



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

Site Location: 100 Argyle Avenue

File No.: D07-12-21-0130

Date of Application: August 24, 2021

This SITE PLAN CONTROL application submitted by Bonnie Martell, c/o Colonnade BridgePort, on behalf of 100 Argyle Corporation, is APPROVED as shown on the following plan(s):

1. **Site Plan**, A001, prepared by rla architecture, dated July 21, 2021, revision 3 dated June 1, 2022;
2. **Elevations**, A201, prepared by rla architecture, dated July 21, 2021, revision 3 dated June 1, 2022;
3. **General Plan of Services**, 118116-GP, prepared by Novatech Engineering Consultants, dated August 13, 2021, revision 2, dated December 21, 2021;
4. **Landscape Plan**, L1, prepared by GJA Inc., dated July 2021, revision 2 dated December 21, 2021;
5. **Grading and Erosion & Sediment Control Plan**, 118116-GR, prepared by Novatech Engineering Consultants, dated August 13, 2021, revision 2, dated December 21, 2021;

And as detailed in the following report(s):

1. **Transportation Impact Assessment**, prepared by Novatech, dated December 2018, revised December 2021;
2. **TCR Tree Conservation Report**, prepared by GJA Inc., revision 2 dated December 22, 2021;
3. **Phase I Environmental Site Assessment**, prepared by Paterson Group Inc., dated March 1, 2022;

4. **Phase II Environmental Site Assessment**, prepared by Paterson Group Inc., dated July 23, 2021;
5. **Pedestrian Level Wind Study**, prepared by Gradient Wind Engineering Inc., dated November 15, 2018;
6. **Pedestrian Level Wind Study Addendum**, prepared by Gradient Wind Engineering Inc., dated August 6, 2021;
7. **Geotechnical Investigation**, prepared by Paterson Group Inc., revision 3, dated July 4, 2021
8. **Roadway Traffic Noise Assessment**, prepared by Gradient Wind Engineering Inc., dated August 12, 2021
9. **Development Servicing Study and Stormwater Management Report**, prepared by Novatech Engineering Consultants, dated August 13, 2021, revision 2 dated December 21, 2021

And subject to the following Requirements, 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. **ECA application**

The subject site is located within a combined sewershed, therefore this project would not fall under the O.Reg. 525/98 exemption since the stormwater management facility from the site will outlet into a combined sewer. An ECA application under Transfer of Review will be required for this project. No servicing works will be permitted to commence until the Ministry (MECP) approval has been granted.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

12. Development Charges

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

Special Conditions

13. Transportation Impact Assessment

The Owner has undertaken a Transportation Impact Assessment for this site, which are 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.

14. On-Site Parking

- a. The Owner acknowledges and agrees that units within the proposed building(s) may not be provided with on-site parking. In the event any future tenant or purchaser wishes to have parking, the Owner acknowledges that alternative and lawful arrangements may need to be made to address parking needs at an alternate location and such arrangements are solely the responsibility of the person seeking parking. The Owner further acknowledges and agrees the availability and regulations governing on-street parking vary; that access to on-street parking, including through residential on-street parking permits issued by the City cannot be guaranteed now or in the future; and that a tenant or purchaser intending to rely on on-street parking for their vehicle or vehicles does so at their own risk.
- b. The Owner acknowledges and agrees that a notice-on-title respecting on-site parking, as contained in Clause 16 below, 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.

15. On-Site Parking - Notice on Title

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 unit being sold/rented may not/will not/maybe provided with any on-site parking. Should the Purchaser/Lessee have a vehicle for which they wish to have parking, alternative and lawful arrangements may/will need to be made to address their parking needs at an alternate location and that such arrangements are solely the responsibility of the person seeking parking. The Purchaser/Lessee acknowledges that the availability and regulations governing on-street parking vary; that access to on-site street parking, including through residential on-street parking permits issued by the City of Ottawa cannot be guaranteed now or in the future; and that the Purchaser/Lessee intending to rely on on-street parking for their vehicle or vehicles does so at their own risk."

"The Purchaser/Lessee covenants with the Vendor/Lessor that the above clause, 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. 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 referenced in Schedule "E" hereto, as approved by the City and/or the approval agencies and authorities (The Ministry of the Environment, Conservation and Parks) or noise thresholds identified in the City's Environmental Noise Control Guidelines. The Professional Engineer shall prepare a letter to the General Manager, Planning, Infrastructure and Economic Development (the "Certification Letter") stating that he certifies acoustical compliance with all requirements of the applicable conditions in this Agreement, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.
- b. The Certification Letter shall be unconditional and shall address all requirements as well as all relevant information relating to the development, including project name, lot numbers, building identification,

drawing numbers, noise study report number, dates of relevant documents and in particular reference to the documents used for the building permits and site grading applications. The Certification Letter(s) shall bear the certification stamp of a Professional Engineer, licensed in the Province of Ontario, and shall be signed by said Professional Engineer, and shall be based on the following matters:

- i. Actual site visits, inspection, testing and actual sound level readings at the receptors;
 - ii. Previously approved Detailed Noise Control Studies, Site Plan and relevant approved Certification Letters (C of A) or Noise thresholds of the City's Environmental Noise Control Guidelines; and
 - iii. Non-conditional final approval for release for occupancy.
- c. All of the information required in subsections (a) and (b) above shall be submitted to the General Manager, Planning, Infrastructure and Economic Development, and shall be to his satisfaction.

17. Noise Control Attenuation Measures

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

- a. each unit is to be equipped with central air conditioning;
- b. further to subsection (a) above, the location and installation of any outdoor air conditioning device(s) shall comply with the noise criteria of the Ministry of the Environment, Conservation and Parks' Publication NPC-216 entitled Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices, dated September 1994, as amended, in order to minimize the noise impacts both on and off the immediate vicinity of the subject lands.
- c. 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;
- d. 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 22 below.

18. 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 dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa’s and the Ministry of the Environment, Conservation and Parks’ noise criteria.”

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

19. Geotechnical Investigation

The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, currently licensed in the Province of Ontario, to ensure that the recommendations of the Geotechnical Investigation Report (the “Report”), referenced in Schedule “E” herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Infrastructure and Economic Development with confirmation issued by the geotechnical engineer that the Owner has complied with all recommendations and provisions of the Report, prior to construction of the foundation and at the completion of the Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

20. Record of Site Condition

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

21. 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.

22. Below Grade Parking Area and Depressed Driveways

- c. 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 take responsibility for flooding claims. The Owner further acknowledges that it is recommended that backwater valves be installed on catch basins located in depressed driveways.
- d. The Owner acknowledges and agrees that a notice-on-title respecting below grade parking areas and depressed driveways, as contained in Clause __ 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.

23. 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.”

24. Professional Engineering Inspection

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

25. 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, Infrastructure and Economic Development with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming that all recommendations and provisions have been implemented in accordance with the approved Plans and Reports referenced in Schedule “E” herein.

26. 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, referenced in Schedule “E” herein, involving the excavation and off-site disposal of all impacted soil and the pumping treatment or off-site disposal of all impacted groundwater, which is to be completed concurrently with the site redevelopment. The Owner acknowledges and agrees that

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

27. Revised Phase Two Environmental Site Assessment Report

Prior to the issuance of a building permit, the Owner agrees to provide an update to the approved Phase Two Environmental Site Assessment Report. This amendment shall be in the form of an appendix and will include a remediation report and confirmatory sampling results, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

28. Site Lighting Certificate

- e. 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.
- f. 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.

29. Lighting Plan

The owner shall provide a detailed lighting plan consistent with the requirements found in *Special Condition 28 – Site Lighting Certificate* for Heritage Staff's approval prior to issuance of building permit.

30. 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 unit paving placed in the City's right-of-way along Argyle 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.

31. 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.

32. Archaeological

- g. 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.
- h. 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.
- i. 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.

33. Snow Removal

The Owner acknowledges that both driveways accessing the underground parking and the loading area have been designed without sufficient space for snow storage and agrees that following a snow event, the snow will be removed from the driveways within 24 hours to enable the parking and loading spaces to be used. Snow shall not be stored or permitted to remain on the driveways in a way that obstructs access.

34. Waste and Recycling Collection (Standard Collection)

- (a) Residential Units

The Owner acknowledges and agrees that the City will provide waste collection and cart (and/or container) recycling collection for the residential units. The Owner shall

provide an adequate storage room or space for waste containers and recycling carts (and/or containers). The Owner acknowledges and agrees that it is recommended that the containers and carts be placed on a concrete floor. The Owner shall provide an adequate constructed road access to the waste/recycling storage room or area suitable for waste/recycling vehicles as direct access to the containers and carts is required. The Owner acknowledges and agrees that any additional services (i.e. winching of containers) may result in extra charges.

(b) **Non-Residential/Commercial Units**

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

35. Tree Permit

The Owner acknowledges and agrees that any trees to be removed shall be removed in accordance with the approved **TCR Tree Conservation Report, prepared by GJA Inc., revision 2 dated December 22, 2021**, 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 that a copy of the approved report shall be posted on the construction site at all times until Approval is granted by the City for such Works.

36. 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.

37. Installation of Signs on Private Property

The Owner acknowledges and agrees it shall obtain approval from the Chief Building Official, Building Code Services prior to installation of any signs on the subject lands. The Owner further acknowledges and agrees that any such signs shall be installed in a location to the satisfaction of the Chief Building Official, Building Code Services and the General Manager, Planning, Infrastructure and Economic Development, and in accordance with the City's Permanent Signs on Private Property By-law No. 2016-326, as amended.

38. Traffic Management Plan

Prior to issuance of a building permit, 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.

39. Bird Friendly Design

Prior to issuance of a building permit, the owner acknowledges and agrees to consider the City's Bird-Safe Design Guidelines when choosing building materials for the development, and will provide materials and other mitigation strategies, if required, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department, or their delegate.

October 18, 2022

Date



Andrew McCreight, MCIP, RPP
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: D07-12-21-0130

SITE LOCATION

100 Argyle Avenue, located in Centretown on the south side of Argyle Avenue between Metcalfe Street and Elgin Street, north of Catherine Street and Highway 417, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- Currently the site is occupied by a 2.5 storey office building with surface parking to the east side and rear of the building. The site is approximately 0.156 hectares (1561 square meters) in size with about 33.6 meters frontage to Argyle Avenue. Additionally, the building has been identified as a Group 2 heritage building and is designated under Part V of the *Ontario Heritage Act* as part of the Centretown Heritage Conservation District.
- Surrounding land uses include a 2.5 storey office building to the west, a 3 storey Ottawa Police Services building to the east and south, and the Canadian Museum of Nature to the north. Argyle Road is classified as an Arterial Road.
- The purpose of the Site Plan application is to permit a 12-storey, 38m residential building consisting of 123 units with 61 vehicle parking spaces in two levels of underground parking and 90 bicycle parking spaces.
- The application to alter 100 Argyle was approved by the Built Heritage Sub-Committee, in part with the recommendation that the front portion of the existing building be retained and integrated with the new proposed apartment building. The Site Plan approval is consistent with these requirements.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The Official Plan Amendment application associated with this development (File No. D01-01-18-0011) was approved by City Council on April 14, 2021, and came into effect with no appeals on May 11, 2021. The proposed development is consistent with the City of Ottawa Official Plan, including the Centretown Secondary Plan and the Official Plan Amendment as approved. The proposed development is also consistent with the policies of the New Official Plan, which

was approved by City Council on November 24, 2021 as by-law 2021-386. The New Official Plan is currently awaiting final approval by the Province.

- The Zoning By-law Amendment application associated with this development (File No. D02-02-18-0103) was approved by City Council on April 14, 2021, and came into effect with no appeals on May 11, 2021. The lands are zoned GM5 [2694] H(38), and comply with the GM5 – General Mixed Use 5 Subzone, Exception 2694, and H(38) providing a maximum height limit of 38 metres.
- While exception 2694 states that “Section 60 does not apply to the construction of a 10-storey building” and the applicant is proposing a 12-storey building instead, the applicant has received approval from Built Heritage Sub-Committee and will receive a heritage permit prior to construction. Heritage staff have reviewed the same 12-storey design as is being approved by this report, and therefore the zoning by-law requirements are maintained.
- City Council approved the Built Heritage Sub-Committee’s recommendation that Council “approve the application to alter the property at 100 Argyle Avenue including the careful dismantling and reconstruction of the front portion of the existing building, the removal of the remainder of the building; and the construction of a new 10-storey apartment building, according to plans submitted by rla/architecture, dated November 19, 2020, and attached as Documents 4, 5 and 7, conditional upon:
 - a. The applicant submitting landscaping and lighting plans for heritage staff review as a condition of the Site Plan Control approval, to ensure compliance with the Heritage Conservation District Guidelines;
 - b. Implementation of the conservation measures and detailed methodology outlined in the Conservation Plan attached as Document 8;
 - c. Photo documentation of the building in its entirety and copies of the recorded drawings/documentation for depositing at the City of Ottawa archives;
 - d. The applicant providing a Letter of Credit in an amount to be determined through consultation between the applicant and City staff to ensure the protection, conservation and reconstruction of the front portion of the building;
 - e. The applicant providing samples of the final exterior cladding materials for approval by heritage staff, prior to the issuance of the Building Permit;”

Heritage Staff have provided sign-off on their review of the Site Plan Application, including the 12-storey revision. The applicant will need to obtain a heritage permit prior to construction, and they are currently working towards meeting those conditions.

- The proposal is consistent with Ottawa’s Urban Design guidelines and has cleared all comments provided by reviewing Urban Design staff.

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 approved Zoning By-law Amendment and Official Plan Amendment applications were subject to the Urban Design Review Panel (UDRP) process. As described in the Report to Planning Committee on February 11, 2021 as submitted to council on February 24, 2021, the proposal was presented to the UDRP on February 1, 2019 which resulted in significant changes to the proposal, including a reduction in height to 38 metres. A second UDRP meeting was not held for the Site Plan after approval of the Zoning and Official Plan amendments.

CONSULTATION DETAILS

Councillor's Concurrence

Councillor Catherine McKenney 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

One administrative comment and one comment in support were received with this application.

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 complexity of the application.

Contact: Kelly Livingstone

Tel: 613-580-2424, ext. 26842 or
e-mail: Kelly.livingstone@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-21-0130	21-1172-D	 100 av. Argyle Avenue	
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