the complete Richmond Road frontage of the lands, measuring 18.771 metres from the existing centreline of pavement/the abutting right-of-way. The exact widening must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the widening, to the City Surveyor for review and approval prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. The Owner acknowledges and agrees to provide an electronic copy of the Transfer and a copy of the deposited reference plan to the City Solicitor prior to the execution of this Agreement by the City. All costs shall be borne by the Owner.

39. **Composite Utility Plan**

The Owner agrees, prior to registration, to provide a composite utility plan for the works within the City's rights-of-way and demonstrate there are no conflicts with proposed landscaping and street trees. Such plan shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

April 18, 2024

\_\_\_\_\_  
Date



\_\_\_\_\_  
Kersten Nitsche, MCIP RPP  
(Acting) Manager, Development Review, West  
Planning, Development and Building Services  
Department

Enclosure: Site Plan Control Application approval – Supporting Information

## SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

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**File Number:** D07-12-20-0041

### **SITE LOCATION**

1420 Richmond Street, 365 Forest Street, and 2583 and 2589 Bond Street, and as shown on Document 1.

### **SYNOPSIS OF APPLICATION**

- The northern portion of the site is currently an unused gravel surface. An automobile service station and surface parking occupy the remainder of the site with a former commercial development located at 2583 and 2589 Bond Street being recently demolished. It is flat and includes several small trees.
- The site's northern frontage is along Richmond Road, which is a major corridor. The site is bounded by Forest Street to the west and by Bond Street to the south. The site is approximately 85 metres north of Carling Avenue, which is also a major corridor. The site is L-shaped, which determined the location of the two buildings on the site. There is a 19-storey apartment building and a single-storey mosque to the east; a self-storage facility with some retail space to the south; an eight-storey apartment building to the west; and low-rise apartments to the north across Richmond Road.
- The proposed development consists of two 12-storey apartment buildings arranged in a L-shape. A shared parking garage will be located under both buildings with 420 spaces. 250 bicycle parking spaces are proposed. 224 sq. m. of commercial space is proposed along Richmond Road. A drop off area will be located off Forest Street, while the parking garage will be accessed by Bond Street. Pedestrian entrances will be located on Richmond Road and Forest Street. Garbage collection will take place on Bond Street.
- The development can be described as bar buildings. They will be clad primarily in aluminum panels and masonry. Many units will feature balconies. A shared amenity area will be located outside along the east side of the site.
- Amenity areas will be provided inside the buildings, by private balconies, on the rooftops and outdoors at ground level.

### **Residential Units and Types**

<b>Dwelling Type</b>	<b>Number of Units</b>
Apartment	391



## **Related Applications**

- N/A

## **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The site is located in the Inner Urban Transect and designated Mainstreet Corridor with an Evolving Overlay.
- The proposal complies with the Zoning By-law.
- The development is consistent with the Urban Design Guidelines for High-rise Buildings.
- Conditions of approval have been included in this report in order to ensure the development is constructed in accordance with applicable City policies and guidelines.
- This proposal will add to the diversity of housing types in this area, represents an appropriate amount of intensification under the current policy framework and represents good planning.

## **PARKLAND DEDICATION**

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

## **URBAN DESIGN REVIEW PANEL**

The property is within a Design Priority Area and the Zoning By-law Amendment and Site Plan Control applications were subject to the Urban Design Review Panel (UDRP) process. The applicant presented their proposal to the UDRP at a formal review meeting on September 3, 2020, which was open to the public.

The panel's recommendations from the formal review meeting are [available online](#).

## **CONSULTATION DETAILS**

### **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. Public comments were addressed in the [staff report](#) for the Zoning By-law Amendment for this development.

## **Technical Agency/Public Body Comments**

### Summary of Comments –Technical

All technical agency comments have either been resolved or are reflected in the conditions.

## **Advisory Committee Comments**

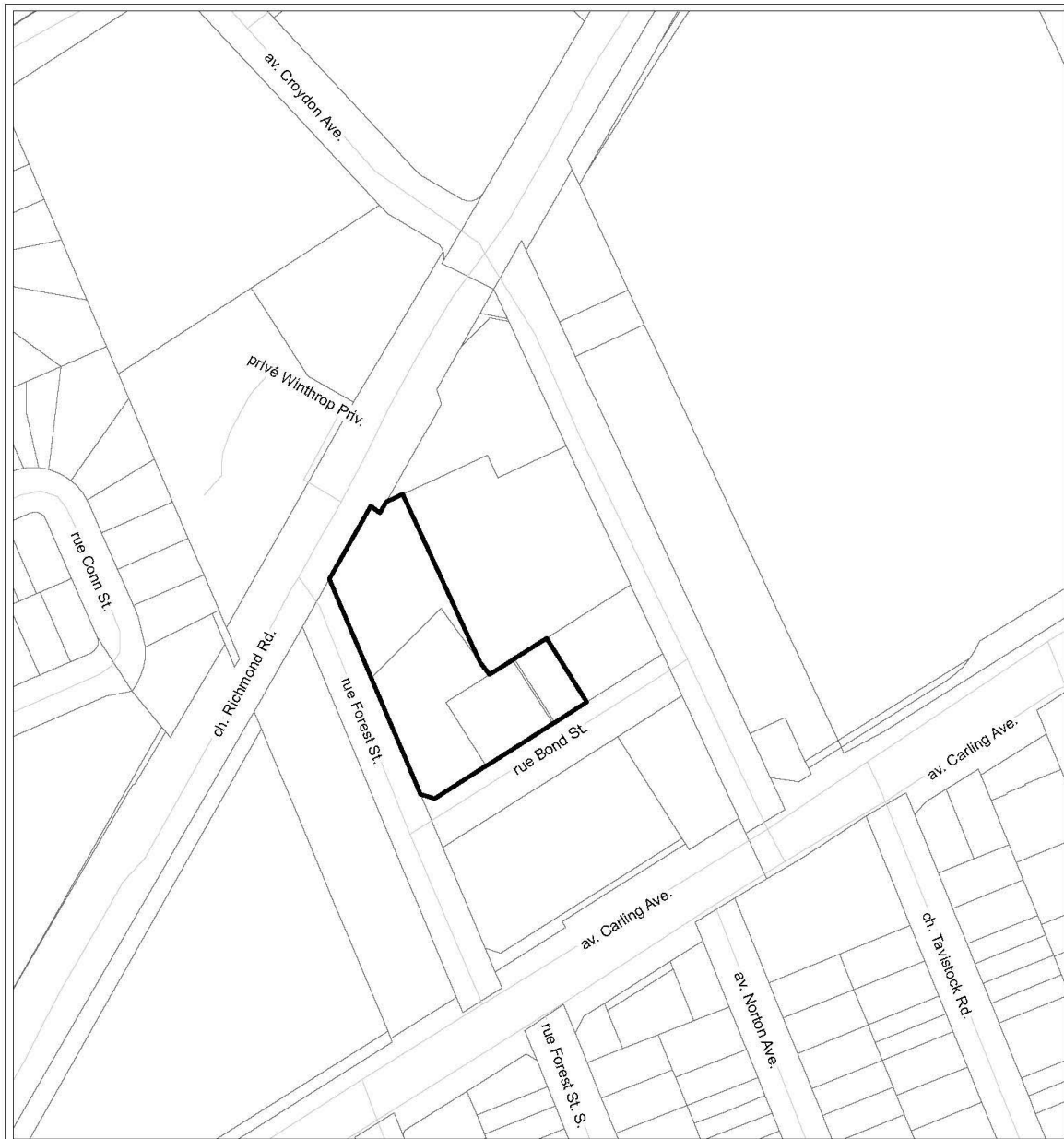
N/A

## **APPLICATION PROCESS TIMELINE STATUS**

This Site Plan application was not processed by the On Time Decision Date due to the associated rezoning and complexity of resolving issues related to the site plan control application.

**Contact:** Alex Gatien Tel: 613-580-2424, ext. 26838 or e-mail: [alex.gatien@ottawa.ca](mailto:alex.gatien@ottawa.ca)

# Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-20-0041	23-0622-D		
I:\CO\2023\Site\Richmond_1420_Forest_365_Bond			
<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                      ©Les données de parcelles appartient à Teranet Enterprises Inc.                      et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit                      sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE                 </small>			
		<b>1420 ch. Richmond Street, 365 rue Forest Street,                  2583, 2589 rue Bond Street</b>	
REVISION / RÉVISION - 2023 / 06 / 29			