



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

Site Location: 375 Deschâtelets Avenue

File No.: D07-12-21-0111

Date of Application: July 26, 2021

This SITE PLAN CONTROL application submitted by Evan Garfinkel, Regional Group, on behalf of Greystone Village Inc., is APPROVED as shown on the following plan(s):

1. **Site Plan and Project Information**, Drawing No. A.100, Prepared by NEUF Architect(e)s, dated 05/28/21, revision C dated 2022.08.13.
2. **Layout Ground Level**, Drawing No. L01, Prepared by CSW Landscape Architecture, dated 2020-10-28, revision 6 dated 18.08.2023.
3. **Planting Plan Ground Level**, Drawing No. L02, Prepared by CSW Landscape Architecture, dated 2020-10-28, revision 6 dated 18.08.2023.
4. **Details Ground Level**, Drawing No. L03, Prepared by CSW Landscape Architecture, dated 2020-10-28, revision 4 dated 18.08.2023.
5. **Details Ground Level**, Drawing No. L04, Prepared by CSW Landscape Architecture, dated 2020-10-28, revision 4 dated 18.08.2023.
6. **Landscape Plan Roof Terraces**, Drawing No. L05, Prepared by CSW Landscape Architecture, dated 2022-02-22, revision 2 dated 12.08.2022.
7. **Landscape Plan Roof Terraces**, Drawing No. L06, Prepared by CSW Landscape Architecture, dated 2022-02-22, revision 2 dated 12.08.2022.
8. **Landscape Plan Roof Terraces**, Drawing No. L07, Prepared by CSW Landscape Architecture, dated 2022-02-22, revision 2 dated 12.08.2022.
9. **Elevations**, Drawing No. A.401, Prepared by NEUF Architect(e)s, dated 10/29/20, revision B dated 2022.06.03.
10. **Elevations**, Drawing No. A.402, Prepared by NEUF Architect(e)s, dated 10/29/20, revision B dated 2022.06.03.

11. **Elevations**, Drawing No. A.403, Prepared by NEUF Architect(e)s, dated 10/29/20, revision B dated 2022.06.03.
12. **Elevations**, Drawing No. A.404, Prepared by NEUF Architect(e)s, dated 10/29/20, revision B dated 2022.06.03.
13. **General Plan of Servicing**, Prepared by Novatech, Drawing No. 114025-GP(PH3), Revision 12 dated January 20th, 2023.
14. **Grading Erosion and Sediment Control Plan**, Prepared by Novatech, Drawing No. 114025-GR(PH3) Revision 15 dated January 20th, 2023
15. **Stormwater Management Plan**, Prepared by Novatech, Drawing No. 114025-STM(PH3), Revision 6, dated January 20th, 2023

And as detailed in the following report(s):

1. **Noise Brief Greystone Village Phase 3**, Ottawa, Prepared by Gradient Wind, File Number -21-220-Noise Brief, dated July 9th, 2021
2. **Phase 1 Environmental Site Assessment Oblats Property**, 175 Main Street Ottawa, Ontario, prepared by Golder Associates Report No. 14-112-0005(1100) Dated May 2016
3. **Phase one ESA update RSC#3-175 Main Street, Ottawa ON**, Prepared by Golder Associates Ltd. Report -21472600 dated July 2021.
4. **Phase Two Environmental Site Assessment Oblates Property RSC#3 175 Main Street Ottawa, Ontario**, Report Number 1525113-1000-3 dated September 2017
5. **Geotechnical Investigation**, prepared by Paterson Group, Report PG5683-1, Revision 1 dated, March 9, 2022
6. **Site Servicing Brief**, Greystone Village Phase 3 Condos, Prepared by Novatech, Novatech File 114025, Ref: R2022-020 Revision date February 10, 2023

And subject to the following General and Special Conditions:

General Conditions

1. 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.

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, Real Estate and Economic Development.

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, 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.

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, Real Estate and Economic Development.

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, Real Estate and Economic Development. 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, Real Estate and Economic Development.

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, 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.

Special Conditions

9. Asphalt Overlay

Due to the number of road cut permits required to service this development, in the event that any roadwork is required within the Right of Way after to the installation of the final lift of asphalt, the Owner shall install an asphalt overlay over the total area of the public driving surface fronting the subject lands, as shown on the approved General Plan of Servicing, Prepared by Novatech, Drawing No. 114025-GP(PH3), Revision 12 dated January 20th, 2023., referenced in Schedule "E" hereto. The overlay shall be carried out to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, as per the City's Road Cut Resurfacing Policy. The Owner acknowledges and agrees that all costs are to be borne by the Owner.

10. Private Approach Detail

The Owner agrees that all private approaches, including temporary construction access to the subject lands, shall be designed and located in accordance with and 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, and shall be subject to approval of the General Manager, Planning, Real Estate and Economic Development.

11. Stationary Noise Study

The Owner covenants and agrees that it shall retain the services of an professional engineer licensed in the Province of Ontario to provide a Stationary Noise Study (the "Report") for review to Development Review (PRED-DR), prior to issuance of a building permit, further to City comments and requirements. The Owner further acknowledges and agrees that is shall provide the General Manager, Planning Real Estate and Economic Development Department (PRED) with confirmation issued by the professional engineer that the Owner has

complied with all recommendations and provisions of the Report, prior to building occupancy, which confirmation shall be to the satisfaction of the General Manager, Planning Infrastructure and Economic Development Department

12. 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 (Geotechnical Investigation, prepared by Paterson Group, Report PG5683-1, Revision 1 dated, March 9,2022) 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.

13. Geotechnical - Encroachments

The geotechnical report has recommended a method of shoring that may encroach onto the adjacent property or onto the City right-of-way. Please note that the applicant is required to obtain the approval of the adjacent property Owner and/or receive municipal consent for any works within the right-of-way prior to the installation of any encroachments. For encroachments within the ROW the applicant shall ensure that there will be no conflicts between the proposed shoring method and the municipal services or utilities in the ROW.

14. 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.

15. Retaining Wall – Stability

The Owner acknowledges and agrees to install the proposed retaining walls in accordance with the approved Retaining Wall Design for as shown on the approved Grading, Erosion and Sediment Control Plan, Prepared by Novatech,

Drawing No. 114025-GR(PH3) Revision 15 dated January 20th, 2023, 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 approved Retaining Wall Design on the west side of Subject 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.

16. Below Grade Parking Area and Depressed Driveways

- (a) The Owner acknowledges and agrees that during major storm events, depressed driveways and below grade parking areas may be subject to flooding due to drainage from the road allowance. The Owner further acknowledges and agrees that the City shall not be liable for flooding claims. The Owner further acknowledges that it is recommended that backwater valves be installed on catch basins located in depressed driveways.
- (b) The Owner acknowledges and agrees that a notice-on-title respecting below grade parking areas and depressed driveways, as contained in Clause XX 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.

17. Notices on Title – All Units (Below Grade Parking and Depressed Driveways)

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 during major storm events, depressed driveways and below grade parking areas may be subject to

flooding due to drainage from the road allowance. The Purchaser/Lessee further acknowledges being advised that the City of Ottawa shall not be liable for flooding claims. Backwater valves are recommended for installation on catch basins located in depressed driveways.”

“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.”

18. Environmental Compliance Approval

The Owner acknowledges and agrees to apply for an Amendment to Environmental Compliance Approval (ECA) to the Ministry of Environment, Conservation and Parks (MECP), for the increase in Stormwater flows in the minor system inside the Greystone Subdivision. All costs shall be borne by owner. The Owner further acknowledges and agrees that a full Commence Work Notification Letter will not be issued until the MECP has issued the ECA certificate and provided a copy to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

19. Master Servicing Study Update

Prior to issuance of the Commence Work Notice, the Owner acknowledges and agrees to provide the General Manager, Planning, Real Estate and Economic Development, with an updated Master Servicing Study for Phase 1, 2 and 3 of the Greystone Subdivision prepared by a Professional Engineer, licensed in the Province of Ontario. The Owner further acknowledges and agrees that said update to Master Servicing Study 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.

20. Stormwater Management Memorandum

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Real Estate 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.

21. Inlet Control Devices (ICDs)

The Owner acknowledges and agrees to install and maintain in good working order the required roof-top inlet control devices, as recommended in the approved Stormwater Management Plan, Prepared by Novatech, Drawing No. 114025-

STM(PH3), Revision 6, dated January 20th, 2023, 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.

22. 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.

23. 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, Real Estate and Economic Development 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.

24. 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, 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.

25. Access Pathway

The Owner acknowledges and agrees to ensure the pathway identified on the approved Site Plan and/or Landscape Plan referenced in Schedule "E" herein remains open, lit and accessible to pedestrian traffic, daily from sunrise to 11:00pm, generally, except during the winter months.

26. Street Name and Signs

The Owner acknowledges and agrees it shall, at its own expense, make arrangements for the City to provide, install, and maintain all permanent street name signs, in accordance with the City's Municipal Addressing By-law 2014-78, as amended, and to City Specifications or Standards.

27. Sidewalk Easement

Upon completion of construction and prior to occupancy, the Owner shall grant to the City, at no cost to the City, an unencumbered easement for the portion of a Pedestrian sidewalk along Scholastic Drive (west side) located on private property, as shown on the approved Landscaping Plan referenced in Schedule "E" hereto, to the satisfaction of the City. The Owner shall provide a Reference Plan for registration, indicating the easement, 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 registration of the easement. All costs shall be borne by the Owner.

28. Maintenance and Liability Agreement

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement for all plant and landscaping material (except municipal trees), decorative paving and street furnishings placed in the City's right-of-way along Scholastic Drive and Deschatelets 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.

August 30, 2023



Date

Allison Hamlin for
Andrew McCreight
Manager, Development Review, Central
Planning, Real Estate and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information



SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-21-0111

SITE LOCATION

375 Deschâtelets Avenue, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is located in the Greystone Village subdivision and is bounded by Deschâtelets Avenue to the south and Scholastic Drive to the east. The subject site has approximately 110 metres of frontage along Scholastic Drive, approximately 80 metres of frontage along Deschâtelets Avenue and an approximate area of 7,500 square metres.

Immediately to the north of the subject site is a mid-rise retirement home, further to the north, across des Oblats Avenue, is a residential area comprised of low-rise residential dwellings. East of the subject site are the Rideau River Nature Trail and the Rideau River. Immediately south of the site, across Deschâtelets Avenue, is a residential area comprised of low- and mid-rise residential dwellings. West of the subject site is the heritage designated Deschâtelets Building. Further west is the Greystone Village Forecourt Park and Main Street.

The proposed development includes two mid-rise residential buildings with heights of six and seven storeys respectively, and a total of 271 units. The two buildings are proposed to be positioned around a private courtyard amenity area at grade level with an elevated pathway above. The pathway is proposed to provide a publicly accessible mid-block connection from Main Street to the Rideau River and is reflected under Condition 25. Additional amenity space is proposed on the rooftop of each building as well as private balconies and terraces. The associated landscape plan proposes a multitude of plantings, including the introduction of many deciduous and coniferous trees.

An underground garage is proposed with a total of 170 vehicular spaces and 240 bicycle parking spaces. A driveway and access ramp are proposed off Deschâtelets Avenue. Two laybys are proposed on Deschâtelets Avenue and on Scholastic Drive, which have the impact of pushing a portion of the sidewalks onto private property. For this reason, Condition 27 is included in order to require the registration of a public access easement over these portions of sidewalk in order to ensure continued public access.

The architectural design was reviewed by Staff from both an Urban Design and a Heritage perspective. Through discussions with the applicant positive changes were introduced to the proposal, which ensured that the siting and design best respected the neighbouring Deschâtelets Building.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	271

DECISION AND RATIONALE

This application is approved for the following reasons:

- The subject site is located within the Inner Urban Transect of the Official Plan and is further designated as an Evolving Neighbourhood. The Inner Urban Transect is generally planned for mid- to high-density development. Policies speak to maintaining and enhancing an urban pattern of built form, prioritizing walking and cycling, and providing direction to hubs, corridors and neighbourhoods.
- The subject site is located within the Old Ottawa East Secondary Plan, and is affected by the Neighbourhood Mid-Rise designation. The proposed development conforms with the policies of the Secondary Plan, which allow for a diversity of uses, activities and people, while striving for complementary architectural treatment of buildings and compatibility with the surroundings.
- The proposal complies with all zoning provisions of the GM[2310] S420 (General Mixed Use, Urban Exception 2310, Zoning Schedule 420) zone.
- The proposed mid-rise apartment building is considered to represent good planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, was previously satisfied through the related plan of subdivision approval.

CONSULTATION DETAILS

Councillor’s Comments

Councillor Shawn Menard is 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.


APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date due to complexities related to some of the aspects of the proposal (site design, engineering).

Contact: Jean-Charles Renaud Tel: 613-580-2424, ext. 27629 or e-mail: Jean-Charles.Renaud@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN DE EMPLACEMENT	
D07-12-21-0111	21-1089-X	 375 avenue Deschatelets Avenue	
I:\CO\2021\Zoning\Deschatelets_375			
<small>©Official data is owned by Terradel Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small> <small>©Les données de parcelles appartenance à Terradel Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE.</small>			
REVISION / RÉVISION - 2021 / 08 / 09		Entire map area is affected by the Mature Neighbourhoods Overlay (section 139) / Tout le secteur de la carte est touché par la Zone sous-jacente de quartiers établis (article 139)	
			