

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

Site Location: 436 Athlone Avenue

File No.: D07-12-22-0086

Date of Application: May 24, 2022

This SITE PLAN CONTROL application submitted by Rosaline J. Hill Architect Inc., on behalf of 2707120 Ontario Inc., is APPROVED as shown on the following plan(s):

1. **Site Plan**, A1.0 prepared by Rosaline J. Hill Architect Inc., dated March 01, 2022 revision 12 dated 2024/07/04.
2. **Tree Conservation Report and Landscape Plan**, L.1 prepared by James B. Lennox & Associates Inc, dated April 29, 2022, revision 10 dated 07/03/2024.
3. **Front Elevation**, A2.1, prepared by Rosaline J. Hill Architect Inc., dated JAN 2023, revision 10 dated 2024/06/19
4. **Rear Elevation**, A2.2, prepared by Rosaline J. Hill Architect Inc., dated JAN 2023, revision 10 dated 2024/06/19
5. **Left Elevation**, A2.3, prepared by Rosaline J. Hill Architect Inc., dated JAN 2023, revision 10 dated 2024/06/19
6. **Right Elevation**, A2.4, prepared by Rosaline J. Hill Architect Inc., dated JAN 2023, revision 10 dated 2024/06/19
7. **Site Service Plan**, C-1, prepared by D.B. Gray Engineering Inc., dated May 05, 2022, revision 5 dated JUL 3-24.
8. **Existing Conditions, Grading Plan and Sediment Control Plan**, C-2, prepared by D.B. Gray Engineering Inc., dated May 05, 2022, revision 5 dated JUL 3-24.
9. **Notes and Drainage Plan**, C-3, prepared by D.B. Gray Engineering Inc., dated May 05, 2022, revision 5 dated JUL 3-24.

And as detailed in the following report(s):

1. **Geotechnical Investigation**, PG5960-1, prepared by Paterson Group Inc., dated October 29, 2021, revised April 10, 2023.

2. **Phase I Environmental Site Assessment**, PE5428-1, prepared by Paterson Group Inc., dated October 29, 2021.
3. **Site Servicing Study & Stormwater Management Report**, 22027, prepared by D.B. Gray Engineering Inc., dated May 10, 2022.
4. **Stationary Noise Assessment**, GW22-101–, prepared by D.B. Gray Engineering Inc., dated May 10, 2022.

And subject to the following General and Special Conditions:

General Conditions

1. **Execution of Letter of Undertaking**

The Owner shall execute the City's standard Letter of Undertaking and satisfy the conditions contained within this Delegated Authority Report. In the event the Owner fails to execute the required Letter of Undertaking and submit any required fees and/or securities within six months, this approval shall lapse.

2. **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.

3. **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.

4. **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.

5. **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.

6. **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.

7. **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.

8. **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 including commercial signage, except as otherwise shown on the approved Site Plan referenced in Schedule E" herein.

Special Conditions

9. **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, Development and Building Services, 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, Development and Building Services, 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 Development and Building Services, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Development and Building Services.

10. **Noise Control Attenuation Measures**

The Owner covenants and agrees that it shall retain the services of a professional engineer licensed in the Province of Ontario to ensure that the recommendations of the Stationary Noise Assessment dated May 20 2022, referenced in Schedule “E” herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Development and Building Services with confirmation issued by the professional engineer that the Owner has complied with all recommendations and provisions of the Stationary Noise Assessment dated May 20 2022, prior to building occupancy, which confirmation shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

11. **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 dated April 10th 2023, referenced in Schedule “E” herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Development and Building Services with confirmation issued by the Geotechnical Engineer that the Owner has complied with all recommendations and provisions of the Report, prior to construction of the foundation and at the completion of the Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

12. **Geotechnical – Encroachments**

The Owner acknowledges and agree that the Geotechnical Investigation dated April 10th 2023 has recommended a method of shoring that may encroach onto the adjacent property or onto the City’s Athlone Avenue right-of way. The Owner acknowledges and agrees that it shall be required to obtain the approval of the adjacent property owner and/or receive municipal consent for any Works within the said Road, prior to the installation of any encroachments. The Owner acknowledges and agrees that for encroachments within the said Road, the Owner shall ensure that there will be no conflicts between the proposed shoring method and the municipal services or utilities in the said Road.

13. **Protection of City Sewers**

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

- (i) obtain a video inspection of the existing City Sewer System within the Sanitary Sewer from MHSA78545 to MHSA77828 and within the Storm Sewer from MHST28539 to MHST28538 within Athlone 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, Development and Building Services.
- (b) Upon completion of construction on the lands, the Owner shall, at its expense and to the satisfaction of the General Manager, Planning, Development and Building Services:
 - (i) obtain a video inspection of the City Sewer System within the Sanitary Sewer from MHSA78545 to MHSA77828 and within the Storm Sewer from MHST28539 to MHST28538 within Athlone 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 the City Sewer System within the Sanitary Sewer from MHSA78545 to MHSA77828 and within the Storm Sewer from MHST28539 to MHST28538 within Athlone Avenue and compensate the City for the full amount of any required repairs to the City Sewer System.

14. **Stormwater Management Memorandum**

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

15. **Stormwater Works Certification**

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

16. **Inlet Control Devices (ICDs)**

The Owner acknowledges and agrees to install and maintain in good working order the required roof-top stormwater inlet control devices, as recommended in the approved Site Servicing Study & Stormwater Management Report dated May 10 2022, referenced in Schedule "E" herein. The Owner further acknowledges and agrees it shall assume all maintenance and replacement responsibilities in perpetuity. The Owner shall keep all records of inspection and maintenance in perpetuity and shall provide said records to the City upon its request.

17. **Use of Explosives and Pre-Blast Survey**

The Owner acknowledges and agrees that all blasting activities will conform to the City's Standard S.P. No. F-1201 entitled Use of Explosives, as amended. Prior to any blasting activities, a pre-blast survey shall be prepared as per S.P. No. F-1201, at the Owner's expense, for all buildings, utilities, structures, water wells and facilities likely to be affected by the blast based on the location where explosives are to be used. In particular, a pre-blast survey shall be completed in accordance with Table 1 of S.P. No. F-1201. The standard inspection procedure shall include the provision of an explanatory letter to the owner or occupant and owner with a formal request for permission to carry out an inspection.

18. **Parkland Dedication**

- (a) The Owner acknowledges and agrees that the conveyance requirement to the City is 46.2 square metres.
- (b) The Owner covenants and agrees that the conveyance requirement has been calculated at the rate set out below in accordance with the Parkland Dedication By-law, being By-law No. 2022-280, as amended:
 - (i) For cash-in-lieu of conveyance of parkland (residential > 18 units/net ha):
 - i. one hectare per 1,000 net residential units but shall not exceed a maximum of 10% of the gross land area where less than or equal to five hectares.

19. **.Cash-In-Lieu of Conveyance of Parkland**

Prior to registration of the Site Plan Agreement, the Owner acknowledges and agrees to pay cash-in-lieu of conveyance of parkland as referenced in Schedule "B" herein. Pursuant to the City's Parkland Dedication By-law, being By-law No. 2022-280, as amended, 40% of said funds collected shall be directed to City wide funds, and 60% shall be directed to Ward 15 funds. The Owner shall also pay the parkland appraisal fee of \$820.00 plus H.S.T. of \$106.60, as referenced in Schedule "B" herein.

20. **Pre-Construction Meeting**

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

construction on the site.

July 5, 2024

Date



Andrew McCreight
Manager, Development Review Central,
Planning, Development and Building Services
Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-22-0086

SITE LOCATION

436 Athlone Avenue, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The property is located on the west side of Athlone Avenue, approximately 15 metres south of the Byron Avenue intersection. The area is a low-rise residential neighbourhood with some institutional uses nearby and the Traditional Mainstreet environment of Richmond Road 180 metres to the north. 436 Athlone is currently occupied by a two-storey detached dwelling.

The proposal seeks to construct a three-storey, low-rise apartment building with 16 dwelling units. 25 percent of the 16 dwelling units will be 2-bedroom units, while the rest will consist of 1-bedroom and bachelor units. The proposal does not include on-site parking but does include rear yard bike storage sheds for its tenants. The proposal also includes a garbage shed in the rear yard.

An application to the Committee of Adjustment for Minor Variance (D08-02-22/A-00221) was submitted in order to obtain relief from some zoning provisions. Hearings were held on September 21 and October 5, 2022 and the following reliefs were granted:

- Reduced rear yard setback of 25% of the lot depth or 7.6 metres, whereas the By-law states that the minimum required rear yard setback is 30% of the lot depth or 9.1 metres
- Reduced landscape buffer at the rear property line comprising of an area equal to 37.9 square metres and abutting 40 per cent of the rear lot line, whereas the By-law requires a minimum landscape buffer that comprises an area of 45.86 square metres and abutting at least 50 per cent of the rear lot line.
- Reduced minimum required tenant parking spaces to 0, whereas the By-law requires a minimum of 2 parking spaces.
- Reduced minimum required visitor parking spaces to 0, whereas the By-law requires a minimum of 0.4 parking spaces

Residential Units and Types

Dwelling Type	Number of Units
Apartment	16

Related Applications

The following applications are related to this proposed development:

- Committee of Adjustment application for Minor Variance: D08-02-22/A-00221

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 proposal adheres to all zoning provisions of the R4UC [2685] zone (Residential Fourth Density, Subzone UC, Exception 2685), as varied through Minor Variance application D08-02-22/A-00221.
- The proposed low-rise apartment building is considered to represent good planning.

PARKLAND DEDICATION

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

CONSULTATION DETAILS

Councillor's Comments

Councillor Jeff Leiper 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 extended periods of time between submissions.


Contact: Jean-Charles Renaud Tel: 613-223-7273 or e-mail: Jean-Charles.Renaud@ottawa.ca

Document 1 – Location Map



	
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REVISION / RÉVISION - 2022 / 06 / 16	

LOCATION MAP / PLAN DE LOCALISATION
SITE PLAN / PLAN D'EMPLACEMENT

 436 av. Athlone Avenue

