

Planning and Economic Development Committee
Comité de l'urbanisme et de l'expansion économique

Agenda 14
Ordre du jour 14

Tuesday, August 29, 2000 - 9:15 a.m.
Le mardi 29 août 2000 - 9 h 15

Victoria Hall, First Level
Bytown Pavilion, City Hall

Salle Victoria, niveau 1
Pavillon Bytown, hôtel de ville



City of
Ville d' **Ottawa**

**Confirmation of Minutes
Ratification des procès-verbaux**

Minutes 14 (July 25, 2000)

Procès-verbal 14 (Le 25 juillet 2000)

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Councillor/Conseiller Shawn Little, Vice-Chairperson/Vice-président

Councillor/Conseiller Stéphane Émard-Chabot

Councillor/Conseiller Allan Higdon

Councillor/Conseiller Ron Kolbus

AML

August 8, 2000

ACS2000-PW-PLN-0093
(File: OZP2000/021)

Department of Urban Planning and Public
Works

Ward/Quartier
OT9 - Capital

- Planning and Economic Development
Committee / Comité de l'urbanisme et de
l'expansion économique
- City Council / Conseil municipal

Action/Exécution

1. Zoning - 230 to 234 Sunnyside Avenue
Zonage - 230 à 234, avenue Sunnyside

Recommendation

That an amendment to *Zoning By-law, 1998*, from I1 to R3J, as it applies to 230, 232 and 234 Sunnyside Avenue as shown on Document 2, to permit residential development, be **APPROVED**, as detailed in Document 3.



August 9, 2000 (11:03a)

Edward Robinson
Commissioner of Urban Planning and Public
Works

DC:dc

Contact: Denis Charron - 244-5300 ext. 1-3422



August 9, 2000 (1:16p)

Approved by
John S. Burke
Chief Administrative Officer

Financial Comment

N/A.



August 9, 2000 (8:24a)

for Marian Simulik
Acting City Treasurer

BH:cds

Executive Report

Reasons Behind Recommendation

Background

The subject property, which is presently vacant, is located just east of St. Margaret Mary's Church at Fairbairn Street and Sunnyside Avenue. Surrounding uses are mostly residential with the exception of the St. Margaret Mary's Church to the west. There is a severe grade difference between the front of the property, which faces onto Sunnyside Avenue, and the rear yard which abuts a City owned lane and other private properties.

The developer has recently purchased the easternmost portion of the St. Margaret Mary's Church lands and would like the zoning changed to permit three townhouses with carports facing Sunnyside Avenue. A Site Plan Control application is also being processed concurrently but its approval is pending the approval of this zoning amendment.

Official Plan

The Region of Ottawa-Carleton's Official Plan designates the subject lands as "General Urban Area". The Planning and Development Approvals Department of the Region has informed us that they do not have any comments regarding the proposal.

The City's Official Plan designates the subject property as "Residential Area". This designation permits a variety of residential and limited non-residential uses. To evaluate the appropriateness of residential intensification on vacant lands, reference is made to Policy 3.6.2.1 which is used to evaluate minor residential development. These policies relate to the compatibility of the proposal with the surrounding neighbourhood.

Compatibility

Most of the surrounding lands are zoned R3J which permits detached houses, linked-detached houses, semi-detached houses, duplex houses, triplex houses, converted houses, townhouses and linked-townhouses. The developer proposes to construct three townhouses and seeks a reduction to the side yard requirements from 1.2 metres to 0.65 metres for the side yard abutting the church property only. If an exception to reduce the side yard requirement is approved, the total distance between the church and the first proposed townhouse or any other permitted residential building would be 3.33 metres. The owners of the church are in agreement with the distance and have also indicated to the developer that a fence is not required between the subject and church properties.

In addition, to be consistent with the existing R3J[225] zoning in the surrounding area, exception [225] prohibits planned unit developments, and therefore it is recommended to prohibit the same in the new R3J exception zone.

In this context, the proposal is appropriate and the Department recommends that *Zoning By-law, 1998*, be amended to an R3J zone with an exception to permit a reduced westerly side yard for the subject lands.

Economic Impact Statement

There will be no economic impact associated with this proposal.

Consultation

Four responses were received as a result of the posting of an on-site information sign and notification sent to the concerned community groups and area residents. All are opposing the proposal for reasons such as loss of green space, more traffic generation and fewer on-street parking spaces.

Disposition

Department of Urban Planning and Public Works to prepare and circulate the implementing by-law.

Department of Corporate Services

1. Statutory Services Branch to notify the Region of Ottawa-Carleton, Development Approvals Division, Department of Planning and Development Approvals, the applicant and property owner [ROJO Construction Management, 7013 Nickerson Way, Greely, Ontario, K4P 1A3] of City Council's decision.
2. Office of the City Solicitor to forward the implementing by-law to City Council.

List of Supporting Documentation

| | |
|------------|---|
| Document 1 | Explanatory Note |
| Document 2 | Location Map |
| Document 3 | Details of Recommendations |
| Document 4 | Municipal Environmental Evaluation Process (MEEP) Checklist - (on file with City Clerk) |
| Document 5 | Consultation Details |

Part II - Supporting Documentation

Document 1

EXPLANATORY NOTE TO BY-LAW NUMBER ____-2000

By-law Number _____ amends *Zoning By-law, 1998*, the City's Comprehensive Zoning By-law. The amendment affects the zoning of the lands identified as 230, 232 and 234 Sunnyside Avenue, as shown shaded on the attached Location Map. This amendment is intended to permit a residential development.

Current Zoning

The current zoning of the subject property is I1, a Minor Institutional Zone that permits a range of neighbourhood-serving and institutional uses including community centre, day care, library, place of worship, recreational and athletic facility, retirement home and school.

Proposed Zoning

The standard R3 zone is a *Converted House/Townhouse Zone* which permits a wide range of low density residential uses, such as a converted house, detached house, duplex house, linked-townhouse, semi-detached house and a townhouse. These uses are also subject to minimum lot area and lot width requirements, as well as building height, floor space index, landscaped area and yard provisions.

The proposed zoning amends *Zoning By-law, 1998*, by rezoning the I1 lands to a R3J exception zone. The R3J subzone permits all uses in the standard R3 zone but has regulations for minimum lot area in square metres and minimum lot width for the following specific uses: detached houses, linked-detached houses, semi-detached houses, duplex houses, triplex houses, converted houses, townhouses and linked-townhouses. An exception to the side yard requirements from 1.2 metres to 0.65 metres for the side yard abutting the church property and to prohibit planned unit development is proposed.

For further information, please contact Mr. Denis Charron at 244-5300 extension 1-3422.

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DETAILS OF RECOMMENDATION

Document 3

1. That the subject property, as shown on Document 2, be rezoned to R3J.
2. That an exception be included to read as follows:
 - (a) permit a westerly side yard of 0.65 metres
 - (b) prohibit planned unit development

CONSULTATION DETAILS

Document 5

NOTIFICATION AND CONSULTATION PROCESS

Notification and consultation procedures were carried out in accordance with the Early Notification Procedure P&D\PPP\N&C #1 approved by City Council for Zoning Amendments.

APPLICATION PROCESS TIMELINE STATUS

This application was received on May 18, 2000, and was subject to a project management timeline, as recommended by the "A Better Way Task Force Report". A process chart establishing critical milestones was prepared. A Mandatory Information Exchange was not undertaken by staff since the proponent undertook Pre-consultation. This application was processed within the maximum 165 calendar day timeframe.

INPUT FROM OTHER DEPARTMENTS OR GOVERNMENT AGENCIESCOUNCILLOR'S COMMENTS

Councillor Inez Berg is aware of the application.

Community

Four area residents are opposed and have provided the following comments as summarized:

1. Subject lands should be kept for recreational uses only.
2. The proposal will add to the traffic burden and eliminate on-street parking spaces on Sunnyside Avenue.
3. The proposal will degrade the esthetics of the street and have an impact on the value of our property.

Response to comments

1. The subject site is a steep slope and would not meet the criteria for consideration as a City park. There are several parks and recreational pathways in the area (Rideau River and Canal).
2. The development would eliminate two on-street parking spaces but would not impact the traffic volume.
3. The proposal should improve the esthetics of the street and consequently increase the property values in the area.

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August 8, 2000

ACS2000-PW-PLN-0098
(File: OZP2000/019)

Department of Urban Planning and Public
Works

Ward/Quartier
OT7 - Kitchissippi

- Planning and Economic Development
Committee / Comité de l'urbanisme et de
l'expansion économique
- City Council / Conseil municipal

Action/Exécution

2. Zoning - 391 Piccadilly Avenue Zonage - 391, avenue Piccadilly

Recommendation

That the proposed amendment to *the Zoning By-law, 1998*, as it applies to 391 Piccadilly Avenue, be APPROVED from I1 to a R5A exception zone, as detailed in Document 2.



August 9, 2000 (12:43p)

Edward Robinson
Commissioner of Urban Planning and Public
Works

DJ:dj

Contact: Doug James - 244-5300 ext. 3856



August 9, 2000 (1:37p)

Approved by
John S. Burke
Chief Administrative Officer

Financial Comment

N/A.



August 9, 2000 (8:45a)

for Marian Simulik
Acting City Treasurer

BH:cds

Executive Report

Reasons Behind Recommendation

Context

The subject property is located on the east side of Piccadilly Avenue adjacent to St. George's Elementary School. On the site is a three-storey residential building. This building has been used as an ecclesiastical residence for 12 people for approximately the last 40 years. To the immediate north and south of the subject property is St. George's Elementary School. Further to the south is St. George's church while further to the north are two single family dwellings and commercial uses located along Richmond Road. Across the street are low-density residential dwellings consisting predominantly of single-detached dwellings.

The applicant wishes to convert the ecclesiastical residence on the property to a rooming house with a maximum of 13 units. The rooming house is intended to be used exclusively for women. The applicant has also requested that should the rooming house cease to exist on the property, an apartment building for eight units also be permitted. The applicant is requesting a maximum of 13 rooming units and eight dwelling units respectively, as this is the number that could be placed within the existing building on the property for these two specific uses. The Department is recommending that this application be approved for the following reasons.

Conformity With the Official Plan

The subject property is designated "Residential Area" in the City's Official Plan. The Official Plan contains a chapter entitled "Housing Development and Residential Areas". As part of this chapter, there is a Strategic Approach by which to guide the use of properties having the Residential Area designation. Strategic Approach 3.1.7. states that existing housing stock should be conserved and renewed as an important element in meeting future housing needs. As well, the demolition and conversion to non-residential uses should be controlled. As this property and the building on the property has been used for residential purposes for approximately the last forty years, the rezoning of this site to residential will help facilitate the continued use of the property and its present building for residential purposes, thereby conforming with the Strategic Approach of the Official Plan.

Policy 3.3.2 a) of the Official Plan encourages the creation of housing types in residential areas that may result in the mix of tenure forms (owner-rental-cooperative, etc.) within a neighbourhood. As the majority of the homes in the area are owner occupied, approval of this application will allow for the use of the property as a rental accommodation, thereby fulfilling the intent of the Official Plan.

Compatibility With Surrounding Neighbourhood

Approval of this rezoning will allow the property and the building to continue to be used for residential purposes at a density virtually identical to that which presently exists. Consequently, the proposed rezoning does not represent a significant increase in residential intensification in the neighbourhood.

While the western side of Piccadilly Avenue, between Richmond Road and Byron Avenue is exclusively residential, the eastern side, where the subject property is located, is a mix of uses (institutional, residential and commercial). It is the Branch's contention that a rooming house is a compatible addition to the variety of uses found on the eastern side of the street.

To help ensure an efficient use of the building, the Department is recommending that only a converted rooming house be permitted. Consequently, should the building on the subject property be demolished, a new purpose-built rooming house could not be constructed. There are no provisions in the Zoning By-law for a converted apartment building. However, in addition to limiting the number of units in the rooming house to 13, the Department is also recommending a maximum of eight dwelling units within a proposed apartment building. This will help ensure that should the building on the property be demolished and a new apartment building be constructed, it will not result in a more intense use of the site than what presently exists.

In addition to limiting the number of units permitted for a converted rooming house and an apartment building, the Department is limiting the number of uses permitted in the proposed zoning. This is done taking into consideration the size of the subject site (910 square metres), uses found in the neighbourhood and what would be considered appropriate for the building on the property. In addition to the foregoing, there are not expected to be any concerns with parking and traffic. The amount of traffic associated with the proposed use is minimal and all parking required by the City's Zoning By-law can be provided on site.

Much concern has been raised by the community over the personal characteristics of the people who are expected to live at this location. There is a concern that they will be a detriment to the existing community. In making its recommendation to Committee and Council, the Department must consider only planning issues, such as those presented in this submission. We cannot take into consideration who will be living at a property. Taking such issues into account would be "people zoning", which is in contravention of the Planning Act.

Economic Impact Statement

There is no anticipated economic impact from this proposed rezoning.

Environmental Impact

As the site is already developed, there is no anticipated Environmental Impact.

Consultation

Eighteen responses were received from the posting of the on-site sign. Sixteen were in opposition while two respondents wanted more information. The concerns of the respondents related to the type of people who would be living in the proposed rooming house and the anticipated social problems that would result. People also expressed a concern over the other types of residential uses allowed, in the originally proposed R5 residential zone.

Disposition

Department of Corporate Services, Statutory Services Branch to notify the property owner (Grey Sisters of the Immaculate Conception, 720 Mackay Street, Pembroke, Ontario, K8K 8J8) the agent (Centretown Affordable Housing Development Corporation, P.O. Box 2728 Stn. D., Ottawa, Ontario, K1P 5W8), the Corporate Finance Branch, Revenue Section, Assessment Control Supervisor and the Region of Ottawa Carleton, Plans Administration Division of City Council's decision.

Office of the City Solicitor to forward the implementing By-law to City Council

Department of Urban Planning and Public Works to prepare and circulate the implementing by-law.

List of Supporting Documentation

- | | |
|------------|---|
| Document 1 | Explanatory Note |
| Document 2 | Details of Recommended Zoning |
| Document 3 | Location Map |
| Document 4 | Municipal Environmental Evaluation Process (MEEP) Checklist (on file with City Clerk) |
| Document 5 | Compatibility With Public Participation |

Part II - Supporting Documentation

Document 1

THE FOLLOWING IS AN EXPLANATORY NOTE TO BY-LAW NUMBER -00

By-law Number -00 amends *Zoning By-law, 1998* the City's Comprehensive Zoning By-law

The subject property is presently occupied by a two-and-a-half storey building containing an ecclesiastical residence. The applicants wish to purchase the subject property and have it converted to a rooming house with a maximum of 13 units. As well, should the subject property cease to be used as a rooming house in the future, the applicant has requested that an apartment with a maximum of eight dwelling units be included in the list of permitted uses. This would allow the continued use of the existing building on site.

Current Zoning Designation

The current zoning of the subject property is I1. This is a Minor Institutional zone specifically established for all minor institutions, of which an ecclesiastical residence is included. Other permitted uses include a place of worship, a community centre, a school, a museum and a library. However, a rooming house and an apartment building are not permitted.

Proposed Zoning Designation

The proposed zoning is an R5A exception zone. This is a residential subzone that allows a limited number of residential uses. The number of residential uses permitted by this zone are restricted by the exception. The only uses permitted are:

- A. apartment building containing a maximum of eight units
- B. bed and breakfast
- C. detached house
- D. diplomatic mission, official residence
- E. diplomatic mission, other residence

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F. park

G. retirement home, converted accommodating a maximum of thirteen dwelling units

H. rooming house, converted containing a maximum of thirteen units

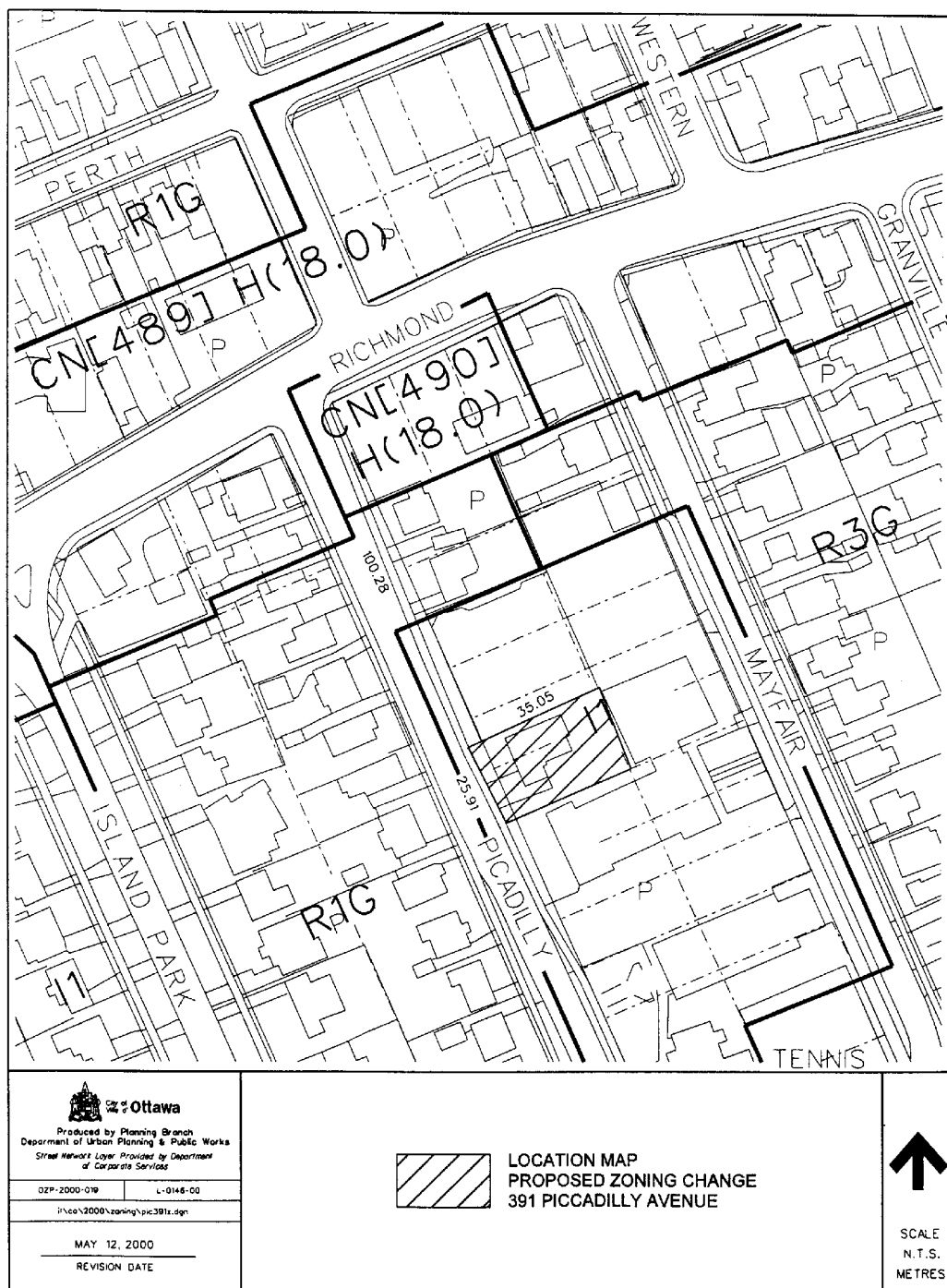
The letter “A” in the proposed zoning indicates that the minimum lot width and area provisions for a detached house are 15 metres and 464 square metres respectively.

Details of Proposed Zoning

Document 2

That the subject property as shown in Document 3 be rezoned from I1 to an R5a exception zone as follows:

1. Prohibit all uses except the following uses in an R5A Zone:
 - a. apartment building
 - b. bed and breakfast
 - c. detached house
 - d. diplomatic mission, official residence
 - e. diplomatic mission, other residence
 - f. park
 - g. retirement home, converted
 - h. rooming house
2. Restrict an apartment building to housing no more than eight dwelling units
3. Restrict retirement home, converted to accommodating a maximum of 13 residents, and
4. Restrict a rooming house, converted to housing no more than 13 rooming units.



COMPATIBILITY WITH PUBLIC PARTICIPATION

Document 5

NOTIFICATION AND CONSULTATION PROCESS

Notification and consultation procedures were carried out in accordance with the Early Notification and consultation procedures P&D\PPP\N&C#1 approved by City Council for Zoning Amendments.

Eighteen responses were received as a result of the posting of the on-site sign. Sixteen were opposed to the proposed development while two people wanted more information on the proposal. Reasons in opposition of the proposal, and a response to those reasons are presented below.

A petition containing 56 signatures with the following preamble was also submitted:

“We the undersigned are in opposition of the re-zoning proposal for 391 Piccadilly Avenue. Ottawa, Ontario to allow this property to be used as a rooming house”.

APPLICATION PROCESS TIMELINE STATUS

This application was received on May 3, 2000 and was subject to a project management timeline and early notification, as recommended by the "A Better Way Task Force Report". Early notification was undertaken by staff. A process chart establishing critical milestones was prepared and circulated as part of the technical and early notification process. This application is proceeding to Planning and Economic Development Committee in accordance with the timelines established in the Better Way Task Force.

Reasons in Opposition to the Proposal

1. We believe that a property on a quiet residential street, enveloped by a school grounds of an elementary school is a very inappropriate location for a rooming house.

Response

The Department has made its planning recommendation taking the surrounding land uses into consideration.

2. This property should become part of the school, it is already surrounded by a school on three sides.

Response

The Department must make a recommendation on the application submitted. We cannot speculate on prospective ownership of the property.

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3. The proposed R5 zoning allows too much development for the existing community. This is a single-family home neighbourhood.

Response

The zoning recommended by the Department has eliminated a large number of uses typically found in the R5 zone. Only uses the Department believes can be accommodated by the existing building on the property and those considered appropriate to the adjacent community have been included.

4. This proposal is inappropriate. The safety and security of our young children must be of prime consideration for all of us. We must be aware of the personalities, situations and problems of the occupants and these types of dwellings.

Response

The Department cannot take into consideration, the personalities and characteristics of people who might be living in the proposed development. The recommendations to Council must be made on land use planning criteria only.

5. This proposal will devalue all the properties in the area.

Response

It is the Department's position that the proposed development will not negatively affect the property values of surrounding properties.

6. If this is approved, we will have people recovering from problems, in the middle of a school yard.

Response

It is the Department's position that the proposed residential zoning will allow forms of residential uses considered appropriate for the subject property and the surrounding land uses.

7. I am concerned about the amount of traffic this will bring to the neighbourhood.

Response

The proposed development is not expected to have a negative affect on the existing local traffic situation. As well, all parking anticipated by the Zoning By-law can be accommodated on site.

8. This property was transferred from the School Board to the Grey Sisters in 1949 with the expressed or implied understanding that it revert back to the school board when the Grey Sisters no longer needed the property.

Response

As mentioned, the Department must make a recommendation on the planning merits of the application, not on the ownership, or probable ownership of the property.

9. The rezoning of this property from minor institutional must be considered in the context of the surrounding properties zoned institutional.

Response

It is the Department's position that the proposed rezoning of the subject property does not need to be considered in relation to the adjacent institutional uses. For instance, the subject property is large enough to function as an individual property and not as part of the surrounding institutional lands. This is evidenced by the fact that the subject property has been functioning apart from the school as an ecclesiastical residence for at least the past 40 years.

10. This is contrary to the Key Principles of the Ottawa West Plan which anticipates that the use of this property should be for community purposes, when it ceases to be used for institutional purposes.

Response

It is the Department's position that the proposed development is in keeping with the Westboro Key Principles as it enhances the residential character of the neighbourhood and will only allow development that is compatible with the scale and structure existing within the neighbourhood.

11. The surrounding zoning permits some residential uses, such as a retirement home, for no more than eight residents. The proposal of 13 exceeds that acceptable density.

Response

It is the Department's position that allowing a 13 unit rooming house does not represent overdevelopment of the site. The building on the property is presently an ecclesiastical residence with 12 units. Consequently, the extent of the proposal is not out of keeping with the present use of the property.

12. Any form of spot zoning to a significantly different zone is not appropriate.

Response

Each rezoning, no matter what the size of the property, must be considered on its own merits. As stated in this submission, it is the Department's position that the proposed rezoning is appropriate.

SUPPLEMENTAL NOTIFICATION

A public meeting was also held on June 20, 2000, by the applicant and the Ward Councillor to discuss the proposal with local residents. Approximately thirty people from the community attended the meeting. The general views expressed by those in attendance was one of concern with the proposal. Their concerns and a response to their concerns are summarized as follows:

1. There was concern that the use of the property as a rooming house would attract the wrong kind of people to the neighbourhood and it was, therefore, not compatible with the surrounding residents or the adjacent school.

Response

The Department cannot make a recommendation to City Council on the appropriateness of a rooming house on a property, based on who will be living at that location. The Department's reasons for recommending approval of the rezoning are land use reasons, as presented in this submission.

2. Others did not mind the proposed use of the rooming home by the applicant, but were concerned that should the applicant leave, a less desirable rooming house would operate in its place.

Response

The Department cannot consider who will be operating the rooming house. A recommendation can only be made from the point of view of having the property used for residential purposes.

3. Some members of the community had concerns relating to other uses that were allowed by the requested zoning. They believed that the zoning requested would allow a wide range of uses not compatible with the surrounding community.

Response

The Department notes that the surrounding zoning is R1G and R3G. These are residential zones that restrict the number of residential uses. The Department has recommended a zoning with a limited number of permitted uses. Those permitted are believed to be compatible with the surrounding neighbourhood.

4. Some people expressed a desire that if the property was to be used as a rooming house, the applicant should enter into a restrictive covenant stipulating that only Daybreak could operate the rooming house.

Response

The City has no authority to require the owner and the applicant to enter into a restrictive covenant on the property. This would be between the vendor and the purchaser of the property.

Councillor's Comments

Councillor Shawn Little has indicated that while he supports initiatives of Daybreak, he cannot support the proposed rezoning to allow a rooming house next to an elementary school, as expressed by concerns raised at the public meeting and the notification process for this application.

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August 9, 2000

ACS2000-PW-PLN-0095
(File: OSP2000-32)

Department of Urban Planning and Public
Works

Ward/Quartier
OT6 - Somerset

- Planning and Economic Development
Committee / Comité de l'urbanisme et de
l'expansion économique

Action/Exécution

3. Site Plan Control Approval - 280-300 Queen Street **Approbation du plan d'emplacement - 280-300 rue Queen**

Recommendation

That the Site Plan Control application (OSP2000-32) be **APPROVED** as shown on the following plans and subject to the conditions contained in Document 1:

1. "Site Plan - Place de Ville - Phase III - 300 Queen Street", Drawing Number A100, prepared by Brisbin Brook Beynon Architects, dated May 15, 2000, as revised to August 2, 2000, and dated as received by the City of Ottawa, August 2, 2000.
2. "Landscape Plan - Place de Ville - Phase III - 300 Queen Street", Drawing Number L1, prepared by Corush Sunderland Wright Landscape Architects, dated May 23, 2000, as revised to May 23, 2000, and dated as received by the City of Ottawa, May 25, 2000.



August 10, 2000 (10:59a)

Edward Robinson
Commissioner of Urban Planning and Public
Works



August 10, 2000 (1:18p)

Approved by
John S. Burke
Chief Administrative Officer

CWL:cwl

Contact: Charles Lanktree, RPP., OALA. - 244-5300 ext. 1-3859

Financial Comment

Subject to Planning and Economic Development Committee approval, the required financial security will be retained by the City Treasurer until advised that all conditions have been met and the security is to be released.



August 10, 2000 (9:22a)

for Marian Simulik
Acting City Treasurer

BH:cds

Executive Report

Reasons Behind Recommendation

This application for Site Plan Control pertains to the construction of two office towers, one 16 storeys facing Queen Street and one 20 storeys facing Kent Street, with associated underground parking garage and surface improvements. The site is a through-corner lot that fronts Queen Street on the north, Kent Street on the west, and Albert Street on the south. Olympia and York are the developers of these towers which will form an expansion of their holdings in the Place de Ville office complex.

The site is 4 710 square metres and is located in the Core of the Central Area as designated in the Official Plan. This site was the subject of a similar office development by another owner which was approved in 1995. Applications were made to the Committee of Adjustment to permit a reduction to the on-site parking requirement of 253 spaces which are proposed to be provided at the neighbouring Place de Ville garage; and to permit a reduction in the number of loading spaces required from five to two. The Committee of Adjustment granted the variances with conditions with respect to parking requirements and loading spaces. Consistent with the Committee of Adjustment 's decision, these conditions appear in Part 3 of Document 1 of this approval.

Tower E is proposed to be 16 storeys and has its main address on Queen Street. The two loading bays and parking garage ramp are also located on Queen Street. The close relationship of the loading bays with the garage ramp will require an exemption from the requirements of the Private Approach By-law 170-73. A colonnade, providing weather protection to pedestrians, is created adjacent to the sidewalk around the perimeter of the block by the outside placement of the structural columns. A space between the buildings with planters and seating also provides a mid-block pedestrian link which expands to a plaza space on the south that is enclosed by the two office towers. The plaza includes a reflective pool with water jets and formal tree planting which provides a pedestrian amenity along the Albert Street transitway.

A wind and snow deposition study was conducted as a requirement of the review of this office complex in the Central Area. The results of this study indicate that both wind and snow deposition are mitigated by the placement of the new buildings relative to the existing site situation. This is primarily due to the infill of the existing void space in this block which provides shelter from the prevailing winds. Care has also been taken to ensure that snow and ice do not accumulate on pedestrian areas or create overhead safety hazards.

Overall this development is considered to provide a positive contribution to the character of the Core precinct of the Central Area.

Economic Impact Statement

FISCAL/ECONOMIC IMPACT STATEMENT

| | 280 Queen St | Est Investment:\$50,700,000 | |
|---------------------------------|--------------|-----------------------------|-------------|
| CITY COSTS: | 2000 | | 2001-2009 * |
| Extraordinary Costs ** | \$0 | | \$0 |
| Admin & Services | \$9,388 | | \$57,448 |
| Inspection & Control | \$11,253 | | \$68,859 |
| Roadways, parking | \$107,104 | | \$655,375 |
| Garbage & Storm Sewer Maint. | \$9,896 | | \$60,553 |
| Social & Family Services | \$2,181 | | \$13,346 |
| Rec & Culture | \$21,113 | | \$129,191 |
| Planning & Development | \$8,526 | | \$52,169 |
| | Sub-total | \$169,461 | \$1,036,941 |
| CITY REVENUES: | | | |
| Property Tax | \$345,459 | | \$2,113,883 |
| Building Permit | \$0 | | \$0 |
| Tax from Indirect Impacts | \$201,618 | | \$1,233,716 |
| License/Permit | \$47,737 | | \$292,106 |
| | Sub-total | \$594,814 | \$3,639,705 |
| | NET TO CITY | \$425,353 | \$2,602,765 |
| EMPLOYMENT | | | |
| New Jobs (excl. construction) | n/a | | 1600 |
| Net New Jobs (construction) *** | n/a | | 406 |
| New Jobs (indirect/induced) | n/a | | 710 |
| | Total | n/a | 2715 |

* Present value at a discount rate of 8.5%

** Includes: n/a

*** After excess capacity has been absorbed

Environmental Impact

This application was circulated to the Environmental Advisory Committee, however, no comments were received in response. The Environmental Management Branch provided conditions which are included in the attachment.

Consultation

Comments were received in response to the public notification of this application from the Centretown Citizen's Community Association and the Federation of Citizen's Associations.

Disposition

Department of Corporate Services

1. Statutory Services Branch to notify the owner (O&Y Properties Inc., 112 Kent Street, Tower B, Ottawa, Ontario K1P 5P2) and the agent (Brisbin Brook Beynon, 47 Clarence Street, Suite 400, Ottawa, Ontario K1N 9K1) and the Region of Ottawa-Carleton, Plans Administration Division, of Planning and Economic Development Committee's decision.
2. Office of the City Solicitor to prepare the required Site Plan Control Agreement.

List of Supporting Documentation

| | |
|-------------|--|
| Document 1 | Conditions of Site Plan Control Approval |
| Document 2 | Location Plan |
| Document 3 | Site Plan |
| Document 4 | Landscape Plan |
| Document 5a | Building Elevations |
| Document 5b | Building Elevations |
| Document 6 | Municipal Environmental Evaluation Process Checklist (on file with the City Clerk) |
| Document 7 | Consultation Details |

Part II - Supporting Documentation

Document 1

CONDITIONS, ACTIONS AND INFORMATION FOR SITE PLAN CONTROL APPROVAL

PART I - CONDITIONS TO BE SATISFIED PRIOR TO THE EXECUTION OF THE REQUIRED AGREEMENT

SPECIFIC CONDITIONS

1. The Site Plan shall be amended to indicate that the grade of any part of a private approach, excluding the public sidewalks, shall:
 - a) not be less than 2%
 - b) not exceed 8%, and
 - c) descend in the direction of the travelled portion of the road allowance,

as per Private Approach By-law Number 170-73, as amended. (Contact Ray Fournier, 244-5300, ext. 1-3811, Engineering Branch)
2. The Owner(s) shall obtain City Council approval of an exemption from the Private Approach By-law (By-law Number 170-73, as amended) requiring thirty feet (30') measured at the street line and curb line or edge of the roadway between the nearest limits of a private approach intended for two-way vehicular traffic and any other private approach to the same property. (Contact Ray Fournier, 244-5300, ext. 1-3811, Engineering Branch)
3. The concrete pavers used as a decorative treatment as part of the Central Courtyard area that extend out onto the Queen and Albert Streets and the pavers at the entrance to the Tower "E" entrance must not encroach upon the sidewalks, however, if installed on the road allowance boulevards, Maintenance and Liability Agreements will have to be entered into.

STC 1.2.1 - Landscape Elements Estimate by Landscape Architect

The Owner(s) must provide a detailed itemized estimate prepared by a Landscape Architect, of the value of all required landscaping, in accordance with the Canadian Nurseries Association Standard, to the satisfaction of the Commissioner of Urban Planning and Public Works. (Contact Charles Lanktree, 244-5300, ext. 1-3859, Planning Branch)

STC 1.3 - Posting of Financial Securities for Landscape Elements

The Owner(s) must post Security in the amount of 100% of the value of the landscape elements as identified in the detailed itemized estimate, including estimates for new landscape elements on private and municipal and/or regional property, which shall be retained in the custody of the City Treasurer, (no security will be taken for existing municipal and regional road allowance trees because they are already protected by the Trees By-law (By-law Number 55-93, as amended) and the Road Cut By-law (By-law Number 31-91 as amended). For the purposes of this condition, Security means cash, certified cheque, or subject to the approval of the City Treasurer, bearer bonds of the Government of Canada (except Savings Bonds), Provincial bonds or provincial guaranteed bonds, or other municipal bonds provided that the interest coupons are attached to all bonds, or letters of credit, with an automatic renewal clause, issued by a chartered bank, credit unions and caisse populaires, trust companies or some other form of financial security (including Performance Bonds from institutions acceptable to the City Treasurer).(Contact Deborah Van Waard, 244-5300, ext. 1-3570, Office of the City Solicitor)

PART 2 - STANDARD CONDITIONS TO BE INCLUDED IN THE REQUIRED SITE PLAN CONTROL AGREEMENT OR AMENDING AGREEMENT**STANDARD CONDITIONS****STC 2.1 - Installation and Planting of Landscape Elements**

The Owner(s) shall install and plant all landscape elements in accordance with the Site Plan Control Approval, within one year from the date of occupancy, to the satisfaction of the Commissioner of Urban Planning and Public Works. The landscape elements shall include but not be limited to, all vegetation and topographic treatment, walls, fences, hard and soft surface materials, lighting, site furniture, free-standing ground-supported signs, steps, lamps, and play equipment, information kiosks and bulletin boards and other ground cover and new tree(s) and shrubs located on the road allowance.

STC 2.2 - Reinstatement of Damaged City Property, Including Sidewalks and Curbs

The Owner(s) shall reinstate to the satisfaction of the Commissioner of Urban Planning and Public Works, any property of the City or Regional Municipality of Ottawa-Carleton, including sidewalks and curbs, that is damaged as a result of the subject development. This reinstatement shall be at the expense of the Owner(s). (Contact Bruce Coombe, 244-5300, ext. 1-3461, Engineering Branch)

STC 2.13 - Requirement for Maintenance and Liability Agreement

The Owner(s) shall enter into a Maintenance and Liability Agreement with the City for the installation of decorative landscaping or interlocking pavers on City property. The costs of preparation and registration of the agreement shall be borne by the Owner(s). (Contact John Honshorst, 244-5300, ext. 1-3763, Operations Branch)

STC 2.16.2 - Release of Site Plan Control Agreement for Non-residential or Mixed Use Developments

The City may release the Owner(s) from any agreement required as a condition of this Site Plan Control Approval once all terms of the agreement have been completed but not earlier than five years after the date of release of all financial securities required as a condition of this Approval. The Owner(s) shall pay all costs associated with the application for and registration of release from this agreement.

PART 3 - STANDARD CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT

SPECIFIC CONDITIONS

1. The Owner(s) draft and institute a Travel Demand Management Plan with an ongoing monitoring programme, all to the satisfaction of the Commissioner of Urban Planning and Public Works. (Contact John Smit, 244-5300, ext. 1-3866, Licensing, Transportation and Buildings Branch)
2. The Owner(s) set aside within the parking garage at the Place de Ville development, for the use of tenants at the subject 300 Queen Street development, 253 parking spaces. (Contact Charles Lanktree, 244-5300, ext. 1-3859, Planning Branch)
3. The Owner(s) provide at the Place de Ville parking garage, for the use of the general public, 300 additional short-term spaces. (Contact Charles Lanktree, 244-5300, ext. 1-3859, Planning Branch and Peter Bula, 244-5300, ext. 1-3224, Licensing, Transportation and Buildings Branch)
4. The Owner(s) register an agreement on title to the properties that are subject to the shared parking agreement that reflects the above-mentioned conditions and will be binding on the subsequent owners to the freehold parcel on the north side of Queen Street and the leasehold parcel on the south side of Queen Street. (Contact Charles Lanktree, 244-5300, ext. 1-3859, Planning Branch)
5. The Owner(s) provide a study of the operational requirements of the loading bays for the project at 280-300 Queen Street. (Contact John Smit, 244-5300, ext. 1-3866, Licensing, Transportation and Buildings Branch)
6. The Owner(s) acknowledge in writing that they will not request any future loading spaces within the abutting street rights-of-way. (Contact John Smit, 244-5300, ext. 1-3866, Licensing, Transportation and Buildings Branch)

7. The Owner(s) prepare and implement, to the satisfaction of the Commissioner of Urban Planning and Public Works, a plan of improvements to the existing Place de Ville garage complex relative to its lighting, signage, security and general appearance, so as to improve the garage's way-finding features and overall attraction to customers. (Contact Charles Lanktree, 244-5300, ext. 1-3859, Planning Branch and Peter Bula, 244-5300, ext. 1-3224, Licensing, Transportation and Buildings Branch)
8. In the event that the development is phased, the Owners(s) shall submit an interim surface treatment plan to the satisfaction of the Commissioner of Urban Planning and Public Works. (Contact Charles Lanktree, 244-5300, ext. 1-3859, Planning Branch)
9. Approval of Private Sewer Systems, Lot Grading and Drainage Plan(s)
The Owner(s) must submit a plan(s) showing the private sewer systems and lot grading and drainage which indicates:
 - a) the methods that surface water will be self-contained and directed to catch basins, storm sewers, swales and or ditches, and then conveyed to the public storm, combined sewer system or City ditches unless otherwise directed by the Commissioner of Urban Planning and Public Works;
 - b) that all sanitary wastes shall be collected and conveyed to a public sanitary or combined sewer; and
 - c) that all private storm and sanitary sewers required to service the subject site are completely separated from each other and conveyed to the public storm, sanitary or combined sewer, except in the designated Combined Sewer Area;to the satisfaction of the Commissioner of Urban Planning and Public Works.

(Contact Bruce Coombe, 244-5300, ext. 1-3461, Engineering Branch)
10. That prior to the issuance of a building permit, the Owner(s) must prepare a sediment and erosion control plan to the satisfaction of the Manager, Environmental Management Branch, appropriate to site conditions, prior to undertaking any site alterations (filling, grading, removal of vegetation, etc.) and during all phases of site preparation and construction in accordance with current Best Management Practices for Erosion and Sediment Control. (Contact Greg Montcalm, 244-5300, ext. 1-3883, Environmental Management Branch)
11. That prior to the issuance of a building permit, the Owner(s) must prepare a Waste Audit Summary for the construction project as required by Ontario Regulation 102/94 of the Environmental Protection Act and provide a copy to the Manager, Environmental Management Branch. (Contact Greg Montcalm, 244-5300, ext. 1-3883, Environmental Management Branch)

STANDARD CONDITIONS

STC 3.1.1 - Signing of Site Plan Control Agreement or Amending Agreement

The Owner(s) must sign a Site Plan Control Agreement or Amending Agreement including the conditions to be included in the agreement. When the Owner(s) fails to sign the required agreement and complete the conditions to be satisfied prior to the signing of the agreement within six (6) months of Site Plan Control Approval, the approval shall lapse.

PART 4 - STANDARD CONDITIONS TO BE SATISFIED PRIOR TO COMMENCEMENT OF AND DURING CONSTRUCTION/DEVELOPMENT

SPECIFIC CONDITIONS

1. Prior to the issuance of any occupancy permit, the Owner(s) shall require that the site servicing contractor perform field tests for quality control of all sanitary sewers. Specifically the leakage testing shall be completed in accordance with OPSS 410.07.01.16 and 407.07.26. The field tests shall be performed in the presence of a certified professional engineer who shall submit a certified copy of the tests results to the satisfaction of the Director of Engineering Branch. (Contact: Bruce Coombe, 244-5300, ext. 1-3461, Engineering Branch)
2. The curb and sidewalk is to be continuous and depressed across the private approach in accordance with the Private Approach By-law 170-73. (Contact: Ray Fournier, 244-5300, ext. 1-3811, Engineering Branch)
3. That the Owner(s) must implement and monitor the approved erosion and sediment control plan during all phases of site preparation and construction to the satisfaction of the Manager, Environmental Management Branch. (Contact Greg Montcalm, 244-5300, ext. 1-3883, Environmental Management Branch)
4. That the Owner(s) must implement waste reduction as outlined in the Waste Audit Summary as submitted to the Manager, Environmental Management Branch. (Contact Greg Montcalm, 244-5300, ext. 1-3883, Environmental Management Branch)

STC 4.3 - Approval of Work on Municipal Property or Easements

The Owner(s) must receive written approval from the Director of Engineering prior to any work commencing on City or Regional property or easements. A description of the proposed work along with twenty-four (24) copies of the plan illustrating the work must be submitted and will be circulated to all underground utilities for their comments, prior to any approval. (Contact Larry Lalonde, 244-5300, ext. 1-3820, Engineering Branch)

STC 4.4 - Approval for Construction Related to Private Approaches

The Owner(s) must receive written approval from the Commissioner of Urban Planning and Public Works for any construction related to a private approach within the road allowance. (Contact: Ray Fournier, 244-5300, ext. 1-3811, Engineering Branch)

STC 4.5 - Notification of Construction or Alteration of Private Approach

The Owner(s) must notify the Commissioner of Urban Planning and Public Works in writing when the construction or alteration of any private approach servicing this development will commence. Lack of notification may result in the City requiring changes to the private approach at the expense of the Owner. (Contact: Ray Fournier, 244-5300, ext. 1-3811, Engineering Branch)

STC 4.6 - Construction Materials on Public Road Allowances

The Owner(s) must ensure that:

- i) construction vehicles are to be loaded and driven in such a manner so that the contents will not fall, spill or be deposited on any road that has been given preliminary or final acceptance for use during construction;
- ii) all spills, dirt, mud, stone or other transported material from the road must be removed at the end of each day;
- iii) the road is cleaned immediately should this material pose a hazard to vehicles or pedestrians, and in the event of a dispute, the Commissioner of Urban Planning and Public Works will be the judge of what constitutes a hazard. In the event the material is not removed as required, it may be removed by the City at the expense of the Owner(s).

(Contact: John Honshorst, 244-5300, ext. 1-3763, Operations Branch and Neil Dillon, 244-5300, ext. 1-3507, Building Code Services Division)

STC 4.8 - Pumping of Liquids Into Sewers During Construction

The Owner(s) in accordance with the Sewer By-law (By-law Number 163-73, as amended), must obtain authorization from the Commissioner of Urban Planning and Public Works prior to the pumping of any liquid or liquid with sediment into sanitary, storm or combined sewers during construction. Failure to obtain authorization may result in the owner(s) having to bear the full cost of removing all sediment and debris downstream from the construction site.

(Contact: Sewer Inspector, 798-8892, Operations Branch)

STC 4.9 - Inspection of Service Connections

The Owner(s) in accordance with the Sewer By-law (By-law Number 163-73, as amended), must contact the Department of Urban Planning and Public Works, Sewer Operations Inspections staff, to view the connection of deep services to municipal sewer lines.

Compliance regarding service connections can only be determined if this inspection has been carried out. (Contact: Sewer Inspector, 798-8892, Operations Branch)

STC 4.15 - Reinstatement of Redundant Accesses

The Owner(s) must reinstate the sidewalk and curb at the redundant access and maintain a curb face equal to or better than the existing adjacent curbs with all costs borne by the Owner(s). (Contact: Ray Fournier, 244-5300, ext. 1-3811, Engineering Branch)

STC 4.19 - Requirement for "As Built" Drawings of Private Sewer Systems, Lot Grading and Drainage

The Owner(s) must provide the Department of Urban Planning and Public Works with "As Built" drawings of all private sewer systems, lot grading and drainage, prior to the issuance of a final occupancy permit. (Contact: Bruce Coombe, 244-5300, ext. 1-3461, Engineering Branch)

PART 5 - FOR THE INFORMATION OF THE REGISTERED OWNER(S)**STI 1 - Additional Requirements**

This approval only relates to Site Plan Control matters and the owner must still abide by all other municipal by-laws, statutes and regulations.

STI 5 - Permit Required for Signs

This Site Plan Control Approval does not constitute approval of any sign. The Owner(s) must procure separate sign permits for all signs in accordance with the Signs By-law (By-law Number 311-90, as amended). Further, according to the Site Plan Control By-law, where proposed ground signs are not indicated on an approved plan(s), the Owner must seek Site Plan Control Approval to reflect the intended sign(s) prior to the issuance of the required sign permits.

STI 8 - Prohibition of Storage of Snow on Road Allowance

No snow is to be deposited on the road allowance as per the By-law Regulating the Use and Care of Streets (By-law Number 165-73, as amended). (Contact: John Honshorst, 244-5300, ext. 1-3763, Operations Branch)

STI 10 - ROC Registered Agreement Required

The Owner(s) is advised that an agreement must be entered into with the Region of Ottawa-Carleton and the Owner(s) which will include the following conditions:

STI 11 - ROC Jurisdiction

Albert Street and Kent Street are under the jurisdiction of the Region of Ottawa-Carleton.

TRANSPORTATION

Road Widening

- T1 a) In accordance with the Regional Official Plan, the Region has a widening requirement across the complete Kent Street frontage measuring 10 metres from the existing centreline of pavement to bring the existing Kent Street right-of-way to 20 metres. The maximum land requirement is .90 metres.
- T1 b) In accordance with the Regional Official Plan, the Region has a widening requirement across the complete Albert Street frontage measuring 10 metres from the existing centreline of pavement to bring the existing Albert Street right-of-way to 20 metres. The maximum land requirements is 1.25 metres.

Note: The exact widenings must be determined by legal survey. The owner shall provide Reference Plans for registration, indicating the widenings. Such reference plans must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys and will be submitted to the Region for review prior to its deposit in the Registry Office. The widenings must be conveyed to the Region of Ottawa-Carleton prior to construction on the site or on the regional road. The conveyance will be at no cost to the Region.

- T2 In accordance with the Regional Official Plan, an additional widening is required at the following intersections to provide a 3 by 3 metre corner triangle measured from the widened street lines:
 Queen Street/Kent Street, and
 Albert Street/Kent Street.
- T3 No permanent features will be permitted above and below-grade within the widened right-of-way or corner triangle, including commercial signage.
- T4 In accordance with the Regional Official Plan, the owner shall construct a concrete sidewalk and curb to regional standards and specifications across the frontage of the development.
- T5 In accordance with the Regional Official Plan, the owner shall convey to the Region at no cost, an unencumbered 1.5 metre surface easement for pedestrians along the complete Kent Street and Albert Street frontages of the development. This is in addition to any required road widenings.

Vehicular Access

- T6 The owner is responsible to reinstate the existing Kent Street private approach that has been proposed to be closed.

General Transportation

T22 The owner must enter into a Maintenance Agreement for the unit pavers within the Regional right-of-way.

Public Transit

T17 The owner shall relocate/adjust those OC-Transpo's lay-by/bus stops which will be impacted by the proposed new roadworks and private approaches to the site.

Landscaping

T18 In accordance with the Regional Regulatory Code, any trees removed from the Regional road right-of-way, must be replaced at the owner's expense/appropriate compensation provided.

T19 The owner shall be required to enter into a maintenance and liability agreement for all plant material placed in the regional road right-of-way and the owner shall assume all maintenance and replacement responsibilities in perpetuity.

ENVIRONMENT

Stormwater Management

SWM4 The owner agrees to prepare and implement an erosion and sediment control plan to the satisfaction of the local municipality, appropriate to the site conditions, prior to undertaking any site alterations (filling, grading, removal of vegetation, et cetera) and during all phases of site preparation and construction in accordance with the current Best Management Practices for Erosion and Sediment Control.

Industrial Waste

IW2 Any sanitary or storm drainage from the site must comply with the provision of Section 5.2 of the Regional Regulatory Code.

IW3 Prior to discharge of sewage into the sewer system, a Waste Survey Report required by Section 5.2.5 of the Regional Regulatory Code must be completed and submitted to the Industrial Waste Inspector at 560-6086 extension 3326.

Water

- W2 The details for water servicing and metering shall be in accordance with Regional Regulatory Code. The owner shall pay all related costs, including the cost of connecting, inspection, disinfecting and the supply and installation of water meters by Regional personnel.
- W4 In accordance with the Regional Regulatory Code, all existing services that will not be utilized, shall be capped at the watermain by the Region. The owner shall be responsible for all applicable costs..
- W5 In accordance with the Regional Regulatory Code, no driveway shall be located within 3.0 m of an existing fire hydrant. No objects, including vegetation, shall be placed or planted within a 3.0 m corridor between a fire hydrant and the curb nor a 1.5 m radius beside or behind a fire hydrant.
- W9 The owner shall be required to co-ordinate the preparation of an overall utility distribution plan showing the location (shared or otherwise) and installation, timing and phasing of all required utilities (on-ground, below-ground) through liaison with the appropriate electrical, gas, water, sewer, telephone and cablevision authorities and including on-site drainage facilities and streetscaping - such location plan being to the satisfaction of all affected authorities.

Finance

- RDC The owner, heirs, successors and assigns shall ascertain if development charges are payable pursuant to the Regional Development Charges By-law and any amendment or revision thereto.

For the advice of the applicant and/or the City of Ottawa the following comments/conditions will apply:

ENVIRONMENT

Water

- W1 Fire flow records indicate a flow of 2813 IGPM at 20 PSI from the hydrant located at 280 Queen Street. This test was performed in June 1998. This test reflects system conditions on the test date; however, there may be variations in flow and pressure depending on the time of day. The owner may be required to undertake an engineering analysis of the water supply certified by a Professional Engineer to ensure that the water supply meets municipal/regional standards.

- W3 The owner shall submit drawings for approval prior to tendering and make application to the Regional Environment and Transportation Department for the water permit prior to the commencement of construction.
- W7 The owner shall satisfy the requirements of the Building Code with respect to hydrants.

Solid Waste

- SW4 Waste collection and recycling collection will not be provided by the Region. The applicant should make appropriate arrangements with a private contractor for waste collection and recycling collection.
- SW5 The owner should consult a private contractor regarding any access requirements for waste collection/recycling collection.

ENBRIDGE-CONSUMERS GAS

Enbridge-Consumers Gas should be contacted regarding the necessity of providing easements or servicing requirements. (Contact: Engineering Department, 742-4636)

OTTAWA HYDRO

Ottawa Hydro, Engineering Department should be contacted regarding the necessity of providing a transformer and vault, pad mounted transfer and easements. (Contact: Daniel Deroches, 738-5999)

BELL CANADA

Bell Canada should be contacted three months in advance of any construction. (Contact: Rick Watters, 742-5769)

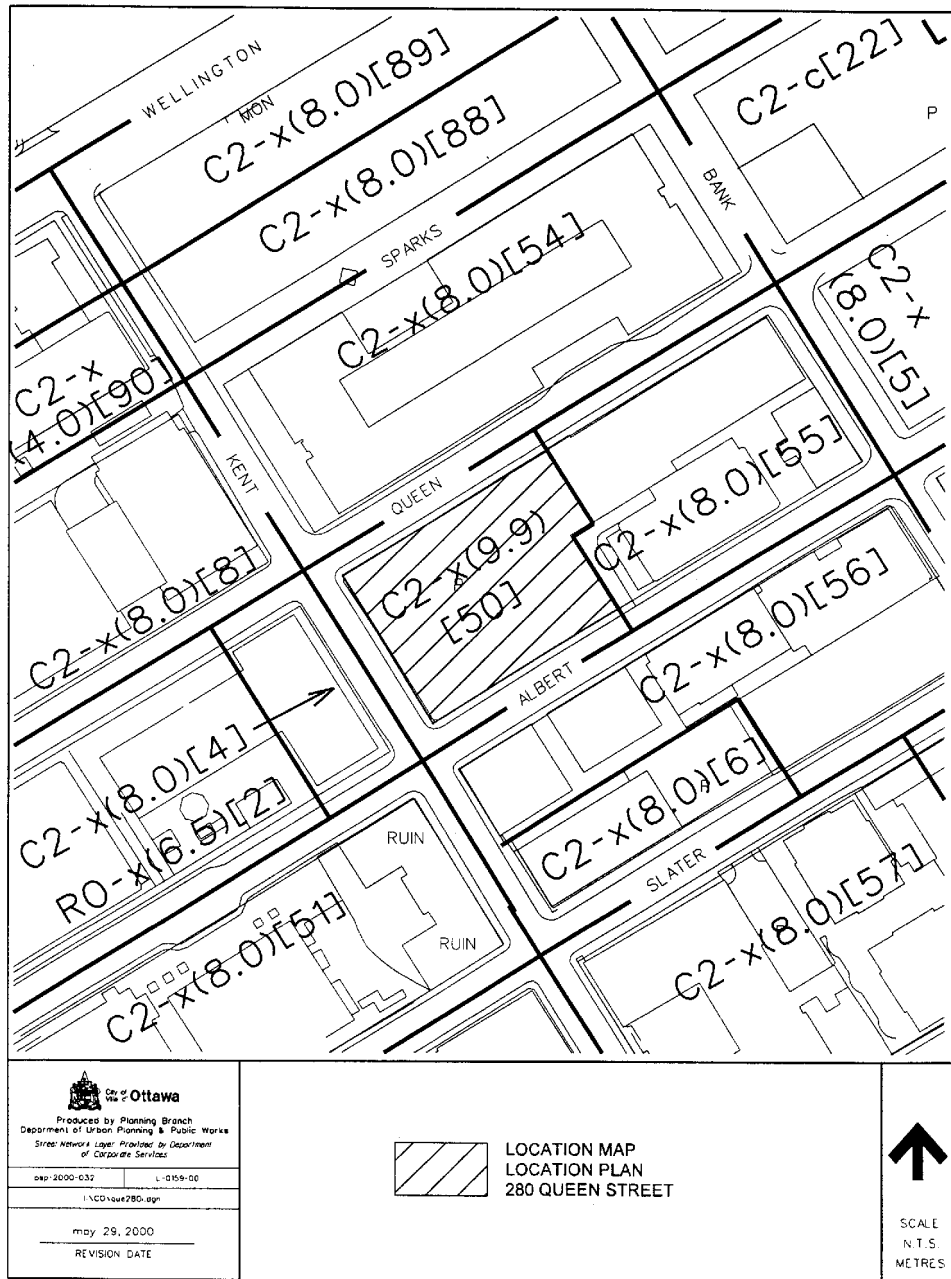
ROGERS OTTAWA

Rogers Ottawa Cablevision be contacted in planning stages to arrange facilities. (Contact: Garry Gilson, 247-4719)

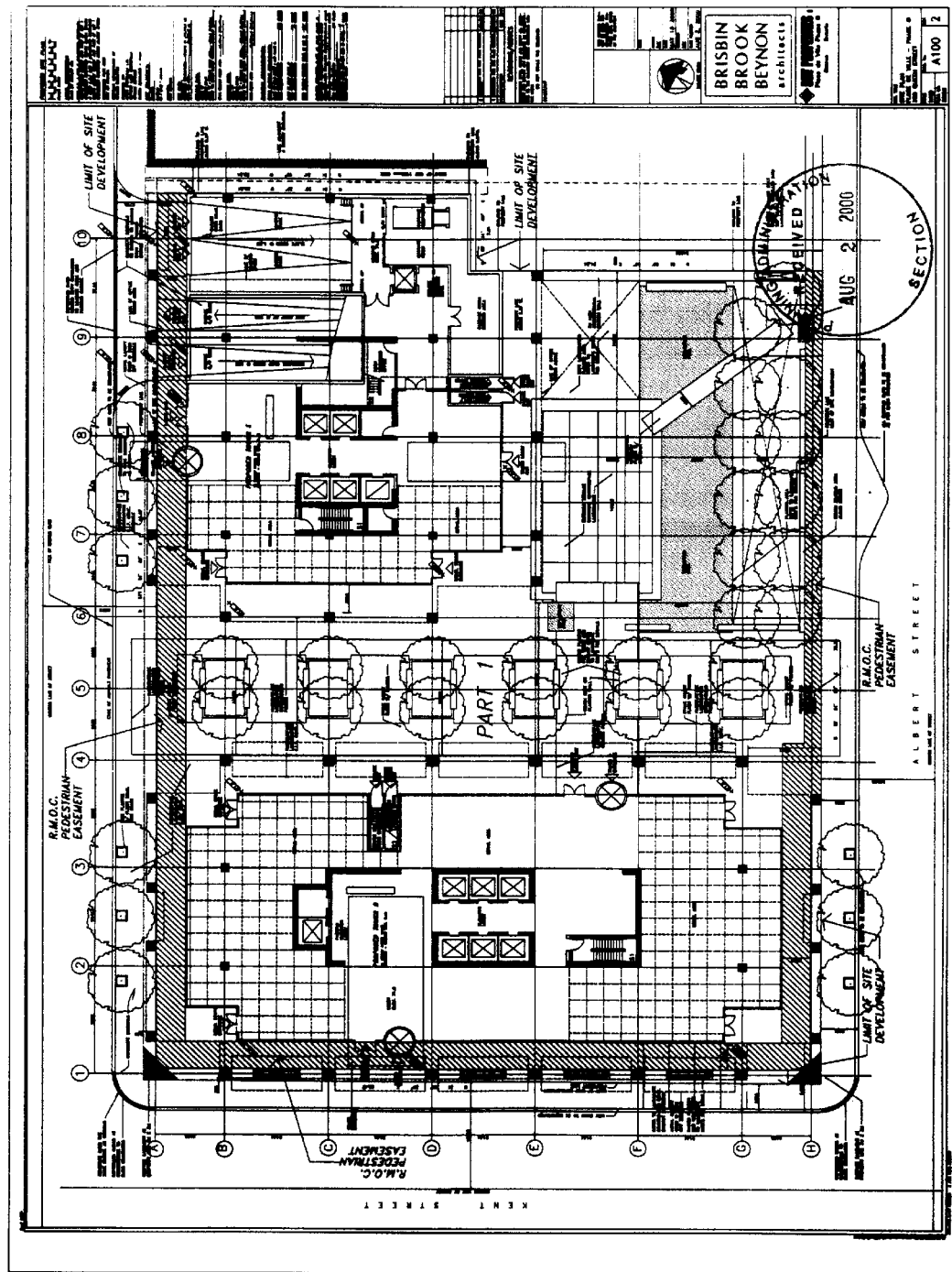
CANADA POST CORPORATION

Lock box assembly or mailroom supplied, installed and maintained by owner for each tower. These centralized mailrooms or lock box assemblies must be installed according to Canada Post standards. (Contact: Denis Souliere, 734-1508)

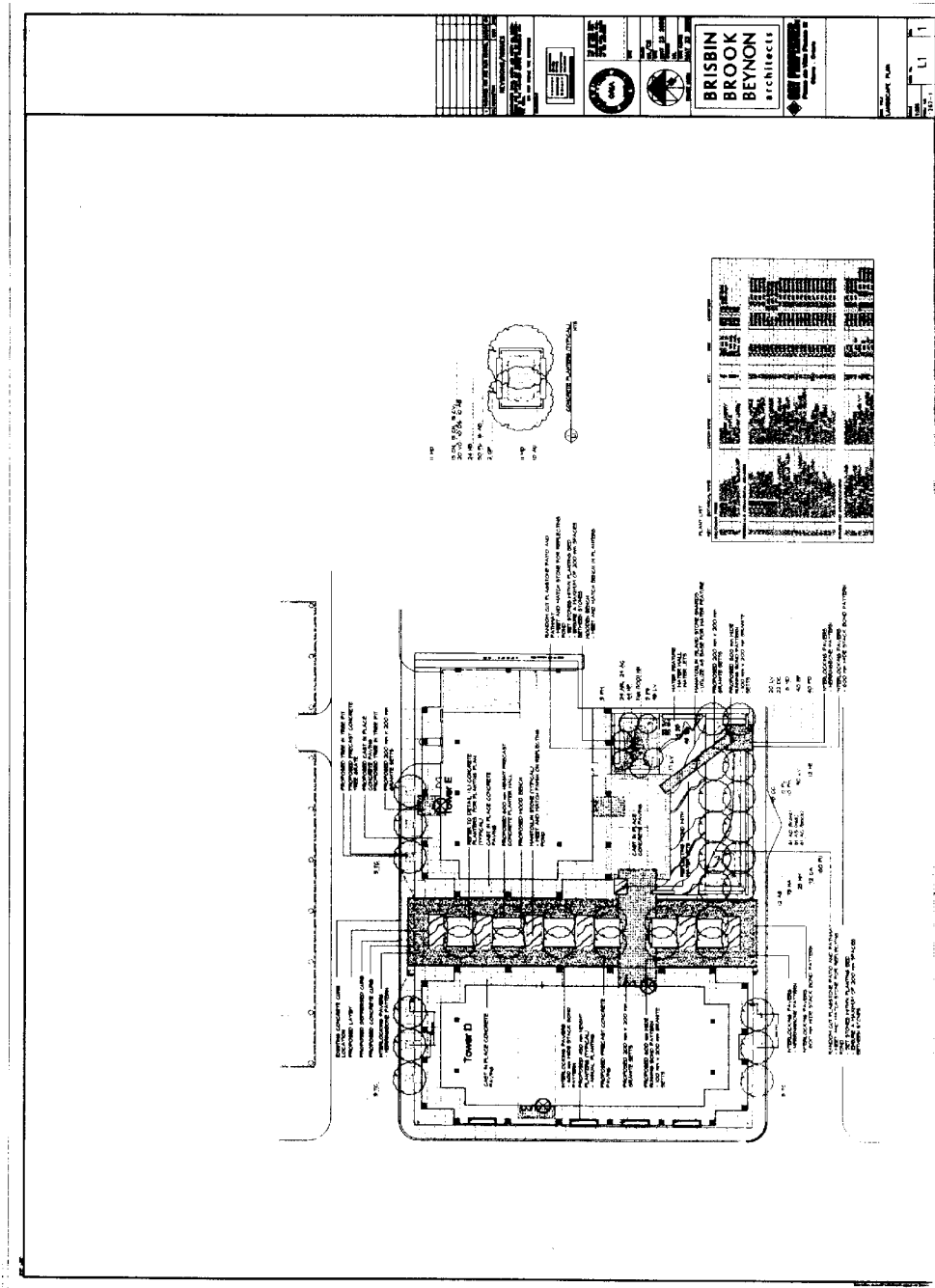
Location Plan

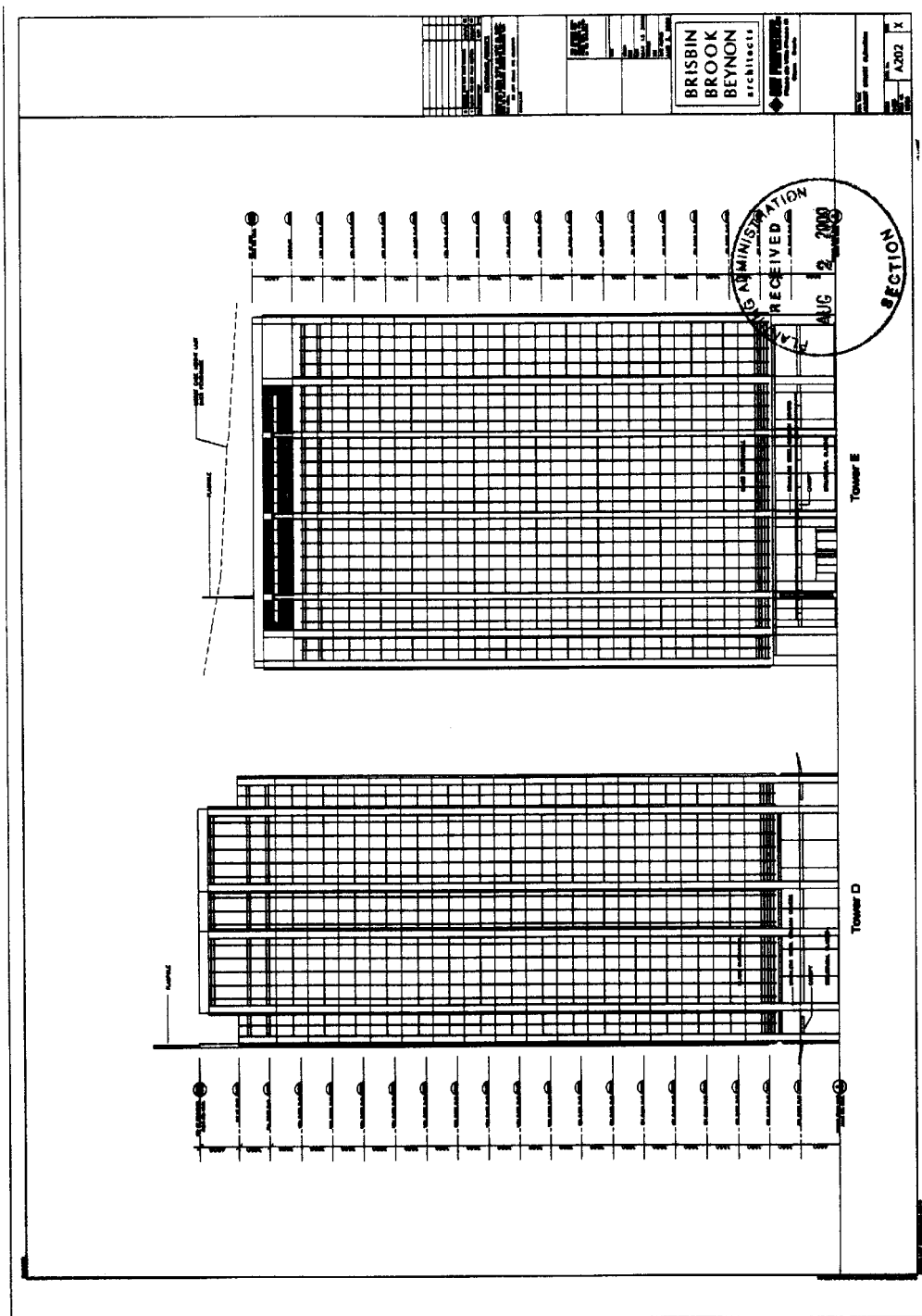


Site Plan

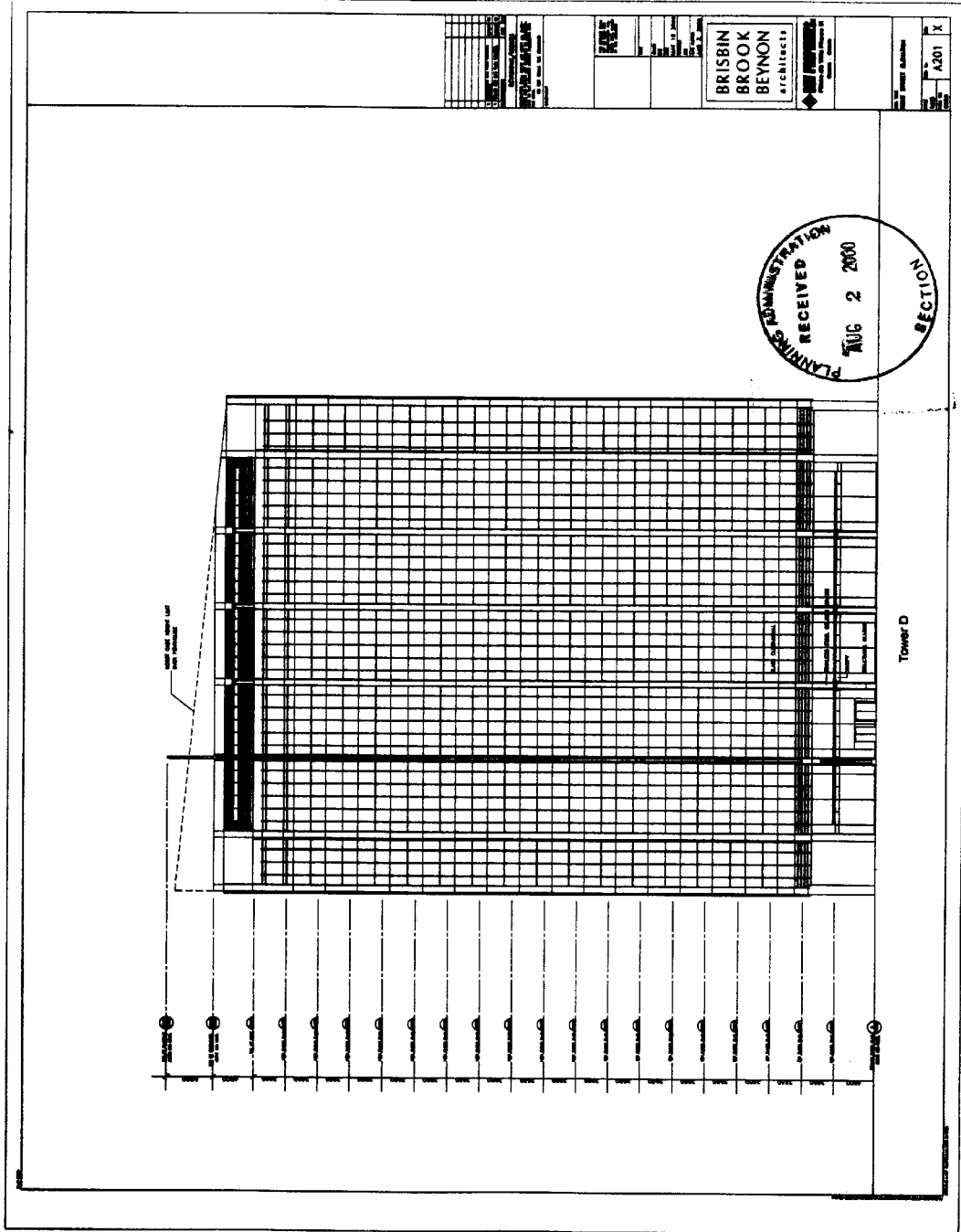


Landscape Plan





Building Elevations



Consultation Details

Notification and consultation procedures carried out in accordance with Early Notification Procedure P&D/PPP/#2 approved by City Council for Site Plan Control Approval applications.

Supplemental Notification and Consultation

This Site Plan Control application was circulated to the Environmental Advisory Committee, and Disabled Issues Advisory Committee, however, no comments were received in response.

Public Input and Staff Response

Comments were received from the Centretown Citizen's Community Association and the Federation of Citizen's Associations, as well as Regional Councillor Diane Holmes.

- | | |
|-----------|---|
| Comment- | The sidewalk along the Kent Street frontage is very narrow. The colonnaded area should be easily accessible, however, it would be preferable if the building was set back further. |
| Response- | A .9 metre road widening is required along the Kent Street frontage which should improve this situation. The 2.4 metre wide arcade along the base of all of both buildings will supplement the pedestrian space and provide weather protection. |
| Comment- | The through-block passage and plaza between the towers must be functional as a mid-block pedestrian link, without obstacles or changes in grade. |
| Response- | The grade is constant throughout this area. It will provide a functional through-block link which will also provide for leisure use by pedestrians. |
| Comment- | Concern was expressed with the function of the water feature in our climate. More trees would be preferred. |
| Response- | The technology of water features has improved in recent years providing for ease of maintenance, operation and resiliency to weather conditions. This feature will help to animate the pedestrian space, and in association with the trees and benches, create a comfortable area for pedestrians adjacent to the Transitway. |

Councillor's Comments

Councillor Elisabeth Arnold provided the following comments on this application:

1. The sidewalk on the Kent St side is very narrow. It would be preferable to set the building back and to provide a wider sidewalk, with landscaping between the roadway and the sidewalk, to provide relief for pedestrians from the Kent Street automobile traffic. In my experience the arcade proposed is not the preferred design from a pedestrians point of view.
2. I would like to ensure that the additional planting along Queen St and Albert St is implemented. If utility clearances become an issue, then alternative utility trenching should be a condition of site plan.
3. I understand from the applicant that the western tower is to built first. Please ensure that in the event of a phased project, that interim surface treatment, preferably sod and landscaping as per Constitution Square, is required.

Staff Response

1. The building is located at the setback limit permitted in the zoning and incorporating a road widening of 1.5 metres on Kent Street as required by the Region of Ottawa-Carleton. The 2.5 metre wide arcade will provide additional pedestrian space which is weather protected.
2. Trees are shown on the Queen Street and Albert Street rights-of-way. A hydro conduit is located in this area which may affect the final placement of these proposed trees.
3. A condition to this approval requires interim surface treatment of the site prior to construction of the second tower.

Application Process Timeline Status

This application, which was submitted on May 26, 2000, was subject to a project management timeline, as recommended by the "a Better Way Task Force", and a process chart which established critical milestones was prepared. A Mandatory Information exchange was undertaken by staff with interested community associations since the proponent did not undertake preconsultation. This application was processed within the timeframe established for the processing of Site Plan Control applications.

August 8, 2000

ACS2000-PW-PLN-0097
(File: OSP2000-26)

Department of Urban Planning and Public
Works

Ward/Quartier
OT9 - Capital

- Planning and Economic Development
Committee / Comité de l'urbanisme et de
l'expansion économique

Action/Exécution

4. Site Plan Control Approval - 1125 Colonel By Drive

Approbation du plan d'emplacement - 1125 promenade Colonel By

Recommendation

That the Site Plan Control application (OSP2000-26) be **APPROVED** as shown on the following plans and subject to the conditions contained in Document 1:

1. "Site Plan - Student Residence - Carleton University", Drawing Number A0.03, prepared by Moffat Kinoshita Architects Inc., dated April, 2000, as revised to May 8, 2000, and dated as received by the City of Ottawa, May 16, 2000.
2. "Landscape Plan - Student Residence - Carleton University", Drawing Number L1, prepared by Corush Sunderland Wright Landscape Architects, dated May 5, 2000, as revised to May 5, 2000, and dated as received by the City of Ottawa, May 16, 2000.
3. "Grading Plan - Student Residence - Carleton University", Drawing Number L1, prepared by Corush Sunderland Wright Landscape Architects, dated May 5, 2000, as revised to, May 5, 2000, and dated as received by the City of Ottawa, May 16, 2000.



August 9, 2000 (11:33a)

Edward Robinson
Commissioner of Urban Planning and Public
Works



August 9, 2000 (1:43p)

Approved by
John S. Burke
Chief Administrative Officer

CWL:cwl

Contact: Charles Lanktree, RPP., OALA., 244-5300, ext. 3859

Financial Comment

Subject to Planning and Economic Development Committee approval, the required financial security will be retained by the City Treasurer until advised that all conditions have been met and the security is to be released.



August 9, 2000 (8:40a)

for Marian Simulik
Acting City Treasurer

BH:cds

Executive Report

Reasons Behind Recommendation

This application for Site Plan Control pertains to the construction of a six-storey, 396-bed student residence. It is located at the north end of the campus off of Campus Avenue and adjacent to the existing St. Patrick's College and the Stormont-Dundas House.

The Carleton University campus is designated "Major Institutional" on Schedule A to the Official Plan with a Waterway Corridor along the Rideau Canal skirting the site of the new student residence on the west. The existing zoning of the property is I2A F(1.5) which applies to the entire Carleton campus.

A Municipal Environmental Evaluation Report was required for the application as the Environmental Impact Screening Checklist identifies potential mitigable impacts to soils, vegetation, wildlife, air quality, noise, surface water, and groundwater. In addition, as is noted in the MEER, the proposal will impact a woodland referred to in the City's Natural and Open Spaces Study (NOSS) as the Carleton University Woods (NOSS I.D. #1702). The Woods is located primarily on Carleton University property, with the western edge falling on National Capital Commission lands along Colonel By Drive and the Rideau Canal. Conditions have been included to the attachment to this report which ensure that all reasonable measures have been taken to mitigate impacts on the woodlot and protect against erosion and sediment release to downstream watercourses.

The existing campus tunnel system will be extended to connect to this new student residence. The surface pedestrian path system will also link in a barrier-free manner to this facility. A vehicle delivery and drop-off area is located off of the existing roadway connecting to Campus Avenue. Grading and new tree and shrub planting will integrate the new building into the site while providing for proper drainage and protection of the existing woodlot.

This new student residence is considered to provide an acceptable standard of design which is well suited to serve Carleton University as a major institution in Ottawa.

Economic Impact Statement

FISCAL/ECONOMIC IMPACT STATEMENT

| | | 1125 Colonel By Drive | Est Investment: \$22,170,000 |
|---------------------------------|-------------|-----------------------|------------------------------|
| CITY COSTS: | | 2000 | 2001-2009 * |
| Extraordinary Costs ** | | \$0 | \$0 |
| Admin & Services | | \$2,442 | \$14,942 |
| Inspection & Control | | \$2,927 | \$17,910 |
| Roadways, parking | | \$27,858 | \$170,463 |
| Garbage & Storm Sewer Maint. | | \$2,574 | \$15,750 |
| Social & Family Services | | \$567 | \$3,471 |
| Rec & Culture | | \$5,491 | \$33,602 |
| Planning & Development | | \$2,218 | \$13,569 |
| | Sub-total | \$44,077 | \$269,708 |
| CITY REVENUES: | | | |
| Property Tax | | \$0 | \$0 |
| Building Permit | | \$185,025 | \$0 |
| Tax from Indirect Impacts | | \$36,215 | \$221,600 |
| License/Permit | | \$12,416 | \$75,977 |
| | Sub-total | \$233,656 | \$297,577 |
| | NET TO CITY | \$189,579 | \$27,869 |
| EMPLOYMENT | | | |
| New Jobs (excl. construction) | n/a | | 0 |
| Net New Jobs (construction) *** | n/a | | 177 |
| New Jobs (indirect/induced) | n/a | | 310 |
| | Total | n/a | 488 |

* Present value at a discount rate of 8.5%

** Includes: n/a

*** After excess capacity has been absorbed

Environmental Impact

This application was circulated to the Environmental Management Branch and the Environmental Advisory Committee. A Municipal Environmental Evaluation Report (MEER) was submitted in association with this application.

Consultation

Two written comments in opposition were received in response to the public notification of this application.

Disposition

Department of Corporate Services

1. Statutory Services Branch to notify the owner (Carleton University, 1125 Colonel By Drive, Ottawa K1S 5B6) and the applicant (Bryden Martel Architects, 1066 Somerset Street West, Suite 200, Ottawa K1Y 4T3, Attn. David Bryden) and the Region of Ottawa-Carleton, Plans Administration Division, of Planning and Economic Development Committee's decision.
2. Office of the City Solicitor to prepare the required Site Plan Control Agreement.

List of Supporting Documentation

| | |
|------------|--|
| Document 1 | Conditions of Site Plan Control Approval |
| Document 2 | Location Plan |
| Document 3 | Site Plan |
| Document 4 | Landscape Plan |
| Document 5 | Grading Plan |
| Document 6 | Building Elevations |
| Document 7 | Municipal Environmental Evaluation Process Checklist (on file with the City Clerk) |
| Document 8 | Consultation Details |

Part II - Supporting Documentation

Document 1

CONDITIONS, ACTIONS AND INFORMATION FOR SITE PLAN CONTROL APPROVAL

PART I - CONDITIONS TO BE SATISFIED PRIOR TO THE EXECUTION OF THE REQUIRED AGREEMENT

SPECIFIC CONDITION

1. That the Owner(s) demonstrate that all reasonable mitigation measures to compensate for the loss of a portion of the woodland on site have been explored, including the proposed mitigation as outlined in a letter from the Environmental Management Branch to Delcan, dated July 7, 2000, and that this information be submitted to the Manager, Environmental Management Branch, for approval. (Contact: Greg Montcalm, Environmental Management Branch, extension 3883)

STANDARD CONDITIONS

STC 1.1 - Evaluation of Specific Existing Private Trees to be Retained

The Owner(s) must submit a statement specifying the species, size, health and structural stability for existing trees which are to be retained and which are greater than 150 mm caliper and located within 15 metres of the new edge of the woodlot as shown on the Landscape Plan, to the satisfaction of the Commissioner of Urban Planning and Public Works. The inspection of these existing trees and statement must be prepared by a person having qualifications acceptable to the Commissioner of Urban Planning and Public Works and may include, but need not be limited to a qualified Arboriculturalist, Forester, Silviculturalist, Landscape Architect, Horticulturalist, Botanist, or Landscape Technologist. (Contact Charles Lanktree, 244-5300, ext. 1-3859, Planning Branch)

STC 1.2.1 - Landscape Elements Estimate by Landscape Architect

The Owner(s) must provide a detailed itemized estimate prepared by a Landscape Architect, of the value of all required landscaping, including the value of all or any specific existing trees to be retained in accordance with the Canadian Nurseries Association and the International Society of Arboriculture (ISA) Standard, to the satisfaction of the Commissioner of Urban Planning and Public Works. (Contact Charles Lanktree, 244-5300, ext. 1-3859, Planning Branch)

STC 1.3 - Posting of Financial Securities for Landscape Elements

The Owner(s) must post Security in the amount of 100% of the value of the landscape elements as identified in the detailed itemized estimate, including estimates for new landscape elements on private and municipal and/or regional property, and a Tree Compensation Deposit for all or any specific existing tree(s) to be retained on private property, which shall

be retained in the custody of the City Treasurer, (no security will be taken for existing municipal and regional road allowance trees because they are already protected by the Trees By-law (By-law Number 55-93, as amended) and the Road Cut By-law (By-law Number 31-91 as amended). For the purposes of this condition, Security means cash, certified cheque, or subject to the approval of the City Treasurer, bearer bonds of the Government of Canada (except Savings Bonds), Provincial bonds or provincial guaranteed bonds, or other municipal bonds provided that the interest coupons are attached to all bonds, or letters of credit, with an automatic renewal clause, issued by a chartered bank, credit unions and caisse populaires, trust companies or some other form of financial security (including Performance Bonds from institutions acceptable to the City Treasurer). (Contact Deborah Van Waard, 244-5300, ext. 1-3570, Office of the City Solicitor)

PART 2 - CONDITIONS TO BE INCLUDED IN THE REQUIRED SITE PLAN CONTROL AGREEMENT

SPECIFIC CONDITIONS

1. The Owner(s) acknowledges and agrees that the City shall hold in its possession landscaping security until completion of the works in accordance with the approved plan(s) to the satisfaction of the City. The Owner(s) hereby covenants and agrees:
 - (i) that it shall be responsible to arrange for the transfer or replacement of landscaping security provided to the City prior to the sale or transfer of the Owner's lands, and
 - (ii) that if the landscaping security has not been replaced prior to the sale or transfer of the Owner's lands, the new registered owner(s) may utilize the security for any works as approved by the City which have not been completed pursuant to the Plan(s), and for this purpose, the City Treasurer is hereby authorized to call in Letters of Credit or other security provided. The balance of security held, if any, will be refunded to the Owner(s) who provided the security, upon completion of the works to the satisfaction of the City.

2. The Owner(s) shall comply with the mitigation and monitoring measures stipulated in the finalized Municipal Environmental Evaluation Report, to the satisfaction of the Manager of the Environmental Management Branch.

3. That the Owner(s) must have its engineering consultant certify that the approved erosion and sediment control plan have been implemented and monitored during all phases of site preparation and construction in accordance with current Best Management Practices for Erosion and Sediment Control.

4. The Owner(s) shall undertake protective measures to the satisfaction of the Commissioner of Urban Planning and Public Works, prior to the commencement of and during construction, to ensure against damage to any trees within the woodland to be

preserved. These measures shall include but not be limited to the following:

- (i) Erect a snow fence to clearly delineate the boundary between the portion of the woods to remain and the portion of the woodland to be cleared to prevent any damage or interference with the portion of the woods to remain. The barrier shall be erected prior to any site preparation and shall remain in place until such time as final grading has been completed to the satisfaction of the Commissioner of Urban Planning and Public Works.
- (ii) No heavy equipment or vehicles will be permitted within the snow fence protecting the existing vegetation to be retained.
- (iii) No dumping of construction materials will be permitted within the snow fence protecting the existing vegetation to be retained.
- (iv) Pruning and trimming of remaining trees will be undertaken using manual methods.
- (v) Retain an on-site supervisor to conduct on-going surveillance during construction to ensure mitigation measures are being implemented as specified.
- (vi) Any construction damage to vegetation within the woodland to be preserved should be identified immediately, and a remediation plan prepared and implemented, prior to final grading.

STANDARD CONDITIONS

STC 2.1 - Installation and Planting of Landscape Elements

The Owner(s) shall install and plant all landscape elements in accordance with the Site Plan Control Approval, within one year from the date of occupancy, to the satisfaction of the Commissioner of Urban Planning and Public Works. The landscape elements shall include but not be limited to, all vegetation and topographic treatment, walls, fences, hard and soft surface materials, lighting, site furniture, free-standing ground-supported signs, steps, lamps, and play equipment, information kiosks and bulletin boards and other ground cover and new tree(s) and shrubs located on the road allowance.

STC 2.2 - Reinstatement of Damaged City Property, Including Sidewalks and Curbs

The Owner(s) shall reinstate to the satisfaction of the Commissioner of Urban Planning and Public Works, any property of the City or Regional of Ottawa-Carleton, including sidewalks and curbs, that is damaged as a result of the subject development. This reinstatement shall be at the expense of the Owner(s).

STC 2.10 - Retention and Release of Financial Securities for Specific Existing Private Trees Which Were to be Retained and Protected

- i) The Tree Compensation Deposit shall be retained for a period of three (3) years during which time the deposit is non-retrievable, unless otherwise determined by the Commissioner of Urban Planning and Public Works. The period of time during which the money is non-retrievable shall only commence upon occupancy of the development, or as otherwise determined by the Commissioner of Urban Planning and Public Works.
- ii) To request a release of the Tree Compensation Deposit, the Owner(s) shall provide the

Commissioner of Urban Planning and Public Works with a certified inspection and statement indicating:

- a) whether the specific tree(s) remains structurally stable and healthy;
 - b) to what extent a tree(s) is damaged during construction;
 - c) whether the tree(s) shall die primarily as a result of development;
 - d) whether or not an existing tree(s) shall require replacement, primarily as a result of the effects of development.
- iii) That the required inspection and statement must be conducted by a person(s) having qualifications acceptable to the Commissioner of Urban Planning and Public Works and may include, but need not be limited to a qualified Arboriculturalist, Forester, Silviculturalist, Landscape Architect, Horticulturalist, Botanist, or Landscape Technologist.
- iv) The terms of the release of the Tree Compensation Deposit shall be determined by the Commissioner of Urban Planning and Public Works upon review of the certified inspection and statement.
- v) When determined by the Commissioner of Urban Planning and Public Works, based on the acceptance of the certified, inspection and statement addressing the need for possible tree removal; the Owner(s) shall replace the tree(s), by either:
- a) one or more new deciduous tree(s) with a combined caliper size equal to those removed, but in no case shall each replacement deciduous tree be less than seventy-five (75) millimetres caliper,
 - b) one or more new coniferous tree(s) with a combined height of not less than that of the height of the tree to be removed, with each specimen not less than one point five (1.5) metres, except when prescribing species, varieties or cultivars which are normally less than ten (10) metres high at maturity, or
 - c) a combination of the above.

PART 3 - CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT

SPECIFIC CONDITIONS

1. That prior to the issuance of a building permit, the Owner(s) must prepare a sediment and erosion control plan to the satisfaction of the Manager, Environmental Management Branch, appropriate to site conditions, prior to undertaking any site alterations (filling, grading, removal of vegetation, etc.) and during all phases of site preparation and construction in accordance with current Best Management Practices for Erosion and Sediment Control. (Contact Greg Montcalm, 244-5300, ext. 1-3883, Environmental Management Branch)
2. Approval of Private Sewer Systems, Lot Grading and Drainage Plan(s)
The Owner(s) must submit a plan(s) showing the private sewer systems and lot grading and drainage which indicates:

- a) the methods that surface water will be self-contained and directed to catch basins, storm sewers, swales and/or ditches, and then conveyed to the public storm, combined sewer system or City ditches unless otherwise directed by the Commissioner of Urban Planning and Public Works;
- b) that all sanitary wastes shall be collected and conveyed to a public sanitary or combined sewer; and
- c) that all private storm and sanitary sewers required to service the subject site are completely separated from each other and conveyed to the public storm, sanitary or combined sewer, except in the designated Combined Sewer Area;

to the satisfaction of the Commissioner of Urban Planning and Public Works.

(Contact Bruce Coombe, 244-5300, ext. 3461, Engineering Branch)

STANDARD CONDITIONS

STC 3.1.1 - Signing of Site Plan Control Agreement

The Owner(s) must sign a Site Plan Control Agreement including the conditions to be included in the agreement. When the Owner(s) fails to sign the required agreement and complete the conditions to be satisfied prior to the signing of the agreement within six (6) months of Site Plan Control Approval, the approval shall lapse.

PART 4 - CONDITIONS TO BE SATISFIED PRIOR TO COMMENCEMENT OF AND DURING CONSTRUCTION/DEVELOPMENT

SPECIFIC CONDITIONS

1. That the Owner(s) must have its engineering consultant certify that the approved erosion and sediment control plan have been implemented and monitored during all phases of site preparation and construction in accordance with current Best Management Practices for Erosion and Sediment Control.
(Contact Greg Montcalm, 244-5300, ext. 1-3883, Environmental Management Branch and Neil Dillon for inspection at 244-5300, ext. 1-3507, Building Code Services Division)
2. The Owner(s) shall undertake protective measures to the satisfaction of the Commissioner of Urban Planning and Public Works, prior to the commencement of and during construction, to ensure against damage to any trees within the woodland to be preserved. These measures shall include but not be limited to the following:

- i) Erect a snow fence to clearly delineate the boundary between the portion of the woods to remain and the portion of the woodland to be cleared to prevent any damage or interference with the portion of the woods to remain. The barrier shall be erected prior to any site preparation and shall remain in place until such time as final grading has been completed to the satisfaction of the Commissioner of Urban Planning and Public Works.
- ii) No heavy equipment or vehicles will be permitted within the snow fence protecting the existing vegetation to be retained.
- iii) No dumping of construction materials will be permitted within the snow fence protecting the existing vegetation to be retained.
- iv) Pruning and trimming of remaining trees will be undertaken using manual methods.
- v) Retain an on-site supervisor to conduct on-going surveillance during construction to ensure mitigation measures are being implemented as specified.
- vi) Any construction damage to vegetation within the woodland to be preserved should be identified immediately, and a remediation plan prepared and implemented, prior to final grading.

(Contact Greg Montcalm, 244-5300, ext. 1-3883, Environmental Management Branch, and Neil Dillon for inspection at 244-5300, ext. 1-3507, Building Code Services Division)

3. Prior to the issuance of any occupancy permit, the Owner(s) shall require that the site servicing contractor perform field tests for quality control of all sanitary sewers. Specifically the leakage testing shall be completed in accordance with OPSS 410.07.15, 410.07.15.04 and 407.07.26. The field tests shall be performed in the presence of a certified professional engineer who shall submit a certified copy of the tests results to the satisfaction of the Director of Engineering Branch. (Contact Bruce Coombe, 244-5300, ext. 3461, Engineering Branch)

STANDARD CONDITIONS

STC 4.3 - Approval of Work on Municipal Property or Easements

The Owner(s) must receive written approval from the Director of Engineering prior to any work commencing on City or Regional property or easements. A description of the proposed work along with twenty-four (24) copies of the plan illustrating the work must be submitted and will be circulated to all underground utilities for their comments, prior to any approval. (Contact Larry Lalonde, 244-5300, ext. 1-3820, Engineering Branch)

STC 4.19 - Requirement for "As Built" Drawings of Private Sewer Systems, Lot Grading and Drainage

The Owner(s) must provide the Department of Urban Planning and Public Works with "As Built" drawings of all private sewer systems, lot grading and drainage, prior to the issuance of a final occupancy permit. (Contact Bruce Coombe, 244-5300, ext. 3461, Engineering Branch)

PART 5 - FOR THE INFORMATION OF THE REGISTERED OWNER(S)

1. The Composite Utility Plan(s) and/or Site Servicing & Grading Plan(s) submitted with the Site Plan Control Application must be considered as preliminary only.

The Owner(s) will be required to comply with the Private Sewer Systems, Lot Grading and Drainage Plan(s) approved by Engineering Branch.
(Contact Bruce Coombe, 244-5300, ext. 3461, Engineering Branch)

STI 1 - Additional Requirements

This approval only relates to Site Plan Control matters and the owner must still abide by all other municipal by-laws, statutes and regulations.

STI 9 - Cash-in-Lieu of Stormwater

Cash-in-lieu of stormwater management for water quality may be required as the site is located within the Rideau River Watershed Area.

(Contact: Jim Dempsey, 244-5300, ext. 3498, Engineering Branch)0

REGION OF OTTAWA-CARLETON CONDITIONS OF SITE PLAN CONTROL

(for the information of the owner)

ENVIRONMENT

Water

- W1 Fire flow records are not available for this site, consequently upon request, the Region of Ottawa-Carleton will perform a fire flow test, at the owner's expense, to confirm the available fire flow capacity. Fire flow tests will only be carried out between 1 April and 1 November of each year. The owner may be required to undertake an engineering analysis certified by a professional engineer, to ensure that the water supply meets municipal/regional standards.
- W2 The details for water servicing and metering shall be in accordance with Regional Regulatory Code. The owner shall pay all related costs, including the cost of connecting, inspection, disinfecting and the supply and installation of water meters by Regional personnel.
- W3 The owner shall submit drawings for approval prior to tendering and make application to the Regional Environment and Transportation Department for the water permit prior to the commencement of construction.
- W5 In accordance with the Regional Regulatory Code, no driveway shall be located within 3.0 m of an existing fire hydrant. No objects, including vegetation, shall be placed or planted within a 3.0 m corridor between a fire

hydrant and the curb nor a 1.5 m radius beside or behind a fire hydrant.

W7 The owner shall satisfy the requirements of the Building Code with respect to hydrants(s).

W9 The owner shall be required to co-ordinate the preparation of an overall utility distribution plan showing the location (shared or otherwise) and installation, timing and phasing of all required utilities (on-ground, below-ground) through liaison with the appropriate electrical, gas, water, sewer, telephone and cablevision authorities and including on-site drainage facilities and streetscaping - such location plan being to the satisfaction of all affected authorities.

Sewer

S1 As the proposed development is located within an area tributary to a regional collector sewer system which has been assessed by the Region to be at capacity, the owner shall, prior to applying for a building permit, liaise with the Region in the identification of extraneous wet weather flow sources. Where flow removal cannot be achieved on site, removal of extraneous flows will be conducted through a flow removal program co-ordinated by the Region and area municipality within the area tributary to the affected Regional facility.

Stormwater Management

SWM3 The owner agrees to implement Stormwater Best Management Practices to provide for protection of the receiving storm sewer or water course during construction activities.

Solid Waste

SW4 Waste collection and recycling collection will not be provided by the Region. The applicant should make appropriate arrangements with a private contractor for waste collection and recycling collection.

SW5 The owner should consult a private contractor regarding any access requirements for waste collection and/or recycling collection.

Finance

RDC The owner, heirs, successors and assigns shall ascertain if development charges are payable pursuant to the Regional Development Charges By-law and any amendment or revision thereto.

ENBRIDGE-CONSUMERS GAS

Enbridge-Consumers Gas should be contacted regarding the necessity of providing easements or servicing requirements. (Contact Engineering Department, 742-4636)

OTTAWA HYDRO

Ottawa Hydro, Engineering Department should be contacted regarding the necessity of providing a transformer and vault, pad mounted transfer and easements. (Contact Daniel Deroches, 738-5999)

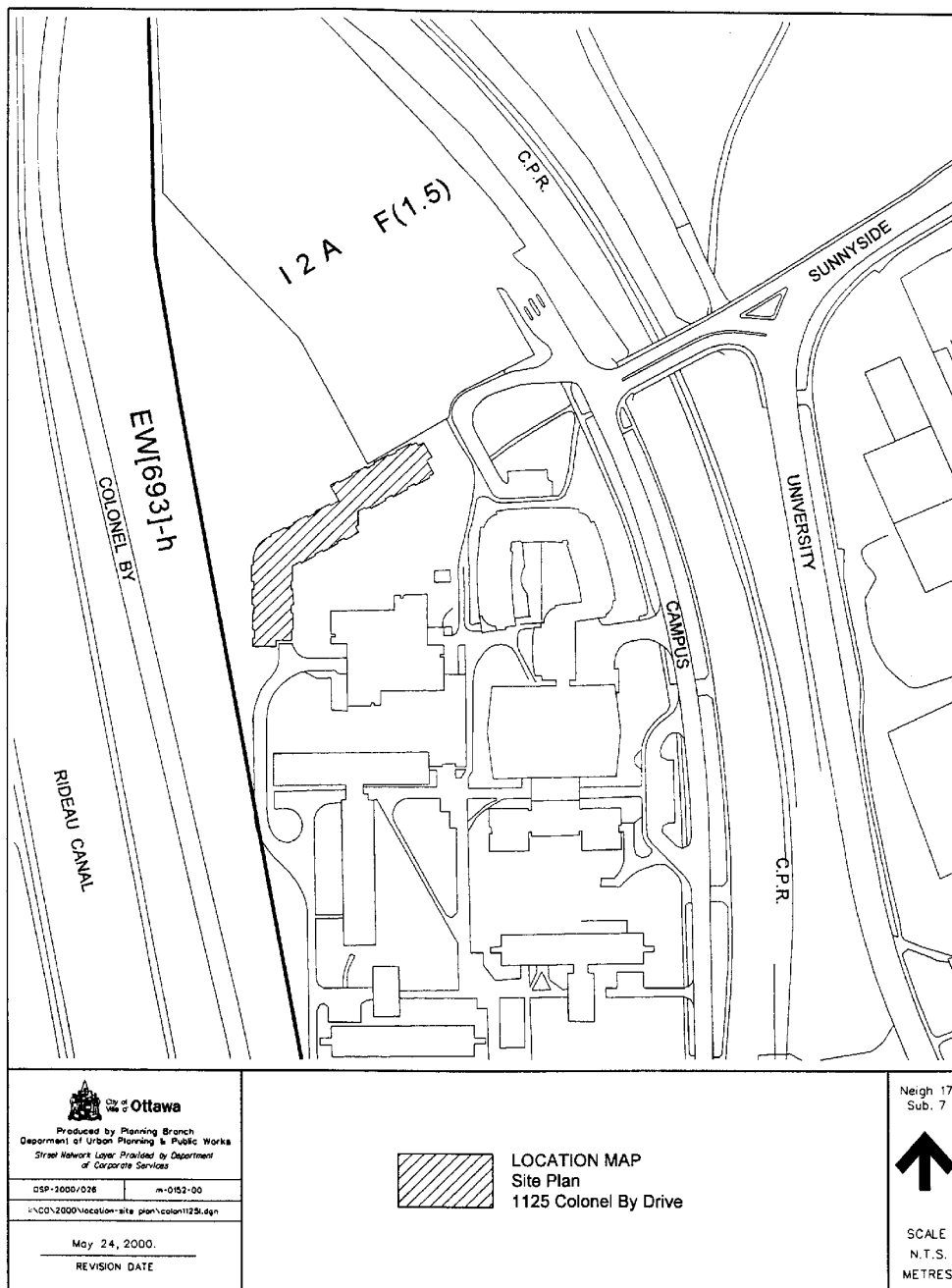
BELL CANADA

Bell Canada should be contacted three months in advance of any construction. (Contact Rick Watters, 742-5769)

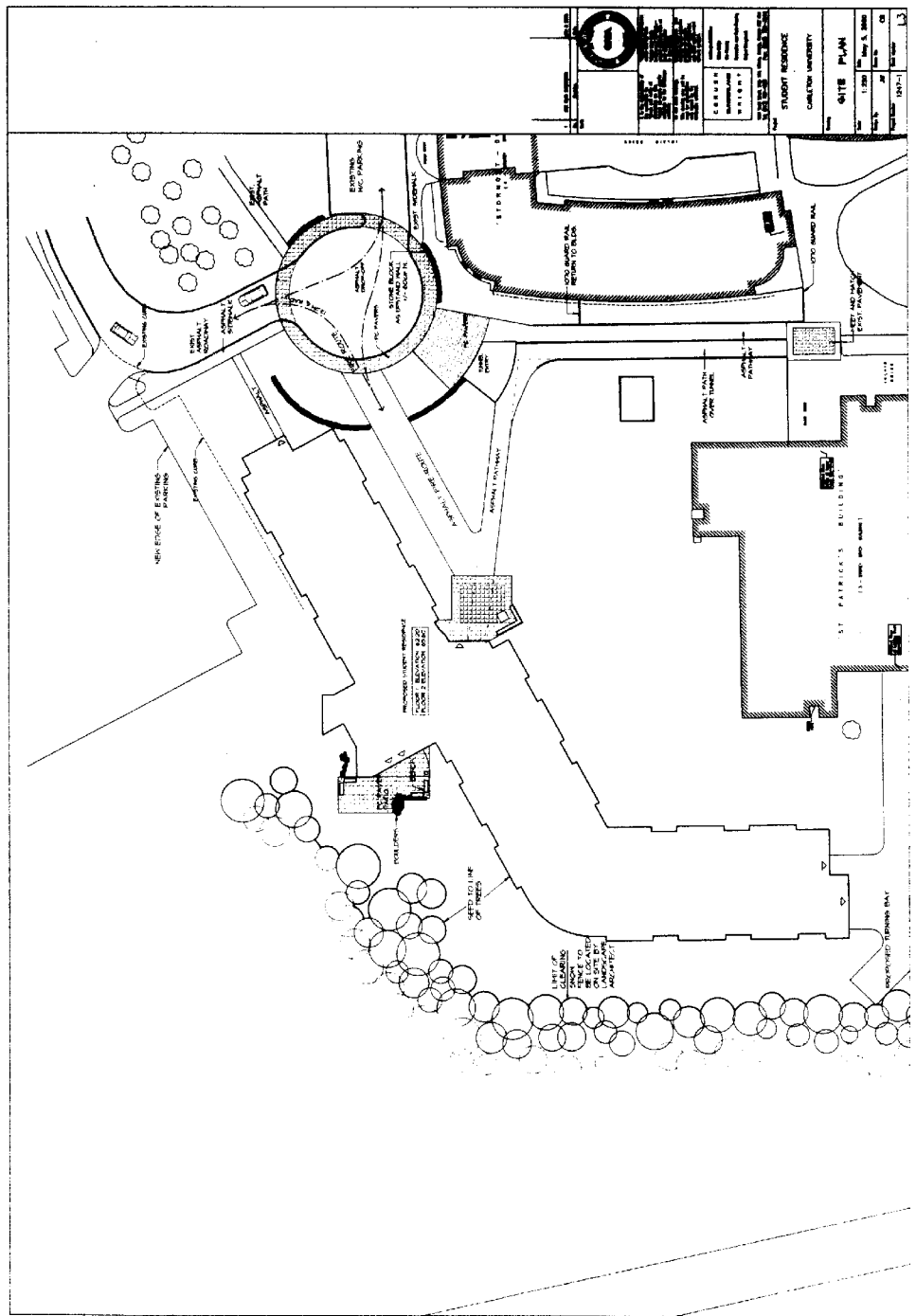
ROGERS OTTAWA

ogers Ottawa Cablevision be contacted in planning stages to arrange facilities. (Contact Garry Gilson, 247-4719)

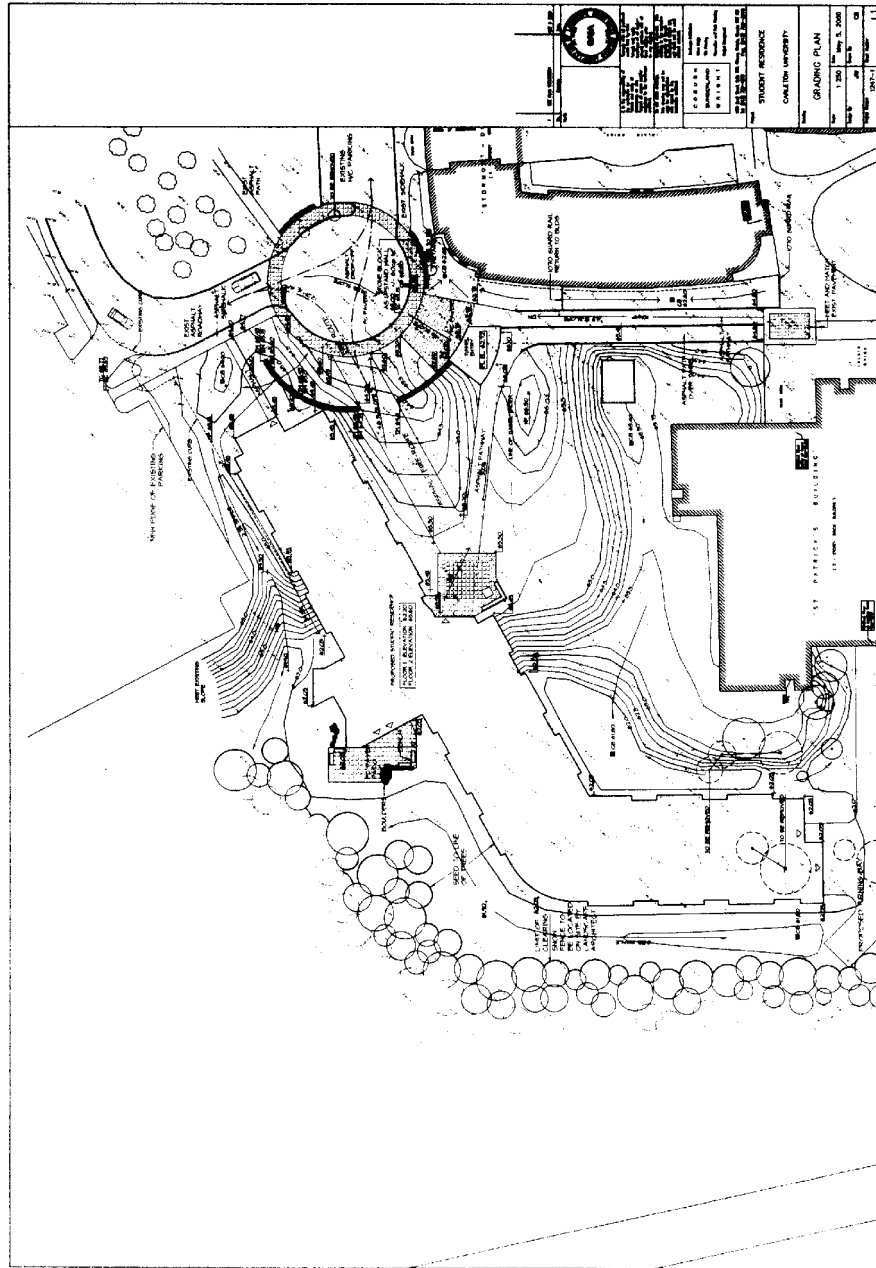
Location Plan



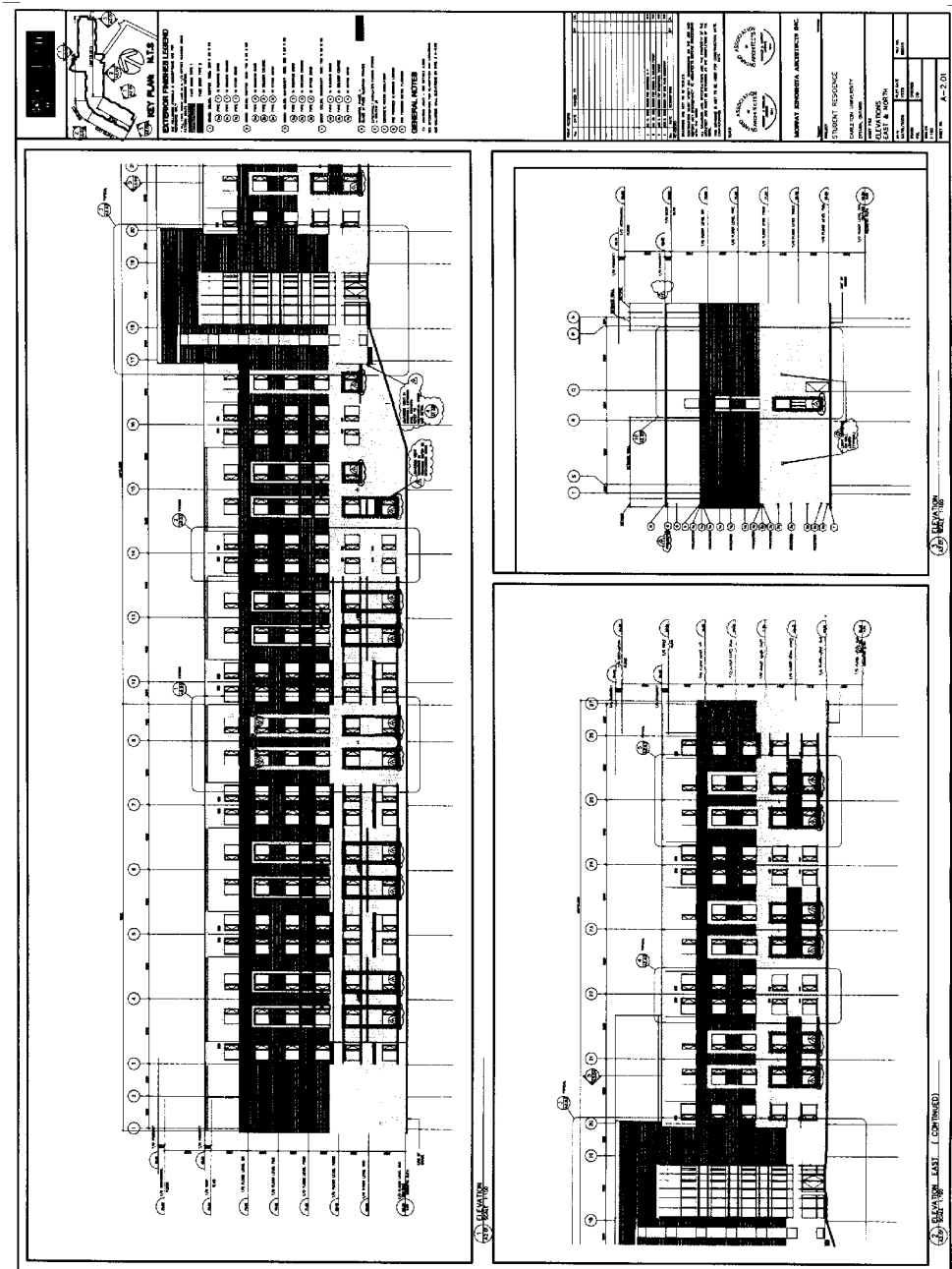
Site Plan



Grading Plan



Building Elevations



Consultation Details

Notification and consultation procedures carried out in accordance with Early Notification Procedure P&D/PPP/#2 approved by City Council for Site Plan Control Approval applications.

Supplemental Notification and Consultation

This Site Plan application was circulated to the Environmental Advisory Committee, however, no comments were received in response.

Public Input and Staff Response

Two comments were received in opposition to this proposal from teaching staff at the university. These comments are summarized as follows:

Comment- “Carleton University’s plan to build a six-storey student residence at 1125 Colonel By Drive is a bad idea and should be stopped. It is our understanding that the site is the last remaining fragment of Dow’s Great Swamp, a natural area with a large role in the city’s history. It is now mostly obliterated by pavement on its “shores” and the dredging which formed Dow’s Lake. The University has ample space and this particular spot would be a great loss.”

Comment- “Has anyone studied the environmental impact of the proposed new building? I can’t help but wonder whether Carleton could build a new residence without doing quite so much damage to this area.”

Response- A Municipal Environmental Evaluation Report was required for this application as the Environmental Impact Screening Checklist identifies potential mitigable impacts to soils, vegetation, wildlife, air quality, noise, surface water, and groundwater. In addition, as is noted in the MEER, the proposal will impact a woodland referred to in the City’s Natural and Open Spaces Study (NOSS) as the Carleton University Woods (NOSS I.D. #1702). The Woods falls primarily on Carleton University property, with the western edge falling on NCC lands. This woodland has been targeted for protection through City Council’s approval of NOSS in December, 1998. Since then, City Council approved the Protection Areas Implementation Strategy, which places protection areas within certain groups depending on the feasibility of protection. This woodlot was placed within the “Protection Feasibility Unknown” group, as the intent of the landowner for the future use of the site was unclear. Environmental Management Branch staff met with staff of Carleton University in the fall of 1999, where plans for a future residence on

the site were disclosed. Consequently, the University was not in agreement with a protection designation and zoning on the Woods. Therefore, staff have requested that prior to the signing of a Site Plan Control Agreement the University demonstrate that all reasonable mitigation measures to compensate for the loss of a portion of the woodland on site have been explored.

Councillor's Comments

Councillor Inez Berg is aware of this application.

Application Process Timeline Status

This application, which was submitted on May 16, 2000, was subject to a project management timeline, as recommended by the "A Better Way Task Force", and a process chart which established critical milestones was prepared. A Mandatory Information Exchange was undertaken by staff with interested community associations since the proponent did not undertake preconsultation. This application was processed within the timeframe established for the processing of Site Plan Control applications.

August 9, 2000

ACS2000-PW-PLN-0100
(File: TPL2000/012)

Department of Urban Planning and Public
Works

Ward/Quartier
OT6 - Somerset

- Planning and Economic Development
Committee / Comité de l'urbanisme et de
l'expansion économique
- City Council / Conseil municipal

Action/Exécution

5. Parking - Cash-in-lieu - 930 - 934 Gladstone Avenue

Stationnement - Règlement financier - 930 - 934, avenue Gladstone

Recommendation

That the application for a cash payment-in-lieu of providing seven parking spaces for an apartment building at 930-934 Gladstone, be **APPROVED** in the amount of \$7.00 subject to the following conditions:

- a) the applicant enter into an agreement to the satisfaction of the City Solicitor and that full payment be received upon execution of the agreement;
- b) that the credit of seven parking spaces shall only apply to residential uses that accommodate disadvantaged individuals referred by a social service agency;
- c) the approval be considered null and void if the provisions of condition a) have not been fulfilled within six months from the time of Council approval.



August 10, 2000 (9:32a)

Edward Robinson
Commissioner of Urban Planning and Public
Works

REK:rek

Contact: Robert Konowal - 244-5300 ext. 1-3869



August 10, 2000 (1:02p)

Approved by
John S. Burke
Chief Administrative Officer

Financial Comment

Subject to City Council approval, payment in the amount of \$7.00 will be credited to the Parking Development Reserve Fund. The Cash-in-Lieu of Parking formula calculation totals \$26,560.00 however, approval of this report will reduce the payment by \$26,553.00 to \$7.00.



August 10, 2000 (8:57a)

for Marian Simulik
Acting City Treasurer

BH:cds

Executive Report

Reasons Behind Recommendation

This application relates to the proposed construction of a 19 unit apartment building. The Zoning By-law requires 10 parking spaces whereas only three spaces can be provided on-site. The applicant is requesting consideration of a cash payment-in-lieu of the required seven parking spaces that can not be provided. A “reduced” cash payment of \$1.00 per space has also been requested on the basis that the zoning by-law overestimates the demand for parking in this instance. According to the applicant, this housing will accommodate low income persons who will not own motor vehicles. The three parking spaces that are provided are expected to be used primarily by employees of Ottawa Salus Corporation, the social service agency that is responsible for administering this housing.

The City of Ottawa Official Plan and Cash-in-lieu of Parking Policy provides for the acceptance of a cash payment-in-lieu of parking where the Zoning By-law overestimates the demand for parking. While income is recognized as a determinant of automobile ownership, the Zoning By-law is unable to specify residential parking requirements based on the income. Parking requirements for those residential uses that house low income individuals may be considered on a case by case basis through the cash-in-lieu of parking process.

The subject property is proposed to house disadvantaged individuals. These persons will not have the requisite income for vehicle ownership and consequently, the demand for parking by tenants is expected to be zero. The applicant has indicated they wish to provide three parking spaces for visiting staff. As it is expected there will be no need for a transfer of responsibility for providing parking from the applicant to the City it is recommended that a reduced payment be approved. To ensure the approval and reduced payment is limited to this specific use of lands, it is recommended that the agreement limit the credit of parking spaces to residential uses for disadvantaged (i.e. low income) persons.

Consultation

The Centretown Citizens Ottawa Corporation indicated they are in support of the application.

Disposition

Department of Corporate Services, Statutory Services Branch to notify the agent/applicant (Ottawa Salus Corporation, 200-945 Wellington Street, Ottawa, ON, K1Y 2X5, Attention: J. Capogreco) of City Council's decision and the requirement for a Cash-in-lieu of Parking Agreement.

Office of the City Solicitor to prepare Cash-in-lieu of Parking Agreement.

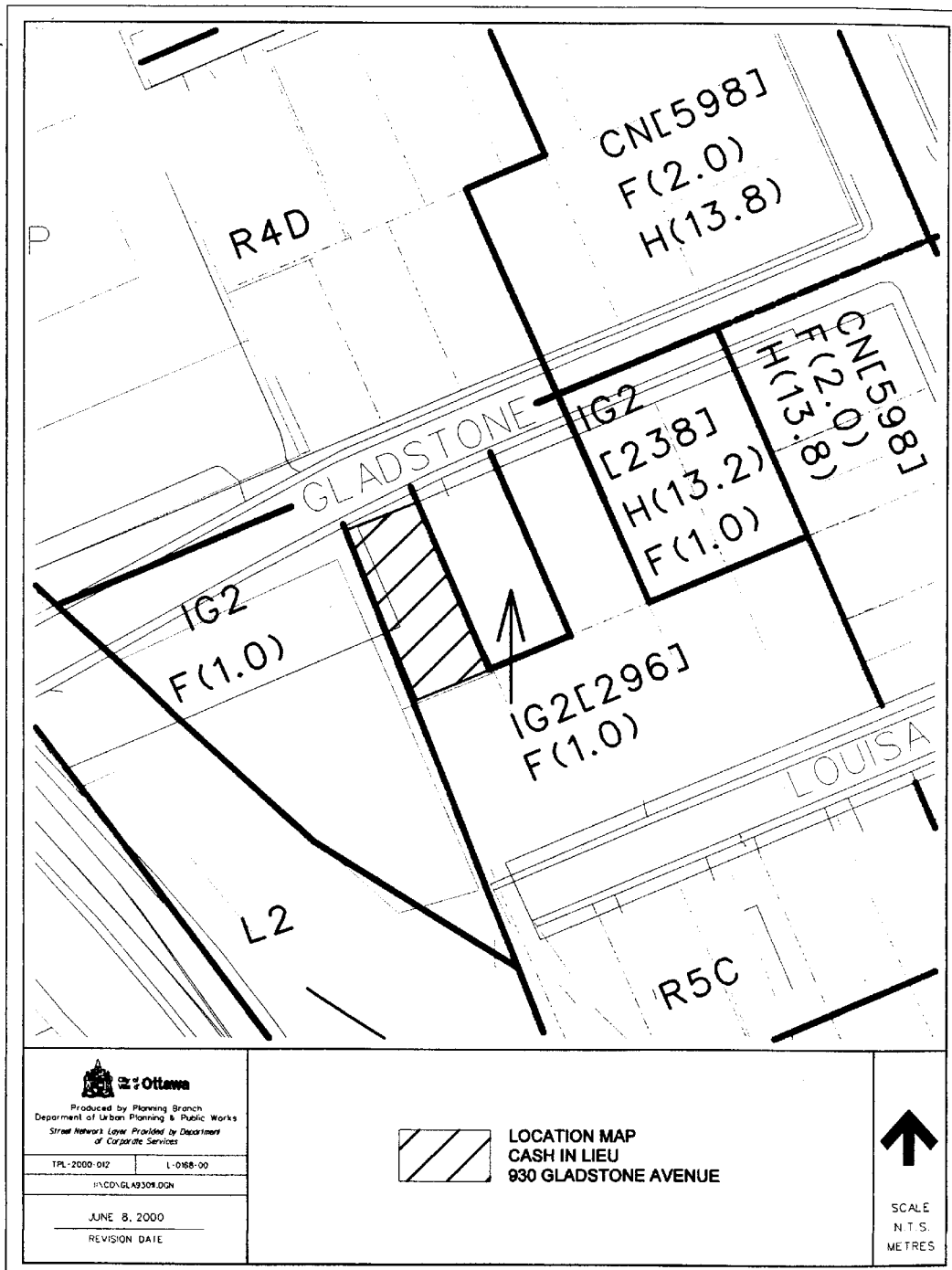
List of Supporting Documentation

| | |
|------------|----------------------|
| Document 1 | Location Map |
| Document 2 | Fact Sheet |
| Document 3 | Consultation Details |

Part II - Supporting Documentation

Location Map

Document 1



FACT SHEET

Document 2

Cash-in-Lieu of Parking
 930-934 Gladstone Avenue
TPL2000-012

19 unit Apartment Building

Total Parking Required 9.5 spaces (non-rounded requirement)

Parking Credits 0 spaces

Parking Provided 3 spaces

Parking Deficiency 6.5 spaces

Cash-in-Lieu of Parking - Standard Method of Payment Calculation

4.6 spaces @ \$4,700 (long-term levy) = \$21,620.00

1.9 spaces @ \$2,600 (short-term levy) = \$4,940.00

Total Cash Payment Required \$26,560.00.

(Note: The Applicant is requesting that the payment be reduced to \$1.00 per space based on the circumstances of development)

CONSULTATION DETAILS

Document 3

NOTIFICATION AND CONSULTATION PROCESS

Notification and consultation procedure carried out in accordance with Early Notification Procedure P&D/PPP/N&C #2a approved by City Council for Cash-in-lieu of Parking Applications.

In accordance with the notification policies approved by City Council, a sign was posted on the property and a circulation letter was sent to area community groups.

SUMMARY OF PUBLIC INPUTCentretown Citizens Ottawa Corporation

The Corporation indicated they are in support of the application and that their experience in housing low income persons indicates the need for parking is virtually nil.

COUNCILLOR'S COMMENTS

Ward Councillor Elisabeth Arnold provided the following comments:

“I support this Application for cash-in-lieu of parking as it will facilitate the residential development of a property that would otherwise be difficult because its location. It is expected that the residents in this 19-unit apartment building will not be car-owners. I would also support a reduced payment for the spaces - this building is being sponsored by a not-for-profit group, through fund-raising, and will provide much needed accommodation. Therefore its funds would be better spent on the dwelling units, not a cash payment to the City of Ottawa.”

APPLICATION PROCESS TIMELINE STATUS

This Application which was received on June 2, 2000, was subject to a project management timeline, as recommended by the "A Better Way Task Force Report". A process chart, which established critical milestones, was prepared and circulated as part of the technical circulation and early notification process. This application was processed three weeks in advance of the maximum timeframe established for the processing of cash-in-lieu of parking applications which require City Council approval. A Mandatory Information Exchange was undertaken by staff with interested community associations since the proponent did not undertake Pre-consultation.

July 7, 2000

ACS2000-PW-PLN-0090
(File: JPD1000/0200)

Department of Urban Planning and Public
Works

Ward/Quartier
City Wide

- Planning and Economic Development
Committee / Comité de l'urbanisme et de
l'expansion économique
- City Council / Conseil municipal

Action/Exécution

6. Proposed Amendments to Signs By-law 36-2000

Modifications proposées à l'Arrêté municipal sur le signage 36-2000

Recommendations

1. That the Signs By-law 36-2000 be amended to correct technical anomalies as detailed in Document 1.
2. That the Signs By-law 36-2000 be amended to make necessary substantive adjustments in order to be consistent with the general purpose and intent of the Council-approved reports, as detailed in Document 2.



July 10, 2000 (10:37a)

Edward Robinson
Commissioner of Urban Planning & Public
Works



July 12, 2000 (8:57a)

Approved by
John S. Burke
Chief Administrative Officer

PB:pb

Contact: Paul Blanchett - 244-5300 ext. 1-3320

Planning and Economic Development Committee Action - July 25, 2000

- ▶ *The Committee deferred Submission dated July 7, 2000 on the following motion:*

“That Recommendation 2 be deferred until the next meeting of the Planning and Economic Development Committee [August 29] in order to allow for consultation with BIA's on the details of the changes.”

- ▶ *The Committee approved the following staff initiated technical amendment:*

WHEREAS Document 2 of report reference ACS2000-PW-PLN-0090 indicates the details of proposed substantive amendments;

AND WHEREAS Part I of the Signs By-law 36-2000 has a recommended change to the definition of “primary wall” which will change the word “and” at the end of paragraph (b) to “or”;


AND WHEREAS this detail should have read change the word “and” at the end paragraph (a);

THEREFORE BE IT RESOLVED that Document 2 of report reference ACS2000-PW-PLN-0090 be amended as follows:

That the recommended change to the definition of “primary wall” be amended by striking out “(b)” where it appears in line one and substituting “(a)”.

Financial Comment

These amendments are technical in nature and there are no financial implications.


July 10, 2000 (10:17a)

for Mona Monkman
City Treasurer

BH:cds

Executive Report

Reasons Behind Recommendation

Background

On September 3, 1997, City Council approved the Departmental Signs By-law Study that defined the parameters under which a replacement Signs By-law would be drafted for approval by City Council. A further report was approved in 1999 as a supplementary submission.

The purpose for the study was to review and update the existing Signs By-law, accommodate the current needs of the sign industry, business and community sectors and address any identified technical problems, while continuing to respect Municipal legislation and Official Plan design objectives.

The policy report focussed on four main themes; By-law Structure, Regulations, Enforcement and Administration. The substantive conclusions and recommendations approved by City Council, for the most part, have been accommodated within By-law 36-2000 which was enacted on March 1, 2000.

Recommendation 1

The Council-approved Reports authorizing the new signs by-law mandated a “cooling-off” period from the enactment of the by-law to its coming into force to allow time to assess the impact of the new by-law and then to make any required adjustments and refinements to the by-law.

Since enactment of the by-law on March 1st of this year, staff in the Signs Section have been working with the old by-law and the new by-law and have suggested several amendments that will improve the administration and effectiveness of the by-law. The new by-law came into effect on May 16, 2000. In this regard, the purpose of this report is to fine tune and correct any outstanding issues and anomalies found in the new by-law. Most of the changes suggested are technical in nature including correcting typos in the text and numbering inconsistencies.

Recommendation 2

In addition, a number of necessary substantive changes are recommended to ensure consistency between certain provisions in the old signs by-law when compared to the new by-law. For instance, one of these issues is related to canopy signage in District 3 CN zoning. The former by-law allowed for signage similar to the wall signage limitations at 20% of the wall coverage. However, in District 3, areas zoned as CN in the new *Zoning By-law, 1998*, now have a limit of only 2 square metres of permitted sign area. Businesses on streets such as Rideau, Wellington and Bank may need minor variances to the by-law in order to maintain similar signage to what was permitted under the old by-law. It is recommended to return to the former limitations for canopy signage to be more consistent with the former coverage permitted as a level 3 use zone in the old signs by-law. In addition, it is recommended to add internal illumination for canopy signs in a District 3 for other uses based on the same above-noted reasons.

Another example of a necessary change is the definition of primary wall. When dealing with the by-law, staff have discovered that many buildings now only have one wall being the primary wall which is far more restrictive than the old signs by-law. The definition will be modified to allow a building to have more than one primary wall.

Other changes include adding new definitions for “multi-sided sign” and “reversed illumination” which are deemed necessary to assist in the administration of the by-law. Other general changes are recommended for overall enhancements and to be more consistent with the old signs by-law with respect to regulation of signs.

Consultation

Since this report contains mostly housekeeping issues, general notice to the signs industry was not deemed necessary. However, notice of this by-law amendment report was advertised in local newspapers prior to this submission proceeding to Committee.

Disposition

1. Office of the City Solicitor to place the implementing by-law on the Orders of the Day.
2. Department of Urban Planning and Public Works to write the amending by-law.

List of Supporting Documentation

- | | |
|------------|--|
| Document 1 | Details of Signs By-law Amendments - Technical |
| Document 2 | Details of Signs By-law Amendments - Substantive |

Part II - Supporting Documentation

Document 1

Details of Signs By-law Amendments - Technical

PART I — INTERPRETATION

1. Amend subsection 1.(9) by striking out the number “239” after the word “Table” in line one and substituting “297.”
2. Define “multi-sided sign” as one that has three or more sign faces.
3. Insert a definition of “reversed illumination” which defines it as illumination only through the lettering or graphics of an opaque sign face.

PART II — ADMINISTRATION

1. Amend subsection 8.(1) by inserting “mural sign” in alphabetical order to the list of types of temporary signs.
2. Amend subsection 8.(2) by inserting the word “further” between the word “is” and the word “divided” in line one.
3. Amend paragraph 9.(a) by inserting the word “section” between the word “in” and the number “8” in line two.

PART III — PERMITS

Add “mural sign” in alphabetical order to the list of temporary signs in section 20 and renumber the section accordingly.

PART IV — GENERAL PROVISIONS

1. Amend subsection 41.(2) by striking out the word “or” in the second last line and substituting “and the.”
2. Amend section 43 to add “mural sign” in alphabetical order to the list of signs that do not require a permit.
3. Correct the reference to gasoline pump sign in subsection 44.(2) to read paragraph “43.(1).(g).”
4. Amend the by-law to make subsection 53.(2) applicable only to a ground sign.

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5. Move subsections 53.(2) and 53.(3) under the heading “Rules applicable to all ground signs.”
6. Repeal the current wording of section 59 and replace it with wording that prohibits a projecting sign from encroaching more than one metre on or over a public street.
7. Amend subsection 61.(1) so that it prohibits any part of a sign or sign structure within eight metres of a traffic light.
8. Re-write section 74 to clarify that while sections 70, 71 and 72 permit an illuminated sign, that sign is, nevertheless, still subject to all other regulations of the district in which the sign is located.
9. Add “or external” to paragraph 72.(c), between “internal” and “only.”
10. Delete “, Sign Types in district1)” in the first line of section 75.
11. Delete “(Sign Types in district 2)” in the first and second lines of section 75.
12. Correct the paragraph numbering in section 76.
13. Add a provision under the heading “Wall Signs” in Part IV that prohibits a wall sign, other than a logo sign, in a storey above the second storey of a building.
14. Add a provision under the heading “Wall Signs” in Part IV that prohibits a wall sign that projects above the roof-line of the building it is on.

PART V — DISTRICT 1 REGULATIONS

Add a provision to section 115 that requires a canopy sign in District 1 be on a primary wall.

PART VI — DISTRICT 2 REGULATIONS

1. Amend subsection 127.(1) by striking out “of townhouses” in line three; and by inserting “the provisions set out in Column III” between the word “with” and the word “Table” in line four.
2. Delete Row ii of Table 132.
3. Add a regulation that limits the size of a projecting sign in the R7 zone in District 2 to 0.5 square metres.
4. Correct the numbering of and any references to the sections and tables under the sub-heading “Temporary real estate signs” in District 2.

PART VII — DISTRICT 3 REGULATIONS

1. Repeal the text in Row iii of Columns II to IV of *Table 147* and replace it in Column II with “not permitted”, in Column III with “internal or external” and in Column IV with “internal or external.”
2. Delete Row ii of *Table 164*.
3. Delete sections 172 to 174.

PART VIII — DISTRICT 4 REGULATIONS

1. Amend *Table 176* by inserting a Row with the words “message centre” in Column I and the word “yes” in Columns II, III and IV.
2. Amend *Table 176* by inserting a Row with the words “mural sign” in Column I and the word “yes” in Columns II, III and IV.
3. Amend Row ii, Column II of *Table 178* by replacing eight metres with four metres.
4. Amend Row ii, Column III of *Table 178* by replacing eight metres with six metres.
5. Repeal the text in Row iii of Columns II to IV of *Table 181* and replace it with “internal or external” in each case.
6. Delete “181” at the end of subsection 182.(1) and replace it with “178.”
7. Delete “181” in line one of section 183 and replace it with “178.”
8. Add a provision under the heading “Logo Signs” in Part IV that restricts a logo sign to a building of three stories or more.
9. Amend section 183 by striking out “message centre” in line one and substituting “ground”.
10. Delete “external and internal” in Row i, Column IV of *Table 211* and replace it with “not regulated.”
11. Amend section 236 by deleting paragraph (b) of the definition of grade and replacing it with “(b) the crown of the street at the crown’s nearest point to the sign.”
12. Add a provision after *Table 191* that for the purposes of that table, defines “secondary wall” in the same terms as it is defined in section 186.

PART IX — REVISIONS, VARIANCES AND BY-LAW AMENDMENTS

No amendments.

PART X — ENCROACHMENT PERMITS

No amendments.

PART XI — FEES AND REFUNDS

1. Amend *Table 283* to add the fees for a banner sign that is 5m² or over, which are the same as the fees for an inflatable sign.
2. Clarify section 285 to say that the total fee for the full term of the permit is payable in a lump sum, at the time of the issuance of the permit.
3. Add the word “application” after the word “lapsed” in Row ii, Column I, *Table 287*.
4. Add “ \$50 in each year or part year thereafter” after the word “year,” in Row iii, Column II, *Table 287*.

PART XII - EXCEPTIONS

No amendments.

PART XIII — ENFORCEMENT

No amendments.

PART XIV — GENERAL

All amendments consequential or collateral to the above changes, including changes to grammar, syntax, numbering, punctuation, headings, marginal notes, structure, layout, & *etc.*

Details of Signs By-law Amendments - Substantive

PART I — INTERPRETATION

Amend the definition of primary wall to change the word “and” at the end of paragraph (b) to “or” so that it reads as follows:

“*primary wall*” means a wall that,

- (a) contains a main entrance to a building; or
- (b) functions as the central, pivotal or focal wall for the placement of a sign;

PART II — ADMINISTRATION

No amendments.

PART IV — GENERAL PROVISIONS

1. Add a provision to section 45 that says a mural sign may be either an on-premises sign or an off-premises sign.
2. Amend the by-law to make subsection 53.(2) applicable only to a ground sign.
3. Under the heading “Location and positioning restrictions” in Part IV, add a provision that requires a sign that is on a building canopy to be on the side of the canopy, not the top or roof; but allow the sign to extend up to 300 mm above the top or roof of the canopy itself.
4. Amend the by-law to clarify that paragraph 55.(b) prohibits an illuminated sign only if it is visible from a residential use in a residential zone.

PART VI — DISTRICT 2 REGULATIONS

1. Add a provision under the heading “Canopy Signs” in District 2 that requires a canopy sign to be on a primary wall.
2. Repeal the text of Row i of Column III and Column IV of *Table 129* and replace it with “10% of the primary wall, to a maximum of 20m².”
3. Add a provision that despite *Table 121* a projecting sign is permitted in District 2 for other uses only if it is in the R7 zone .

4. Add a regulation that limits the illumination of a projecting sign in the R7 zone in District 2 to external illumination.

PART VII — DISTRICT 3 REGULATIONS

1. Add a requirement under the heading “Canopy Sign” in District 3 that a canopy sign be on a primary wall.
2. Amend Table 153 by repealing the 2 metre maximum found in row i, Column IV other uses and substitute “20% of the primary wall”.
3. Amend Table 153 by repealing “reversed” found in row iii, Column IV other uses and substitute “internal”.

August 11, 2000

ACS2000-PW-PLN-0109
(File: JPD4840/RIDS 275)

Department of Urban Planning and Public
Works

Ward/Quartier
OT5 - Bruyère-Strathcona

- Planning and Economic Development
Committee / Comité de l'urbanisme et de
l'expansion économique
- City Council / Conseil municipal

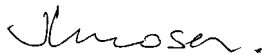
Action/Exécution

7. Signs By-law Minor Variance - 275 Rideau Street

Demande de dérogation mineure au Règlement municipal sur les enseignes - 275, rue Rideau

Recommendation

That the application to vary the Signs By-law 36-2000, to permit oversized existing canopy signage with a total area of 27.87 square metres instead of the maximum permitted area of 10 square metres, be APPROVED.



August 14, 2000 (10:36a)

for/ Edward Robinson
Commissioner of Urban Planning & Public
Works



August 14, 2000 (11:23a)

Approved by
John S. Burke
Chief Administrative Officer

PB:pb

Contact: Paul Blanchett - 244-5300 ext. 1-3320

Financial Comment

N/A



August 14, 2000 (10:19a)

for Marian Simulik
Acting City Treasurer

BH:ari

Executive Report

Reasons Behind Recommendation

This application is to legalize canopy signage on the west wall of the building which does not conform to the secondary wall provisions of the by-law. The applicant wishes to establish sign continuity with the remaining canopy signs on the building. The application would affect two of the three canopy signs located on the west elevation facing the parking lot. As a secondary or side wall, the by-law will only permit one canopy sign. Secondary walls can have a sign area of 10% of the wall face area to a maximum of 10 square metres. The intent of this provision is to limit signage so that it would not negatively impact on adjacent uses as well as limiting signage areas for design reasons.

The property is located on a commercial district on Rideau Street beside the Leob food store and at the corner of Rideau and King Edward. The current use is a retail store (LCBO). Adjacent area land uses are primarily commercial development. Residential development is separated by a substantial distance. This site is designated as a District 4 Commercial Use Zone under the Signs By-law.

With regard to the area variance, the existing as-built canopy signage does not appear to be excessive compared to other approved signage in this area. Since the signage faces a parking lot and a retail food store, it also does not negatively impact other uses. The design of the canopies blend into the building's features and are consistent with the other canopy signage around the building.

In light of the above, the Department feels that the variance would not have a detrimental impact on the community based on its scale, and would be in keeping with the general purpose and intent of the by-law. As such, approval of the application is recommended.

Consultation

In response to the standard early notification to area residents, community and business groups, and the Ward Councillor, three responses were received with no objection to the application. The Ward Councillor has no objection to the application.

Details of Requested Variance

Relief from section 185 of By-law Number 36-2000 to permit oversized secondary wall signs with a total combined area of 27.87 square metres whereas the by-law only allows an area of 10% of the secondary wall to a maximum of 10 square metres.

Disposition

Department of Corporate Services, Statutory Services Branch to notify the agent, A. Walter Loates, LCBO Store 38, 275 Rideau Street, Ottawa, Ontario. K2L 3H1; the tenant, LCBO, 55 Lakeshore Blvd. E., 2nd Floor, Toronto, Ontario, M5E 1A4; and the owner, Ayalon Holdings Ltd., 41 Roosevelt Ave., Suite 200, Ottawa, Ontario. K2A 3X9, of City Council's decision.

List of Supporting Documentation

| | |
|------------|--------------|
| Document 1 | Photo |
| Document 2 | Location Map |
| Document 3 | Site Plan |
| Document 4 | Elevation |

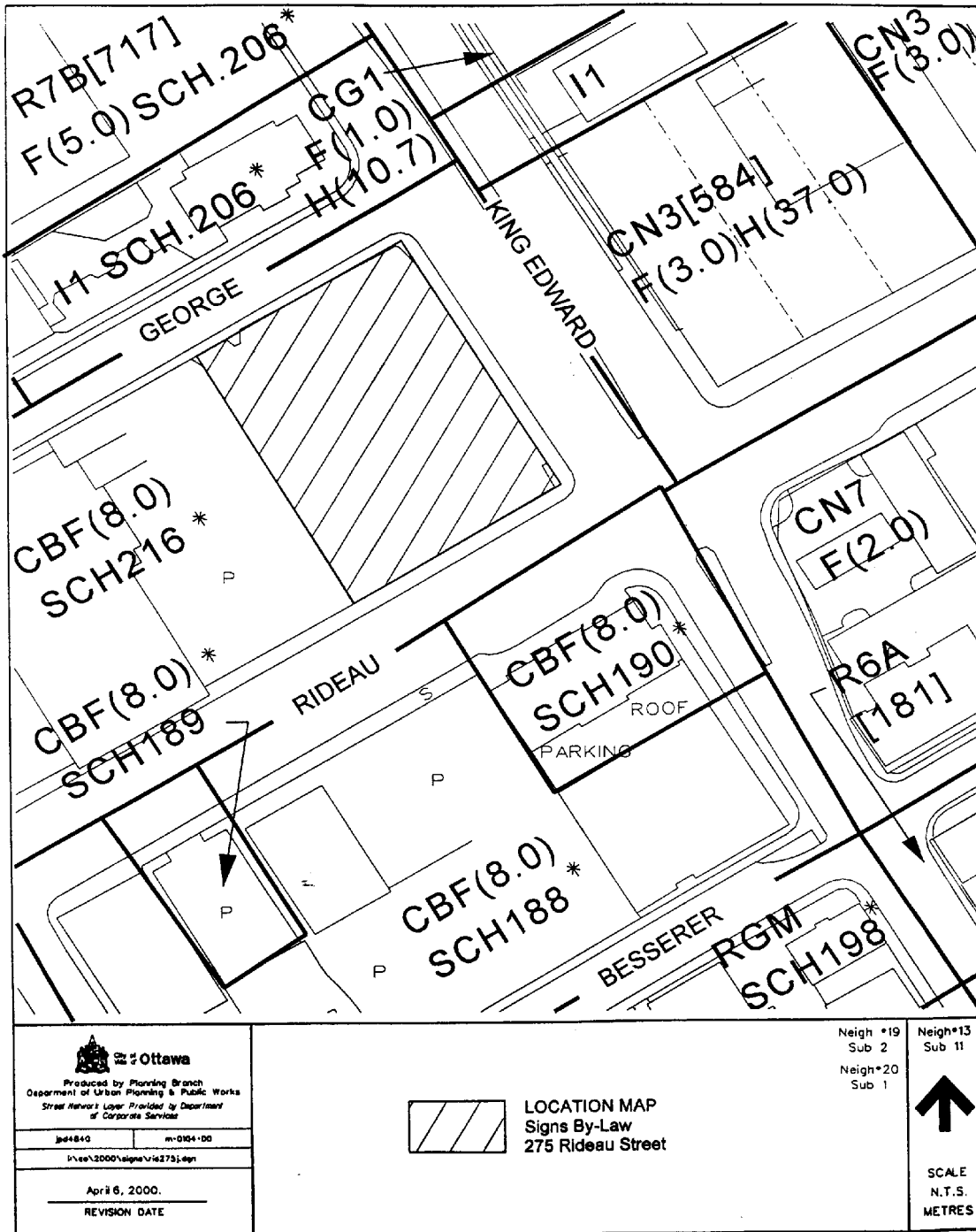
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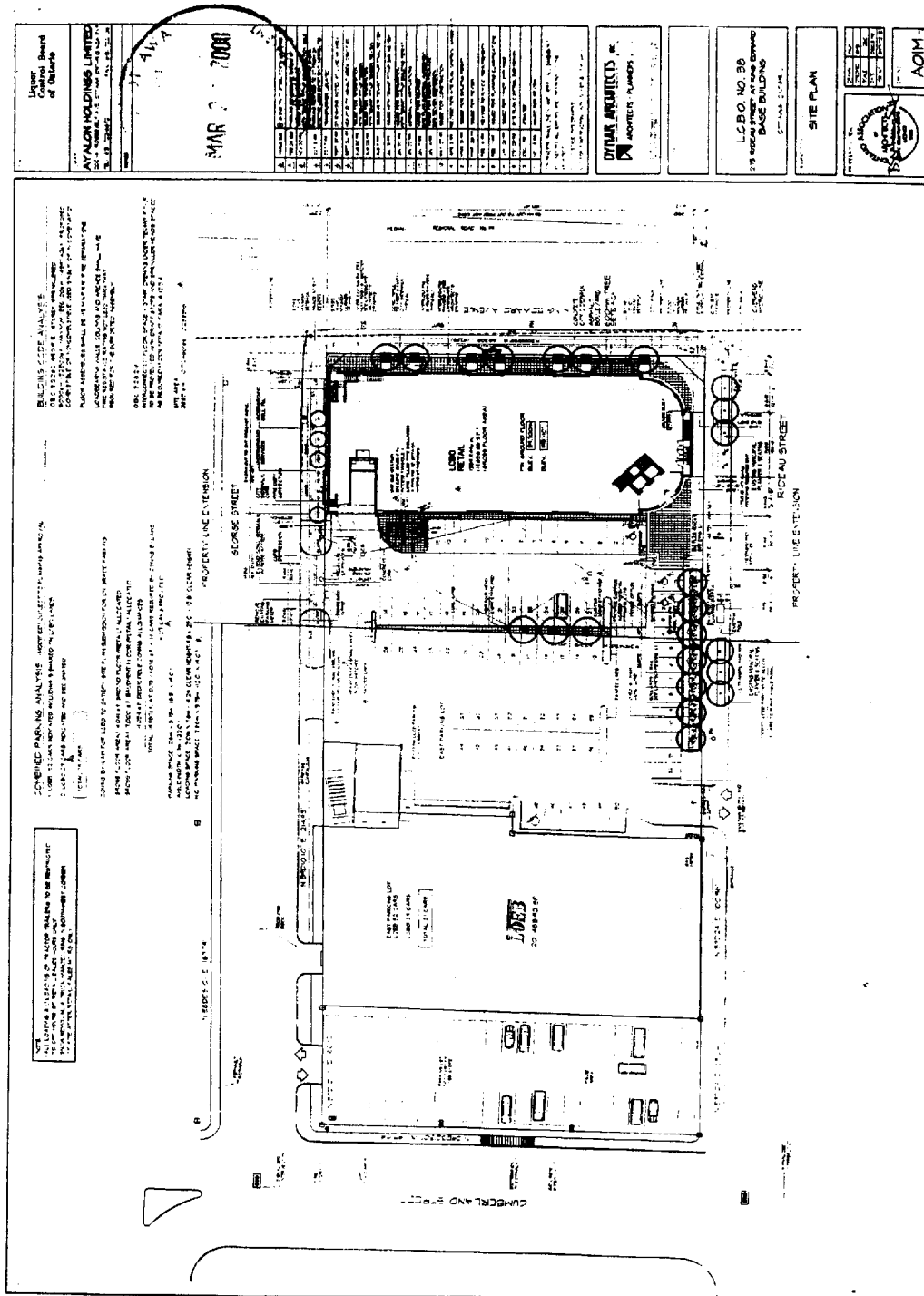
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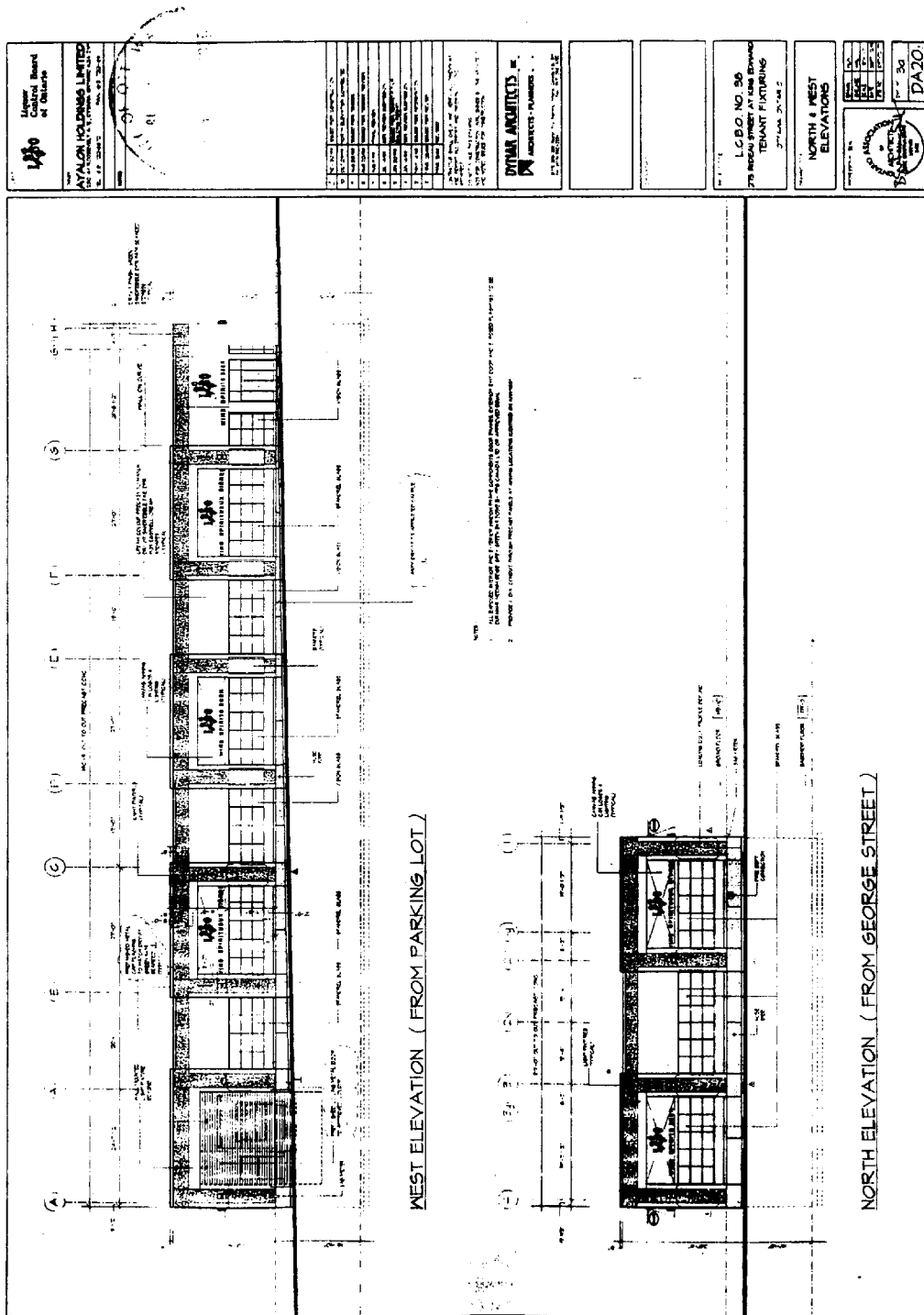
Document 1



West Wall of 275 Rideau Street LCBO Store







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August 11, 2000

ACS2000-PW-PLN-0110
(File: JPD4840/ALBE 250)

Department of Urban Planning and Public
Works

Ward/Quartier
OT6 - Somerset

- Planning and Economic Development
Committee / Comité de l'urbanisme et de
l'expansion économique
- City Council / Conseil municipal

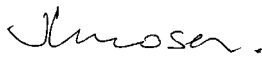
Action/Exécution

8. Signs By-law Minor Variance - 250 Albert Street

Demande de dérogation mineure au Règlement municipal sur les enseignes - 250, rue Albert

Recommendation

That the application to vary the Signs By-law 36-2000, to permit existing wall signage which does not comply with the general design criteria of the by-law, be APPROVED.



August 14, 2000 (12:09p)

for/ Edward Robinson
Commissioner of Urban Planning & Public
Works



August 14, 2000 (1:08p)

Approved by
John S. Burke
Chief Administrative Officer

PB:pb

Contact: Paul Blanchett - 244-5300 ext. 1-3320

Financial Comment

N/A



August 14, 2000 (10:02a)

for Marian Simulik
Acting City Treasurer

BH:ari

Executive Report

Reasons Behind Recommendation

The application is to allow two existing wall mounted signs with the variance being from the general design criteria of the by-law. Approval would allow these signs that do not respect the existing architectural features of the building by not being located entirely on the pre-cast concrete panels. The intent of this provision is to promote consistency in signage so that signage does not improperly cover building features for architectural design reasons.

The property is located in a commercial district on the corner of Albert and Bank Streets. Adjacent area land uses are primarily commercial development. Residential development is separated by a substantial distance. This site is designated as a District 4 Commercial Use Zone under the Signs By-law.

With regard to the variance, the disruption to the architectural features to this building with the existing signage appears to be minor in nature. The two wall signs only cover a small portion of existing windows. In addition, the signs are relatively small in scale and do not substantially negatively impact the facade of the building.

In light of the above, the Department feels that the variance would not have a detrimental impact on the streetscape, based on its scale and location, and would be in keeping with the general purpose and intent of the by-law. As such, approval of the application is recommended.

Consultation

In response to the standard early notification to area residents, community and business groups, and the Ward Councillor, four responses were received with three in agreement and one with a concern to the application. The Ward Councillor does have a concern about three-dimensional letters which project from the building plane over the sidewalk because of the fact that these signs may become locations for pigeon roosting in the summer and ice build-up in the winter; which can pose problems for pedestrian passing below.

Response to Consultation

As the signs only project 20 cm (8 inches) from the wall, the Department would not see these signs as posing any significant hazards.

Details of Requested Variance

Relief from section 51 of By-law Number 36-2000 to permit two existing wall signs that are not located entirely on the pre-cast concrete panels.

Disposition

Department of Corporate Services, Statutory Services Branch to notify the agent, Claude Neon, Attention: Roger Ghantous, 2255 St. Laurent Blvd., Ottawa, Ontario. K1G 4K3; the tenant, PSINet, 250 Albert Street, Ottawa, Ontario, K1P 6M1; and the owner, Pensionfund Realty Ltd, 1500-1 University Ave., Toronto, Ontario. M5J 2V5, of City Council's decision.

List of Supporting Documentation

| | |
|------------|----------------------|
| Document 1 | Photo |
| Document 2 | Location Map |
| Document 3 | Site Plan/Elevations |

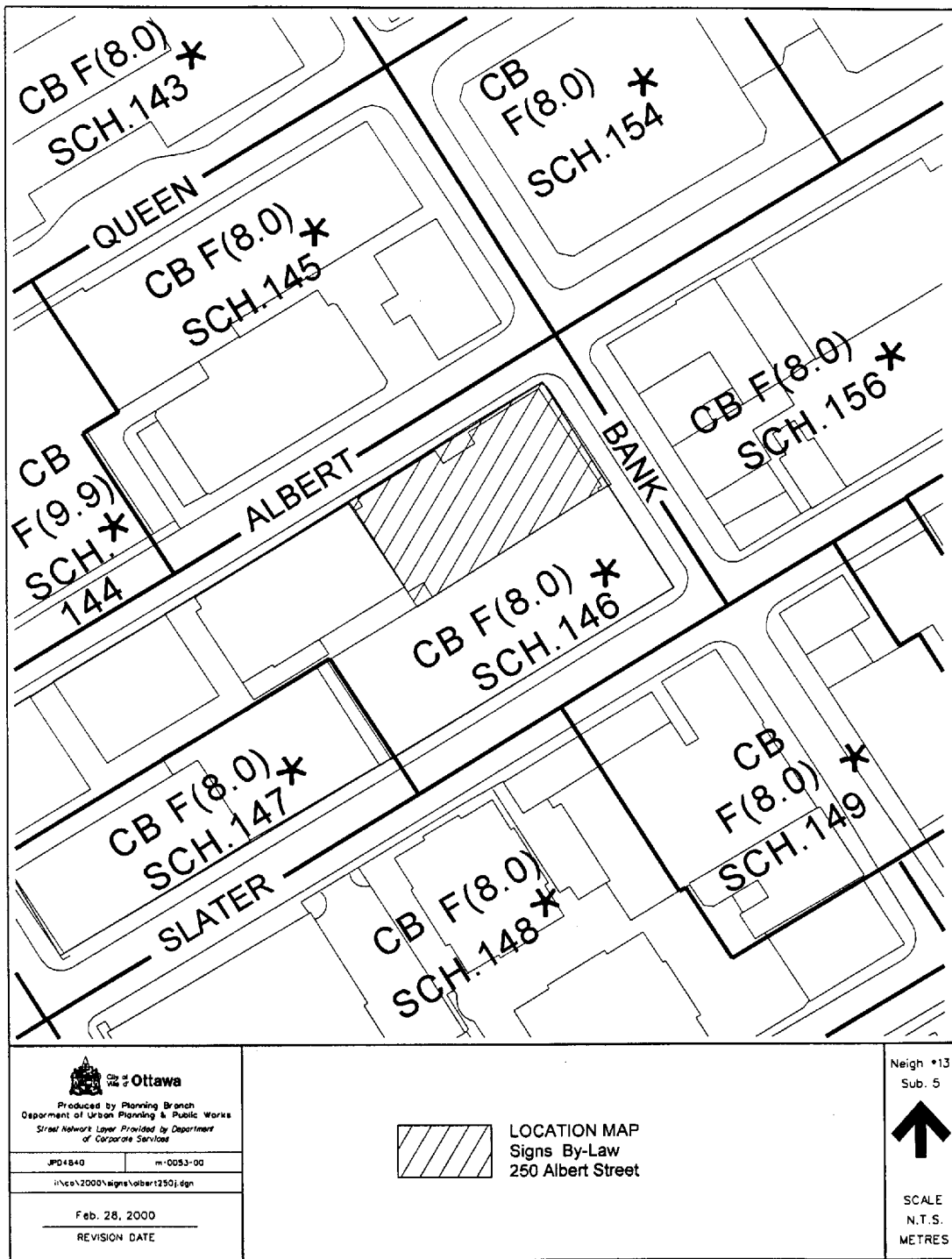
Part II - Supporting Documentation


Photo

Document 1



250 Albert signage

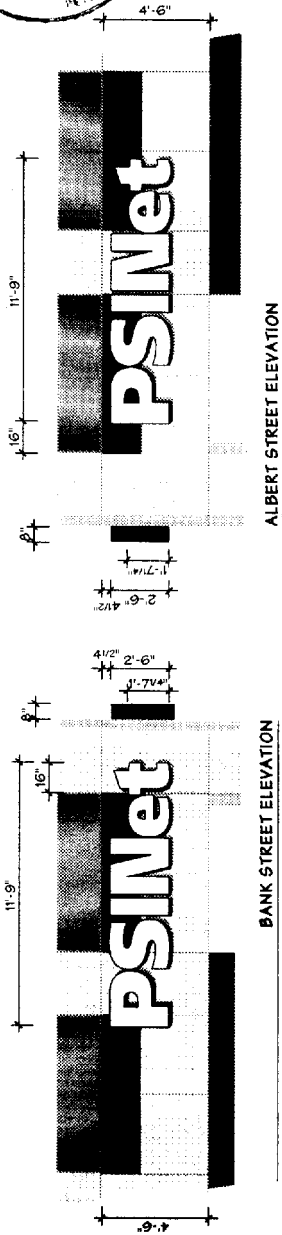
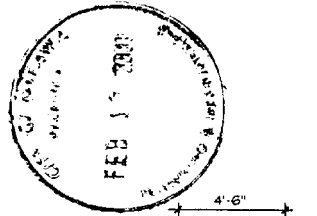



City of Ottawa
 Produced by Planning Branch
 Department of Urban Planning & Public Works
 Street Network Layer Provided by Department
 of Corporate Services
 JPD#840 m:0053-00
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 Feb. 28, 2000
 REVISION DATE


LOCATION MAP
 Signs By-Law
 250 Albert Street

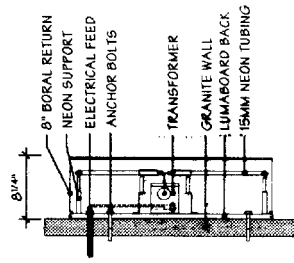
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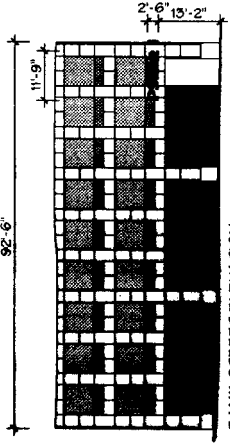
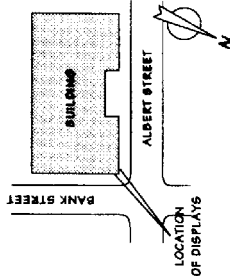


INDIVIDUAL CHANNEL LETTERS:

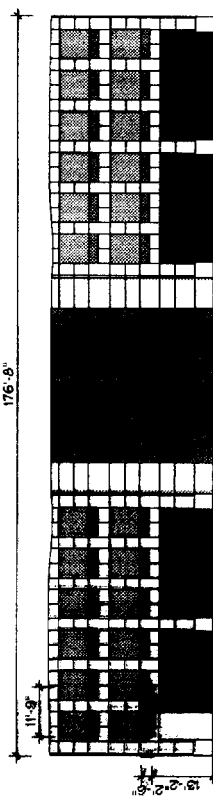
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- INDIVIDUAL BOX CHANNEL LETTERS -- TRANSFORMERS TO BE INTEGRATED WITHIN EACH LETTER -- LETTERS TO BE LIT FROM INSIDE BY "H-GAS" WHITE ARGON TUBING -- BLACK "BORAL" RETURNS
- DISPLAY REPLACES "H-STAR" SIGNS
- FACES TO BE PIGMENTED WHITE PLASTIC



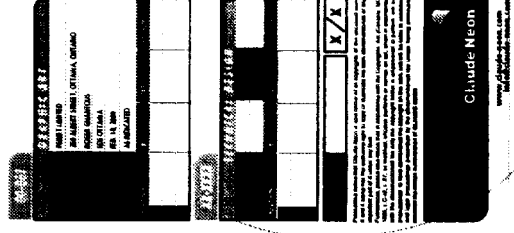
LETTER CROSS SECTION
SCALE: 1" = 1'-0"



BANK STREET ELEVATION
SCALE: 3/64" = 1'-0"



ALBERT STREET ELEVATION
SCALE: 3/64" = 1'-0"



THE GRANITE WALLS ON THE SIGN CAN BE INTEGRATED INTO THE SIGNATURE. ALL DIMENSIONS SHOWN ARE TO THE CENTER OF THE SIGN. ALL DIMENSIONS ARE TO THE CENTER OF THE SIGN.

July 27, 2000

ACS2000-PW-PLN-0101
(File: OHD4300RIDEAU1)

Department of Urban Planning and Public
Works

Ward/Quartier
OT5 - Bruyère-Strathcona

- Local Architectural Conservation
Advisory Committee / Comité consultatif
local sur la conservation de l'architecture
- Planning and Economic Development
Committee / Comité de l'urbanisme et de
l'expansion économique
- City Council / Conseil municipal

Action/Exécution

9. Heritage Alteration - Chateau Laurier - 1 Rideau Street

**Transformation d'un bâtiment historique - le Château Laurier - 1, rue
Rideau**

Recommendation

That approval be given to alter the Chateau Laurier at 1 Rideau Street in accordance with the plans by Le Groupe Arcop as received on July 17, 2000.

(Note: The approval to alter must not be construed to meet the requirements for the issuance of a Building Permit.)



July 28, 2000 (9:56a)

Edward Robinson
Commissioner of Urban Planning and Public
Works



July 28, 2000 (2:35p)

Approved by
John S. Burke
Chief Administrative Officer

SL:sl

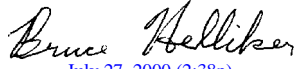
Contact: Stuart Lazear - 244-5300 ext. 1-3855

Local Architectural Conservation Advisory Committee Recommendation - August 15, 2000

- ▶ *The Committee concurs and so recommends, with the proviso that the Architect redesign the north west tower to be more sympathetic to the vocabulary of the previous two phases (i.e. that the peaked roof change and that the window area be reduced).*

Financial Comment

N/A.


July 27, 2000 (2:38p)

for Mona Monkman
City Treasurer

BH:cds

Executive Report

Reasons Behind Recommendation

The Chateau Laurier is designated under Part IV of the Ontario Heritage Act through by-law 265-78. The Statement of Reason for Designation is included as Document 2 of this report.

The Chateau Laurier hotel was designed by the architectural firm of Ross and McFarlane for the Grand Trunk Railway (which was incorporated into the Canadian National Railway in 1919) and opened in 1912. The L-shaped building containing 240 rooms was expanded to 306 rooms in 1927 through the construction of an East wing. This transformed the building into its current U-shaped plan.

The current proposal would enclose the U-shape through an addition at the north end along Major's Hill Park. This addition will add approximately 159 new rooms and approximately 72 parking spaces. The design of the addition is illustrated in the elevations included as Documents 3 to 8 included with this report. The form of the addition has respected the massing, height, articulation and materials of the original building while retaining its own character. A copper standing-seam roof will continue the Chateau's historic profile and limestone will continue to be used as the principal material to face the building.

The elevations included as Documents 3 and 4 illustrate the proposed tower which marks the northeast corner of the building. It will be of a contemporary design, reflecting but not copying the other existing towers on the building. Windows on the new addition, particularly those facing Major's Hill Park, will also be slightly larger than those on the original building while remaining in alignment with those windows. The new addition will also enable the incorporation and harmonization of the existing parking garage at the north end into the new north wing of the hotel.

The proposed addition to the Chateau Laurier is recommended for approval because it is respectful of the architectural character of the original building while creating a design of interest in its own right.

Consultation

Adjacent property owners and tenants, as well as local business and community associations were notified by letter of the date of the LACAC meeting and the Planning and Economic Development Committee meeting and were provided with comment forms to be returned to LACAC. This is in accordance with City Council's public participation policy regarding alterations to heritage buildings (PDD/PPP/N&C #9).

The applicant also presented the preliminary design proposals for the proposed addition at a meeting of LACAC on June 20, 2000. The designs included with this report reflect suggestions made by LACAC.

The Ward Councillor Stéphane Émard-Chabot supports this application.

Disposition

The Department of Corporate Services, Statutory Services Branch to notify the owner (Legacy Hotels Corporation, Suite 1600, 100 Wellington Street West, T.D. Centre, P.O. Box 40, Toronto, Ontario M5K 1B7), the agents (Karl Pinault, Fairmont Hotels and Resorts, as above and Le Groupe Arcop, Suite 1640, 1155 rue Metcalfe, Montréal, Québec, H3B 2V6) and the Ontario Heritage Foundation (10 Adelaide Street East, 3rd Floor, Toronto, Ontario M5C 1J3) of City Council's consent to alter the Chateau Laurier at 1 Rideau Street.

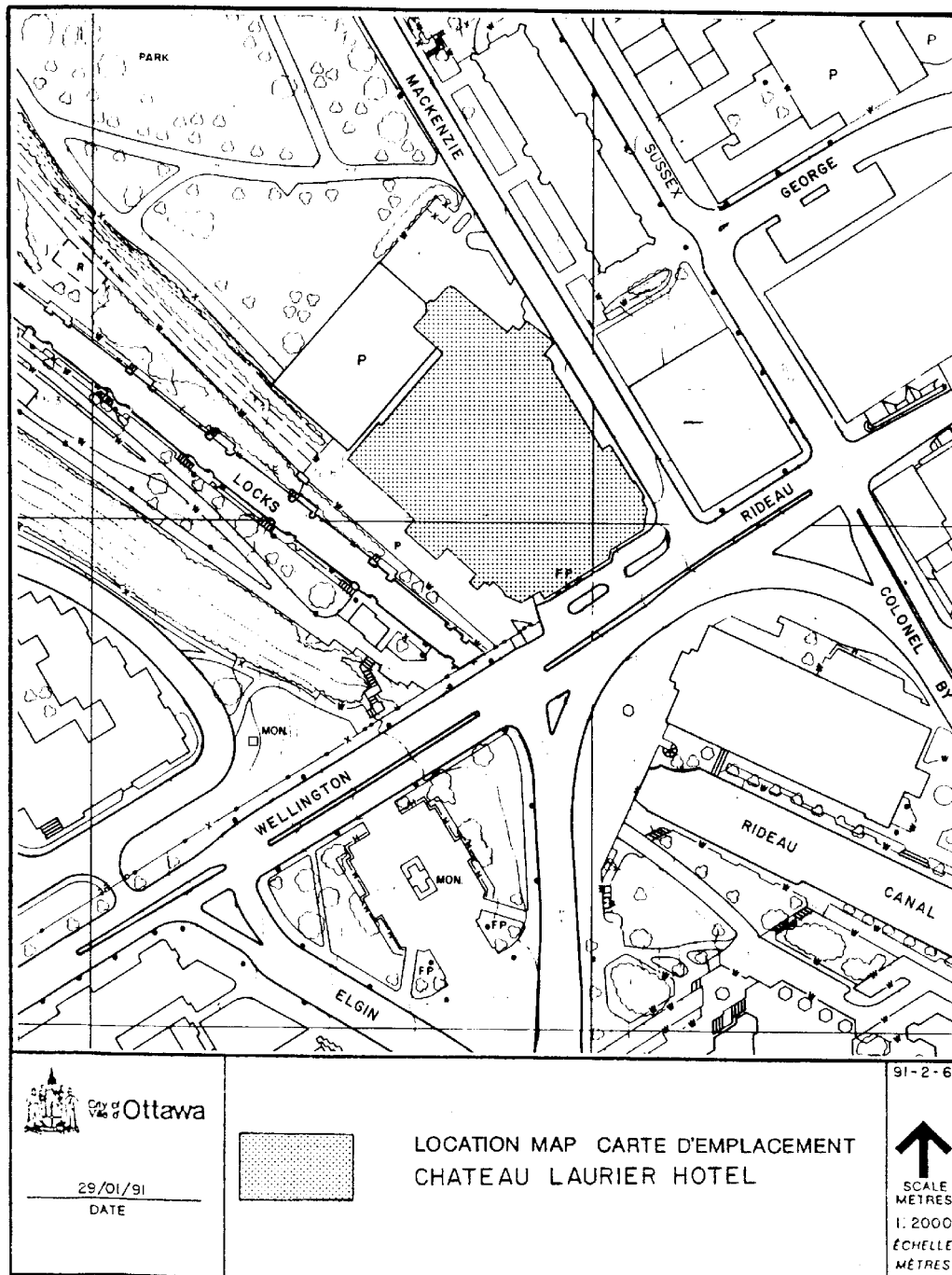
List of Supporting Documentation

| | |
|------------|-------------------------------------|
| Document 1 | Location Plan |
| Document 2 | Statement of Reason for Designation |
| Document 3 | North Elevation |
| Document 4 | North Elevation (View from Park) |
| Document 5 | West Elevation |
| Document 6 | East Elevation |
| Document 7 | View from Rideau Locks |
| Document 8 | View from Confederation Square |

Part II - Supporting Documentation

Location Map

Document 1



Statement of Reason for Designation

“The Chateau Laurier, at Rideau Street and MacKenzie Street, is recommended for designation as being of historical and architectural value. Erected 1908-1912 by the Grand Trunk Railway Company, and subsequently enlarged in keeping with the original architectural style, the hotel was built in the late Victorian French Chateau Style, as designed by Montreal architects Ross and MacFarlane. This was in contrast to the initial Gothic Revival proposal. The romantic attractiveness of the Chateau Style became incorporated in a series of hotels across Canada. Sir Wilfred Laurier was the first to sign the register. From 1930-1935, R. B. Bennett resided here.

Over the years, the Chateau has served as a second home for many M. P.'s and Senators, providing a dignified, hospitable and lively Ottawa residence.”

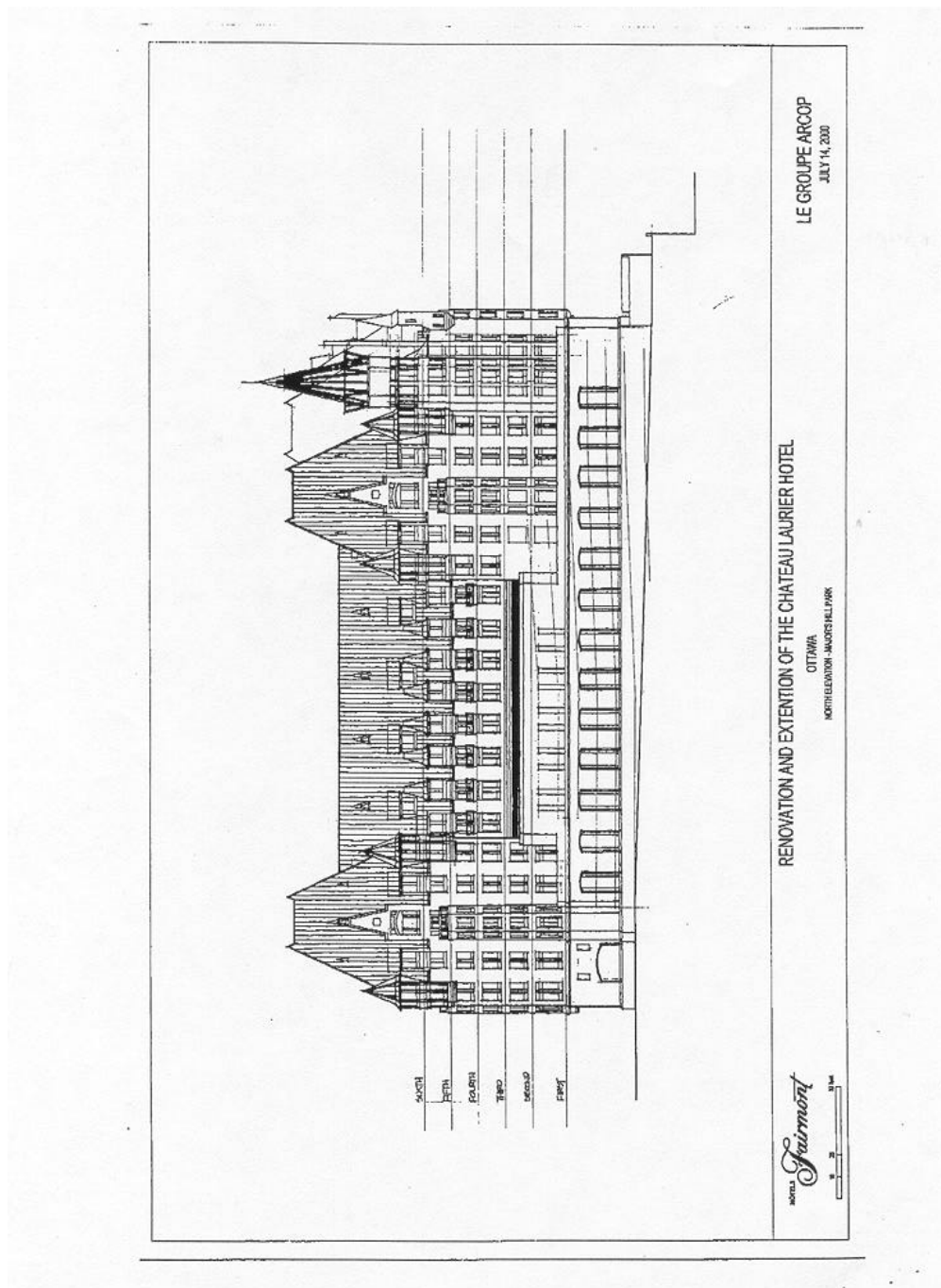
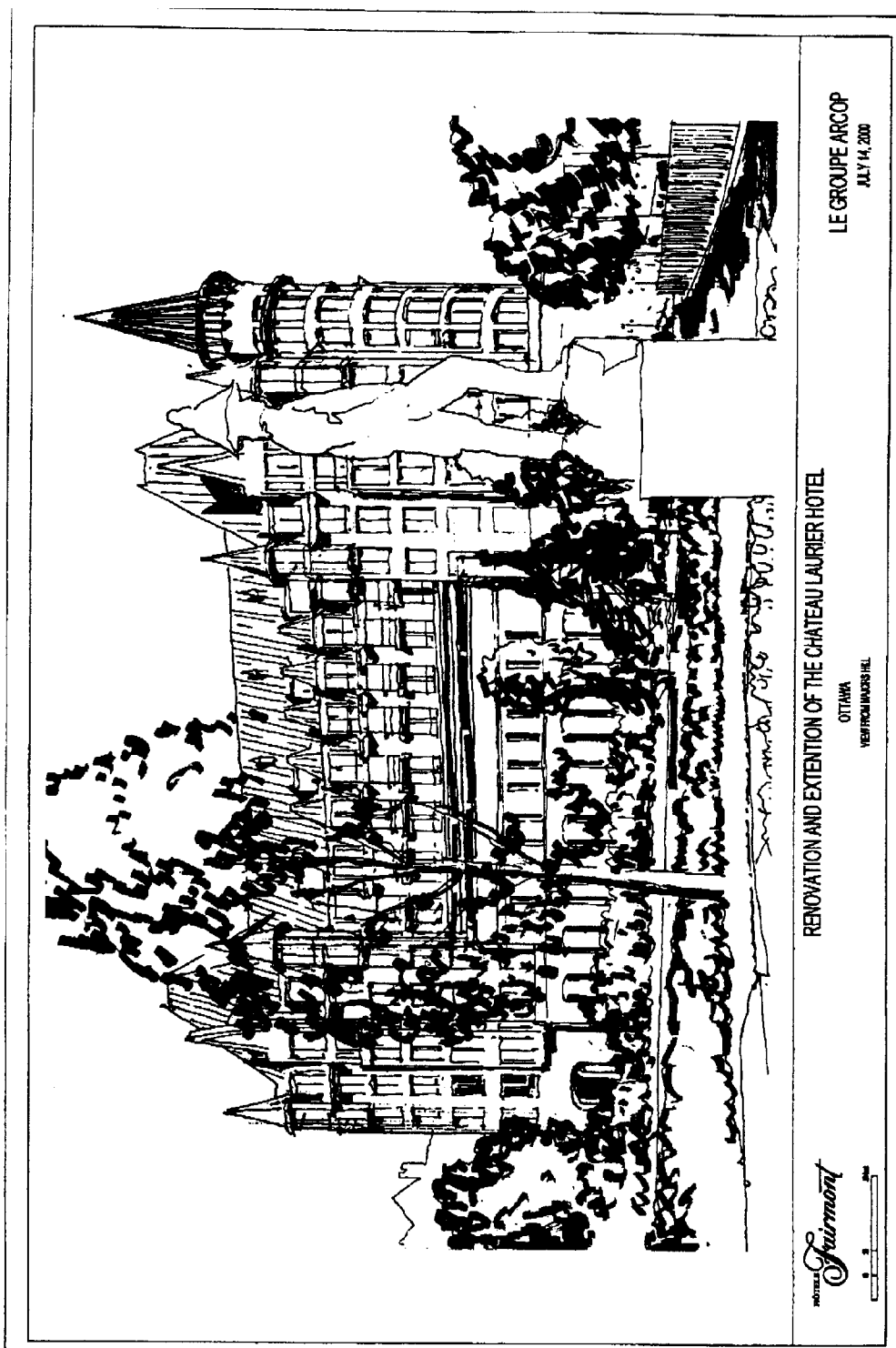
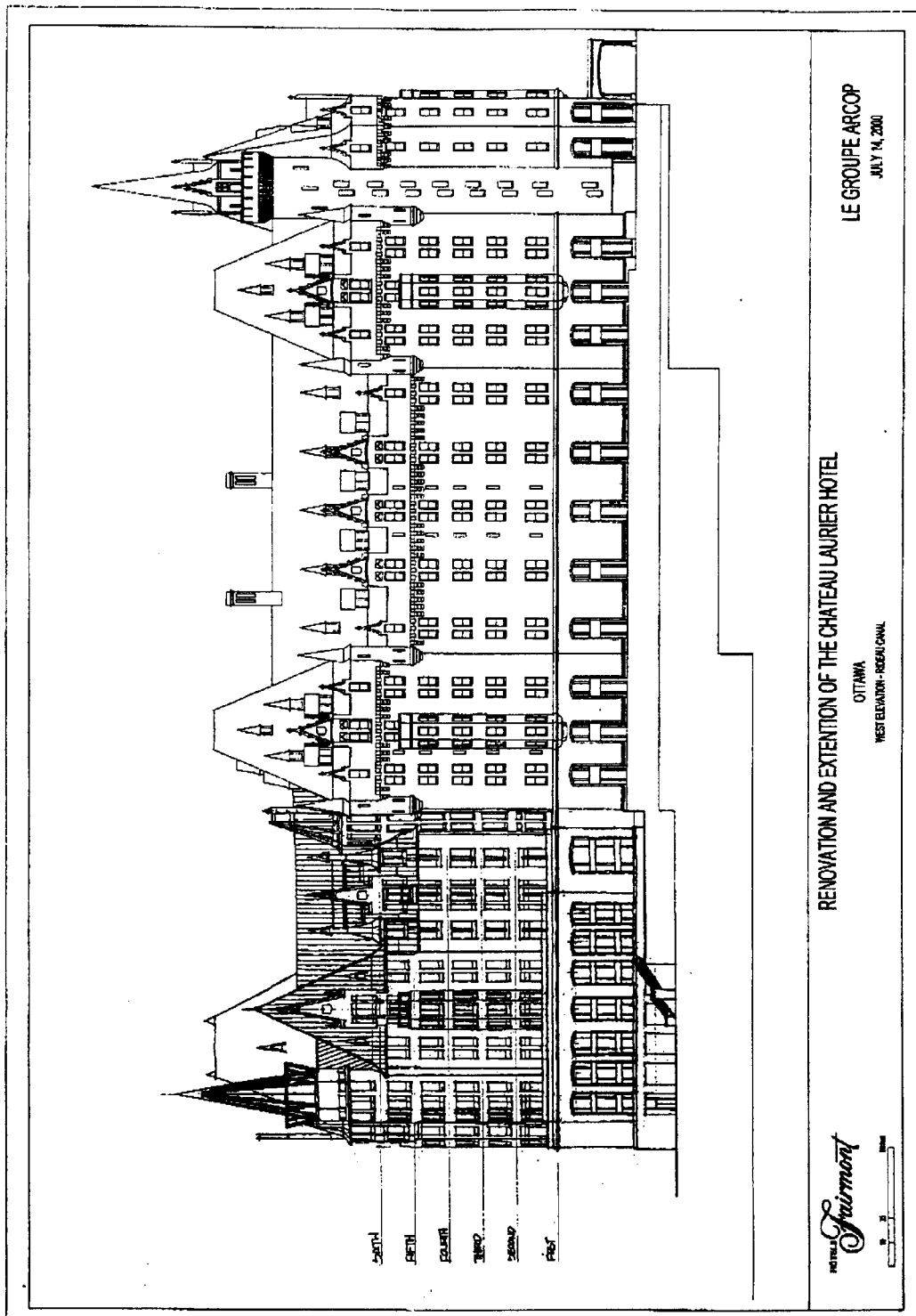
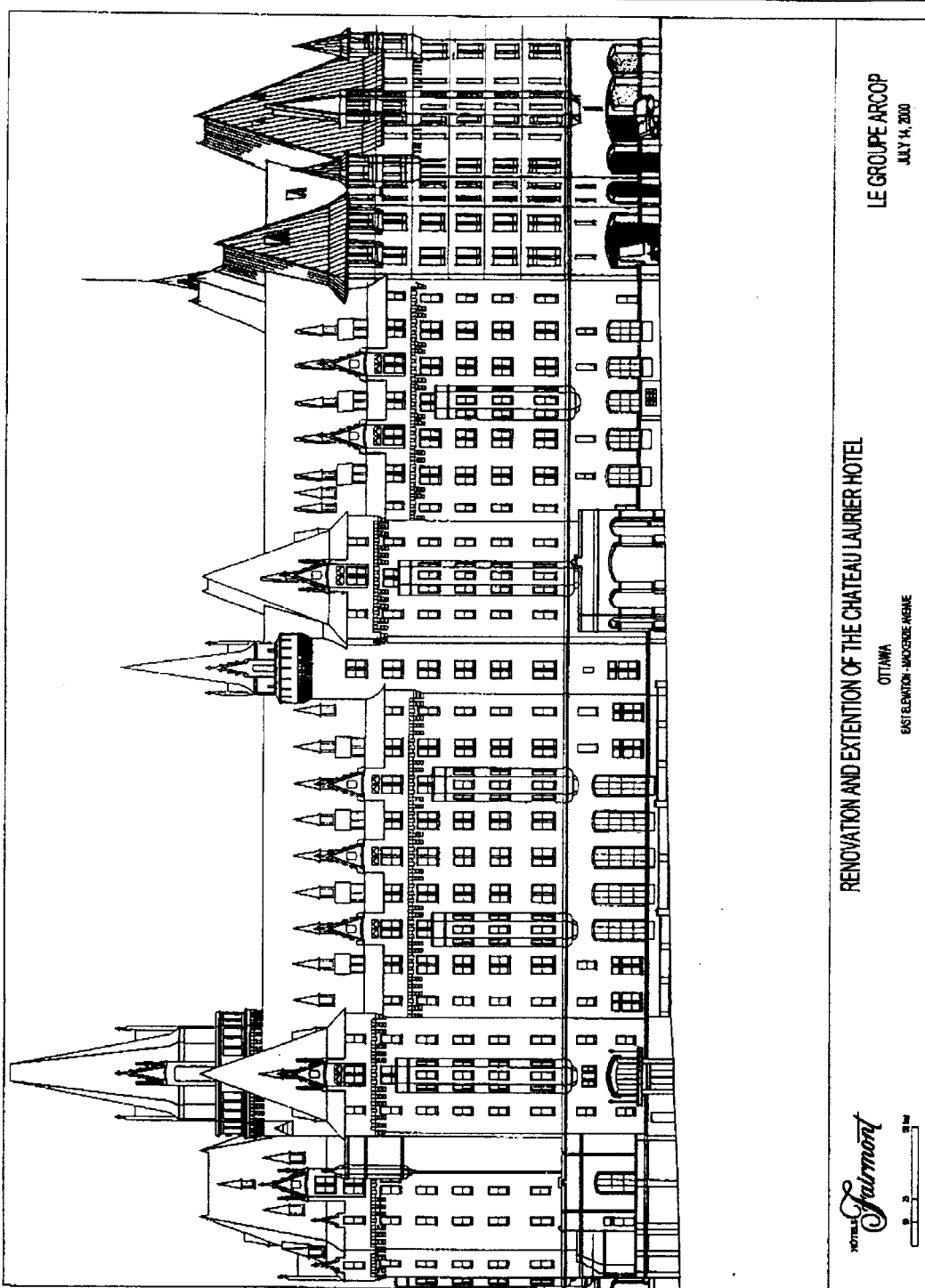
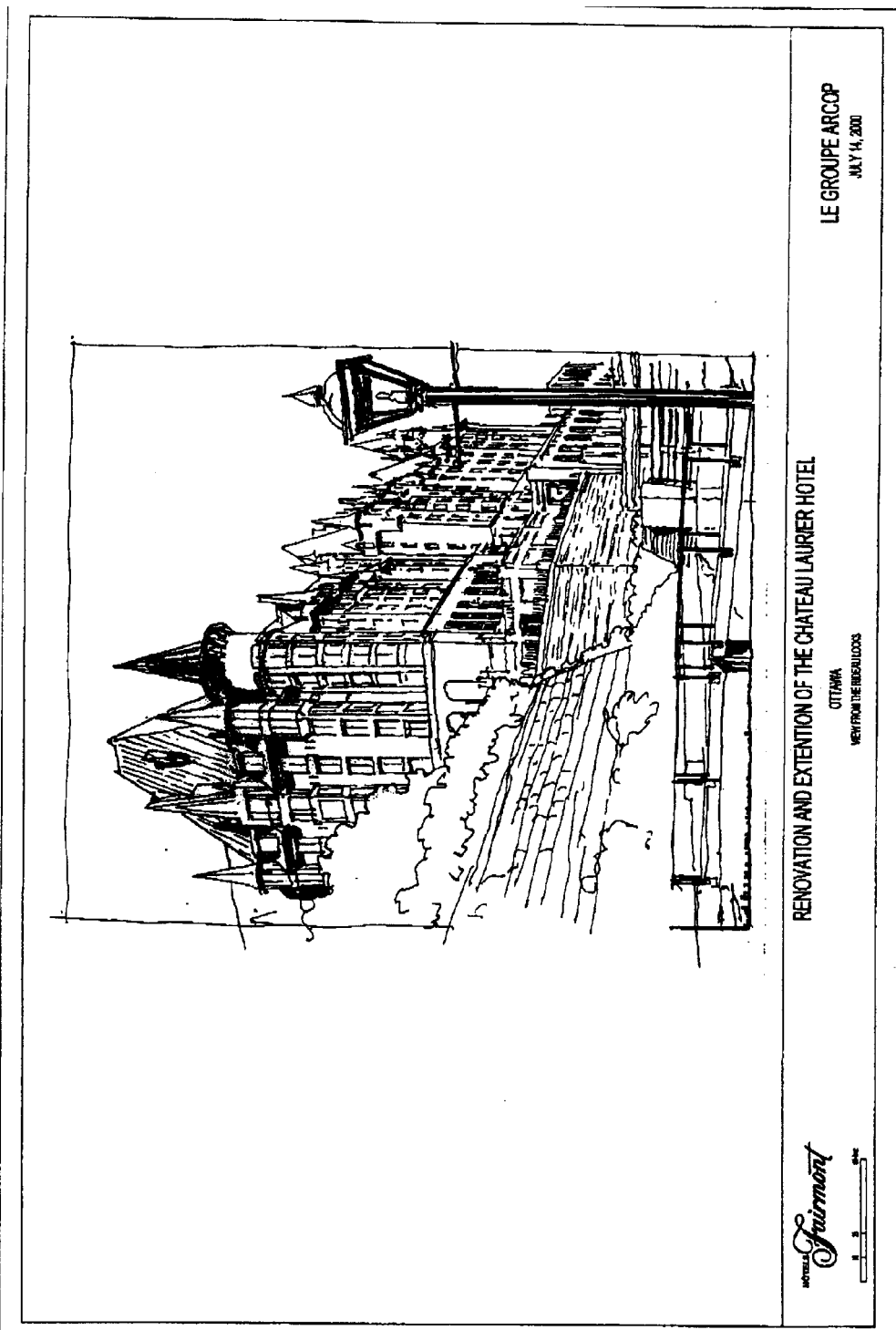


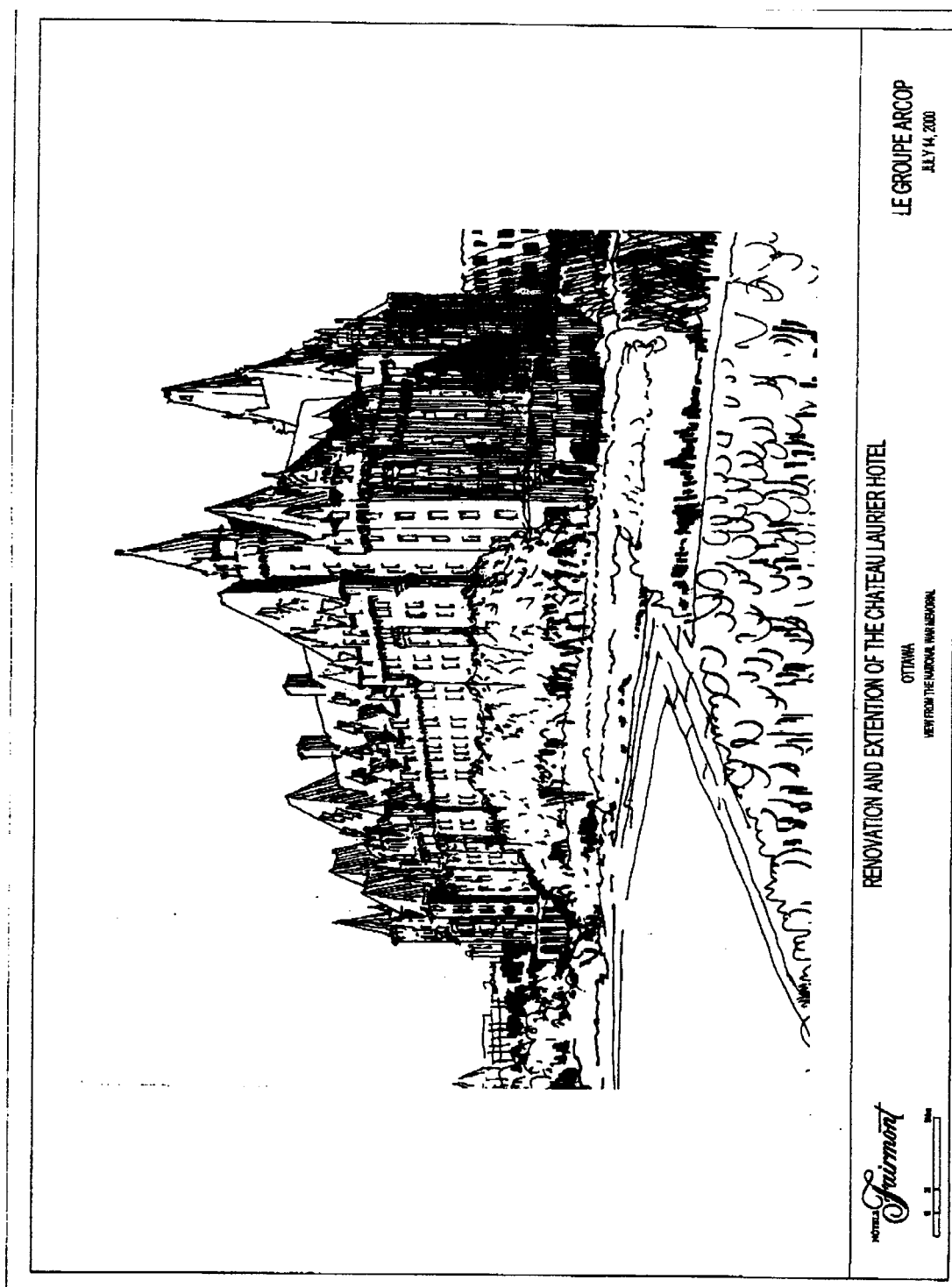
Figure 59











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August 14, 2000

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Ward/Quartier
OT4 - Rideau

**10. Exemption - Building Permit and Parkland Dedication Fees - 840
Montreal Road**

**Dispense - Frais perçus aux fins de parc et de permis de construire -
840, chemin Montréal**

16/22 Moved by Councillor Cannings, Seconded by Councillor Bickford

WHEREAS the private apartment rental vacancy rate in the City of Ottawa has steadily dropped from 4.9% in 1996 to 2.1% in 1998, reaching a record low of 0.7% in 1999 according to Canada Mortgage and Housing Corporation rental market surveys;

AND WHEREAS the strong employment situation in the Ottawa Carleton Region has resulted in a surge in demand for rental accommodation;

AND WHEREAS the market continues to yield a negligible amount of new rental housing stock, with fewer than 100 private apartment units completed in 1999;

AND WHEREAS the Federal government and the Provincial government have announced initiatives to make rental housing construction more attractive to investors and developers by providing a new goods and services tax rebate of 2.5% and a \$2000 per rental unit grant to offset the sales tax on building materials specifically for rental housing, respectively;

AND WHEREAS Claridge Developments Ltd. is commencing construction of a 175 unit apartment building at 840 Montreal Road, the first significant private multi-residential rental building in over two years;

AND WHEREAS it would be appropriate for the municipal government to provide an incentive to encourage the development of new rental housing;

BE IT THEREFORE RESOLVED that City Council grant an exemption for the payment of the building permit fee and parkland dedication fee for the development at 840 Montreal Road.- *Dealt with as follows:*

16/23 Moved by Councillor Cannings, Seconded by Councillor Deans

That Motion (16/22) be referred to Planning and Economic Development Committee.

Referral to Planning and Economic Development Committee (with the attached additional financial information) carried on the following division:

Yeas:(11) Councillors Mackey, Higdon, Cannings, Deans, Bickford, Little, Kolbus, Arnold and Mayor Watson

Nays:(2) Councillors Berg and Émard-Chabot

Action: Planning and Economic Development Committee

Memo / Note de service

To / Destinataire August 2, 2000
Pierre Pagé, Director of Council and
Statutory Services and City Clerk
Department of Corporate Services

From / Expéditeur File Number
Marian Simulik, Acting City Treasurer
Department of Finance

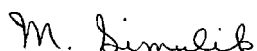
Subject / Objet: **Motion K - Councillor Cannings - 840 Montreal Road**

The following is the Financial Comment regarding the above-noted motion being considered today by City Council, at its meeting of August 2, 2000.

Financial Comment

The exemption of the 5% Parkland Levy is worth \$51,160., but as per prior agreement, the levy was to go to the owner of the former Canada Mortgage and Housing Corporation lands east of the Airport Parkway for the development of the Rockcliffe Mews Park. As these lands are now owned by Claridge Homes, the development responsibility remains with Claridge.

Exemption of the Building Permit fee will result in lost revenue of approximately \$85,800 to the Building Permits Account.



Marian Simulik