



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

Site Location: 68 Sweetland Avenue and 146, 154, 156, 160 and 168 Osgoode Street

File No.: D07-12-22-0106

Date of Application: July 7, 2022

This SITE PLAN CONTROL application submitted by Fotenn Consultants Inc., on behalf of 68 Sweetland Holdings Inc. and 146 Osgoode Holdings Inc., is APPROVED as shown on the following plan(s):

1. **Site Plan**, drawing no. SP01, prepared by Woodman Architect & Associates Ltd., dated 11/05/2022, revision no. 8, dated 11/15/24.
2. **East/South Elevation**, drawing A110, prepared by Woodman Architect & Associates Ltd., dated 2023-08-08.
3. **West/North Elevation**, drawing A111, prepared by Woodman Architect & Associates Ltd., dated 2023-08-08.
4. **Tree Conservation Report & Landscape Plan**, drawing no. L.1, prepared by James B. Lennox & Associates Inc., dated June 2022, revision no. 9, dated 11/14/2024.
5. **Site Servicing Plan**, drawing no. C102, prepared by McIntosh Perry, dated Jan. 20, 2023, revision no. 5, dated July 24, 2024.
6. **Grading, Drainage, Erosion and Sediment Control Plan**, drawing no. C101, prepared by McIntosh Perry, dated Jan. 20, 2023, revision no. 5, dated July 24, 2024.

And as detailed in the following report(s):

1. **Geotechnical Investigation**, prepared by EXP Services Inc., Project Number OTT-22005690-A0, dated May 01, 2023.
2. **Phase One Environmental Site Assessment**, prepared by EXP Services Inc., dated 2022-06-03.
3. **Servicing & Stormwater Management Report**, prepared by McIntosh Perry, Project No. CC0-22-5087, dated June 10, 2022, revised July 28th, 2023.

And subject to the following Requirements, General and Special Conditions:

Requirements

1. The Owner shall submit a certificate of insurance in a form satisfactory to the City. The certificate of insurance must be issued in favor of the City of Ottawa in an amount not less than five million dollars per occurrence, must contain an endorsement naming the City as an additional insured and an unconditional thirty days notice of any material change or cancellation of the policy.

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 Site Plan Approval Report. In the event the Owner fails to execute the required Letter of Undertaking, submit any required fees and/or securities within three (3) years, and attain permits, this approval shall lapse.

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, Development and Building Services.

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. 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, Development and Building Services.

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, Development and Building Services. 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, Development and Building Services.

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, Development and Building Services, 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, Development and Building Services, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Development and Building Services 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, Development and Building Services, 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. Development Charges

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

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 Department, 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 Department, 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 Department, 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 Department.

Roads Right-of-Way and Traffic

10. Permanent Encroachment Agreement

The Owner acknowledges and agrees to enter into a permanent Encroachment Agreement to permit the encroachment of the wooden steps within the City's Osgoode Street right-of-way. The Owner shall, at its expense, provide a reference plan for registration, indicating the approved encroachments, and the Owner shall submit the draft reference plan to the City's Surveyor for review and approval prior to its deposit in the Land Registry Office. The Owner further acknowledges and agrees that the cost of preparation and registration of the Encroachment Agreement will be borne by the Owner.

11. Letter of Tolerance – Right-of-Way

The Owner shall, within two (2) weeks of Site Plan Control Approval, file with the General Manager, Planning, Development and Building Services a copy of the letter of tolerance issued by the Right-of-Way Unit for the encroachment of the wooden steps to be constructed within the City's Osgoode Street right-of-way, as shown on the approved Tree Conservation Report & Landscape Plan, drawing no. L.1, prepared by James B. Lennox & Associates Inc., dated June 2022, revision no. 9, dated 11/14/2024, referenced in Schedule "E" herein.

Access

12. Asphalt Overlay

Due to the number of road cut permits required to service this development, the Owner shall install an asphalt, fronting the subject lands, as shown on the approved **Site Servicing Plan**, drawing no. C102, prepared by McIntosh Perry, dated Jan. 20, 2023, revision no. 5, dated July 24, 2024, referenced in Schedule "E" hereto. The overlay shall be carried out to the satisfaction of the General Manager, Planning, Development and Building Services. The Owner acknowledges and agrees that all costs are to be borne by the Owner.

13. 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, and shall be subject to approval of the General Manager, Planning, Development and Building Services.

ENGINEERING

Geotechnical Engineering and Soils

14. 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, prepared by EXP, Project Number OTT-22005690-A0 dated May 01, 2023 (the "Report")**, 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.

15. Geotechnical – Encroachments

The Owner acknowledges and agree that the **Geotechnical Investigation Report, Prepared by EXP, Project Number OTT-22005690-A0 dated May 01, 2023 (the "Report")**, has recommended a method of shoring that may encroach onto the adjacent property. 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.

Civil Engineering

16. 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 City Sewer System within Sanitary sewer between MHSA38949 and MHSA38950 and Storm sewer MHST38968 and MHST38969 within Sweetland 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 existing City Sewer System within Sanitary sewer between MHSA38949 and MHSA38950 and Storm sewer MHST38968 and MHST38969 within Sweetland Avenue to determine if the City Sewer System sustained any damages as a result of construction on the lands; and
- (ii) assume all liability for any damages caused to the City Sewer System within Sanitary sewer between MHSA38949 and MHSA38950 and Storm sewer MHST38968 and MHST38969 within Sweetland Avenue and compensate the City for the full amount of any required repairs to the City Sewer System.

17. 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.

18. 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.

19. 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 **Servicing & Stormwater Management Report, prepared by McIntosh Perry Project No. CC0-22-5087 dated June 10, 2022 revised July 28th, 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.

20. Servicing

The Owner acknowledges and agrees that should the property be severed, each existing building and/or unit will be required to have its own independent water,

sanitary and sewer connection, as appropriate, that are directly connected to City infrastructure and do not cross the proposed severance line.

If the services are shared, and there is sufficient justification for the service locations to remain, the Owner(s) may be required to obtain an Environmental Compliance Approval (ECA) from the Ministry of Environment, Conservation and Parks, the approval of the Committee to grant easement(s) for access and maintenance of the services, and/or to register on title, a Joint Use and Maintenance Agreement, between the Owners of the services, which shall be at their own costs.

The Owner(s) may be required to enter into a Development Agreement with the City, at the expense of the Owner(s), to cover these required items as well as all engineering, administrative and financial matters. The Committee shall be provided a copy of the Agreement and written confirmation from City Legal Services that it has been registered on title.

Private Systems

21. Private Storm Sewer Connection to City Sewer System

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

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

Site Lighting

22. 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); and
 - (ii) 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, Development and Building Services, from a Professional Engineer, licensed in the Province of Ontario, that the site lighting has been constructed in accordance with the Owner's approved design plan.

PLANNING AND OTHER

Planning and Design

23. Exterior Elevations Drawings

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved **East/South Elevation, drawing A110, prepared by Woodman Architect & Associates Ltd., dated 2023-08-08 and West/North Elevation, drawing A111, prepared by Woodman Architect & Associates Ltd., dated 2023-08-08**, referenced in Schedule "E" herein. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved plans shall be filed with the General Manager, Planning, Development and Building Services and agreed to by both the Owner and the City prior to the implementation of such changes. No amendment to this Agreement shall be required.

Waste Collections

24. Waste Collection

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

Parks

25. Parkland Dedication

- (a) The Owner acknowledges and agrees that the conveyance requirement to the City is 215.5 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.

26. 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 12 funds. The Owner shall also pay the parkland appraisal fee of \$850.00 plus H.S.T. of \$110.50, as referenced in Schedule "B" herein.

Other

27. 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, Development and Building Services.

28. Works on City Road Allowances

Any Works required to be done by the Owner on City road allowances shall be according to the specifications and by-laws of the City. The Owner, or its contractor, shall be required to obtain all the necessary permits for road cuts prior to the disruption of the City road allowance and it is further understood and agreed that the aforementioned cuts shall be reinstated to the satisfaction of the Director, Infrastructure Services.

29. Video Examination

Video examination of storm and sanitary sewers 200mm or larger in diameter shall be required by the General Manager, Planning, Development and Building Services, at the Owner's expense, before final Acceptance or Approval of the Works.

30. Testing

The Owner may be required by the City to perform qualitative and quantitative testing, at the Owner's expense, of any materials which have been or are proposed to be used in the construction of any of the Works required by this Agreement to determine whether they are in conformity with applicable standards as determined by the General Manager, Planning, Development and Building Services.

31. **Provision of As-Built Drawings**

The Owner shall supply to the General Manager, Planning, Development and Building Services, one set of mylar or plastic film as-constructed road, grading and service drawings including the location of all Works, certified under seal by a Professional Engineer, licensed in the Province of Ontario, for City records upon Acceptance and Approval of the Works. Furthermore, the Owner shall provide the As-built Drawings and the attribute data for the Works in a form that is compatible with the City's computerized systems.

June 12, 2025

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: D07-12-22-0106

SITE LOCATION

68 Sweetland Avenue; 146, 154, 156, 160, and 168 Osgoode Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

Context

The subject site is assembled from two lots municipally known as 68 Sweetland Avenue, and 146, 154, 156, 160 and 168 Osgoode Street, and located on the south side of Osgoode Street between Nelson Street to the west and Sweetland Avenue to the east in Sandy Hill neighbourhood, Rideau-Vanier Ward (Ward 12). The site has a frontage of approximately 75 metres along Osgoode Street, 32 metres along Sweetland Avenue, and 20 metres along Nelson Street.

The site is currently occupied by three low-rise residential buildings fronting onto Osgoode St that include a total of 84 rooming units, a vacant lot at the corner of Osgoode St and Sweetland Ave, and a two-storey residential building containing eight rooming units and one bachelor dwelling unit at 68 Sweetland Avenue. Surface parking is provided at the rear of 146 Osgoode Street, in the rear yard of the site.

Immediately surrounding the property to the north, east, south, and west are a range of low-rise residential properties. Further west and south of the subject property is the University of Ottawa campus, as well as two LRT stations those being the uOttawa and Lees O-Train stations. To the north and south are two minor corridors with a mix of residential and commercial uses, Laurier Avenue East and Somerset Street East.

The portion of subject site at 146, 154, 156, 160 and 168 Osgoode Street is located within the Sandy Hill Cultural Heritage Character Area. Additionally, four buildings along Osgoode Street are listed on the City's Heritage Register under Section 27 of the *Ontario Heritage Act*. The fourth building, municipally known 166, 168, and 170 Osgoode Street is demolished due to the fire. The subject property is also located across the street from the Sweetland Avenue Heritage Conservation District and a property designated under Part IV of the *Ontario Heritage Act*, 131 Osgoode Street.

Proposal

The development proposes to retain the buildings fronting Osgoode St and to construct a three-storey rear addition with 33 new rooming units to the original building with eight

rooming units and one bachelor dwelling unit at 68 Sweetland Avenue.

There will be a total of 152 rooming units and one bachelor dwelling unit located on the subject site.

- The building municipally known as “68 Sweetland Avenue” will contain a total of 41 rooming units and one bachelor dwelling unit with a gross floor area (GFA) of 569 square metres
- The buildings as “166, 168, 170 Osgoode St”, which was demolished due to a fire, contained 27 rooming units of which all are proposed to be replaced through re-construction.
- The three buildings municipally known as “146, 154, 156, and 160 Osgoode” are currently occupied by 84 rooming units, and these will be retained.

The redevelopment further proposes site improvements for all buildings on site that will include landscaped common outdoor amenity area, secured and weather-protected bicycle storage (lockups) accessible at grade with 38 bicycle spaces, and enclosed garbage storage as an addition to 68 Sweetland Avenue building. Improvements to the interior of the existing buildings, as well as to the landscaping along the front and side yards will also be undertaken. The proposal utilizes an existing private approach along Nelson Street for access to the site and two visitor parking spaces located in the rear yard.

Related Applications: Construction Permit, Zoning By-law Amendment, Committee of Adjustment Consent to Sever

Construction Permit application for 166, 168, and 179 Osgoode St

At the south-west corner of Sweetland Ave and Osgoode St, there was previously a building municipally known as 166, 168, and 170 Osgoode Street. This building was damaged by a fire and subsequently demolished. The applicant has applied for a Construction Permit (Application No. CON-2025-001314) to construct this building in advance of Site Plan Control approval by virtue of Section 6 of the Site Plan Control By-law, which exempts development from Site Plan Control if it is a replacing development that was destroyed by a fire, so long as it is rebuilt within the same building envelope that existed before the damages occurred and no new rooming units are added.

Consent for Severance application

A Committee of Adjustment Consent for Severance application (D08-01-24/B-00223) was granted with conditions at a hearing on February 19, 2024. The application was originally applied for October 24, 2024 and adjourned Sine Die on December 11, 2024 because the application required amendments. The approval of the severance application and lot line adjustment application had the effect of (1) severing the lot municipally known as 146, 154, 156, 160 and 168 Osgoode St to be two separate parcels; (2) conveying a portion of 146, 154, 156, 160 and 168 Osgoode St to 68 Sweetland Ave; and (3) establishing easements for access and maintenance between the newly created Osgoode land parcels and 68 Sweetland Avenue. The severance and lot line adjustment were done to secure financing for the replacement of the building demolished due to fire damage. The easements were established to allow the site to operate with shared visitor parking, pedestrian walkways, amenity space, garbage storage, and bicycle parking.

Zoning By-law Amendment application

A Zoning By-law Amendment application (File No. D02-02-22-0067) was submitted in order to obtain relief from some zoning provisions to facilitate the redevelopment of the site. A Zoning By-law Amendment was recommended for approval at Planning and Housing Committee on November 15, 2023 (Report ACS2023-PRE-PS-0131) and approved at City Council on November 22, 2023. The By-law 2023-501, in full force and effect as of its date of enactment, November 22, 2023, rezoned the subject site as follows:

- from “R4UB[2488]-c” (Residential Fourth Density Zone, Subzone UB, Urban Exception 2488, with Residential Neighbourhood Commercial suffix) to “R4UD[2918]-c” (Residential Fourth Density Zone, Subzone UB, Urban Exception 2918, with Residential Neighbourhood Commercial suffix) for the portion at 146, 154, 156, 160, and 168 Osgoode Street, and
- from “R4UD[480]” (Residential Fourth Density Zone, Subzone UB, Urban Exception 480) to “R4UD[2918]” (Residential Fourth Density Zone, Subzone UB, Urban Exception 2918) for the portion at 68 Sweetland Avenue.

Site specific exception, enacted by By-law 2023-501, provides a number of provisions to accommodate the proposed development, including permitting a rooming house in a building containing dwelling units, a reduced interior side yard setback and interior yard area, reduction in visitor vehicle parking and no provision of residential vehicle parking, reduced width of a private way and its setback from a residential building wall within a planned unit development, and a number of provisions are to formalize the existing non-complying conditions associated with existing buildings on site. The consolidated lots to be considered one lot for zoning purposes.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	1
Rooming	152

Related Applications

The following applications are related to this proposed development:

- Zoning By-law Amendment - D02-02-22-0067
- Committee of Adjustment Consent to Sever – D08-01-24/B-00223

DECISION AND RATIONALE

This application is approved for the following reasons:

- The subject site is located within the Downtown Core Transect of the Official Plan and is further designated as Neighbourhood. Neighbourhoods represent areas that are intended to accommodate residential growth. The proposal responds to appropriate density thresholds for Neighbourhood designation by accommodating high-density development while maintaining a low-rise form. It supports Official Plan’s 15-minute neighbourhoods objective by providing the mix of housing types

in areas where existing services are located with access to the City's transportation network. Additionally, the Downtown Core Transect is established as a mature built environment whose urban characteristics of high-density, mixed uses and sustainable transportation orientation are to be maintained and enhanced. The proposal maintains and enhances the urban pattern of built form and site design and provides residential densities sufficient to support the full range of services provided by network of Minor Corridors in the Sandy Hill area to foster the development of 15-minute neighbourhoods. Higher densities found in the Downtown Core are also intended to occur without the provision of parking, or with shared parking facilities. The proposal responds to key Downtown Core Transect policies and prioritizes walking, cycling and transit by reducing the parking compared with the existing condition and providing a landscaped common amenity area instead.

- The subject site is located within the Sandy Hill Character Area of the Central and East Downtown Core Secondary Plan and is further designated as Local Neighbourhood with a maximum permitted height of 4 storeys. The proposal contributes to provision of a wide variety of housing and preserves and enhances a stock of good housing, respects the maximum building heights and provides for internal and external on-site amenity areas. The proposal supports these goals by preserving and enhancing the existing housing stock on site and contributing to a provision of a wide variety of housing.
- The development is subject to the Urban Design Guidelines for Low-rise Infill Housing. The proposal responds to the key streetscape design challenges, such as contribution to the animation, safety and security of the street by maintaining ground floors with principal entries, windows and key internal uses facing onto the street. The mass of the proposed addition is set back, located in the rear, consistent with the surrounding neighbourhood context. The proposal eliminates the surface parking in the interior yard and provides an amenity area instead, consistent with the pattern of the neighbouring homes.
- The proposal adheres to all zoning provisions of the R4UD[2918]-c (Residential Fourth Density Zone, Subzone UB, Urban Exception 2488, with Residential Neighbourhood Commercial suffix) and R4UD[2918] (Residential Fourth Density Zone, Subzone UB, Urban Exception 2488) zoning, as varied through Zoning By-law Amendment application D02-02-22-0067.
- The proposed a three-storey rear addition with 33 new rooming units to the original building at 68 Sweetland Ave together with site improvements for all buildings on site 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 Stéphanie Plante was aware of the application related to this report.

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.

Technical Agency/Public Body Comments

N/A

Advisory Committee Comments

N/A

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was processed by the On Time Decision Date. The time that lapsed between the submission date and approval date was due to the application being on hold multiple times due to complexity of issues associated with the site, delays receiving required submission materials during subsequent reviews, a submitted and withdrawn application to Lift Part Lot Control, and a Committee of Adjustment application that had adjournments.

Contact: Ann O'Connor Tel: 613-580-2424, ext. 72758 or e-mail: ann.oconnor@ottawa.ca

**DEMANDE D'APPROBATION DE LA RÉGLEMENTATION DU PLAN
D'IMPLANTATION
RENSEIGNEMENTS COMPLÉMENTAIRES**

N° de dossier : D07-12-22-0106

EMPLACEMENT

68, avenue Sweetland; 146, 154, 156, 160 et 168, rue Osgoode, comme l'illustre le document 1.

RÉSUMÉ DE LA DEMANDE

Contexte

L'emplacement visé est constitué de deux lots dont les adresses municipales sont le 68, avenue Sweetland et les 146, 154, 156, 160 et 168, rue Osgoode, situés du côté sud de la rue Osgoode, entre la rue Nelson à l'ouest et l'avenue Sweetland à l'est, dans le secteur Côte-de-Sable du quartier Rideau-Vanier (quartier 12). Il présente des façades d'environ 75 mètres sur la rue Osgoode, d'environ 32 mètres sur l'avenue Sweetland et d'environ 20 mètres sur la rue Nelson.

L'emplacement est actuellement occupé par trois immeubles résidentiels de faible hauteur donnant sur la rue Osgoode, qui abritent au total 84 chambres, un lot vacant à l'angle de la rue Osgoode et de l'avenue Sweetland, et un immeuble résidentiel de deux étages abritant huit chambres et un studio au 68, avenue Sweetland. Une aire de stationnement de surface se trouve dans la cour arrière du 146, rue Osgoode.

La propriété est entourée de divers immeubles résidentiels de faible hauteur au nord, à l'est, au sud et à l'ouest. Plus à l'ouest et au sud, on retrouve le campus de l'Université d'Ottawa ainsi que deux stations de TLR, les stations uOttawa et Lees. Au nord et au sud, on peut observer deux couloirs mineurs bordés de diverses utilisations résidentielles et commerciales : l'avenue Laurier Est et la rue Somerset Est.

La partie de l'emplacement située aux 146, 154, 156, 160 et 168, rue Osgoode se trouve dans le secteur à caractère patrimonial culturel de la Côte-de-Sable. De plus, quatre bâtiments longeant la rue Osgoode figurent au Registre du patrimoine de la Ville aux termes de l'article 27 de la *Loi sur le patrimoine de l'Ontario*. Le quatrième de ces bâtiments, occupant les 166, 168 et 170, rue Osgoode, est démoli en raison d'un incendie. La propriété visée se trouve par ailleurs en face du district de conservation du patrimoine de l'avenue Sweetland et de l'autre côté de la rue d'une propriété désignée en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, le 131, rue Osgoode.

Proposition

Il est prévu de conserver les bâtiments donnant sur la rue Osgoode et de construire un rajout arrière de trois étages, où seraient aménagées 33 nouvelles chambres venant s'ajouter aux huit chambres et au studio de l'immeuble du 68, avenue Sweetland.

On retrouvera au total 152 chambres et un studio sur l'emplacement visé :

- L'immeuble situé au 68, avenue Sweetland abritera 41 chambres et un studio, sur une surface de plancher hors œuvre brute (SHOB) de 569 mètres carrés;
- Les immeubles situés aux 166, 168 et 170, rue Osgoode, démolis par suite d'un incendie, abritaient 27 chambres, qui seraient intégralement remplacées dans le cadre de travaux de reconstruction;
- Les trois immeubles situés aux 146, 154, 156 et 160, rue Osgoode sont actuellement occupés par 84 chambres, qui seront conservées.

Le projet comprend également des interventions d'améliorations de l'emplacement, notamment l'aménagement d'une aire commune d'agrément extérieure, un abri sécurisé (serrures) pour vélos accessible au niveau du sol ainsi qu'un enclos à ordures ajouté au bâtiment du 68, avenue Sweetland. Des améliorations seront en outre apportées à l'intérieur des bâtiments existants ainsi qu'à l'aménagement paysager des cours avant et latérales. L'emplacement sera accessible par une voie privée existante donnant sur la rue Nelson, et disposera de deux places de stationnement pour visiteurs aménagées dans la cour arrière.

Demandes connexes : permis de construire, modification du Règlement de zonage, demande de morcellement adressée au Comité de dérogation

Demande de permis de construire visant les 166, 168 et 179, rue Osgoode

Un bâtiment occupait précédemment l'angle sud-ouest de l'avenue Sweetland et de la rue Osgoode, aux 166, 168 et 170, rue Osgoode. Ce bâtiment a été endommagé par un incendie, avant d'être démoli. Le requérant a adressé une demande de permis de construire (demande n° CON-2025-001314) afin de construire l'immeuble souhaité avant l'approbation de la réglementation du plan d'implantation, en vertu de l'article 6 du Règlement régissant la réglementation du plan d'implantation, qui exempte un projet d'aménagement d'une telle réglementation du plan d'implantation dans les cas de remplacement d'un bâtiment détruit par un incendie, à condition qu'il soit reconstruit dans la même enveloppe que le bâtiment existant avant l'incendie et qu'aucune nouvelle chambre ne soit ajoutée.

Demande d'autorisation de morcellement

Une demande de morcellement (D08-01-24/B-00223) adressée au Comité de dérogation a été accordée sous conditions lors d'une audience tenue le 19 février 2024. Cette demande a été présentée à l'origine le 24 octobre 2024 puis ajournée sine die le 11 décembre 2024 car elle devait faire l'objet de modifications. L'approbation des demandes de morcellement et de redressement de ligne de lot a eu pour effet (1) de morceler le lot dont les adresses municipales sont les 146, 154, 156, 160 et 168, rue Osgoode en deux parcelles distinctes; (2) d'entraîner la cession d'une partie des 146, 154, 156, 160 et 168, rue Osgoode au propriétaire du 68, avenue Sweetland et (3) de créer des servitudes d'accès et d'entretien entre les parcelles nouvellement créées sur la rue Osgoode et le 68, avenue Sweetland. Le morcellement et le redressement de ligne de lot ont été effectués afin d'obtenir le financement nécessaire au remplacement du bâtiment détruit par un incendie. Les servitudes ont été créées pour permettre sur l'emplacement une aire de stationnement pour visiteurs partagée, des allées piétonnières, une aire d'agrément, un enclos de stockage des ordures et des places de stationnement pour vélos.

Demande de modification du Règlement de zonage

Une demande de modification du Règlement de zonage (dossier n° D02-02-22-0067) a été présentée en vue d'obtenir des dérogations de certaines dispositions de zonage et ainsi permettre le réaménagement de l'emplacement. L'approbation d'une demande de modification du Règlement de zonage a été recommandée lors de la réunion du Comité de la planification et du logement du 15 novembre 2023 (rapport ACS2023-PRE-PS-0131) puis approuvée lors de la réunion du Conseil municipal du 22 novembre 2023. Le *Règlement 2023-501*, en vigueur à compter du 22 novembre 2023, a modifié ainsi le zonage de l'emplacement :

- de « R4UB[2488]-c » (Zone résidentielle de densité 4, sous-zone UB, exception urbaine 2488, assortie d'un suffixe de quartier résidentiel à vocation commerciale) à « R4UD[2918]-c » (Zone résidentielle de densité 4, sous-zone UB, exception urbaine 2918, assortie d'un suffixe de quartier résidentiel à vocation commerciale) sur la partie située aux 146, 154, 156, 160 et 168, rue Osgoode, et
- de « R4UD[480] » (Zone résidentielle de densité 4, sous-zone UB, exception urbaine 480) à « R4UD[2918] » (Zone résidentielle de densité 4, sous-zone UB, exception urbaine 2918) sur la partie située au 68, avenue Sweetland.

Une exception propre à l'emplacement, instaurée par le *Règlement 2023-501*, contient un certain nombre de dispositions favorables à ce projet, notamment pour permettre la présence d'une maison de chambres dans un bâtiment abritant des logements, la réduction du retrait de cour latérale intérieure et de la superficie de la cour intérieure, la réduction du nombre de places de stationnement pour visiteurs et la suppression des dispositions relatives au stationnement résidentiel, la réduction de la largeur d'une voie privée et de son retrait depuis le mur d'un immeuble résidentiel appartenant à un complexe immobilier : d'autres dispositions officialiseraient les conditions non conformes associées aux bâtiments présents sur l'emplacement. Les terrains regroupés seraient réputés ne constituer qu'un seul lot aux fins de zonage.

Type et nombre de logements

Type de logement	Nombre de logements
Appartement	1
Chambres	152

Demandes connexes

Les demandes suivantes sont liées à ce projet d'aménagement :

- Modification du Règlement de zonage – D02-02-22-0067
- Demande de morcellement adressée au Comité de dérogation – D08-01-24/B-00223

DÉCISION ET JUSTIFICATION

Cette demande est accordée pour les raisons suivantes :

- L'emplacement visé se trouve dans le transect du cœur du centre-ville et est désigné « quartier » dans le Plan officiel. Les quartiers représentent des secteurs

destinés à une croissance résidentielle. Le projet est conforme aux seuils de densité appropriés dans les quartiers car il propose un aménagement de grande densité tout en maintenant une forme bâtie de faible hauteur. Il respecte l'objectif des quartiers du quart d'heure du Plan officiel en offrant une variété adéquate de types de logement dans les secteurs où les services sont accessibles par le réseau de transport de la Ville. De plus, le cœur du centre-ville est un environnement bâti mature, dont il faut préserver et valoriser les caractéristiques urbaines de la forte densité, de la mixité des aménagements et de l'orientation dans le transport durable. Le projet maintient et met en valeur le modèle urbain de la forme bâtie et de l'esthétique du site et prévoit des densités résidentielles suffisantes pour assurer l'ensemble des services offerts grâce au réseau de couloirs mineurs dans le secteur de la Côte-de-Sable, afin de favoriser l'aménagement des quartiers du quart d'heure. Les densités plus élevées prévues dans le cœur du centre-ville sont également destinées à être aménagées sans prévoir de places de stationnement ni d'infrastructures de stationnement communes. Le projet respecte les politiques clés du transect du cœur du centre-ville et priorise les déplacements à pied, à vélo et en transport en commun, en réduisant le nombre de places de stationnement par rapport à la situation actuelle et en aménageant à la place une aire d'agrément commune paysagée.

- Dans le Plan secondaire du cœur et de l'est du centre-ville, l'emplacement visé se trouve dans le secteur pittoresque de la Côte-de-Sable et porte la désignation de « quartier local » où la hauteur maximale est limitée à quatre étages. Le projet contribue à offrir une grande variété de logements, préserve et met en valeur le parc de logements existant, respecte les hauteurs maximales de bâtiment et prévoit des espaces verts à l'intérieur et à l'extérieur de l'emplacement. Il soutient ces objectifs en préservant et en améliorant le parc immobilier existant, et en contribuant à offrir une grande variété de logements.
- L'aménagement est assujéti aux Lignes directrices en matière d'aménagements résidentiels intercalaires de faible hauteur. Le projet tient compte des principaux défis d'aménagement urbain, comme la contribution à l'animation, à la sécurité et à la sûreté de la rue, en conservant les rez-de-chaussée disposant d'entrées principales, les fenêtres et les principales utilisations intérieures donnant sur la rue. Le rajout proposé est en retrait et construit à l'arrière, respectant ainsi le contexte environnant. Le stationnement de surface dans la cour intérieure serait supprimé et remplacé par une aire d'agrément, ce qui correspondrait au style des habitations voisines.
- Le projet respecte toutes les dispositions de zonage des désignations R4UD[2918]-c (Zone résidentielle de densité 4, sous-zone UB, exception urbaine 2488, assortie d'un suffixe de quartier résidentiel à vocation commerciale) et R4UD[2918] (Zone résidentielle de densité 4, sous-zone UB, exception urbaine 2488), telles que modifiées par le biais de la demande D02-02-22-0067.
- Le rajout arrière de trois étages, les 33 nouvelles chambres ajoutées au bâtiment d'origine situé au 68, avenue Sweetland et les améliorations apportées à tous les bâtiments occupant l'emplacement constituent des interventions de planification judicieuses.

AFFECTATION DE TERRAINS À LA CRÉATION DE PARCS

Conformément au *Règlement 2022-280*, l'affectation de terrains à la création de parcs est satisfaite par le biais d'un règlement financier des frais relatifs aux terrains à vocation de parc, selon les modalités exposées dans les conditions susmentionnées.

DÉTAILS DE LA CONSULTATION

Commentaires de la conseillère

La conseillère Stéphanie Plante été informée de la demande associée au présent rapport.

Commentaires des membres du public

La présente demande a fait l'objet d'une diffusion publique en vertu de la politique sur les avis publics et les consultations publiques. Les membres du public ont envoyé des commentaires par courriel, et le personnel en a tenu compte.

Commentaires des organismes techniques et publics

S.O.

Commentaires des comités consultatifs

S.O.

STADE ACTUEL DU PROCESSUS DE DEMANDE

Cette demande de réglementation du plan d'implantation a été traitée selon la « date de décision en temps voulu ». Le délai entre la date de soumission et la date d'approbation est attribuable au fait que la demande a été mise en attente à plusieurs reprises en raison de la complexité des questions liées à l'emplacement, de retards dans la réception des documents requis lors des examens ultérieurs, d'une demande d'exemption à la réglementation relative aux parties de lots soumise puis retirée, et d'une demande présentée au Comité de dérogation qui a été ajournée.

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Document 1 – Location Map

