

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

Site Location: 1619-1655 Carling Avenue

File No.: D07-12-20-0146

Date of Application: December 1, 2020

This SITE PLAN CONTROL application submitted by Nick Sutherland (FoTenn), on behalf of Carling Developments Inc. (Assaf Simhon), is APPROVED as shown on the following plan(s):

1. **Site Plan, SP-1**, prepared by RLA Architecture, revision 17, dated 21-07-2022.
2. **Grading Plan, GP-1**, prepared by Ainley & Associates, dated January 2022, revision 6, dated May 12, 2022.
3. **Site Servicing Plan, SSP-1**, prepared by Ainley & Associates, dated January 2022, revision 6, dated May 12, 2022.
4. **Erosion Control Plan, EC-1**, prepared by Ainley & Associates, dated January 2022, revision 6, dated May 12, 2022.
5. **Stormwater Management Plan, SWM-1**, prepared by Ainley & Associates, dated January 2022, revision 6, dated May 12, 2022.
6. **Water Service and Sanitary Service Cross Sections, SEC-1**, prepared by Ainley & Associates, dated January 2022, revision 3, dated May 12, 2022.
7. **Unit Paver, Concrete SW and Cycle Path Details, Section A-A, Grading Plan, DET-1**, prepared by Ainley & Associates, dated January 2022, revision 2, dated May 12, 2022.
8. **Unit Paver, Concrete SW and Cycle Path Details, Section B-B, Grading Plan, DET-2**, prepared by Ainley & Associates, dated January 2022, revision 2, dated May 12, 2022.
9. **Landscape Plan, L1**, prepared by Lashley & Associates, revision 4, dated March 9, 2022.
10. **South Elevation, A200**, prepared by RLA Architecture, revision 16, dated 08/08/2022.
11. **North Elevation, A201**, prepared by RLA Architecture, revision 16, dated 08/08/2022.
12. **Tower A East and West Elevations, A202**, prepared by RLA Architecture, revision 16, dated 08/08/2022.
13. **Tower B East and West Elevations, A203**, prepared by RLA Architecture, revision 16, dated 08/08/2022.

And as detailed in the following report(s):

1. **Geotechnical Investigation Report**, prepared by Paterson Group Inc., dated December 1, 2020,
2. **Phase I Environmental Site Assessment**, prepared by Paterson Group Inc, dated November 20, 2020 and **Response Letters PE4229-LET.03** dated February 24,2020 and **PE4229-LET.04**, dated January 27, 2022,
3. **Phase II Environmental Site Assessment**, dated November 26, 2020 and **Eng. RAP Memo PE4229-RAP.01**, dated February 24, 2022, prepared by Paterson Group Inc.,
4. **Roadway Traffic Noise Assessment**, dated November 4, 2020 and **Eng. Response Letter**, dated February 1, 2022,
5. **Pedestrian Level Wind Study**, prepared by Gradient Wind Engineering Inc., dated November 3, 2020.
6. **Site Servicing & Stormwater Management Report**, prepared by Ainley & Associates, dated May 12, 2022.
7. **TCR**, prepared by Dendron Forestry Services, dated August 20, 2020.

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. 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 firefighting 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, Real Estate and Economic Development, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.

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 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, Real Estate and Economic Development. Such sidewalk(s) shall be constructed to City Standards.

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, 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, Real Estate and Economic Development, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Real Estate and Economic Development for such occupancy in writing.

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

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

Special Conditions

9. Waste Collection

Residential Units

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.

AND

Commercial Units

The Owner acknowledges and agrees that garbage, recycling, and organic waste collection will not be provided by the City and it shall make appropriate arrangements with a private contractor for garbage, recycling, and organic waste collection at the Owner's sole expense. The Owner shall consult a private contractor regarding any access requirements for garbage and/or recycling and organic waste collection.

10. Maintenance and Liability Agreement

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement with the City, for all plant and landscaping material (except municipal trees and the cycle track elements), decorative paving and street furnishings placed in the City's right-of-way along Carling Avenue in accordance with City Specifications, and 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.

11. **Parkland Dedication**

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.

12. **Exterior Elevation Drawings**

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Elevations Plans, 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, Real Estate 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.

13. **Tree Protection**

The Owner acknowledges and agrees that any trees to be removed shall be removed in accordance with an approved Tree Permit and Tree Conservation Report, and in accordance with the City's Tree Protection By-law, being By-Law No. 2020-340, as amended. The Owner further acknowledges and agrees to post the approved Tree Permit at all times during tree removal, grading, construction, and any other site alteration activities.

14. **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 **Roadway Traffic Noise Assessment**, dated November 4, 2020 and **Eng. Response Letter**, dated February 1, 2022, 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, Real Estate 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, Real Estate 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, Real Estate and Economic Development, and shall be to his satisfaction.

15. 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.”

To help address the need for sound attenuation, this development includes:

- STC rated multi-pane glazing elements and spandrel panels
 - o South façade bedroom/living room/retail: STC 38/34/29
 - o East and west façade bedroom/living room/retail: STC 36/31/26
- STC rated exterior walls
 - o East, south and west façade: STC 45

- An acoustic barrier

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 acoustic barrier shall be maintained and kept in good repair by the property owner. Any maintenance, repair or replacement is the responsibility of the owner and shall be with the same material or to the same standards, having the same colour, appearance and function of the original.

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

Ending Paragraph

“The Purchaser/Lessee covenants with the Vendor/Lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale, and lease agreements for the lands described herein, which covenant shall run with the said lands.”

16. **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**, prepared by Paterson Group Inc., dated December 1, 2020 (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, Real Estate and Economic Development.

17. **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.

18. Record of Site Condition

Prior to the issuance of a building permit, the Owner shall submit to the General Manager, Planning, Real Estate 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.

19. 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.

20. Groundwater Monitoring

The Owner shall continue on-site groundwater monitoring of the existing monitoring wells every three months for at least one year to evaluate whether the impacted water is migrating. In the event that the impacted water is found to be migrating the Owner shall enter into an Off-Site Contamination Management Agreement.

21. 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, Real Estate and Economic Development.

22. Environmental Site Remediation Program

The Owner acknowledges and agrees to implement an environmental site remediation program, as per the recommendations of the Supplemental Phase II Environmental Site Assessment and the RAP Memo, 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;

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. 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, Real Estate and Economic Development, and all associated costs shall be the Owner's responsibility.

24. 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, Real Estate 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 Carling Avenue frontage (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, Real Estate and Economic Development and the City's Surveyor, showing the existing City Sewer System within Carling Avenue 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 Carling Avenue and fronting the site, 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, Real Estate 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, Real Estate and Economic Development:
- (i) obtain a video inspection of the existing City Sewer System within Carling Avenue and fronting the site 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 Carling Avenue and fronting the site and compensate the City for the full amount of any required repairs to the City Sewer System.

25. Inlet Control Devices (ICDs)

The Owner acknowledges and agrees to install and maintain in good working order the required cistern stormwater inlet control devices, as recommended in the approved **Site Servicing & Stormwater Management Report**, prepared by Ainley & Associates, dated May 12, 2022, 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.

26. Professional Engineering Inspection

The Owner shall have competent Professional Engineering inspection personnel on-site during the period of construction, to supervise the Works, and the General Manager, Planning, Real Estate and Economic Development, shall have the right

at all times to inspect the installation of the Works. The Owner acknowledges and agrees that should it be found in the sole opinion of the General Manager, Planning, Real Estate and Economic Development, that such personnel are not on-site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with the approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Real Estate and Economic Development, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

27. 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 Plan**, Dwg SSP-1, prepared by Ainley & Assoc., revision 6, dated May 12, 2022 and **Site Servicing & Stormwater Management Report**, prepared by Ainley & Associates, dated May 12, 2022, referenced in Schedule “E” herein. The Owner further acknowledges and agrees to provide the General Manager, Planning, Real Estate and Economic Development with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming that all recommendations and provisions have been implemented in accordance with the approved **Site Servicing Plan**, Dwg SSP-1, prepared by Ainley & Assoc., revision 6, dated May 12, 2022 and **Site Servicing & Stormwater Management Report**, referenced in Schedule “E” herein.

28. 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.

29. Use of Explosives and Pre-Blast Survey

- (a) 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, 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”).

- (b) 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. 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, Real Estate and Economic Development prior to any blasting activities.

30. Pre-Blast Survey

Prior to any blasting activities, the Owner acknowledges and agrees it shall arrange for a pre-blast survey to be carried out in accordance with Ontario Provincial Standard Specification entitled “General Specification for the Uses of Explosives”, Section 120.07.03, by a Professional Engineer licensed in the Province of Ontario, which states as follows:

- (a) A pre-blast survey shall be prepared for all buildings, utilities, structures, water wells, and facilities likely to be affected by the blast and those within 150 m 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.
- (b) The pre-blast survey shall include, as a minimum, the following information:
 - (i) Type of structure, including type of construction and if possible, the date when built.
 - (ii) Identification and description of existing differential settlements, including visible cracks in walls, floors, and ceilings, including a diagram, if applicable, room-by-room. All other apparent structural and cosmetic damage or defect shall also be noted. Defects shall be described, including dimensions, wherever possible.
 - (iii) Digital photographs or digital video or both, as necessary, to record areas of significant concern. Photographs and videos shall be clear and shall accurately represent the condition of the property. Each photograph or video shall be clearly labelled with the location and date taken.
- (c) A copy of the pre-blast survey limited to a single residence or property, including copies of any photographs or videos that may form part of the

report shall be provided to the owner of that residence or property, upon request.

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);
 - (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.

33. 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 Carling Avenue frontage of the lands, measuring 18.95 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 Clerk and Solicitor prior to the execution of this Agreement by the City. All costs shall be borne by the Owner.

34. Transportation Impact Study

The Owner has undertaken a Transportation Impact Study for this site, which Study is referenced in Schedule “E” herein, to determine the infrastructure and programs needed to mitigate the impact of the proposed development on the local transportation network and to establish the site design features needed to support

system-wide transportation objectives. The Owner shall ensure that the recommendations of the Transportation Impact Study, are fully implemented, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

35. Westbound Cycle Track

The Owner agrees that the Owner is responsible for all costs associated with the design and construction of the Cycle Track along Carling Avenue across the full length of the property frontage. The Owner agrees to provide securities to the City for all costs associated prior to the registration of the Site Plan Agreement.

36. 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.

37. Relocate Bus Stop

The Owner shall relocate/adjust those OC-Transpo's bus stops which will be impacted by the proposed new roadwork and private approaches to the site.

38. Transit Pads and Shelters

The Owner shall locate, design and construct, at no cost to the City, paved transit passenger standing areas/shelter pads and shelters to the specifications of the City.

39. Bus Shelter Easement

The Owner shall provide an easement, at no cost to the City, for the location and maintenance of the bus shelter on private property as shown on the approved Site Plan. The Owner shall provide a reference plan, as its expense, for registration indicating the easement to the City Surveyor for review prior to its deposit in the Registry Office. The Owner shall provide an electronic copy of the Transfer of Easement and a copy of the Deposited Reference Plan indicating the easement. Securities will not be released until said easement is granted.

40. The Tactile Walking Surface Indicator

The Tactile Walking Surface Indicator (TWSI) to be provided at pedestrian crossings. Under the Integrated Accessibility Standards of the Accessibility for Ontarians with Disabilities Act, 2005, and the City of Ottawa Accessibility Design Standards.

40. Road Modifications

The Owner agrees to complete all road modifications required to accommodate this development, as identified in the road modification approval report referenced in Schedule "E" hereto, and further acknowledges and agrees that it is responsible for all costs associated with the public roadway modifications.

41. Traffic Management Plan

Prior to the registration of the Agreement, the Applicant must provide a construction Traffic Management Plan. Such plan shall be to the satisfaction of the Manager, Traffic Management, Transportation Services Dept. Should any unforeseen circumstance arise it may be necessary to make amendments to these conditions and / or revoke approval.

42. Construction Meeting

The owner agrees to hosting a virtual pre-construction meeting with the community and Ward Councillor's office prior to the start of excavation and construction on the Site.

43. Funds for a Crossing Guard

Prior to the registration of this Agreement, the Owner acknowledges and agrees to provide confirmation of its arrangement with the Ottawa Safety Council to employ a crossing guard, as well as evidence demonstrating that it has paid the Ottawa Safety Council in the agreed upon amount for such employment. This confirmation shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development. The Owner further acknowledges and agrees that the crossing guard shall be positioned at a location to be decided in the future based on a safety assessment, to be conducted by the Ottawa Safety Council and the Owner, to determine the location where a crossing guard is most needed to assist the public in crossing the street. The Owner further acknowledges and agrees that the crossing guard shall be in employment for the duration of excavation on the subject lands where is overlaps with the school year.

August 23, 2022

Date



Andrew McCreight, MCIP, RPP
Program Manager (A), Development Review, Central
Planning, Real Estate and Economic

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-20-0146

SITE LOCATION

1619-1655 Carling Avenue, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The development proposal includes two towers of 18 and 16 storeys in height connected by a five-storey podium. The ground floor of the podium is proposed to contain approximately 667 square metres of commercial retail space and a total of 418 residential dwelling units. The mix of units is proposed as 186 one-bedroom units, 158 two-bedroom units, 10 three-bedroom units and 64 studio units. A total of 242 parking spaces are proposed with 30 spaces for visitors parking and nine (9) reserved for the commercial retail tenants. The majority are proposed as a below grade parking garage with 18 spaces proposed at grade to the rear of the site.

A total of 212 bicycle parking spaces are proposed. The main vehicular access is proposed at the east edge of the site along Carling Avenue. Waste and delivery truck access is proposed at the north east corner of the site where an existing easement provides access to Churchill Avenue North from the abutting rear yard of 1607 Carling Avenue.

A previous rezoning application was received and approved to permit the proposed development through By-law 2021-0139. The subject sites was previously rezoned from AM10H(20) to AM10[2692] S434 , which permits a broad range of uses including retail, service commercial, offices, residential and institutional uses in mixed-use buildings. As part of the amendment a high-rise apartment is now a permitted use in the Arterial Mainstreet zone along with a new height schedule and site-specific zoning provisions

DECISION AND RATIONALE

This application is approved for the following reasons:

- The application is consistent with the principles and policies of the Official Plan, Arterial Mainstreet designation.

- The application is consistent with the AM10[2692] zoning provisions and requires no additional relief.
- The proposed conditions of approval will ensure the orderly development of the site.
- The application represents good land use 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.

URBAN DESIGN REVIEW PANEL

The Site Plan Control application was subject to the Urban Design Review Panel process. A formal review meeting was held on December 4, 2020.

The panel's recommendations from the formal review meeting are:

Summary

- The Panel expressed general support for the proposal and felt that it will be a positive addition to Carling Avenue. Recommendations were primarily made to refine the architectural expression and materiality of the building.
- The Panel appreciated the low-angle, high-quality renderings of the podium level and public realm, which helped understand the character of the building. Additional details on the proposed materiality would have been appreciated.

Massing

- The Panel agrees with staff and the proponent's assessment that a two-tower development is appropriate for this site and appreciates that the sideyard setbacks are being met.
- The Panel urged the proponent to continue to explore means of achieving the tower separation distances recommended in the Urban Design Guidelines for High-Rise Buildings. This could potentially be achieved by trimming the floor plates slightly, which would also help improve the proportions of the towers and improve sky views.

Building Design

- Consider a more symmetrical approach to the design of the two towers. Given that the built form is very symmetrical, designing the towers in a symmetrical way may create a more coherent design.
- The Panel cautioned that a large number of the undersides of balconies on the tower and podium will be highly visible and will detract from the stepback of the podium

facing Carling. Perhaps the projected balconies could be reconsidered or their undersides will have to be carefully treated.

- The Panel recommended continuing to study the treatment of the podium and streetwall and how it meets the curtain wall. It was suggested that this portion of the building seemed less defined, especially in terms of materiality.
- Continue to study the glass corners of the towers. It was suggested that it may not be as successful a treatment as the renderings suggest, especially if it is window wall as opposed to curtain wall. One option may be to wrap the corners with brick.

Public Realm

- The Panel expressed strong support for the treatment of the public realm, especially the expanded plaza area in front of the main entrance, the wide sidewalks, and the trees being planted in-ground as opposed to planter boxes.
- The Panel suggested that, assuming the bus stop will be retained where it currently is, it should be integrated into the design.
- Given the number of proposed developments on the street, the Panel encouraged city staff to study how the Carling Avenue corridor is evolving and how it might do so in a cohesive way in terms of the treatment of public amenities, traffic lane configurations, planters, lighting, bike lanes, etc.

Sustainability

- The Panel suggested that the sustainability efforts were mostly building focused, and could be more comprehensive by considering access to sustainable transportation, stormwater management, greenroofs, etc.

The Panel was successful in aiding in the implementation of the following:

- The project has been revised to incorporate a new grade separated bicycle lane along the frontage of the site. The proposed bicycle lane will integrate into the surrounding area as suggested by the panel as there is an existing bicycle lane along Churchill Avenue and the intersection of Churchill Avenue and Carling Avenue is scheduled to be reconstructed.
- The project has been revised to incorporate a new transit stop along Carling Avenue.
- The architectural treatment of the proposed towers was refined to present a more symmetrical design and architectural treatment.
- The proposed tower separation meets the Urban Design Guidelines for High-Rise Buildings established by the City of Ottawa.
- The corner treatments of the building have been refined to include “wrapped brick” in a contrasting color.

ROAD MODIFICATIONS

There are no road modifications associated with this site plan control application.

CONSULTATION DETAILS

Councillor's Concurrence

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

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments.

Summary of public comments and responses

1. Concerns were raised with respect to residents safely accessing transit on the south side of Carling.

The intersection of Carling Avenue and Churchill Avenue is signalized which create a controlled point to safely cross the street for pedestrians and cyclists.

2. Concerns were raised with respect to potential bird strikes.

The corner treatments of the building have been wrapped in brick in contrasting materials (as recommended by the UDRP) to reduce the "clear corner" impact of the towers. As well, plantings along the frontage of Carling Avenue have also been reduced to allow for the integration of the cycle track.

Technical Agency/Public Body Comments

Summary of Comments –Technical

N/A

Response to Comments –Technical

N/A

Advisory Committee Comments

Summary of Comments – Advisory Committees

N/A

Response to Comments – Advisory Committees

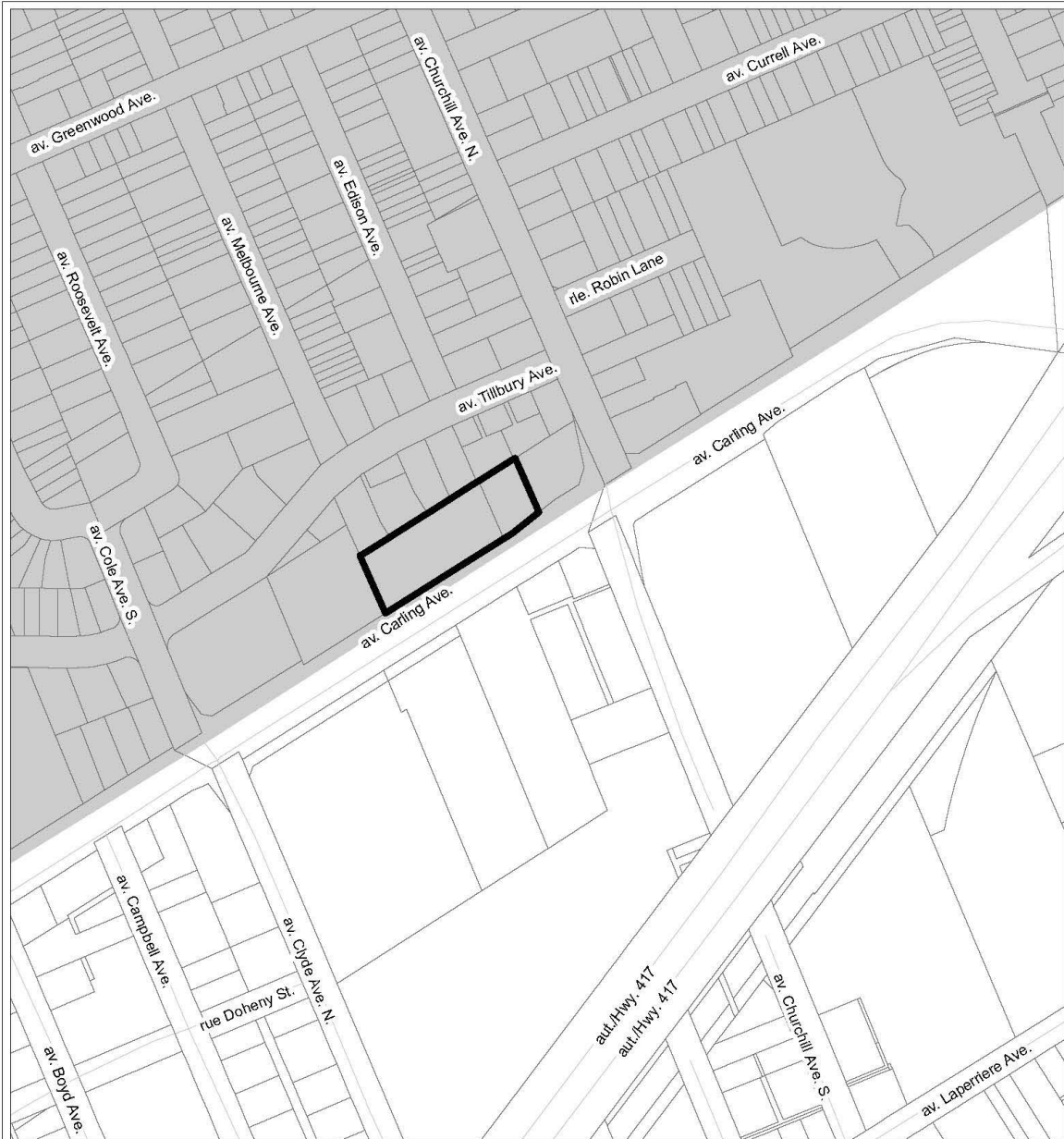
N/A

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 the additional time required to address technical matters.

Contact: Simon M. Deiaco, MCIP, RPP Tel: 613-580-2424, ext. 15641 or e-mail: Simon.Deiaco@ottawa.ca



Document 1 – Location Map





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REVISION / RÉVISION - 2020 / 12 / 02	

LOCATION MAP / PLAN DE LOCALISATION
ZONING KEY PLAN / SCHÉMA DE ZONAGE

-  **1619, 1655 av. Carling Avenue**
-  Mature Neighbourhoods Overlay (section 139)
Zone sous-jacente de quartiers établis (article 139)

