



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

Site Location: 1240 Carling Avenue

File No.: D07-12-23-0089

Date of Application: June 15, 2023

This SITE PLAN CONTROL application submitted by Miranda Virginillo, on behalf of ACUB Enterprise Inc., is APPROVED as shown on the following plan(s):

1. **Site Plan**, A1.0, prepared by S. J. Lawrence Architect Incorporated, dated 2021.04.15, revision 10 dated 2023.12.18.
2. **Site Grading and Servicing Plan**, G-1, prepared by T.L. Mak Engineering Consultants Ltd., dated 09/12/23, revision 4 dated 12/20/23.
3. **Tree Conservation Report – Critical Root Zone Figure**, Novatech, dated June 9/23, revision 3 dated Oct. 30/23
4. **Tree Conservation Report**, 121075-TCR, Novatech, dated June 9/23, revision 4 dated Jan 18/24
5. **Landscape Plan**, 121075-L, Novatech, dated June 9/23, revision 3 dated Jan 18/24.
6. **Landscape Details**, 121075-L2, Novatech, dated June 9/23, revision 3 dated Jan 18/24.
7. **Storm Drainage Area Plan**, D-1, T. L. Mak Engineering Consultants Ltd., revision 2 dated 09/20/23.
8. **Proposed Erosion and Sediment Control Plan**, ESC-1, T. L. Mak Engineering Consultants Ltd., revision 1 dated 09/20/23.
9. **Proposed Rooftop Stormwater Management Plan**, SWM-1, T. L. Mak Engineering Consultants Ltd., revision 1 dated 09/20/23.
10. **Elevations**, A4.0, prepared by S. J. Lawrence Architect Incorporated, dated 2021.05.26, revision 13 dated 2023.10.20
11. **Elevations**, A4.1, prepared by S. J. Lawrence Architect Incorporated, dated 2021.05.26, revision 13 dated 2023.10.20

And as detailed in the following report(s):

12. **Phase One Environmental Site Assessment**, prepared by Gemtec, dated December 19, 2023.
13. **Geotechnical Review of Site Grading and Servicing Plan**, prepared by Gemtech, dated August 30, 2023.

14. **Geotechnical Investigation**, prepared by Gemtech, dated February 10, 2023.
15. **Roadway Traffic Noise Assessment**, prepared by Gradient Wind, dated May 15, 2023.
16. **Serviceability Report**, prepared by T. L. Mak Engineering Consultants Ltd., dated June 2023.
17. **Storm Drainage Report**, prepared by T. L. Mak Engineering Consultants Ltd., dated June 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. **Water Supply for Fire Fighting**

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

3. **Reinstatement of City Property**

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

4. **Construction Fencing**

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

5. **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.

6. **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.

7. **Development Charges**

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

8. **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

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, 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

10. Notice on Title – On-site Parking

The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner's expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as written directly below, shall be included in all agreements of purchase and sale and lease agreements to inform prospective purchasers and tenants of these matters. The notice on title shall include, but not be limited to, the following:

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 themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that the unit being sold/rented will not be provided with any on-site parking. Should the purchaser/lessee have a vehicle for which they wish to have parking, alternative

and lawful arrangements will need to be made to address their parking needs at an alternate location and that such arrangements are solely the responsibility of the person seeking parking. The purchaser/lessee acknowledges that the availability and regulations governing on-street parking vary; that access to on-site street parking, including through residential on-street parking permits issued by the City of Ottawa, cannot be guaranteed now or in the future; and that the purchaser/lessee intending to rely on on-street parking for their vehicle or vehicles does so at their own risk.”

“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.”

11. **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, Real Estate and Economic Development.

Noise

12. **Noise Control Attenuation Measures**

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved 1240 Carling; Roadway Traffic Noise Assessment, referenced in Schedule “E” of this Agreement, as follows:

- (a) each unit is to be equipped with central air conditioning;
- (b) each unit is 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;

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

The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner’s expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as written directly below, shall be included in all agreements of purchase and sale and lease agreements to inform

prospective purchasers and tenants of these matters. The notice on title shall include, but not be limited to, the following:

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:

Type D – Central Air Conditioning

“The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that this dwelling unit has been supplied with a central air conditioning system which 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.”

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.”

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 (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. 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 Carling Ave. and Merivale Rd. 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 Merivale Road and Carling 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 Merivale Road and Carling Avenue and compensate the City for the full amount of any required repairs to the City Sewer System.

16. **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.

17. **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.

18. **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 Proposed Three Story Residential Apartment Building Site, 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.

PLANNING AND OTHER

Planning and Design

19. 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 Carling Avenue and Merivale Road rights-of-way, as shown on the approved Landscape Plan referenced in Schedule "E" herein, including all plant and landscaping material (except municipal trees), pavement for pedestrian connections. 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.

Waste Collections

20. 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.

Parks

21. 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 16 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.

Cash-in-lieu of Parkland Dedication Requirement Table

Development Type	Rate	Units/Gross Land Area	Conveyance Requirement
residential	1 ha per 1,000 net residential units to a maximum of 10% of the gross land area	Net Residential Units = 17 Gross Land Area = 451.6 m ²	45.16 m ²

commercial			
other			
	Cash-in-lieu of Conveyance of Parkland:	45.16 m ²	

22. **Indemnity**

The Owner, on behalf of himself, his heirs, executors, administrators and assigns, including his successors in title, covenants and agrees to indemnify and save harmless the City from all actions, causes of actions, suits, claims or demands whatsoever which arise directly or by reason of this Agreement and the construction and maintenance or the improper or inadequate construction and/or maintenance of the Works.

CONVEYANCES TO CITY

23. **Road Widening**

Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, an unencumbered road widening across the complete Carling Avenue frontage of the lands, measuring 22.25 metres from the existing centreline of pavement/the abutting right-of-way. The exact widening must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the widening, to the City Surveyor for review and approval 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

24. **Notice on Title – School Accommodation**

The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner’s expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as written directly below, shall be included in all agreements of purchase and sale and lease agreements to inform prospective purchasers and tenants of these matters. The notice on title shall include, but not be limited to, the following:

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 themselves, their 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.”

July 29, 2024



Date

Lily Xu
Manager, Development Review, South
Planning, Real Estate and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information



SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-23-0089

SITE LOCATION

1240 Carling Avenue, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The 450 square metre site is located on the southeast corner of Carling Avenue and Merivale Road.
- The pie-shaped site is currently occupied by a single detached 1.5-storey dwelling.
- The area to the east and south is low-rise single detached dwellings and is subject to the Veterans' Housing Character Area.
- West of the property across Merivale Road is a Best Western hotel, and 250 metres west of the site is a high-rise residential tower.
- Northwest of the subject property is the Westgate shopping centre, which includes a high-rise residential tower on the corner of Carling Avenue and Merivale Road.
- The proposal includes a 3-storey residential building including 18 residential units. The building footprint is 248 square metres.
- The proposal includes 1 visitor parking space and does not include tenant parking. 20 bicycle parking spaces are accommodated on the main floor of the building and has a its own access facing Carling Avenue.
- The building includes a lift for accessibility to the three first-floor units of the building.
- Garage and recycling is housed inside the building for pick-ups.
- The building is finished with brown brick, pre-finished metal fascia, white and bronze fiber cement panels and frameless glass guard rails for the balconies.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	18

Related Applications

110 Laurier Avenue West, Ottawa ON K1P 1J1 Mail code: 01-14
110, av. Laurier Ouest, Ottawa (Ontario) K1P 1J1 Courrier interne : 01-14

Visit us: Ottawa.ca/planning
Visitez-nous : Ottawa.ca/urbanisme

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- There are no Community Design Plans or Secondary Plans applied to this site, however the Veterans' Housing Character Area (VHCA) is applied to the site, and the lands south of Carling Avenue and east of Merivale Road, further comments on the VHCA are provided below.
- The site is on the corner of two arterial streets, which are both designated as Mainstreet corridors on Schedule B2 – Inner Urban Transect. The Carling Avenue and Merivale intersection is also identified as a location for a future at-grade O-Train station, and an Evolving Neighbourhood overlay is applied to the site.
- The proximity of the site to a future transit stop supports the shift to sustainable modes of transportation. In this location where a residential use is located within a building of four or fewer storeys, no off-street motor vehicle parking is required to be provided.
- No zoning amendments or minor variances were requested. The site plan control application conforms to the zoning AM10 [2197] H(11), which includes no minimum interior side yard setback.
- The proposed development generally represents good planning by providing appropriate and efficient land use.

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 Riley Brockington 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. A total of 19 comments were received with 8 received in support of the application.

Comments in support

The proposal does not include parking for residents and will encourage walking, cycling,

and transit use. Reduced parking should be encouraged along Carling Avenue and city-wide. This type of low-rise development will support missing middle housing and the reduced parking should make units more affordable.

Concerns

Comment:

The development does not include parking for residents, and only one parking space for loading. This will result in people parking on neighbouring streets such as Viscount Avenue, Veteran Avenue, and Harrold Place.

Response:

The City of Ottawa Zoning By-law indicates the site is located within Area X: Inner Urban, as well as on two streets defined as Area Y: Inner Urban Mainstreets within Schedule 1A (Minimum Parking Requirement Areas) of the zoning bylaw. Section 101 of the zoning bylaw states that when Area Y is applied to a residential use within a building of four or fewer stories no off-street parking is required. Visitor parking is calculated differently with the first 12 units being exempt, and 0.1 spaces per unit. This results in the requirement of one visitor parking space.

The City of Ottawa has an on-street parking bylaw (2017-301) which regulates parking throughout the City, including the length of time a vehicle may be parked on neighbourhood streets.

Comment:

Carling is identified as a future LRT corridor, does the lot size allow for the future development? How will the building be placed to prevent blocking sightlines?

Response:

The Carling Avenue corridor identifies a 44.5-metre-wide corridor to accommodate future changes to the street. The proposal identifies the future widening of the right-of-way by providing 3.8m of property fronting Carling Avenue to be dedicated as roadway.

In this zoning district there is no minimum front yard setback, however the Carling Avenue frontage is to be setback 3.846 metres from the current property line and 1.37 metres from the Merivale Road frontage.

Comment:

The site should have more bicycle parking.

Response:

The bicycle parking requirements for a low-rise apartment building is 0.5 spaces per unit, which would result in 9 bicycle parking spaces. The applicant has proposed 20 indoor bicycle parking spaces to be accessed on the main floor of the building.

Comment:

Cycling infrastructure should be improved along Carling Avenue and Merivale Road.

Response:

While there are no immediate plans for improved cycling infrastructure for Carling Avenue and Merivale Road at this time, the two streets are identified as arterial roadways and will be updated to a new standard over time.

Comment:

How will the garbage and recycling be handled?

Response:

The building includes an internal garbage room to handle City of Ottawa multi-residential bin collection which will be rolled out of the building on pick-up days.

Comment:

How many trees will be planted and what will be the large canopy tree in the rear yard?

Response:

6 trees along the eastern property boundary are to be removed, however 5 trees on properties adjacent to the rear yard will be protected. The applicant proposes an Autumn Blaze Maple tree to be planted in the rear yard amenity space as there is space for a large canopy tree. Additionally, the front yard will see 2 Ultra Hackberry trees planted, 9 Celtic Pride Siberian Cypress coniferous shrubs, 28 deciduous shrubs such as Chokeberry, Rose, Spirea, and 15 Bottlebrush ornamental grass.

Comment:

The building does not propose an elevator which will create accessibility issues.

Response:

An elevator is not a building code requirement for this development, however a lift is included in the main foyer to provide accessibility to the 3 main floor residential units.

Comment:

The proposal goes against the 2-storey character of the neighbourhood.

Response:

The subject property is located within the Veterans' Housing Character Area established by Council under the Official Plan. Heritage Planning staff are satisfied that the proposal generally meets the intent of the guidelines for new development (Section 5.5) with respect to rectilinear forms, simple material palette, green front yard, low building entrances and ground floor heights.

Consideration was given to wartime housing precedents for similar building typologies. Many of the proposed architectural features, including the smooth brick, flat roof, three-storey height, fenestration pattern and projections, are reflective of the simple character of wartime walk-up apartments. These elements improve compatibility with the surrounding neighbourhood.

Comment:

The proposal will create excess noise and loss of natural light to neighbouring properties,

and noise pollution and traffic will take away from the peacefulness of the neighbourhood.

Response:

The property faces two arterial roads and is considered on the periphery of the neighbourhood. 3-storey buildings are permitted in all areas of the city within the Neighbourhood designation within the Official Plan.

Technical Agency/Public Body Comments

Summary of Comments –Technical

- Heritage Planning staff are satisfied that the proposal generally meets the intent of the guidelines for new development (Section 5.5) with respect to rectilinear forms, simple material palette, green front yard, low building entrances and ground floor heights.
- Consideration was given to wartime housing precedents for similar building typologies. Many of the proposed architectural features, including the smooth brick, flat roof, three-storey height, fenestration pattern and projections, are reflective of the simple character of wartime walk-up apartments. These elements improve compatibility with the surrounding neighbourhood.

Advisory Committee Comments

Summary of Comments – Advisory Committees

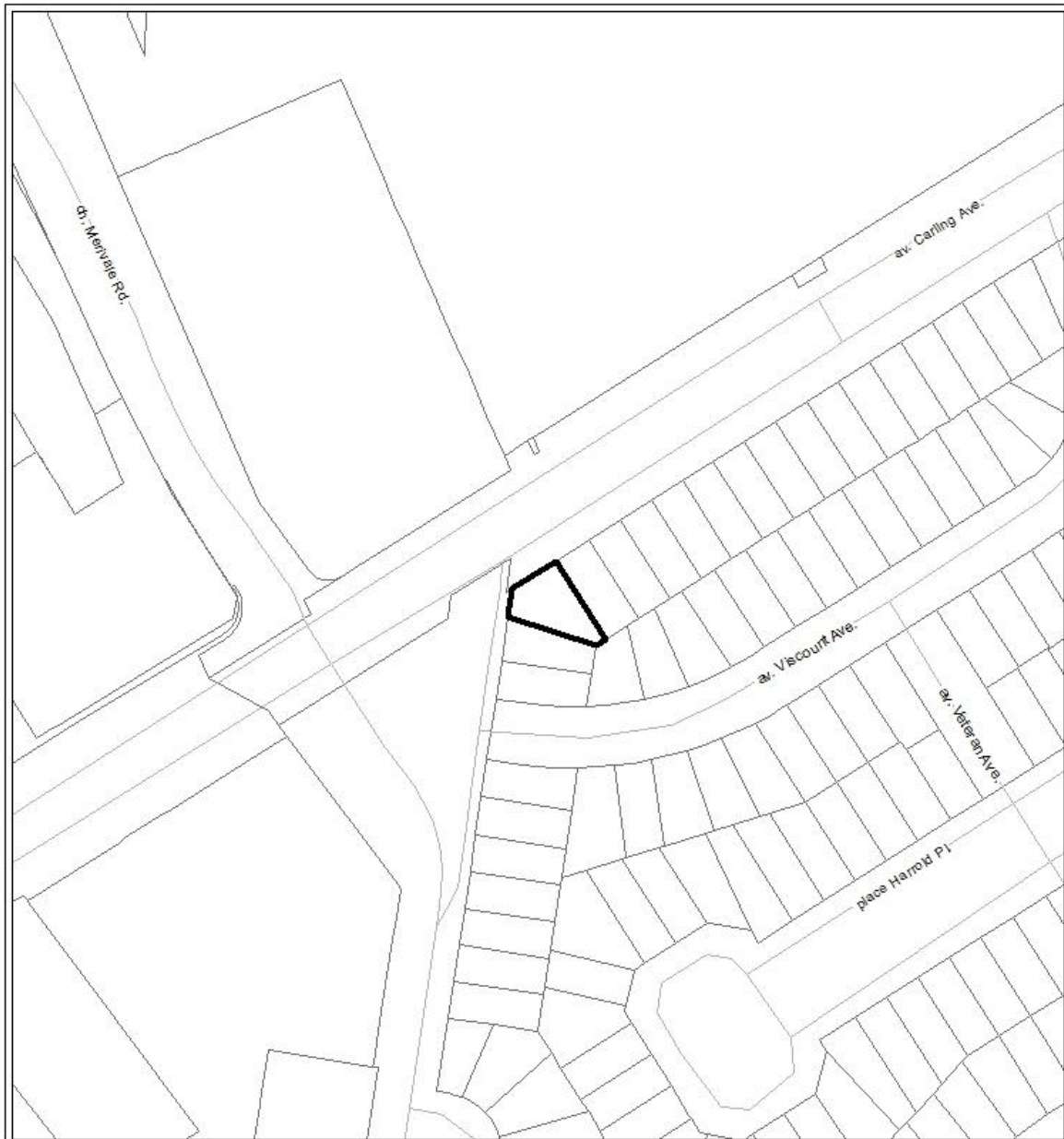
N/A




APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was processed by the On Time Decision Date due to the complexity of issues related to the application.

Contact: Kelby Lodoen Unseth Tel: 613-580-2424, ext. 12852 or e-mail: Kelby.LodoenUnseth@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-23-0089	23-0577-R		
I:\CO\2023\Site\Carling_1240			
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REVISION / RÉVISION - 2023 / 06 / 19		 1240 ch. Carling Rd.	 <small>N NORTH ARROW</small>