



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

Site Location: 1050 Canadian Shield Avenue

File No.: D07-12-21-0104

Date of Application: July 13, 2021

This SITE PLAN CONTROL application submitted by Pascale Lepine, on behalf of 1050 Canadian Shield Inc, is APPROVED as shown on the following plan(s):

1. **Site Plan**, drawing A060, prepared by Neuf Architects, revision 3 dated April 18, 2022
2. **North & South Elevation**, drawing A400, prepared by Neuf Architects, dated August 20, 2021, revision 3 dated April 18, 2022
3. **East & West Elevation**, drawing A401, prepared by Neuf Architects, dated August 20, 2021, revision 3 dated April 18, 2022
4. **Landscape Plan**, drawing L1, prepared by GJA Inc., dated June 2021, revision 4 dated June 17, 2022.
5. **General Plan of Services**, drawing 120191-GP, prepared by Novatech, Project No.120191-00, dated March 30, 2021, revision 8, dated September 02, 2022.
6. **Grading Plan**, drawing 120191-GR, prepared by Novatech, Project No. 120191-00, dated March 30, 2021, revision 10, dated September 02, 2022.
7. **Storm Drainage Area Plan**, drawing 120191-SWM, prepared by Novatech, Project No. 120191-00, dated March 30, 2021, revision 5, dated September 02, 2022.
8. **Erosion and Sediment Control Plan**, drawing 120191-ESC, prepared by Novatech, Project No. 120191-00, dated December 17, 2021, revision 4, dated September 02, 2022.
9. **Notes and Details Plan**, drawing 120191-ND, prepared by Novatech, Project No. 120191-00, dated March 30, 2021, revision 6, dated September 02, 2022
10. **Redi Rock Retaining Wall Design**, Drawing PG5371-2, prepared by Paterson Group, Project No.PG5371, dated April 2022
11. **Proposed Grande Retaining Wall**, Drawing PG5371-3, prepared by Paterson Group, Project No.PG5371, dated April 28, 2022, Revision 2, dated October 28, 2022

And as detailed in the following report(s):

1. **Carré Saint-Louis 1050 Canadian Shield Ave Transportation Impact Assessment**, prepared by Novatech, Consultant's File #120191, dated July 1 2021.
2. **Environmental Noise Control Study**, prepared by Paterson Group, Consultant's Report # PG5782-1, dated June 15, 2021, revision #2, dated March 28 2022.
3. **Carre Saint Louis Servicing and Stormwater Management Report**, prepared by Novatech, Ref #R-2021-097, dated July 07, 2021, revised July 21, 2022.
4. **Geotechnical Investigation Report**, prepared by Paterson Group, Report #PG5371-1, dated March 23, 2022
5. **Geotechnical Memorandum**, prepared by Paterson Group, File PG5371-Memo-02 Revision 1, dated March 23, 2022
6. **Proposed Redi Rock Retaining Wall**, Drawing PG5371-2, prepared by Paterson Group, Project No.PG5371, dated April 28, 2022.
7. **Proposed Grande Retaining Wall**, Drawing PG5371-3, prepared by Paterson Group, Project No.PG5371, dated April 28, 2022.
8. Lighting Conformity Letter dated January 20, 2022.

And subject to the following General and Special Conditions:

General Conditions

1. The Owner shall enter into a standard site development agreement consisting of the following conditions. In the event the Owner fails to enter into such agreement within one year, this approval shall lapse.

2. 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.

3. 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, Real Estate and Economic Development.

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 drawings of a design professional, such drawings to be approved by the General Manager, Planning, Real Estate and Economic Development.

5. 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.

6. 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.

7. Construction Fencing

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

8. 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.

9. Extend Internal Walkway

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

10. Completion of Works

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

Until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Real Estate and Economic Development, the Owner shall give notice to the City of a proposed conveyance of title to any building at least thirty (30) days

prior to any such conveyance. No conveyance of title to any building shall be effective unless the Owner has complied with this provision.

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

11. Development Charges

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

12. Development Charges – Instalment Option

- a. The Owner acknowledges that for building permits issued after January 15, 2010, payment of non-residential development charges, excluding development charges for institutional developments, may be calculated in two (2) installments at the option of the Owner, such option to be exercised by the Owner at the time of the application for the building permit. The non-discounted portion of the development charge shall be paid at the time of issuance of the building permit and the discounted portion of the development charge shall be payable a maximum of two (2) years from the date of issuance of the initial building permit subject to the following conditions:
 - i. a written acknowledgement from the Owner of the obligation to pay the discounted portion of the development charges;
 - ii. no reduction in the Letter of Credit below the amount of the outstanding discounted development charges; and
 - iii. indexing of the development charges in accordance with the provisions of the City's Development Charges By-law, as amended.
- b. The Owner further acknowledges and agrees that Council may terminate the eligibility for this two (2) stage payment at any time without notice, including for the lands subject to this Agreement and including for a building permit for which an application has been filed but not yet issued.
- c. For the purposes of this provision,
 - i. "discounted portion" means the costs of eligible services, except fire, police and engineered services, that are subject to 90% cost recovery of growth-related net capital costs for purposes of funding from development charges. The 10% discounted portion, for applicable services, must be financed from non-development charge revenue sources.
 - ii. "non-discounted portion" means the costs of eligible services, fire, police and engineered services, that are subject to 100% cost recovery of growth-related net capital costs for purposes of funding from development charges.

Special Conditions

Roads Right-of-Way and Traffic

13. Permanent Features

The Owner acknowledges and agrees that no permanent features shall be permitted above and below grade within the City's widened right-of-way or corner sight triangle, including commercial signage.

14. Transportation Impact Assessment

The Owner has undertaken a Transportation Impact Assessment for this site, 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 Assessment, are fully implemented, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

15. Private Approach Detail (Alternate #2)

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.

16. 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.

Transit

17. Transit Pads and Shelters

The Owner shall, at no cost to the City, extend the asphalt sidewalk at bus stop #1138 (Campeau / Great Lakes) 20m east of the intersection and locate, design and construct a concrete bus shelter pad to the specifications of the City in accordance with Drawing No. SC11.

Noise

18. Noise Control Attenuation Measures

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved Environmental Noise Control Study, referenced in Schedule “E” of this Agreement, as follows:

- (a) the development is to be equipped with central air conditioning;
- (b) 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;
- (c) notice respecting noise shall be registered against the lands, at no cost to the City, and a warning clause shall be included in all agreements of purchase and sale or lease agreements, as detailed in paragraph 19 below.

19. 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 D – Central Air Conditioning

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that this development 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.”

20. 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 Environmental Noise Control 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, 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, 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

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.

21. Stationary Noise Study

The Owner covenants and agrees that it shall retain the services of a professional engineer licensed in the Province of Ontario to undertake a Stationary Noise Study and acceptance of the report by the City is required. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Real Estate and Economic Development Department with confirmation issued by the professional engineer that the Owner has complied with all recommendations and provisions of the Stationary Noise Report, prior to building occupancy, which confirmation shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department.

ENGINEERING

Geotechnical Engineering and Soils

22. Geotechnical Investigation

The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, licensed in the Province of Ontario, to ensure that the recommendations of the Geotechnical Investigation Report (the "Report"), referenced in Schedule "E" herein, are fully implemented. The Owner further

acknowledges and agrees that it shall provide the General Manager, Planning, Real Estate and Economic Development with confirmation issued by the geotechnical engineer that the Owner has complied with all recommendations and provisions of the Report, prior to construction of the foundation and at the completion of the Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

23. 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.

24. Retaining Wall

The Owner agrees to submit to the General Manager, Planning, Real Estate 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 Plan referenced in Schedule "E" hereto, which shall be designed and prepared by a Professional Structural Engineer, licensed in the Province of Ontario, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development. The Owner shall provide confirmation to the General Manager, Planning, Real Estate 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.

25. Retaining Wall - Stability

The Owner acknowledges and agrees to install the proposed retaining walls in accordance with the Redi Rock and Grande Retaining Wall Designs for the retaining walls located on the north-east and south-west sides of the property, and as shown on the approved Grading Plan, both referenced in Schedule "E" hereto. The Owner shall provide written confirmation, satisfactory to the General Manager, Planning, Real Estate and Economic Development, that a Geotechnical Engineer/Professional Structural Engineer, licensed in the Province of Ontario, has inspected and confirmed that the retaining walls have been constructed in accordance with the said Redi Rock and Grande Retaining Wall Designs for the retaining walls located on the north-east and south-west sides of the property. The Owner further acknowledges and agrees to provide an Internal Compound Stability (ICS) analysis from a Geotechnical Engineer / Professional Structural Engineer, licensed in the Province of Ontario, that all retaining walls, which are greater than one metre in height have been checked for global stability, have a factor of safety of at least 1.5 for static conditions (as calculated through SLIDE) and 1.1 for seismic conditions is achieved, which shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development. The report shall provide structural details of the retaining wall(s).

The Owner further acknowledges and agrees to retain the services of a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario, to inspect any retaining walls on the subject lands and confirm that the retaining walls have been constructed in accordance with the approved retaining wall details.

Groundwater

26. 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

27. Protection of City Sewers

(a) Prior to the issuance of a building permit, the Owner shall, at its expense:

Obtain a video inspection of the City Sewer Systems within Canadian Shield Avenue 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 Systems within Canadian Shield Avenue 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 Systems within Canadian Shield Avenue and compensate the City for the full amount of any required repairs to the City Sewer Systems.

28. Inlet Control Devices (ICDs)

The Owner acknowledges and agrees to install and maintain in good working order the required in-ground stormwater inlet control device, as recommended in the approved General Servicing Plan and Notes and Details Plan, 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.

29. 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.

30. Stormwater Works Certification

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

31. Site Dewatering

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

Private Systems

32. Water Plant

The Owner acknowledges and agrees that the water plant within the lands is a private watermain. The Owner further acknowledges and agrees that the private watermain and appurtenances thereto are to be maintained by the Owner at its own expense, in perpetuity. The Owner performing maintenance on critical infrastructure, such as private watermains and private fire hydrants, shall maintain adequate records as proof of having done so in accordance with applicable regulations, and that the records shall be retained for review by the City and or the Ottawa Fire Services when requested.

33. Private Storm Sewer Connection to City Sewer System

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

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

Fire Protection

34. Fire Protection

The Servicing Report has specified that a fire resistive construction (2hrs), which requires a fire flow of 8,000 L/min as per the Fire Underwriters Survey, will be implemented. The Owner acknowledges and agrees that, in accordance with the Fire Underwriters Survey, all structural elements, walls, arches, floors, and roofs will be constructed with a minimum 2-hour fire resistance rating, and all materials used in the construction of the structural elements, walls, arches, floors, and roofs will be constructed with non-combustible materials. The Owner further acknowledges that all vertical openings and exterior vertical communications will be properly protected in accordance with National Building Code.

Alterations to Shared Property Boundaries

35. Alterations to Shared Property Boundaries

The Owner agrees to provide written permission from the owner of 3501 Campeau Drive to alter the grades on the shared property boundary, as shown on the approved Grading Plan, prior to issuance of Commence Work Notification and/or Building Permit, including Conditional Building Permit.

Blasting

36. Use of Explosives and Pre-Blast Survey

- (c) 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").

- (d) 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, Real Estate 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.

37. 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:

- (e) 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.
- (f) The pre-blast survey shall include, as a minimum, the following information:
 - (iii) Type of structure, including type of construction and if possible, the date when built.
 - (iv) 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.
 - (v) 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.
- (g) 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.

Site Lighting

38. Site Lighting Certificate

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

PLANNING AND OTHER

Planning and Design

39. Exterior Elevations 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.

40. 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 all plant and landscaping material (except municipal trees), decorative paving and street furnishings placed in the City's right-of-way along Canadian Shield 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.

41. Archaeological Potential

In the event that archaeological or human remains are discovered on or buried within the subject lands during development activities, the Owner acknowledges and agrees to stop all construction and soil disturbance and shall notify the Ministry of Tourism, Culture and Sport of such findings. As required under Part VI of the Ontario Heritage Act, R.S.O. 1990, c.O.18.

42. Archaeological

- (a) The Owner acknowledges and agrees that should potential archaeological resources be encountered during excavation activities, all Work in the area must stop immediately and the Owner shall contact a provincially licensed archaeologist.
- (b) The Owner acknowledges and agrees that if during the process of development deeply buried/undetected archaeological remains are uncovered, the Owner shall immediately notify the Archaeology Section of the Ontario Ministry of Tourism, Culture and Sport.
- (c) The Owner acknowledges and agrees that in the event that human remains are encountered during construction, the Owner shall immediately contact the police, the Ministry of Tourism, Culture and Sport and the Registrar of Cemeteries, Cemeteries Regulation Unit, Ministry of Consumer and Business Services, Consumer Protection Branch.

Waste Collections

43. 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.

44. Tree Permit

The Owner acknowledges and agrees that any trees to be removed shall be removed in accordance with an approved Tree Permit and the Tree Conservation Report referenced in Schedule "E" hereto, and in accordance with the City's Tree Protection By-law, being By-Law No. 2020-340, as amended. The Owner further agrees that a copy of the approved Tree Permit and Tree Conservation Report shall be posted on the construction site at all times until Approval is granted by the City for such Works.

Parkland

45. 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.

46. Installation of Signs on Private Property

The Owner acknowledges and agrees that, prior to installation of any signage on the lands, it shall obtain approval from the Chief Building Official, Building Code Services, and the General Manager, Planning, Real Estate and Economic Development, which signage shall be in accordance with the City's Permanent Signs on Private Property By-law No. 2016-326, as amended.

School

47. School Accommodation

- (a) The Owner acknowledges and agrees to inform prospective purchasers that school accommodation pressures exist in the Ottawa-Carleton District School Board schools designated to serve this development, which are currently being addressed by the utilization of portable classrooms and/or by directing students to schools outside their community.
- (b) The Owner acknowledges and agrees that a notice-on-title respecting school accommodation concerns, as contained in Clause 48 hereinafter, shall be registered on title to the subject lands, at the Owner's expense, and a warning clause shall be included in all agreements of purchase and sale and lease agreements.

48. Notice on Title - School Accommodation

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:

"The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that the Ottawa-Carleton District School Board has pupil accommodation concerns for this dwelling unit. The Purchaser/Lessee agrees to inform prospective purchasers or tenants in all subsequent agreements of purchase and sale and lease agreements that school accommodation pressures exist in the Ottawa-Carleton District School Board, which are currently being addressed by the utilization of portable classrooms and/or by directing students to school outside their community."

November 14, 2022

Date

Allison Hamlin
(Acting) Manager, Development Review, West
Planning, Real Estate and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-21-0104

SITE LOCATION

The site is located at 1050 Canadian Shield Avenue in Kanata Town Centre which is located south of Campeau Drive and east of Great Lake Avenue, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The site is currently vacant and cleared for development.
- North of the site, beyond Campeau Drive, are townhouses on Sawchuk Terrace. East of the site is developed with a six-storey retirement home. South of the site, across Canadian Shield Avenue, is developed with a ten-storey mixed use building. West of the site, beyond Great Lakes Avenue, is developed with a six-storey hotel and residential suites.
- The proposed development is a six-storey mixed use building on the site with 234 units and 450 square metres of commercial space. The building is proposed to be three storeys along Campeau Drive terracing to six storeys along Canadian Shield Drive.
- Commercial space will be provided along Canadian Shield Avenue wrapping the corner of Great Lakes Avenue. The building provides a large internal courtyard which will be landscaped and programmed as a gathering space for future residents.
- Pedestrian access to the building will be provided from Campeau Drive and Canadian Shield Avenue.
- Vehicular access to the underground parking garage will be provided from Canadian Shield Avenue.
- The proposed development will remove and replace existing street trees in the Canadian Shield and Great Lakes Avenue right-of-ways.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The site is located within the Town Centre designation as shown on Schedule B of the City's current Official Plan. The proposal supports these policies by providing a mix of land uses at transit-supportive densities in proximity to Rapid Transit.

- The site is within the boundaries of the Kanata Town Centre Area in Volume 2b of the Official Plan. The proposal supports these policies by providing a mix of commercial and residential uses in a mid-rise built form.
- The Urban Design Guidelines for Transit Oriented Development apply to this site, which aim to promote the site and building design that promote walkability and transit use. The proposal's attributes relate well to the relevant Urban Design Guidelines.
- The proposed development complies with the zoning of the site. A zoning Bylaw Amendment was approved by Council on August 31, 2022 (D02-02-21-0065).
- The proposed development represents 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.

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 November 5, 2021.

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



1050 CANADIAN SHIELD AVENUE | Formal Review | Zoning By-law Amendment and Site Plan Control Application | 1050 Canadian Shield Inc. (Lépine Corporation); NEUF Architect(e)s; NOVATECH



Summary

- The Panel thanked the proponent for their presentation and for providing the future context of the area.
- The Panel appreciates and supports the idea of a courtyard building where the parking has been moved underground, favouring a pedestrian space.
- The Panel appreciates the European aspirations of the sketch but believes there is a gap between the sketch and the proposal, given the challenges presented in this suburban context.

Site Plan and Landscape

- The Panel supports the midblock connection but believes its access can be improved by moving the elevators closer to the lobby to improve accessibility. Consider also providing more natural light in the corridors.
- The Panel suggests expanding the north opening of the courtyard to accommodate small vehicles and equipment for maintenance, which would also bring more porosity to the interior.
- The parking access and grading might pose a challenge for the movement of garbage.

Building Design

- The Panel suggests introducing a townhouse condition with gardens on Canadian Shield Avenue to animate the street and break down the façade.
- The Panel believes the proposed development should have an elevated ground floor to improve the public realm and accessibility. The sunken retail entrance is not successful.

- There was a suggestion to connect the corner commercial space with the interior courtyard to open up the building.
- The public interface on Campeau would be improved by breaking up the façade on a similar scale seen in the area.

Materiality

- The Panel appreciates the precedent images and encourages the proponent to explore some warmer materials to help tie the project into the surrounding context and to not emphasize the top two floors with dark materials.
- The Panel notes that the materials and details shown in the precedents require a high level of craftsmanship which is difficult to attain today.

Sustainability

- The proponent is advised to explore sustainability measures such as implementing green roofs, providing access to transit, and increasing energy efficiency.

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

- The commercial space at the corner of Great Lakes Avenue and Canadian Shield Avenue was redesigned to be at grade with Canadian Shield Avenue to create a more pleasant public realm.
- The commercial façade has been wrapped around the corner of Great Lakes Avenue to improve the pedestrian experience.
- The public interface on Campeau has been improved by providing additional articulation and implementing a recess at the mid-block connection.
- The fenestration has been simplified and the architectural treatments have been updated to create a lighter look and feel

CONSULTATION DETAILS

Councillor's Comments

Councillor Cathy Curry 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.

Comments were received from 14 residents during the application review process.

Summary of public comments and responses

Comment:

The building is too tall and appears to be seven storeys from Canadian Shield Avenue.

Response

While the building is a perceived seven storeys when viewed from the Canadian Shield Avenue, due to significant grade changes which slope from Campeau Drive to Canadian Shield Drive, the bottom floor is considered a basement by the Zoning Bylaw. The building provides significant terracing and building articulation and the top floor of the building is stepped back to lessen the perceived massing of the building. Further, the building is shorter than the adjacent retirement home and hotel suites.

Comment:

Concern about the proximity from the building to the retirement home.

Response:

The proposal was revised to address staff and community comments to increase the setback to the property to the east.

Comment:

Concern about the amount of commercial space provided.

Response:

The Kanata Town Centre special policies speak to providing residential frontages along Campeau Drive. Due to the grade changes along Great Lakes Avenue, commercial uses with accessible entrances would not be feasible. Commercial space is provided wrapping the corner of Great Lakes and Canadian Shield Avenues, and flexible spaces are provided which can transition to commercial over time. This project will provide for an increase in commercial space in the area and will provide active frontages to create a walkable neighbourhood.

Comment:

Concern that the proposal will increase traffic in the area and cause additional cars parking on the roads.

Response:

The Official Plan encourages intensification and development where there are opportunities to support alternative modes of travel from the car. The site is located within close proximity of a planned transit stations within the Kanata Town Centre at Campeau Drive and Terry Fox.

The proposed number of vehicle and bicycle parking spaces is above the minimum requirements of the Zoning By-law. Visitor parking is also provided to discourage visitors from parking on local streets. In support of the application, a Transportation Impact Assessment (TIA) was submitted and reviewed by staff, who found the report to be satisfactory.




APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date due to the complexity of issues related to zoning, urban design and

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Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-21-0104 D02-02-21-0065	21-1008-Y	 1050, av. Canadian Shield Avenue	
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REVISION / RÉVISION - 2021 / 07 / 15		 <small>N NORTH ARROW</small>	