



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

Site Location: 230 and 232 Lisgar Street

File No.: D07-12-22-0166

Date of Application: December 2, 2022

This SITE PLAN CONTROL application submitted by Jillian Simpson, Fotenn Consultants Inc., on behalf of 230 Lisgar Street Inc., is APPROVED as shown on the following plan(s):

1. **Site Plan**, SP-01, prepared by Project1 Studio Inc., dated 2022-11-15, revision 3, dated 2023-07-20.
2. **South Elevation**, A201, prepared by Project1 Studio Inc., dated 2022-11-15, revision 3, dated 2023-07-20.
3. **East Elevation**, A202, prepared by Project1 Studio Inc., dated 2022-11-15, revision 3, dated 2023-07-20.
4. **North Elevation**, A203, prepared by Project1 Studio Inc., dated 2022-11-15, revision 3, dated 2023-07-20.
5. **West Elevation**, A204, prepared by Project1 Studio Inc., dated 2022-11-15, revision 3, dated 2023-07-20.
6. **General Plan of Services**, 122160-GP, prepared by NOVATECH, dated NOV 11/22, revision 4 dated JAN 8/24.
7. **Grading and Erosion & Sediment Control Plan**, 122160-GR, prepared by NOVATECH, dated NOV 11/22, revision 4 dated JAN 8/24.
8. **Existing Conditions and Removals Plan**, 122160-REM, prepared by NOVATECH, dated NOV 11/22, revision 2 dated MAY 19/23.
9. **Post-Development Storm Drainage Area Plan**, 122160-STM2, prepared by NOVATECH, dated NOV 11/22, revision 3 dated JAN 8/24.
10. **Tree Conservation Report & Landscape Plan**, L.1, prepared by James B. Lennox & Associates Inc., dated SEPTEMBER 2022, revision 4 dated 11/22/2023.

And as detailed in the following report(s):

1. **Proposed Residential Development 230-232 Lisgar Street Development Servicing Study and Stormwater Management Report**, prepared by NOVATECH, dated November 11, 2022, revised May 19, 2023.

2. **Phase I Environmental Site Assessment 230 and 232 Lisgar Street Ottawa, Ontario**, prepared by Paterson Group, dated November 11, 2022.
3. **Geotechnical Investigation Proposed Residential Building 230-232 Lisgar Street Ottawa, Ontario**, prepared by Paterson Group, revision 2 dated October 18, 2023.
4. **Re: Grading and Site Servicing Plans Review Proposed Residential Building 230-232 Lisgar Street – Ottawa, Ontario**, prepared by Paterson Group, dated May 23, 2023.
5. **230-232 Lisgar Street, Ottawa, ON Cultural Heritage Impact Statement**, prepared by MBT Architecture, dated October 2022, revised March 2023.
6. **230-232 Lisgar Street CHIS 232 Lisgar Supplementary Information**, prepared by MBT Architecture, dated March 24, 2023.
7. **Environmental Noise Control Study Proposed Residential Building 230-232 Lisgar Street Ottawa, Ontario**, prepared by Paterson Group, revision 1 dated May 31, 2023.
8. **Pedestrian Level Wind Study 230-232 Lisgar Street Ottawa, Ontario**, prepared by Gradient Wind, dated September 25, 2022.

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 and the installation of any street name sign on relevant streets. Notwithstanding the non-completion of the foregoing Works, occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Real Estate and Economic Development, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Real Estate and Economic Development for such occupancy in writing.

Until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Real Estate and Economic Development, the Owner shall give notice to the City of a proposed conveyance of title to any building at least thirty (30) days prior to any such conveyance. No conveyance of title to any building shall be effective unless the Owner has complied with this provision.

Nothing in this clause shall be construed as prohibiting or preventing the approval of a consent for severance and conveyance for the purposes of obtaining financing.

9. **Development Charges**

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

Special Conditions

10. 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.

11. 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.

12. Noise Control Attenuation Measures

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved Environmental Noise Control Study Proposed Residential Building 230-232 Lisgar Street Ottawa, Ontario, referenced in Schedule "E" of this Agreement, as follows:

- (a) each unit on the northern, eastern and southern facades are to be equipped with central air conditioning;
- (b) each unit on the northern, eastern and southern facades are to be fitted with a forced air heating system and ducting, and shall be sized to accommodate central air conditioning;
- (c) further to subsection (b) above, the location and installation of any outdoor air conditioning device(s) shall comply with the noise criteria of the Ministry of the Environment, Conservation and Parks' Publication NPC-216, dated 1993, and the Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices, dated September 1994, as amended, in order to minimize the noise impacts both on and off the immediate vicinity of the subject lands.
- (d) upon completion of the development and prior to occupancy and/or final building inspection, a Professional Engineer, licensed in the Province of Ontario with expertise in the subject of acoustics related to land use

planning, shall be retained to visit the lands, inspect the installed noise control measures and satisfy themselves that the installed recommended interior noise control measures comply with the measures in the Environmental Noise Control Study Proposed Residential Building 230-232 Lisgar Street Ottawa, Ontario, referenced in Schedule "E" hereto. The Professional Engineer shall prepare, sign and stamp a letter to the General Manager, Planning, Real Estate and Economic Development (the "Certification Letter") stating that they certify acoustical compliance with all requirements of the applicable conditions in this Agreement, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development;

- (e) notice respecting noise shall be registered against the lands, at no cost to the City, and such notice shall be included in all agreements of purchase and sale or lease agreements, as detailed in clause 14 below.

13. **Notice on Title – Noise Control Attenuation Measures**

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

Type C – Forced Air Heating System and Ducting

"The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that this dwelling unit has been fitted with a forced air heating system and the ducting, etc. was sized to accommodate central air conditioning. Installation of central air conditioning by the Purchaser/Lessee will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa's and the Ministry of the Environment, Conservation and Parks' noise criteria."

"The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges and agrees it shall identify the location and install any outdoor air conditioning device(s) so as to comply with the noise criteria of the Ministry of the Environment, Conservation and Parks' Publication NPC-216, dated 1993, and the Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices, dated September 1994, as amended, in order to minimize the noise impacts both on and off the immediate vicinity of the subject lands."

Ending Paragraph

"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."

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 Proposed Residential Building 230-232 Lisgar Street Ottawa, Ontario (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.

15. **Geotechnical - Encroachments**

The Owner acknowledges and agree that the Geotechnical Investigation Proposed Residential Building 230-232 Lisgar Street Ottawa, Ontario, has recommended a method of shoring that may encroach onto the adjacent property or onto the City's Lisgar Street 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.

16. **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 Tree Conservation Report & Landscape Plan 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. 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.

17. **Retaining Wall - Stability**

The Owner acknowledges and agrees to install the proposed retaining walls in accordance with the approved Retaining Wall Design as shown on the approved Tree Conservation Report & Landscape Plan, 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. The Owner further acknowledges and agrees to provide an Internal Compound Stability (ICS) analysis from a Geotechnical Engineer / 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 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, which shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development. The report shall provide structural details of the retaining wall(s).

The Owner further acknowledges and agrees to retain the services of 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.

18. **Groundwater Management**

The Owner acknowledges and agrees to retain an environmental consultant to test groundwater to be removed from the site during and after redevelopment. If through further testing the groundwater samples are found to be contaminated, all contaminated groundwater must be removed, managed, or treated in accordance with appropriate Ontario regulations and/or discharged in accordance with the City's Sewer Use By-Law, being By-law No. 2003-514, as amended.

19. **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 Lisgar Street in Storm sewer between MHST37726 and MHST37727 and in Sanitary sewer between MHSA37734 and MHSA37735 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 Lisgar Street in Storm sewer between MHST37726 and MHST37727 and in Sanitary sewer between MHSA37734 and MHSA37735 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 Lisgar Street in Storm sewer between MHST37726 and

MHST37727 and in Sanitary sewer between MHSA37734 and MHSA37735 and compensate the City for the full amount of any required repairs to the City Sewer System.

20. **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.

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

The Owner acknowledges and agrees to install and maintain in good working order the required storm water management tank and pumps, as recommended in the approved Proposed Residential Development 230-232 Lisgar Street Development Servicing Study and Stormwater Management Report, 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.

22. **Water Demand for Fire Fighting**

The Owner acknowledges and agrees that the City’s boundary conditions were provided for the subject development site setting out the available municipal water supply. The Owner further acknowledges and agrees that prior to building permit issuance, a letter shall be prepared by a qualified Building Code professional, licensed in the Province of Ontario, and provided to the General Manager, Planning, Real Estate and Economic Development confirming the plans submitted for building permit issuance have incorporated any and all requirements of the Fire Underwriters Survey, 2020, or as amended, to achieve the low construction coefficient used within the proposed building design.

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

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

24. **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.

25. **Exterior Elevations Drawings**

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved East Elevation, South Elevation, North Elevation, and West Elevation plans, 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, Real Estate and Economic Development 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.

26. **Maintenance and Liability Agreement for Landscaping**

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement with the City, for those elements which are to be located in the City's Lisgar Street right-of-way, as shown on the approved Tree Conservation Report & Landscape Plan referenced in Schedule "E" herein, including all plant and landscaping material (except municipal trees) and pavers. The Maintenance and Liability Agreement shall be registered on title, at the Owner's expense, immediately after the registration of this Agreement. The Owner shall assume all maintenance and replacement responsibilities in perpetuity.

27. **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.

28. **Parkland Dedication**

- (a) The Owner acknowledges and agrees that the conveyance requirement to the City is 69.16 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): 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.

29. **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 14 funds. The Owner shall also pay the parkland appraisal fee of \$820.00 plus H.S.T. of \$106.60, as referenced in Schedule "B" herein.

30. **Community Benefits Charge**

The Owner acknowledges that the development is subject to payment of a Community Benefits Charge, payable at the time of building permit issuance, calculated in accordance with the Community Benefits Charge By-law 2022-307 (as amended from time to time) and the *Planning Act*.

For the purposes of calculating the charge payable, the City shall provide an appraisal which has an effective date of the date of the site plan approval. The Owner acknowledges that the City will apply this appraised value to calculate the Community Benefits Charge owing at the time of building permit issuance, provided the first building permit is issued within twenty-four months of the date of the present site plan approval. Should the first building permit not be issued within that timeline, an updated valuation of the land that is the subject of development or redevelopment will be provided by the City prior to building permit issuance or earlier if requested by the Owner.

31. **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.”

32. **Ottawa Archives Deposit**

Prior to the issuance of a demolition permit, the Owner acknowledges and agrees to deposit photographs and research material related to the site’s existing buildings to the City of Ottawa Archives, as required by Policy 5.6 of the Centretown and Minto Park Heritage Conservation District Plan.

33. **Exterior Building Materials**

Prior to the issuance of a building permit, the Owner acknowledges and agrees that samples of all final exterior materials, including details of the proposed decorative metal patterns shall be filed with the Program Manager, Heritage Planning Branch and approved by the City. No amendment to this Agreement shall be required.

January 30, 2024

Date



Andrew McCreight
Manager, Development Review Central
Planning, Real Estate and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-22-0166

SITE LOCATION

230 and 232 Lisgar Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is located along the south side of Lisgar Street, between O'Connor Street and Metcalfe Street, within the Centretown neighbourhood. It is comprised of two parcels, 230 and 232 Lisgar Street, which have a total combined area of 691.6 square metres, lot depth of 34.34 metres, and 20.1 metres of frontage along Lisgar Street. The site is currently occupied by two low-rise residential buildings. Surrounding uses include a two-story building occupied by a chiropractor office and a 12-storey high-rise apartment building to the north; an eight storey apartment building and associated parking lot to the east; a mix of low- and mid-rise apartment buildings to the south; and two three-storey mixed use buildings to the west.

The subject properties are both designated under Part V of the *Ontario Heritage Act* as part of the Centretown Heritage Conservation District (HCD). The properties are classified as contributing properties within the HCD Plan. A heritage permit for demolition and new construction was issued by City Council on September 27, 2023.

A Zoning By-law Amendment application (File No. D02-02-22-0116) was considered concurrently with the subject application, which was enacted by City Council on September 27, 2023, and received no appeal. The Zoning By-law Amendment had the effect of rezoning the site to R5B[2906] H(30) (Residential Fifth Density, Subzone B, Urban Exception 2906, Maximum Height Limit of 30 metres), which had the effect of permitting "apartment dwelling, mid-rise" as a use on the site, while limiting the maximum building heights to 30 metres. Urban exception 2906 also applied the following site-specific zoning provisions:

- "Apartment dwelling, high-rise" is a prohibited use;
- Minimum lot width: 20.1 metres;
- Minimum front yard setback: 2 metres;
- Minimum interior side yard setback: 1.5 metres;
- Amenity area may be located within the required front yard; and,

- Heritage Overlay provisions do not apply.

The development proposal includes the construction of a nine-storey residential apartment building containing a total of 49 units. The proposed unit mix includes 37 one-bedroom units and 12 two-bedroom units. A total of 26 vehicular parking spaces, including 22 resident spaces and four visitor spaces, are proposed within the underground parking garage. The parking garage is accessed from Lisgar Street using a car elevator. A total of 43 bicycle parking spaces are provided on site; 42 of these spaces are located internally, and one space is located outside the building in close proximity to the main entrance.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	49

Related Applications

The following applications are related to this proposed development:

- Zoning By-law Amendment – D02-02-22-0166
- Ontario Heritage Act (Demolition) – D09-04-22-0069
- Ontario Heritage Act (New Construction) – D09-04-22-0071

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal conforms to the Hub designation in the Official Plan (2021).
- The proposal aligns with the applicable policies of Central and East Downtown Core Secondary Plan.
- Ottawa City Council issued heritage permits for demolition and new construction on the subject site (File Nos. D09-04-22-0069, D09-04-22-0071).
- The proposal conforms to all relevant provisions of the Zoning By-law, including those specific to the R5B subzone, Urban Exception 2906, and the maximum height limit of 30 metres. A Zoning By-law Amendment (File No. D02-02-22-0166) permitting a mid-rise apartment dwelling, and providing relief from minimum lot width, minimum front yard setback, minimum interior side yard setback, location of amenity area, and the Heritage Overlay provisions, is in full force and effect.
- Conditions of approval have been included in this report to ensure the proposed development is constructed in conformity with City policies and guidelines.
- The applicant has adequately resolved the comments provided during the technical review process.

- The proposed development achieves residential intensification on the subject site in a manner that is sensitive to the character of the area, contributes to the evolving public realm along Lisgar Street, 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.

URBAN DESIGN REVIEW PANEL

The Site Plan Control application was subject to the Urban Design Review Panel process. A formal review meeting was held on March 31, 2023.

The panel's recommendations from the formal review are available online [HERE](#).

The Panel was successful in aiding in the implementation of the following:

- A drive aisle with a length of 5.8 metres has been provided to ensure that there is no encroachment of idling vehicles onto the pedestrian sidewalk, thus always maintain unimpeded access for pedestrians.
- Landscape design along Lisgar Street revised to utilize subtler features to achieve an urban garden aesthetic.
- “Front porch” area enlarged to strengthen its role as a communal and social interaction space. Separate access also established to the rear year amenity space to ensure that the front patio serves as more than just a passageway.
- Edge treatment along Lisgar Street improved through the utilization of low-profile architectural fence, rather than front-yard planters.

CONSULTATION DETAILS

Councillor's Comments

Councillor Ariel Troster was aware of the application related to this report. Councillor has concurred with the proposed conditions of approval.

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments.

Technical Agency/Public Body Comments

Enbridge Gas Inc.

The applicant has been provided with comments from Enbridge Gas Inc., which are to be addressed directly with Enbridge Gas Inc.

Hydro Ottawa

The applicant has been provided with comments from Hydro Ottawa, which are to be addressed directly with Hydro Ottawa.

TELUS

The applicant has been provided comments from TELUS, which are to be addressed directly with TELUS.

Rogers Communications

Rogers Communications had no comment or concerns with the proposed development.

Conseil des écoles catholiques du Centre-Est

Conseil des écoles catholiques du Centre-Est had no comment or concerns with the proposed development.

Ottawa-Carleton District School Board (OCDSB)

OCDSB has requested that a condition be included in the Site Plan Agreement requiring the Owner to inform prospective purchasers that school accommodation pressures exist in the OCDSB schools designated to serve the proposed development which are currently being addressed by the utilization of portable classrooms and/or by directing students to schools outside their community.

Response

A condition of site plan approval has been included in the above report, which will be included the forthcoming Site Plan Agreement for the development.

Ministry of Transportation (MTO)

MTO had no comment or concerns with the proposed development.

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 complexity of issues associated with site design and the associated rezoning application.

Contact: Colette Gorni, Tel: 613-580-2424, ext. 21239 or e-mail: Colette.Gorni@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE SITE PLAN / PLAN DE EMPLACEMENT	
D02-02-22-0116	23-0694-D	230, 232 rue Lisgar Street	
I:\CO\2022\Zoning\Lisgar_230_232_V2		 Area A to be rezoned from R4UD[479] to R5B[XXXX] H(30). Le zonage du secteur A sera modifié de R4UD[479] à R5B[XXXX] H(30)	
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small>		 Heritage (Section 60) Patrimoine (Article 60)	
<small>Les données de parcelles appartiennent à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE.</small>		Entire map area is affected by the Mature Neighbourhoods Overlay (section 139) / Tout le secteur de la carte est touché par la Zone sous-jacente de quartiers établis (article 139)	
REVISION / RÉVISION - 2023 / 07 / 24		 NOT TO SCALE	