



File No. D07-12-22-0097

July 27, 2022 Partial Letter

~~*See also water data card and roof drain control form*~~

August 5, 2022 – COMPLETE letter

Kelly Rhodenizer
Regional Group

Subject: Circulation Comments, 4840 Bank Street

Dear Kelly,

The following **COMPLETE** comments are provided in response to the submission received by the City on June 7, 2022 and as an update to the partial comment letter dated July 27, 2022.

The site is being reviewed on the following bases:

- A Site Plan Control application has been submitted to construct three, four-storey low rise apartment buildings, each with 60 units for a total of 180 dwelling units with a total gross floor area of 17,466.9m² and surface parking.



All Plans:

1. Ensure that the City File Number, as above, is in legible font on the right-hand side and outside of the border.

*Shaping our future together
Ensemble, formons notre avenir*

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2. Ensure that the Plan Number from the PM is in legible font on the right-hand side and outside of the border.

Site Plan (Tracey Scaramozzino File lead):

1. Repeat: Provide street trees along the ROW and ample landscaping around property line, on the landscaped parking islands as well as in the amenity area. Use a variety of Local, Native, Pollinator-friendly plants where possible; This can be shown on the site plan or on a separate landscape plan.
2. Repeat: Please show some amenity furniture in the area to provide an understanding of the size provided.
3. Repeat: Please show the uses in grey (proposed or existing) to the west and south of the site).



4. Repeat: Should there be pedestrian connections to the west and south?
5. Repeat: Will the site be fenced on the west and south sides?
6. Please show the CMB location.
7. The grassed areas surrounding the property likely doesn't qualify as 'amenity' unless you can demonstrate it's use through the placement of amenity furniture to show how it would function. Please differentiate between the centralized amenity space v the surrounding soft-landscaped areas.
8. Please show/label the full ROW of 44.5m
9. Please show/label the ROW widening

Tree Conservation Report (Private trees - Mark Richardson)

1. A permit is required prior to any tree removal on site. Please contact the planner associated with the file or the Planning Forester, Mark Richardson (mark.richardson@ottawa.ca) for information on obtaining the tree permit.
2. A site visit will be required prior to permit release to better evaluate the two areas shown on Map 2 as retention areas

Parks/CIL Parkland (Burl Walker):

1. The applicant is proposing to develop three low-rise apartment buildings with a total of 180 apartment dwelling units. The total site area is shown as 15,356.62 m² on the Site

Plan. The property is described as Block 204 on Plan 4M-1653 within the Pathways at Findlay Creek South subdivision.

2. Condition C.13(a) to Schedule “H” of the Pathways at Findlay Creek South Phase 1 subdivision agreement describes the parkland dedication calculations for the subdivision. The calculations were based on the development of 100% commercial uses on Block 204. A combination of parkland conveyance and cash-in-lieu of parkland dedication was provided at the time of registration of the subdivision agreement. As per subsection 13(1)(b) of Parkland Dedication By-law No. 2009-95, parkland dedication will be required for the proposed development since land that was originally proposed for commercial purposes is now proposed for residential use.

4. The following is a draft cash-in-lieu of parkland dedication condition:

The Owner agrees to provide cash-in-lieu of parkland dedication on the subject lands within Ward 20 such value of the land to be determined by the City's Realty Services Branch, to the satisfaction of the General Manager, Recreation, Cultural and Facility Services. The Owner further agrees to pay for the cost of the appraisal inclusive of HST. In accordance with the Planning Act and the City of Ottawa Parkland Dedication By-law, a land area of 0.122 ha has been calculated for the cash-in-lieu of parkland dedication requirement has been calculated as follows:

<i>Land Use</i>	<i>Proposed Dwelling Units</i>	<i>Land Area</i>	<i>Cash-in-lieu of Parkland Dedication Rate</i>	<i>Parkland Dedication Requirement</i>
<i>Apartment</i>	<i>180</i>	<i>1.536 ha (area of site being developed)</i>	<i>1 ha per 500 dwelling units to a maximum of 10% of the area of the site being developed</i>	<i>0.154 ha</i>
<i>Commercial (credit for previous parkland dedication at the time of registration of the Phase 1 subdivision agreement)</i>		<i>1.594 ha (gross land area including Street Widening Block 212 on Plan 4M-1653 adjacent to Block 204)</i>	<i>2% of gross land area</i>	<i>(0.032 ha)</i>
<i>Net Parkland Dedication Requirement</i>				<i>0.122 ha</i>

The cash-in-lieu of parkland dedication shall be directed 60% towards the Ward 20 cash-in-lieu of parkland reserve (Account 830309) and 40% towards the City-wide cash-in-lieu of parkland reserve (Account 830015).

1. The site will be located within the boundary of the new Ward 22 (Riverside South-Findlay Creek) following the municipal election on October 24. The Ward number and account referred to in the above condition may need to be updated depending on the timing of the preparation of the delegated authority report and site plan agreement.

Engineering (Tyler Cassidy):

1. List of Drawing(s):

General Plan of Services, Drawing No. C-001, prepared by IBI Group Inc., Project No. 137175, Revision 1 dated June 3, 2022.

- A1. Clearly identify the location of the proposed firewalls to support the provided FUS calculations.
- A2. Subdrains are required for swales with slopes less than 1.5%.
- A3. Provide ICD locations and restricted flow rates on the plan.
- A4. Roofdrain locations are required on the plan.

Notes Legend CB Data, Drawing No. C-010, prepared by IBI Group Inc., Project No. 137175, Revision 1 dated June 3, 2022.

- A5. Watermain Schedule: Include vertical bends, crossings, and barrel-to-barrel separation distances in the table. The watermain should cross above the sanitary and storm sewers where possible.
- A6. Pipe Interference Table: the minimum vertical separation distance between sewers is 0.25m.

Site Grading Plan Drawing No. C-200, prepared by IBI Group Inc., Project No. 137175, Revision 2 dated June 3, 2022.

- A7. Add a note to the plan stating that there are no proposed alterations to grades on, or beyond, the property line (Site Alteration By-Law No. 2018-164)
- A8. All four corners of the property are to have existing and proposed elevations.
- A9. Provide the USF for each proposed building on the plan.
- A10. Clearly identify the areas that are proposed to be soft surfacing.
- A11. Refer to City Standards for any works within the Right of Way (sidewalk, curbs, etc.).

Sanitary Drainage Area Plan, Drawing No. C-400, prepared by IBI Group Inc., Project No. 137175, Revision 1 dated June 3, 2022.

- A12. No comment.

Storm Drainage Area Plan, Drawing No. C-500, prepared by IBI Group Inc., Project No. 137175, Revision 1 dated June 3, 2022.

A13. No comment.

Ponding Plan, Drawing No. C-600, prepared by IBI Group Inc., Project No. 137175, Revision 1 dated June 3, 2022.

A14. Where rooftop storage is provided, the following information should be provided on the design drawings:

1. Rooftop storage volume
2. Depth of flow
3. Location of roof drains
4. Number of roof drains
5. Flow per roof drains
6. Total flow from roof

A15. Provide the 5-year, 100-year and stress test (if different from 100-yr) event ponding limits on the plan.

Sediment and Erosion Control Plan, Drawing No. C-900, prepared by IBI Group Inc., Project No. 137175, Revision 1 dated June 3, 2022.

A16. No comment.

2. List of Report(s):

Geotechnical Investigation Proposed Multi-Storey Buildings – Idone South Apartments, prepared by Paterson Group Inc., Report No: PG6225-1, dated May 20, 2022.

B1. No Comment.

Design Brief 4840 Bank Street, prepared by IBI Group, File No: 137175-6.04-03, dated June 2022.

B2. Section 2.2.3: This section refers to commercial buildings, no occupancy adjustment for FUS calculations, and firewalls in each building. Please revise this section to suit this site plan application and show the proposed fire walls on the grading plan.

B3. Provide the technical data sheets for the rooftop controls and the proposed ICDs.

B4. Section 4.7.2, list the available storage in the roof inlet controls table.

B5. Analyse the stress test event and confirm that ponding does not affect the buildings lowest opening grade. Quantify the volume of overflow from the site to each overflow location.

B6. Section 4.5: the uncontrolled release rate is presented as 26.81 L/s, however section 4.6 provides calculations showing 25.32 L/s.

B7. Appendix E: There are some minor discrepancies between the values provided - the summation of your controlled flow rates + the uncontrolled flow are greater than the sites permissible release rate (268.0 L/s + 25.32 L/s > 291.58 L/s).

- B8. Provide evidence that there is no surface ponding occurring during the 2-year event.

3. Additional Comments

- C1. The City of Ottawa project number for this application, to be incorporated into the bottom right hand corner of the plans, is D07-12-22-0097
- C2. The City of Ottawa plan number for this application will be provided at a later date.
- C3. All tables in the Servicing Design Brief should be titled and numbered.
- C4. Street names are required on all design drawings.
- C5. Provide an agreement/approval from the adjacent land owner for permission to construct the required off-site servicing infrastructure
- C6. Please complete the Flow Control Roof Drainage Declaration form and a Water Data Card for each building.

Environment (Matthew Hayley): added Aug 5

1. No further comments

Transportation (Mike Giampa): - added Aug 5

1. The existing right-in/right-out (Home Hardware; 4936 Bank) on Bank Street is controlled by a small pork chop island. Share the access is supported but the applicant should explore the possibility of increasing the island's effectiveness through geometric or signage changes.

Noise (Mike Giampa) – added Aug 5

1. No Concerns

Elevations/Urban Design (Christopher Moise): added Aug 5

1. No further comments.

Building Code Services (Josh Good):

1. Please be aware that as shown on the drawings submitted for Site Plan Control Approval, the location of the building on-site may require shoring during the construction stage and possibly permanent encroachment consent. If so, please contact The ROW Permit Office (Right Of Way) at 613-580-2424 x16000 to enquire/obtain a temporary and/or permanent encroachment letter as the shoring is to be adjacent to city property.

2. Shoring details between private properties will also be reviewed by Building Code Service Branch at time of building permit application submission and will require permission(s) from the neighboring property(s) owners if any portion of the shoring is located on the neighboring property. Please ensure that the shoring details are included in the building permit application.

Project Surveyor (Saeid Sedaghat):

1. Construction approach – Please contact the Transportation Services Department (TMconstruction@ottawa.ca) early in the site plan process to determine the ability to construct the site and copy me on this request.

Waste Management (Andre Laplante):

1. This location will be entitled to multi residential bin collection provided by the city. I will need the sq F of each garbage room and how wide is the service door.
Garbage: 2x3 yard bins, Fiber: 1 x 2 yard bin, Glass metal plastic: 2 x 360L carts, Organics: 1 x 240L cart

Mississippi Valley Conservation Authority (James Holland):

The Conservation Partners Planning and Development Review Team has completed a review of the above-noted application, which is to construct three, four-storey low rise apartment buildings with surface parking.

The following documents were included in the review:

- i. Site Plan. Dwg. A001. Prepared by Chamberlain. Dated June 6, 2022.
- ii. Environmental Impact Statement and Tree Conservation Report for the Development of 4840 Bank Street (Idone Lands) City of Ottawa. Prepared by Golder Associates. Dated February 2017.
- iii. Design Brief 4840 Bank Street. Prepared by IBI. Signed stamped and dated June 3, 2022. We have considered the environmental impacts of the application, as outlined under Sections 2.1 (Natural Heritage), 2.2 (Water) and 3.1 (Natural Hazards) of the Provincial Policy Statement (May 1, 2020) issued under Section 3 of the Planning Act.

We have considered the environmental impacts of the application, as outlined under Sections 2.1 (Natural Heritage), 2.2 (Water) and 3.1 (Natural Hazards) of the Provincial Policy Statement (May 1, 2020) issued under Section 3 of the Planning Act.

We offer the following comments on the application:

Natural Heritage Features

The Environmental Impact Statement was reviewed as part of previous applications at 4840 Bank Street. The study has not identified any natural heritage constraints for this

part of the property. The Conservation Partners accept the findings and recommendations of the study.

Stormwater Management

The property falls within the OPA 76 Area 8a planning area and was included in the following study:

i. Updated Serviceability Report (Class EA OPA 76 Areas 8a, 9a, 9b) Leitrim Development Area. Prepared by IBI. Signed, stamped and dated September 15, 2016.

The preferred alternative brought forward by the study involved an expansion to the Findlay Creek Village Stormwater Facilities and upsizing and extending the existing storm sub-trunk sewers to service this area. The Design Brief notes that the downstream Home Hardware (4836 Bank Street) included oversized storm sewers and minor storm sewer capacity, but that the timing of this infrastructure may not coincide with the subject application. The detail design may need to propose an oversized storm sewer in the Home Hardware site to address this issue. The Conservation Partners have not undertaken a technical review of the stormwater design for the subject site as it will outlet to approved municipal infrastructure rather than a watercourse. In these cases, the Conservation Partners rely on the City's engineering review to ensure that all stormwater quality and quantity standards will be met by the design and the sediment and erosion control measures are sufficient.

I trust this review is to your satisfaction. If there are any questions or concerns, please feel free to contact our office.

Airport Authority (Delroy Brown):

With reference to the subject proposal to construct four-storey low rise apartment buildings within the Outer Surface, future residents at this location are anticipated to be disturbed by sound as a result of aircraft operations which may be considered disturbing. The site is within 2000m of centerline take-off/approach surface 32.

If approved, the following should be registered on title of all new parcels/units created and included in all agreement for sale or lease

1. Noise warning clause: "Purchasers/tenants are advised that due to the proximity of the airport, noise from the airport and individual aircraft may at times interfere with outdoor or indoor activities".

Notice:

2. "AIRPORT ZONING REGULATION" HER MAJESTY THE QUEEN IN RIGHT OF CANADA off all new parcel units created
3. The AZR prohibits anyone from erecting any structure or object which will penetrate the Outer surface.

"No person shall erect or construct, on land in respect of which these Regulations apply, a building, structure or object, or an addition to an existing building, structure or object, any part of which would, at the location of that part of the building, structure,

object or addition, exceed in elevation.. the outer surface” The maximum permissible height is 45masl including all appurtenances above the Airport Reference point.

4. The AZR also prohibits any owner or lessee of land within the limits of the bird hazard zone from any activity or use that may attract birds that create a hazard to aviation safety. Any landscape plan implemented should not include plant/tree species deemed to attract birds and or listed on Transport Canada’s list C.4 Ornamental Trees and Shrubs Attractive to Birds. Any exiting should be removed.
5. Prior to the use of any cranes on site an application is to be deposited for review by NAVCan and Transport Canada
6. The owner should consider noise diminishing measures in the design of new residential structures given the proximity to centerline take-off/approach surface 32.

Community/Councillor Comments Summary:

1. Comments are outstanding

Ottawa-Carleton District School Board (Taylor West):

1. Staff advise that while the Ottawa-Carleton District School Board has no legal grounds on which to object, it does have pupil accommodation concerns with respect to the proposed Plan D07-12-22-0097
2. Further, Staff advise that the proposed plan contain a condition stating that:
The owner be required 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.

If you have any further questions or comments regarding the above matter, please contact me directly at 613-596-8211, extension 8439

Conseil des écoles catholiques du Centre-Est

1. The CECCE has no concerns with this circulation.

Hydro Ottawa (Caleb Schmidt):

1. The Owner is advised that there are medium voltage overhead lines along Bank St east of the property.
 - a. The Applicant is advised that permanent structures located within the "restricted zone" surrounding overhead lines are prohibited. This zone is defined by Hydro Ottawa’s standard OLS0002 "Overhead High Voltage Clearances to Adjacent Building", which can be found at <https://hydroottawa.com/accounts->

services/accounts/contractors-developers/clearances. This standard complies with the requirements of the Ministry of Labour's Occupational Health & Safety Act, the Ontario Building Code, and the Ontario Electrical Safety Code.

Permanent structures include buildings, signs (even lit signs when open for maintenance), antennas, pools, and fences.

b. The Applicant shall ensure that any landscaping or surface finishing does not encroach into existing or proposed Hydro Ottawa overhead or underground assets or easement. When proposing to plant trees in proximity of existing power lines, the Owner shall refer to Hydro Ottawa's free publication "Tree Planting Advice" which can be found at <https://hydroottawa.com/outages-safety/safety-home/outside-home/planting-trees>.

The shrub or tree location and expected growth must be considered. If any Hydro Ottawa related activity requires the trimming, cutting or removal of vegetation, or removal of other landscaping or surface finishing, the activity and the re-instatement shall be at the owner's expense.

c. Should any activity, such as tree trimming or working on the sides of a building, be

anticipated within three meters (3m) of Hydro Ottawa's overhead lines, contact Hydro Ottawa to discuss arrangements before any activity is undertaken. In line with the Ministry of Labour's Occupational Health & Safety Act, only a Hydro Ottawa employee or Hydro Ottawa approved contractor can work in proximity of these lines.

2. The Owner is advised that there is medium voltage underground infrastructure on the North-East corner of the property along Bank St.

a. The Owner shall ensure that no planting or permanent structures are placed within the clearance areas around padmounted equipment which is defined by Hydro Ottawa's standard UTS0038 "Above Ground Clearances for Padmounted Equipment" which can be found at <https://hydroottawa.com/accounts-services/accounts/contractors-developers/clearances>.

b. The Owner shall ensure crossing of Hydro Ottawa underground assets is carried out per Hydro Ottawa's engineering specification UDS0013, "Temporary and Permanent Support of Hydro Ottawa Duct Banks when Undercut by An Excavation" which can be found at <https://hydroottawa.com/accounts-services/accounts/contractors-developers/commercial-design-specifications>. The adoption of this specification does not relieve the Owner in any way for damage made to Hydro Ottawa plant.

c. The Owner shall arrange for an underground electricity cable locate by contacting Ontario One Call at 1-800-400-2255, not less than seven (7) working days prior to excavating. There shall be no mechanical excavation within one and a half meters (1.5m) of any Hydro Ottawa underground plant unless the

exact position of plant is determined by hand digging methods. Direct supervision by Hydro Ottawa forces, and protection or support of the underground assets shall be at the Owner's expense.

- d. Prior to the commencement of any excavation, the Owner shall arrange for an underground cable locate by contacting Ontario One Call at 1-800-400-2255, not less than seven (7) working days prior to excavating. There shall be no mechanical excavation within one and a half meters (1.5m) of any Hydro Ottawa underground plant unless the exact position of plant is determined by hand digging methods.
 - e. The Owner shall contact Hydro Ottawa and expose existing duct banks and/or cable chambers. Hydro Ottawa will have the existing duct bank and manholes inspected to record existing condition. Once piling and shoring is completed, Hydro Ottawa will re-inspect the underground plant for any damages.
The Owner shall inform Hydro Ottawa of any acute shock construction process or rubblization to be used during construction, and apply Hydro Ottawa's work procedure UDS0022 "Protecting Electrical Distribution Plant & Support Structures from Vibrations Caused by Construction Activity" which can be found at <https://hydroottawa.com/accounts-services/accounts/contractors-developers/miscellaneous>.
 - f. The Owner shall not use steel curb and sidewalk form support pins in the vicinity of Hydro Ottawa underground plant for electrical safety.
 - g. If the change in grade is more than three tenths of a meter (0.3m) in the vicinity of proposed or existing electric utility equipment. Hydro Ottawa requests to be consulted to prevent damages to its equipment.
- 3. The Owner is to contact Hydro Ottawa if the electrical servicing of the site is to change in location or in size. A load summary will be needed for the technical evaluation.
 - 4. The Applicant may be responsible for a Capital Contribution payment(s) towards a distribution system expansion if the proposed development requires electrical servicing greater than can be provided by the existing distribution system in the

vicinity, either in capacity or in extension limit. This amount shall be in accordance with Hydro Ottawa's Contributed Capital Policy and Conditions of Service.

5. The Owner shall enter an Installation and Service agreement with Hydro Ottawa.

6. The Owner shall be responsible for servicing the buildings within the property. Only one service entrance per property shall be permitted.

7. The Owner shall be responsible for all costs for feasible relocations, protection or encasement of any existing Hydro Ottawa plant.

Canada Post:

1. Comments are outstanding

Bell (Ryan Courville):

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

"The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost."

The Owner is advised to contact Bell Canada

at planninganddevelopment@bell.ca during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development.

In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations. Please note that WSP operates Bell's development tracking system, which includes the intake of municipal circulations. WSP is mandated to notify Bell when a municipal request for comments or for information, such as a request for clearance, has been received. All responses to these municipal circulations are generated by Bell, but submitted by WSP on Bell's behalf. WSP is not responsible for Bell's responses and for any of the content herein.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca

Enbridge (Jasleen Kaur):

Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

This response does not constitute a pipe locate, clearance for construction or availability of gas. The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea60@Enbridge.com to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, Silva cells, and/or soil trenches) and/or asphalt paving. If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant. In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost. The inhibiting order will not be lifted until the application has met all of Enbridge Gas Inc.'s requirements. The applicant will contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea60@Enbridge.com prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

Zayo:

1. Comments are outstanding

Rogers:

1. Rogers has no concerns regarding this circulation.

Additional:

Please revise the above noted plans and reports and provide:

- A letter responding to all of the comments.
- Electronic copy of ALL of the plans and reports (to ensure that we always have a full and accurate submission at each stage of review).
- Ensure that all plans and studies are prepared as per City guidelines – as available online...

<https://ottawa.ca/en/city-hall/planning-and-development/information-developers/development-application-review-process/development-application-submission/guide-preparing-studies-and-plans>

Once all of the required changes have been made as per planning and engineering, we will request final, unlocked pdf files to digitally stamp for approval.

Please contact me at tracey.scaramozzino@ottawa.ca or 613-580-2424 x12545 if you have any questions or if you wish to set up a meeting.

Subject specific questions can be directed to the appropriate staff member, as identified with their comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tracey Scaramozzino', followed by a long, horizontal, wavy flourish.

Tracey Scaramozzino, MCIP RPP
Planner II, File Lead
Development Review, Suburban, South Branch
Planning, Infrastructure and Economic Growth Department

C.c. City staff, as per above