



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

Site Location: 197 and 201 Wilbrod Street

File No.: D07-12-22-0016

Date of Application: February 1, 2022

This SITE PLAN CONTROL application submitted by Timothy Beed, Fotenn Planning + Design, on behalf of Empire Holdings Limited, is APPROVED as shown on the following plan(s):

1. **Site Plan**, A-001, prepared by GRC Architects, dated November 30, 2022.
2. **Building Elevations**, A200, prepared by GRC Architects Inc., dated Jan, 07 2022.
3. **Building Elevations**, A201, prepared by GRC Architects Inc., dated Jan, 07 2022.
4. **Window Schedule**, A202, prepared by GRC Architects Inc., dated Jan, 07 2022.
5. **Tree Conservation Report & Landscape Plan**, L-01, prepared by James B. Lennox & Associates Inc., dated 12-06-2021, revision 4 dated 11/30/2022.
6. **Landscape Details**, L-02, prepared by James B. Lennox & Associates Inc., dated 12-06-2021, revision 3 dated 23/06/2022.
7. **Site Servicing Plan**, C-1 of 5, prepared by D.B. Gray Engineering Inc., dated DEC 17-21, revision 5 dated JAN 17-23.
8. **Grading Plan, Erosion & Sediment Control Plan and Existing Conditions**, C-2 of 5, prepared by D.B. Gray Engineering Inc., dated DEC 17-21, revision 3 dated JUN 22-22.
9. **Notes and Details**, C-3 of 5, prepared by D.B. Gray Engineering Inc., dated DEC 17-21, revision 3 dated JUN 22-22.
10. **Roof Plan and Post Development Drainage Plan**, C-4 of 5, prepared by D.B. Gray Engineering Inc., dated DEC 17-21, revision 3 dated JUN 22-22.
11. **Pre-development Drainage Plan**, C-5 of 5, prepared by D.B. Gray Engineering Inc., dated DEC 17-21, revision 2 dated JAN 17-23.

And as detailed in the following report(s):

1. **Geotechnical Investigation Proposed Residential Building 197-21 Wilbrod Street Ottawa, Ontario**, prepared by Paterson Group, revision 2 dated January 26, 2023.
2. **Empire Holdings – 197-201 Wilbrod Apartment Building Noise Impact Study R1**, prepared by State of Art Acoustic Inc. dated 2022-07-15.
3. **Phase 1 Environmental Site Assessment 197-201 Wilbrod Street Ottawa, Ontario**, prepared by Paterson Group, dated October 15, 2021.
4. **Servicing Brief & Stormwater Management Report 197-201 Wilbrod Street Ottawa, Ontario**, prepared by D.B. Gray Engineering Inc, dated December 21, 2021, revised June 22, 2022.
5. **A Cultural Heritage Impact Statement 197-201 Wilbrod Street Sandy Hill**, prepared by Commonwealth Historic Resource Management, dated December 2021.

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. **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.

7. **Completion of Works**

The Owner acknowledges and agrees that no new building will be occupied on the lands until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, 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.

8. **Development Charges**

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

9. **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

10. **On-Site Parking - Notice on Title**

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 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 clause, 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. **Asphalt Overlay**

Due to the number of road cut permits required to service this development, the Owner shall install an asphalt overlay over the total area of the public driving surface fronting the subject lands, as shown on the approved Site Servicing Plan, referenced in Schedule “E” hereto. The overlay shall be carried out to the satisfaction of the General Manager, Planning, Real Estate and Economic Development. The Owner acknowledges and agrees that all costs are to be borne by the Owner.

12. **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.

13. **Noise Control Attenuation Measures**

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved Empire Holdings – 197-201 Wilbrod Apartment Building Noise Impact Study R1, referenced in Schedule “E” of this Agreement, as follows:

- (a) each unit is to be fitted with a forced air heating system and ducting, and shall be sized to accommodate central air conditioning;
- (b) 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.
- (c) prior to the issuance of a building permit, a review of building components (windows, walls, doors) is required and must be designed to achieve indoor sound levels within the City’s and the Ministry of the Environment, Conservation and Parks’ noise criteria. A letter shall be prepared by a qualified professional 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 mitigation measures to achieve the required indoor sound levels;

- (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 Empire Holdings – 197-201 Wilbrod Apartment Building Noise Impact Study R1, 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 a warning clause shall be included in all agreements of purchase and sale or lease agreements, as detailed in paragraph 14 below.

14. **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 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.”

15. **Geotechnical Investigation**

The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, licensed in the Province of Ontario, to ensure that the recommendations of the Geotechnical Investigation Report (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.

16. **Geotechnical - Encroachments**

The geotechnical report has recommended a method of shoring that may encroach onto the adjacent property or onto the City right-of-way. Please note that the applicant is required to obtain the approval of the adjacent property Owner and/or receive municipal consent for any works within the right-of-way prior to the installation of any encroachments. For encroachments within the ROW the applicant shall ensure that there will be no conflicts between the proposed shoring method and the municipal services or utilities in the ROW.

17. **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.

18. **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 Wilbrod street between Sanitary maintenance hole MHSA39368 to MHSA39369 and Storm maintenance hole MHST39254 to MHST39255 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 Wilbrod street between Sanitary maintenance hole MHSA39368 to MHSA39369 and Storm maintenance hole MHST39254 to MHST39255 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 Wilbrod street between Sanitary maintenance hole MHSA39368 to MHSA39369 and Storm maintenance hole MHST39254 to MHST39255 and compensate the City for the full amount of any required repairs to the City Sewer System.

19. **Storm Water Flow Control Devices**

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 Roof Plan and Post Development Drainage Plan dated 17th December 2021 revision 3 dated 22 June 2021, referenced in Schedule "E" herein. The Owner further acknowledges and agrees it shall assume all maintenance and replacement responsibilities in perpetuity. The Owner shall keep all records of inspection and maintenance in perpetuity and shall provide said records to the City upon its request.

20. **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.

21. **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.

22. **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 all plant and landscaping material (except municipal trees), decorative paving and street furnishings placed in the City's right-of-way along Wilbrod Street in accordance with City Specifications, and 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.

23. **Exterior Elevations Drawings**

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Elevations Plans and Window Schedule, referenced in Schedule "E" herein. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved Elevations Plans and Window Schedule 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.

24. **Waste Collection**

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

25. **Cash-in-Lieu of Parkland**

The Owner shall pay cash-in-lieu of parkland in accordance with the Parkland Dedication By-law of the City of Ottawa, as well as the fee for appraisal services. The monies are to be paid at the time of execution of the Site Plan Agreement.

26. **Joint Use, Maintenance and Liability Agreement**

- (a) The Owner acknowledges and agrees that should the lands be severed in the future by means other than a Declaration of a Condominium, it shall ensure that the future owner of the freehold units shall enter into a Joint Use, Maintenance and Liability Agreement which shall be binding upon the owners and all subsequent purchasers to deal with the joint use, maintenance and liability of the common elements, including but not limited

to any private roadway(s) and concrete sidewalks; common grass areas; common party walls, exterior walls; common structural elements such as the roof, foundations; common parking areas; sewers and watermain, for the mutual benefit and joint use of the owners; and any other elements located in the common property; and the Joint Use, Maintenance and Liability Agreement shall be filed with the General Manager, Planning, Real Estate and Economic Development.

- (b) The Owner shall file with the General Manager, Planning, Real Estate and Economic Development, an opinion from a solicitor authorized to practice law in the Province of Ontario that the Joint Use, Maintenance and Liability Agreement is binding upon the owners of the land and all subsequent purchasers to deal with the matters referred to Paragraph (a) above.
- (c) The Owner acknowledges and agrees that the Joint Use, Maintenance and Liability Agreement shall be registered on the Owner's lands at no cost to the City, and a copy of the registered agreement shall be provided to the General Manager, Planning, Real Estate and Economic Development.
- (d) The Owner acknowledges and agrees that the Joint Use, Maintenance and Liability Agreement shall include a clause requiring subsequent purchasers to enter into an assumption agreement that transfers all legal and financial obligations required under the Joint Use, Maintenance and Liability Agreement to the future owners, successors and assigns in title of the subject lands. The Owner further acknowledges and agrees to include a clause in all agreements of purchase and sale informing purchasers that there is a Joint Use, Maintenance and Liability Agreement registered on title to the subject lands, and require the purchaser to enter into an assumption agreement thereto.

May 26, 2023

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: D07-12-22-0016

SITE LOCATION

197 and 201 Wilbrod Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is located along the north side of Wilbrod Street, between Cumberland Street and King Edward Avenue, in the Sandy Hill West neighbourhood. The site is comprised of two parcels, 197 and 201 Wilbrod Street, which have a combined area of 650 square metres and 20 metres of frontage along Wilbrod Street. The site is occupied by two residential buildings, which currently sit vacant and are in a deteriorated state. Surrounding uses include a mix of residential, commercial, and institutional uses in buildings ranging from low-rise to high-rise. Immediately abutting the site are low-rise residential buildings to the east, west, and north, and a several places of worship with associated surface parking and accessory buildings to the south. The University of Ottawa campus is also located 100 metres to the west of the subject site.

The subject properties are located within the Sandy Hill West Heritage Conservation District and are designated under Part V of the *Ontario Heritage Act*. The properties are classified as contributing properties within the heritage conservation district. A heritage permit to demolish the two existing buildings was issued by City Council on June 10, 2022, to allow demolition ahead of the new construction. On October 5, 2022, City Council issued a further heritage permit for new construction on the site.

A Zoning By-law Amendment application (File No. D02-02-22-0008) was considered concurrently with the subject application, which was passed by City Council on October 5, 2022, and received no appeals. The Zoning By-law Amendment permitted the following:

- Maximum building height of 12.5 metres;
- Minimum rear yard setback of 7.6 metres;
- Maximum projection of 1.6 metres above the first floor for balconies located in the required front yard;
- No visitor parking; and,
- Heritage Overlay provisions do not apply.

The development proposal includes the construction of a four-storey residential apartment building with a gross floor area of 347 square metres and 19 units. A total of

177 square metres of amenity space is provided, including a communal tenant amenity room, private balconies, and terraces. No parking is provided on site. The existing tree in the front yard is to be retained.

Residential Units and Types

Unit Type	Number of Units
Studio	14
2-bedroom	5

Related Applications

The following applications are related to this proposed development:

- Zoning By-law Amendment – D02-02-22-0008
- Ontario Heritage Act (Demolition) – D09-04-22-0004
- Ontario Heritage Act (New Construction) – D09-04-22-0006

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal conforms to Hub and Evolving Overlay designations of the Official Plan (2021).
- The proposal aligns with applicable policies for the Sandy Hill West Designation in the Central Area Secondary Plan.
- Ottawa City Council issued heritage permits for demolition and new construction on the subject site (File No. D09-04-22-0004, D09-04-22-0006).
- The proposal conforms to all relevant provisions of the Zoning By-law, including those specific to the R4UD zone, Urban Exception 2824, and Schedule 70. A Zoning By-law Amendment (File No. D02-02-22-0008) providing relief from maximum building height, minimum rear yard setback, permitted projections, visitor parking, 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 allows for the residential intensification of two underutilized properties within the Sandy Hill West neighbourhood in a manner that is sensitive to the established heritage character of the area, 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 Stéphanie Plante 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.

Summary of public comments and responses

Comment

Supportive of the proposed development; the location is well-suited for a multi-storey residential building and no car parking.

Response

Staff previously recommended that Planning Committee and City Council approve a Zoning By-law Amendment application to permit the proposed development.

Comment

Concerns with the proposed built form, building height, materiality, and unit mix.

Response

Staff are satisfied that proposed building and site design effectively utilize materials, colour, building articulation and height to reflect the character of the neighbourhood, while also creating an opportunity for residential intensification within a well-served urban neighbourhood.

Comment

Concerns with lack of heritage conservation.

Response

The application was accompanied by a Cultural Heritage Impact Statement and upon review Heritage Staff accepted the findings and had no further comments.

Comment

Concerns that allowing the proposed development rewards the owner after years of neglect to existing heritage buildings on site.

Response

It is noted that the existing heritage buildings on site have been neglected and that the structures are not well-suited for restoration as a result. However, the proponent of this application is a new owner, who purchased the property within the last few years.

Comment

Concerns with the absence of parking on site.

Response

Staff have no concerns as the site is well-served by transit and active transportation infrastructure.

Comment

Request to increase the amount of bicycle parking being provided.

Response

Double the required bicycle parking is also provided to meet the needs of residents.

Technical Agency/Public Body Comments

Canada Post

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

Bell Canada

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

Hydro Ottawa

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

Enbridge Gas Inc.

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

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 the concurrent Zoning By-law Amendment and Ontario Heritage Act applications.

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

Document 1 – Location Map

