



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

Site Location: 1185 Beaverwood Road

File No.: D07-12-22-0114

Date of Application: July 21, 2022 Deemed Complete: September 14, 2022

This SITE PLAN CONTROL application submitted by Jeffrey Kelly, Novatech Engineers, Planners & Landscape Architects, on behalf of NIVO Holdings Inc., is APPROVED as shown on the following plan(s):

1. **Site Plan**, SP-01, prepared by Project1 Studio Incorporated, revision 10, dated 23-06-19.
2. **North & East Elevations**, A200, prepared by Project1 Studio Incorporated, revision 5, dated 23-06-19.
3. **South & West Elevations**, A201, prepared by Project1 Studio Incorporated, revision 4, dated 23-06-19.
4. **General Plan of Services**, 121184-GP, prepared by Novatech, revision 4, dated May 11/23.
5. **Grading and Erosion & Sediment Control Plan**, 121184-GR, prepared by Novatech, revision 4, dated May 11/23.
6. **Landscape Plan**, 121184-L1, prepared by Novatech, revision 3, dated Mar 23/23.
7. **Details**, 121184-L2, prepared by Novatech, revision 3, Mar 23/23.
8. **Tree Conservation Report**, 121184-TCR, prepared by Novatech, revision 3, dated Mar 23/23.
9. **Post-Development Stormwater Management Plan**, 121184-SWM2, prepared by Novatech, revision 4, dated May 11/23.
10. **Pre-Development Stormwater Management Plan**, 121184-SWM1, prepared by Novatech, revision 4, dated May 11/23.

And as detailed in the following report(s):

1. Proposed Residential Development, 1185 Beaverwood Road, **Development Servicing Study and Stormwater Management Report**, R-2022-013, prepared by Novatech, dated July 15, 2022, revised March 16, 2023.
2. **Geotechnical Investigation**, Proposed Residential Building, 1185 Beaverwood Road, Ottawa, Ontario, PG6160-1, prepared by Paterson Group, dated June 8, 2023, revision 6.

3. **Geotechnical Responses to Peer Review Comments**, Proposed Residential Building, 1185 Beaverwood Road – Ottawa, Ontario, PG6160-MEMO.05, prepared by Paterson Group, dated June 2, 2023.
4. **Groundwater Impact Assessment**, Proposed Residential Building, 1185 Beaverwood Road, Ottawa, Ontario, PH4499-REP.01R, prepared by Paterson Group, dated December 13, 2022.
5. **Hydrogeological Risk Brief**, Proposed Residential Development, 1185 Beaverwood Road, Ottawa, Ontario, PH4499-LET.01, prepared by Paterson Group, dated July 11, 2022.
6. **Phase 1 – Environmental Site Assessment**, 1185 Beaverwood Road, Manotick, Ontario, PE5615-1R2, prepared by Paterson Group, dated January 18, 2023.

And subject to the following General and Special Conditions:

General Conditions

1. Execution of Agreement Within One Year

The Owner shall enter into this Site Plan Control Agreement, including all standard and special conditions, financial and otherwise, as required by the City. In the event that the Owner fails to sign this Agreement and complete the conditions to be satisfied prior to the signing of this Agreement within one (1) year of Site Plan approval, the approval shall lapse.

2. Barrier Curbs

The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the drawings of a design professional, such drawings to be approved by the General Manager, Planning, Real Estate and Economic Development.

3. Water Supply for Fire Fighting

The Owner shall provide adequate water supply for fire fighting for every building. Water supplies may be provided from a public water works system, automatic fire pumps, pressure tanks or gravity tanks.

4. Reinstatement of City Property

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.

5. Construction Fencing

The Owner acknowledges and agrees to install construction fencing, at its expense, in such a location as may be determined by the General Manager, Planning, Real Estate and Economic Development.

6. **Construct Sidewalks**

The Owner shall design and construct sidewalk(s) within public rights-of-way or on other City owned lands to provide a pedestrian connection from or to the site as may be determined by the General Manager, Planning, Real Estate and Economic Development. Such sidewalk(s) shall be constructed to City Standards.

7. **Extend Internal Walkway**

The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

8. **Completion of Works**

The Owner acknowledges and agrees that no new building will be occupied on the lands until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Real Estate and Economic Development, including the installation of municipal numbering provided in a permanent location visible during both day and night. 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.

9. **Development Charges**

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

10. **Designated Substances Survey**

Prior to demolition of any existing buildings located on the lands described in Schedule "A" herein, the Owner acknowledges and agrees to complete a designated substances survey and submit the findings and recommendations for the proper handling and disposal of waste as identified in said survey, to the

satisfaction of the General Manager, Planning, Real Estate and Economic Development, and in accordance with Best Management Practices. The survey shall address, but not be limited to:

- (a) O.Reg. 278/05: Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 278/05);
- (b) Guideline - Lead on Construction Projects, prepared by the Ontario Ministry of Labour - Occupational Health and Safety Branch, published September 2004 and revised April 2011, as amended;
- (c) O.Reg. 213/91: Construction Projects under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 213/91);
- (d) Registration Guidance Manual for Generators of Liquid Industrial and Hazardous Waste, prepared by the Ontario Ministry of the Environment, Conservation and Parks, published April 1995 and revised January 2016, as amended, to be used in conjunction with R.R.O. 1990, Reg. 347: General-Waste Management under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 347);
- (e) R.R.O. 1990, Reg. 362: Waste Management – PCB's under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 362).

Special Conditions

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

Roads Right-of-Way and Traffic

12. Private Approach Detail

The Owner acknowledges and agrees that all private approaches serving the proposed development shall be designed and constructed, at the sole expense of

the Owner, in accordance with the City's "Curb Return Entrances – Uncontrolled Intersections" Plan, Drawing No. SC7.1, dated March 2007 and revised March 2021, and the Owner shall comply with the City's Private Approach By-law, being No. 2003-447, as amended.

13. Private Access

The Owner acknowledges and agrees that all private accesses to Roads shall comply with the City's Private Approach By-Law being By-Law No. 2003-447 as amended, or as approved through the Site Plan control process.

Transit

14. Transit Pads

The Owner shall design and construct, at no cost to the City, a concrete shelter pad, at the location specified in the General Plan of Services, 121184-GP, prepared by Novatech, revision 4, dated May 11/23, to the specifications and satisfaction of the City.

ENGINEERING

Geotechnical Engineering and Soils

15. Slope Stability

The Owner shall have a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario to inspect and confirm the constructed retaining walls have been constructed in accordance with the approved Slope Stability Analysis Report and the Approved Retaining Wall Plan.

16. 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, Proposed Residential Building, 1185 Beaverwood Road, Ottawa, Ontario, PG6160-1, prepared by Paterson Group, dated June 8, 2023, revision 6 (the "Report"), referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Real Estate and Economic Development with confirmation issued by the geotechnical engineer that the Owner has complied with all recommendations and provisions of the Report, prior to construction of the foundation and at the completion of the Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

17. Geotechnical - Encroachments

The Owner acknowledges and agrees that the Geotechnical Investigation, Proposed Residential Building, 1185 Beaverwood Road, Ottawa, Ontario, PG6160-1, prepared by Paterson Group, dated June 8, 2023, revision 6 has recommended a method of shoring that may encroach onto the adjacent property or onto the City's Beaverwood Road and/or Scharfield Road 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.

18. Retaining Wall

The Owner agrees to submit to the General Manager, Planning, Real Estate and Economic Development, prior to issuance of a building permit, details of the retaining walls which are greater than one metre in height, as shown on the approved Grading and Erosion & Sediment Control Plan, 121184-GR, prepared by Novatech, revision 4, dated May 11, 2023. referenced in Schedule "E" hereto, which shall be designed and prepared by a Professional Structural Engineer, licensed in the Province of Ontario, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development. Following construction, the Owner shall provide confirmation to the General Manager, Planning, Real Estate and Economic Development that the Professional Structural Engineer has inspected and confirmed that the retaining walls have been constructed in accordance with the approved retaining wall details.

19. Retaining Wall - Stability

The Owner acknowledges and agrees to install the proposed retaining walls in accordance with the approved Retaining Wall Design for 1185 Beaverwood Road and as shown on the approved Grading and Erosion & Sediment Control Plan, 121184-GR, prepared by Novatech, revision 4, dated May 11, 2023, both referenced in Schedule "E" hereto. The Owner shall provide written confirmation, satisfactory to the General Manager, Planning, Real Estate and Economic Development, that a Geotechnical Engineer/Professional Structural Engineer, licensed in the Province of Ontario, has inspected and confirmed that the retaining walls have been constructed in accordance with the said approved Retaining Wall Design for 1185 Beaverwood Road. The Owner further acknowledges and agrees to provide an Internal Compound Stability (ICS) analysis from both a Geotechnical Engineer and a Professional Structural Engineer, licensed in the Province of Ontario, that all retaining walls, which are greater than one metre in height have been checked for, all of;

- (a) Toppling,
- (b) Forward sliding
- (c) Structural failure

- (d) Bearing capacity
- (e) Global stability, have a factor of safety of at least 1.5 for static conditions (as calculated through SLIDE) and 1.1 for seismic conditions is achieved,
- (f) which shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development. Analysis of movement shall be by the Morgenstern-Price equation including non-circular slip surfaces. The report shall provide structural details of the retaining wall(s).

The Owner further acknowledges and agrees to retain the services of both a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario, to inspect any retaining walls on the subject lands and confirm that the retaining walls have been constructed in accordance with the approved retaining wall details.

Civil Engineering

20. Notices on Title – All Units (Below Grade Parking)

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns, acknowledges being advised that during major storm events, below grade parking areas may be subject to flooding due to drainage from the road allowance. The Purchaser/Lessee further acknowledges being advised that the City of Ottawa shall not be liable for flooding claims. Backwater valves are recommended for installation on catch basins located in depressed driveways.”

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

21. Re-Grading and Maintenance of Ditch

The Owner acknowledges and agrees it shall be responsible for various grading and maintenance measures along Beaverwood Road and Scharfield Road, which include the following:

- (a) Re-grade the shoulders of the ditch within the road allowance(s) of Beaverwood Road and Scharfield Road abutting the subject lands, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department;
- (b) Obtain utility clearances prior to the re-grading of any ditch;

- (c) Obtain approval from the City's Municipal Drainage Branch of the Parks, Forestry & Stormwater Services Department if the grade of any ditch bottom is to change; and
- (d) Maintain a grass cover within the road allowance(s) of Beaverwood Road and Scharfield Road abutting the subject lands, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department.

22. Protection of City Sewers

- (a) Prior to the issuance of a building permit, the Owner shall, at its expense:
 - (i) provide the General Manager, Planning, Real Estate and Economic Development with the engineering report from a Professional Engineer, licensed in the Province of Ontario, which report shall outline the impact of the proposed building's footing and foundation walls, on the City sewer system, that crosses the Beaverwood Road and Scharfield Road frontages (the "City Sewer System") and the impact of the existing City Sewer System on the building's footing and foundation walls;
 - (ii) obtain a legal survey acceptable to the General Manager, Planning, Real Estate and Economic Development and the City's Surveyor, showing the existing City Sewer System within Beaverwood Road and Scharfield Road and the location of the proposed building and its footings in relation to the City Sewer System;
 - (iii) obtain a video inspection of the City Sewer System within Beaverwood Road and Scharfield Road 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, Real Estate and Economic Development.
- (b) Upon completion of construction on the lands, the Owner shall, at its expense and to the satisfaction of the General Manager, Planning, Real Estate and Economic Development:
 - (i) obtain a video inspection of the existing City Sewer System within Beaverwood Road and Scharfield Road 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 Beaverwood Road and Scharfield Road and compensate the City for the full amount of any required repairs to the City Sewer System.

23. Stormwater Management Memorandum

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

24. Stormwater Works Certification

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

25. Inlet Control Devices (ICDs)

The Owner acknowledges and agrees to install and maintain in good working order the required roof-top and in-ground stormwater inlet control devices, as recommended in the approved Development Servicing Study and Stormwater Management Report, R-2022-013, prepared by Novatech, dated July 15, 2022, revised March 16, 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.

26. Freeze Thaw Risk

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns, acknowledges being advised that the building may be at risk of flooding during freeze thaw events due to the inlet control devices (ICD) design and the Purchaser/Lessee further acknowledges being advised that the City of Ottawa shall not be liable for flooding claims.”

Contamination

27. Village of Manotick Regional Groundwater Contaminant Plume

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns, acknowledges being advised that there is known groundwater contamination in this area which is attributed to historic spills and/or leaks of dry cleaning solvents and petroleum to the subsurface. Concentrations of volatile organic compounds (VOCs) in groundwater may vary significantly across the area. The water supply system was extended to the contaminated area in 1993 to secure a safe water supply. Special consideration should be given for projects involving management of groundwater (i.e. contact with groundwater, pumping and/or dewatering). For more information, please contact the City of Ottawa’s Environmental Remediation Unit.”

Site Lighting

28. 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, Real Estate and Economic Development, from a Professional Engineer, licensed in the Province of Ontario, that the site lighting has been constructed in accordance with the Owner’s approved design plan.

PLANNING AND OTHER

Waste Collections

29. Waste Collection

The Owner acknowledges and agrees that residential cart (and/or container) garbage, recycling, and organic waste collection will be provided by the City from a centralized refuse room or area. The Owner shall provide, at its own expense, adequate storage for the containers and carts and acknowledges it is recommended that they be placed on a concrete floor. The Owner shall provide an adequately constructed road for direct access to the garbage/recycling/organic waste storage room or area suitable for garbage/recycle/organic waste collection vehicles. Any additional services (i.e. winching of containers) may result in extra charges.

Trees

30. Butternut Trees

The owner acknowledges and agrees that Butternut Trees are present on and/or adjacent to the subject site therefore the owner is required to satisfy the Ontario Ministry of Environment, Conservation and Parks (MECP) with respect to the Endangered Species Act (ESA). Prior to commence work, site alteration, tree removal or registration of the site plan, the proof of compliance shall be provided to the General Manager, Planning, Real Estate and Economic Development.

Parkland

31. **Park Conveyance**

- (a) The Owner acknowledges and agrees that the required parkland conveyance to the City is to be 240 square metres.
- (b) The Owner covenants and agrees that the park 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 parkland (residential > 18 units/net ha):
 - i. one hectare per 1000 units but shall not exceed a maximum of 10% of the gross land area.

Park Conveyance Table

Development Type	Rate	Units/Gross Land Area (ea / ha)	Parkland Dedication Requirement (ha)
residential	n/a		
residential-apt	1 ha per 1000 units, or for	27 units or	0.027 ha but not exceeding

	sites less than 5 ha in size, shall not exceed 10% of the gross land area	0.236 ha gross land area	0.024 ha
commercial	n/a		
other	n/a		
Total requirement:			0.024 ha
Proposed Parkland Dedication (Land):			0
Under Dedication:			
Proposed Parkland Dedication (CILP):			0.024 ha

(c) Cash-In-Lieu of Parkland

The Owner acknowledges and agrees, prior to the issuance of a building permit, that the Owner shall pay cash-in-lieu of parkland at the rate set out in Condition 32. (b) above. The Owner further acknowledges and agrees that the value of the land, determined as of the day before the day of building permit issuance, to be dedicated through cash-in-lieu of parkland is to be determined by the City's Realty Services Branch. The Owner shall also be responsible for payment of any appraisal costs incurred by the City.

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 21 funds.

CONVEYANCES TO CITY

32. Corner Sight Triangle

Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, an unencumbered corner sight triangle measuring 5 metres x 5 metres at the intersection of Scharfield Road and Beaverwood Road. The exact location and area of the corner sight triangle must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the corner sight triangle, to the City Surveyor for review prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. The Owner acknowledges and agrees to provide an electronic copy of the Transfer and a copy of the deposited reference plan to the City Solicitor prior to the execution of this Agreement by the City. All costs shall be borne by the Owner.

AGENCIES

School

33. Notice on Title - School Accommodation

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns, acknowledges being advised that the Ottawa-Carleton District School Board has pupil accommodation concerns for this dwelling unit. The Purchaser/Lessee agrees to inform prospective purchasers or tenants in all subsequent agreements of purchase and sale and lease agreements that school accommodation pressures exist in the Ottawa-Carleton District School Board, which are currently being addressed by the utilization of portable classrooms and/or by directing students to school outside their community.”

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

Bell Canada

34. Easement(s)

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.

35. Relocation of Facilities

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.

28 August 2023

Date



Adam Brown
Manager, Development Review, Rural
Planning, Real Estate and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information



SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-22-0114

SITE LOCATION

1185 Beaverwood Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject property, identified municipally as 1185 Beaverwood Road, is a corner lot located in the Village of Manotick, on the west side of Scharfield Road and the north side of Beaverwood Road. The lot is approximately 2,350 m² in size, with approximately 34.1 metres of frontage on Scharfield Road, and approximately 52.6 metres of frontage on Beaverwood Road. The lot currently contains a detached dwelling and garage and a number of trees. The site is sloped from the rear yard down towards Scharfield Road. The dwelling is listed on the City's Heritage Register.

The surrounding properties contain a mix of uses, including low density residential to the north and west, a townhouse development to the south and commercial development to the east.

A low-rise apartment dwelling is proposed with 27 dwelling units. The building will be 3-storey and set into the slope of the site. At the rear of the property the building is 3-storey with a level of underground parking. Towards Scharfield Road the building appears to be 4-storey with three ground floor units with walk out access.

The driveway and pedestrian connection are proposed from Scharfield Road, where five at-grade visitor parking spaces will be located. Within the underground parking garage an additional 29 resident parking spaces are located. Also on the main floor, a lobby with parcel and mail rooms, service and garbage facilities, elevator access to the floors above and a bike room with parking for 17 bicycles, are located. An additional four bicycle parking spaces are located at the exterior of the building.

Located above the underground parking garage is the outdoor amenity space which includes a patio and bocce court. Resident access to the private outdoor amenity space is provided from the interior of the building and Beaverwood Road. New sidewalks will be incorporated along both Beaverwood Road and Scharfield Road, with a new transit pad relocated to the stop sign on Scharfield Road.

The building is proposed to be clad with a mixture of red and white brick of different orientation as well as wood siding in natural stain and dark grey and cement panels.

Each unit, above the ground floor, will have a balcony with a clear glass railing. Raised planters, landscaped walls and garden beds have been incorporated around the perimeter of the property.

The building will be serviced with municipal sanitary and water services. Stormwater will be directed towards the existing drainage ditches along Beaverwood Road and Scharfield Road, as well as the municipal storm sewer on the south side of Beaverwood Road. Rooftop stormwater storage is provided through the use of an inlet control device.

The above noted conditions of approval have been incorporated to ensure adequate servicing and public infrastructure to support the development; to address comments from technical agencies, members of the public and staff; and, to advise subsequent owners of the conditions associated with the development.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	27

Related Applications

The following applications are related to this proposed development:

Zoning By-law Amendment – D02-02-22-0075

DECISION AND RATIONALE

This application is approved for the following reasons:

In the Official Plan, the subject property is within the Rural Transect Policy Area on Schedule A and designated Village Core on Schedule B9. Section 3.1, policy 3) identifies the urban area and villages as the focus of growth and development, with section 3.4 focusing rural growth within villages. In particular, village growth is directed to where municipal services exist, which includes the Village of Manotick. As outlined in section 9.4.2. policy 1) residential uses are generally permitted within villages, the form and scale of which shall be limited by the available servicing methods and subject to the policies related to water and wastewater servicing. The development is proposed to be on full municipal services and has demonstrated through the Development Servicing Study and Stormwater Management Report that adequate services are available, as required by section 4.7.1 policy 23). The Site Plan proposal is consistent with the Official Plan.

In the Village of Manotick Secondary Plan, the subject property is a part of the Village Core and the Gaps Character Area. The Gaps Character Area is comprised of a mix of non-residential and residential uses intended to create a transition between the commercial spine along Manotick Main Street and the nearby established residential neighbourhood. The Secondary Plan permits a low-rise apartment building at 1185 Beaverwood Road in section 2.7 policy 33). Development in Manotick will be low rise

with building heights limited to three storeys, in order to reinforce the village character. The Site Plan proposal is consistent with the Village of Manotick Secondary Plan.

The associated Zoning By-law Amendment (D02-02-22-0075) has zoned the property Village Third Density Residential, Subzone I with a rural exception (V3I [925r]). This zone, with the associated exceptions, permits a low rise apartment dwelling with a minimum lot area of 87 m² per dwelling unit, a minimum front yard setback of 6 metres, a minimum corner side yard setback of 6 metres and a minimum interior side yard setback of 1.8 metres. The development exceeds the parking requirement of 1 parking space per unit and meets the visitor parking requirement. The Site Plan proposal conforms with the Zoning By-law.

Special conditions have been incorporated for:

- the geotechnical conditions on site and the proposed retaining walls surrounding the site to address the existing slope;
- the design of the inlet control devices and the risk of flooding due to freeze thaw events;
- groundwater monitoring to collect baseline groundwater information for the neighbouring wells and post construction monitoring, as required;
- the Butternut Tree identified on site which requires further assessment prior to its removal; and,
- notice of the Village of Manotick regional groundwater contaminant plume.

The Planning, Real Estate and Economic Development Department recommends the approval of the Site Plan Control application as it meets the intent of the current and former Official Plans, the Secondary Plan for the Village of Manotick and the Provincial Policy Statement and represents 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 David Brown 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.

Summary of public comments and responses

Comment:

Concerns that the existing traffic issues associated with Centennial Park and the existing community facilities will be compounded by the proposed apartment building. Concerned that the number of parking spaces provided per unit will result in additional on-street parking occurring, which is identified as an issue in the neighbourhood. The lack of transit services to the Village may require additional parking spaces.

Response:

The development includes a total of 29 parking spaces, which exceeds the 27 parking spaces required by the Zoning By-law, in an underground parking garage. An additional 5 visitor parking spaces have been proposed at grade which meets the Zoning By-law requirement. The existing bus stop along Scharfield Road, which services Route 299 with commuter service to Hurdman Station and connections to Line 1 and Route 176 with commuter service to Barrhaven Centre, will be relocated through the proposed development to the intersection of Scharfield Road and Beaverwood Road.

Comment:

Concerned that the proposed reduction in the minimum front yard and corner side yard setbacks will set a precedent for future development in the Village.

Response:

The Village First Density Residential zone which currently applies to the subject property, and the neighbouring residential to the north and west requires a 6 metre setback for both the front and corner yards. The Village Third Density zone for the townhouse development to the south, also requires a 6 metre setback for the front and corner yards. The proposed front yard setback along Scharfield Road is 6.1m to the property line. The functional setback to the sidewalk is 9.6m. The proposed corner side yard setback along Beaverwood Road is 6.0m to the property line. The functional setback to the proposed sidewalk extension along Beaverwood is 10.6m.

Comment:

Concerns with the scale of intensification related to the proposed reduction in the lot area requirement per unit and the total number of units proposed.

Response:

The proposed development of a three-storey apartment building on the Subject Property fully conforms with policies of the Official Plan and Village of Manotick Secondary Plan and aligns with provincial objectives to accommodate growth within the settlement area of the City of Ottawa. Requested relief from provisions of the zoning by-law for a reduction to the minimum required lot area per unit is contemplated in Official Plan (2022) section 3.4. policy 3) to accommodate intensification in those areas where municipal services are available, such as the Village of Manotick.

Comment:

The character of the building does not reflect the existing Village character and cultural heritage. The building design is too modern and inconsistent with the neighbourhood.

Response:

The building has been designed to integrate with the existing site conditions, by including street level access to the ground floor units to encourage pedestrian connectivity. Proposed building materials and landscaping have been selected to reflect the character

of the townhouse development immediately to the south across Beaverwood Road and include red clay brick, white silicate brick, pressed wood siding and fibre cement panels. These materials are consistent with the Secondary Plan section 2.2. policy 10) which advises that buildings should be of their own time and reflect existing heritage and rural character by using design elements, colours and materials inspired by buildings in the village, such as clay brick, stone, wood or high-quality modern materials which complement existing elements in the area.

Comment:

The proposed development will result in a loss of tree cover on site.

Response:

A Tree Conservation Report has been completed for the proposal. The proposed Landscape Plan will retain existing trees to the greatest extent possible and will maximize the amount of replacement trees and vegetation provided as part of the proposed development.

Comment:

The height of the building appears to be 4 storeys in the renderings provided and not 3 storeys as stated. Concerns with the scale of the building within the existing residential area.

Response:

The proposed development works with the existing grade on site which increases from east to west across the property. The building will be three storeys with a partial basement exposed at ground level along Scharfield Road. The bottom floor of the building meets the Zoning By-law definition of a basement as greater than half of its floor to ceiling height is located below the average grade on-site. Towards the rear of the property, the lower level will be entirely underground and contain the parking garage. The overall building height of 10.85 metres will not exceed the 11 metre permitted building height of either the existing Village First Density Residential Subzone P (V1P) or proposed Village Third Density Residential, Subzone I (V3I).

Comment:

Will there be impacts on the aquifer and neighbouring wells with the proposed underground parking?

Response:

In reference to subsection 4.2 of Groundwater Impact Assessment prepared by Paterson Report (PH4499-REP.01R) dated December 13, 2022, due to the vertical/horizontal separation of the wells from the excavation, the short-term nature of potential water takings during construction and the limited radius of influence expected to develop as a result of dewatering/excavation, negative impacts to well users accessing the bedrock aquifer in the area are not anticipated. A special condition has been included related to groundwater monitoring.

Comment:

Will the ownership of the units be rental or condominium?

Response:

The proposed development is anticipated as purposed built rental units.

Comment:

Concerned with the potential disruption that may occur during construction of the apartment, including noise and vibrations.

Response:

As per the City of Ottawa's Noise By-law (No. 2017-255); it is a violation for construction sites or heavy equipment to operate in any structure, highway or building:

- Monday to Saturday: before 7 am and after 10 pm
- Sunday and statutory holidays: before 9 am and after 10 pm

Limits are also placed on the demolition and construction of buildings in established residential neighbourhoods. Infill construction is not permitted:

- Monday to Saturday: before 7 am and after 8 pm
- Sunday and statutory holidays: before 9 am and after 10 pm

Note: The Director of By-law Services may grant an exemption for construction work.

Comment:

Loss of privacy to neighbouring dwelling, including lighting and noise impacts. A fence along shared property lines is desired.

Response:

A 1.8m high wood privacy fencing is provided along the north and west property lines. A Stationary Noise Impact Study is required if there will be any exposed mechanical equipment due to the proximity to neighbouring noise sensitive land uses. The roof top mechanical is currently proposed to be enclosed. Detailed Mechanical Plans are reviewed at the Building Permit stage. The City's standards for Exterior Site Lighting are as follows, a Lighting Certificate has been included as a condition of approval:

- Any exterior lighting proposed for the site requires certification by a qualified Professional Engineer confirming the design complies with the following criteria:
 - Lighting 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).
 - It must result in minimal light spillage onto adjacent properties. As a guide, 0.5 foot-candle is normally the maximum allowable spillage.
 - The location of the fixtures, fixture types (make, model, and part number), and the mounting heights must be shown on one of the approved plans.

Comment:

Concerns with snow storage and garbage storage on site.

Response:

Garbage will be stored within the building until collection and will not impact surrounding properties. A heated driveway and walkway will be provided, and snow storage will not be required.

Comment:

The property is listed on the Heritage Register.

Response:

The property is listed on the City's Heritage Register for its contributions to the historic village character of Manotick. A Cultural Heritage Evaluation Report was submitted with the application which concluded that the house is not of sufficient cultural heritage value or interest to be considered heritage for the purposes of applying Ontario Regulation

9/06 of the Ontario Heritage Act. Heritage Planning staff received the written notice of intent to demolish required by the Ontario Heritage Act.

Comment:

There is a lack of adequate infrastructure in the area including sidewalks, streetlights and servicing.

Response:

The proposed development will construct new sidewalks along both Scharfield Road and Beaverwood Road. The development will be supported by full municipal services.

Comment:

Not opposed to a multi-unit development for this site.

Response:

Acknowledged.

Technical Agency/Public Body Comments

Summary of Comments –Technical

Canada Post – A centralized mail facility is to be supplied and installed at the owner's expense, in accordance with Canada Post standards.

Ottawa-Carleton District School Board – Pupil accommodation concerns exist within the schools designated to serve this development which are currently being addressed by the utilization of portable classrooms and/or directing students to schools outside their community.

Response to Comments –Technical

Canada Post – The main floor lobby incorporates rooms for mail and parcel facilities.

Ottawa-Carleton District School Board – A condition has been included for a notice on title to advise of the pupil accommodation concerns.

Advisory Committee Comments

N/A





APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date, due to the associated Zoning By-law Amendment and the complexity of issues associated with the geotechnical investigation.

Contact: Erica C. Ogden-Fedak Tel: 613-580-2424, ext. 26510 or e-mail: erica.ogden-fedak@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE SITE PLAN / PLAN DE EMPLACEMENT	
D02-02-22-0075	22-0901-X		
D07-12-22-0114			
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REVISION / RÉVISION - 2022 / 09 / 16			
		 1185 chemin Beaverwood Road	 Heritage (Section 60) Patrimoine (Article 60)
			 <small>NOT TO SCALE</small>