

**Environmental Advisory Committee
Comité consultatif sur l'environnement**

**Agenda 1
Ordre du jour 1**

**Tuesday, January 25, 2000 - 5:30 p.m.
Le mardi 25 janvier 2000 - 17 h 30**

**Fuller Room, Terrace Level
Bytown Pavilion, City Hall**

**Salle Fuller, Niveau Terrasse
Pavillon Bytown, hôtel de ville**



City of
Ville d' **Ottawa**

**Adoption of Agenda
Adoption de l'ordre du jour**

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

Minutes 8 (November 23, 1999)

Procès-verbal 8 (Le 23 novembre 1999)

Index

Information Items Articles pour information

1. **Presentation on the Development of a City-Wide Retrofit Program for Industrial, Institutional and Commercial Buildings**
Exposé sur l'élaboration d'un programme d'amélioration des immeubles industriels, institutionnels et commerciaux à l'échelle de la ville
Ref.: CC2Z1999310 **City Wide**

2. **Update - Environmental Symposium on Sustainable Communities**
Mise-à-jour - Symposium sur l'environnement et le développement durable des communautés
Ref.: CC2Z1999290 **City Wide**

3. **Update - Queen's Planning School Workshop (Kelly Marsden)**
Mise-à-jour - Atelier offert par l'école d'urbanisme de l'université Queen's (Kelly Marsden)
Ref.: CC2Z1999252 **City Wide**

4. **190 Richmond Road - Loblaws Site - Site Plan Control Application** **1**
OSP1999/075
190, rue Richmond - site Loblaws - Plan d'emplacement OSP1999/075
Ref.: CC2Z2000018 **City Wide**

Action Items

Articles pour exécution

Unfinished Business
Questions inachevées

New Business
Nouvelles questions

Sub-Committees Report

Rapports des sous-comité

- | | | |
|----|---|---------------------------|
| 5. | Sub-Committees
Sous-Comités
Ref.: CC2Z1999187 | 6

City Wide |
|----|---|---------------------------|

Circulation File

Dossier de circulation

- | | | |
|----|--|------------------|
| 6. | Community Services and Operations Committee Agenda 2 - January 12, 2000
Le comité sur les services communautaires et des opérations - Ordre du jour 2 - le 12 janvier 2000
Ref.: CC2Z1999146 | City Wide |
| 7. | National Round Table on the Environment and the Economy
Table ronde nationale sur l'environnement et l'économie
Ref.: CC2Z2000019 | City Wide |
| 8. | Research Works at Carleton University - Volume 1
Travaux de recherche à l'Université Carleton - Volume 1
Ref.: CC2Z2000020 | City Wide |
| 9. | Our Millennium
Notre millénaire
Ref.: CC2Z2000004 | City Wide |

Late Items

Articles en retard

Other Business

Autres questions

Deadline for material to be included in the next agenda
Date limite de présentation des documents à inclure dans le prochain ordre du jour

Should you wish to include an item on the next agenda, please submit the information to the Assistant by **Noon on Friday, February 4, 2000.**

Si vous désirez ajouter un article au prochain ordre du jour, veuillez le faire parvenir à l'adjointe d'ici au **vendredi le 4 février 2000, à midi.**

Next Meeting

Prochaine réunion

The next regular meeting of the Committee will take place on **Tuesday, February 22, 2000, at 5:30 p.m.**, in the Fuller Room, Bytown Pavilion, Terrace Level, City Hall.

La prochaine réunion ordinaire du Comité aura lieu le **mardi le 22 février 2000, à 17h30**, dans la salle Fuller, pavillon Bytown, niveau terrasse, hôtel de ville.

Members' Reports - Enquiries

Rapports des membres - demandes de renseignements

Gary Ludington, Chairperson/président

Adrienne Scott, Vice-Chairperson/vice-présidente

Randy Allen

Marcos Alvarez

Lynne Bricker

Pierre Charest

Kent Currie

Michael Holliday

Kelly Marsden

Tim Marta

Non-Voting Member
Membre sans droit de vote

Councillor/Conseillère Elisabeth Arnold

Adjournment
Levée de la séance

CAL

January 18, 2000

CC2Z2000018
(File: ACS1300)

Ward/Quartier
City Wide

**4. 190 Richmond Road - Loblaws Site - Site Plan Control Application
OSP1999/075**

190, rue Richmond - site Loblaws - Plan d'emplacement OSP1999/075

Memo / Note de service

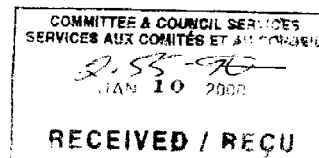
To / Destinataire
Charles Afelskie
Development and Approvals Officer
Department of Urban Planning and Public Works

January 6, 2000

From / Expéditeur
Deborah Irwin
Environmental Officer, Natural Environment Biologist
Department of Urban Planning and Public Works

2000.
NEP3100/1999

Subject / Objet: 190 Richmond Road - Loblaws site
Site Plan Control Application OSP1999/075



The Branch has reviewed the site plan application for a proposed grocery store and separate commercial uses and has the following comments.

Notes to Planner:

Conditions of Site Plan Control Approval cannot be finalized at this time due to a number of outstanding issues:

1. Status of the Greenway System Linkage

The Branch opposed the proposed zoning by-law amendment from Greenway System Linkage (L2B-tp11) to Neighborhood Linear Commercial (CN) and Residential (R2) (see attached). The primary function for this Greenway System Linkage is to provide a recreational corridor for passive leisure pursuits. The applicant has expressed in the MEER an interest in retaining the linkage function of the site in an effort to address community concerns. However, other than the provision of an access from the proposed Loblaws parking lot to the Byron Greenway System Corridor to the south of the site, there are no features on the Landscape Plan submitted with this application that in any way delineate a Greenway System Linkage, or distinguish this plan from any other plan for retail/commercial use.

A Greenway System Linkage corridor is typically 30 meters wide. This minimum has been followed in the Heron-Walkley corridor, but was reduced to 20 meters where it could not otherwise be accommodated. The Greenway System Linkage associated with the Claridge

development at 340 Industrial Avenue varies in width from 15 to 30 meters, while the Linkage within the Ashcroft development at 1199 Clyde Avenue is approximately 18.5 meters wide. The Greenway System Linkage for this site would most appropriately be placed between the proposed residential and commercial/retail uses. The applicant has already left a buffer area of existing trees indicated on the Landscape Plan (Sheet SK.06) that should be widened to accommodate the linkage.

2. Outstanding Environmental Reports / Completion of the MEER

The MEER lists a number of Environmental Assessment Reports (ESA's) and remedial activities reports prepared by Conestoga-Rovers and Associates that have been undertaken on the subject site in support of the application. The results of these reports are summarized in the MEER. However, the Branch has a number of questions regarding the information contained in the MEER that is likely addressed in the reports.

For example, elevated petroleum hydrocarbon concentrations were detected in the vicinity of the underground storage tanks on the subject site. 250 tonnes of impacted soils were removed from the area and disposed of off site. Confirmatory soil sampling indicated that the *majority* of samples were below the MOE's criteria for commercial/industrial land use criteria. No further remediation was recommended in this case. However, *some* soil samples in the area of the proposed residential/parkland use exceeded MOE's residential/park land use criteria. The report indicates that this portion of the site may require remediation. It is unclear why remediation would be recommended in one area where exceedences were noted, but not in another. This apparent inconsistency would likely be addressed through the review of detailed reports.

Also, the MEER identified PCB storage (presumably in the former hydro vault) as a source of potential soil contamination. However, it is unclear whether soils were tested for PCB's. There is also no indication in the MEER of the number and location of boreholes drilled for analytical testing, what parameters were tested for, and the magnitude of exceedences encountered on the site.

These reports have been requested since October, 1999 and were also requested at the time of application for rezoning. Additional conditions of site plan control may be required based on the review of these reports. The MEER is considered incomplete without these reports appended.

3. Requirements for Parkland Dedication

The Branch is aware of the Department of Community Services preliminary comments recommending that the applicant convey to the City the proposed residential area west of the Hydro R.O.W. and tower and south of the proposed private access laneway for park purposes. Enhancements to the proposed pathway linking northwards through the commercial property are also proposed. Acceptance of these recommendations, particularly

the former, may influence the location and extent of the Greenway System Linkage. Addition conditions may be required as more details become available.

Conditions:

In the interest of expediting the process, the following preliminary conditions are provided. based on the assumption that the Greenway System Linkage will be established.

PART 1- CONDITIONS TO BE SATISFIED PRIOR TO THE EXECUTION OF THE REQUIRED AGREEMENT

1. That the Municipal Environmental Evaluation Report (MEER) submitted in support of this application be finalized to the satisfaction of the Commissioner of Urban Planning and Public Works.
2. That prior to demolition of the existing buildings on site, that the Registered Owner submit a Waste Audit and Waste Reduction Work Plan in accordance with Ontario Regulation 102/94 *Waste Audit and Waste Reduction Work Plan* to the satisfaction of the Commissioner of Urban Planning and Public Works to ensure that best management practices are followed regarding the disposal of debris.
3. That a Dewatering Plan be submitted and prepared to the satisfaction of the Commissioner of Urban Planning and public Works to manage any excess groundwater discharge during construction.
4. That prior to demolition of the existing buildings on site, all friable asbestos be removed in accordance with *Asbestos on Construction Projects (O.Reg 838/90)*.
5. That prior to the demolition of the existing buildings on site, that paint be tested for lead substances, and if encountered, will be managed in accordance with the *Proposed Regulation Respecting Lead on Construction Projects Made Under the Occupational Health and Safety Act, 1996*.
6. That prior to demolition of the existing buildings on site, an inspection of flourescent light ballasts be undertaken to determine the presence of PCB's, and that if PCB's are encountered, that they are disposed of in accordance with *Regulation 362. Waste Management - PCBs*.
(Contact: Deborah Irwin, Environmental Management Branch, 244-5300 extension 3000)

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

1. That the Registered Owner covenant and agree to remediate the subject site for commercial/residential/parkland use, as appropriate, as directed in the Ministry of

Environment and Energy's Guideline for Use at Contaminated Sites in Ontario (Revised, February, 1997).

2. That the Registered Owner shall bear full responsibility for the cost, design and construction of a continuous landscaped pedestrian and bicycle pathway system within the Greenway System Linkage, which will fulfill the following guidelines, to the satisfaction of the Commissioner of Urban Planning and Public Works.
 - Provision of an asphalt pathway of a minimum width of 3 meters having a yellow centreline strip, with sufficient bearing strength to support maintenance vehicles;
 - Where pathway meets sidewalk, that sidewalk should be in interlock pavers to distinguish from the purely pedestrian area;
 - Provision of adjacent plantings of trees to include a minimum total number equal to one tree per 3.5 meters of pathway length;
 - Provision of ornamental trees to supplement and complement the required trees;
 - Provision of appropriate seeding and sodding; and
 - Provision of access to the pedestrian pathway system from the adjacent residential and commercial/industrial portion of the subject property.

3. That the landscape plan be revised and submitted to the Commissioner of Urban Planning and Public Works to appropriately indicate the Greenway System Linkage as described in Part 2 Condition 2.
(Contact: Deborah Irwin, Environmental Management Branch, 244-5300 extension 3000)

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

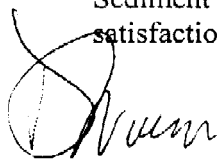
1. The owner agrees to prepare an erosion and sediment control plan to the satisfaction of the Commissioner of Urban Planning and Public Works, appropriate to site conditions, prior to undertaking any site alterations (filling, grading, removal of vegetation, etc.) and during all phases of site preparation and construction in accordance with the current Best Management Practices for Erosion and Sediment Control.

2. Prior to the issuance of the building permit, the Registered Owner agrees to submit a Remedial Work Plan to the Manager of the Environmental Management Branch prepared by a qualified engineering consultant which documents the methodology to remove, treat or otherwise manage the contamination found on the site. The Remedial Work Plan may include, but is not necessarily limited to:
 - confirmation of contaminated areas based on the current Ministry of Environment and Energy's Guidelines for Use at Contaminated Sites in Ontario (Revised February, 1997);
 - a decision on the site restoration approach to be used;
 - goals of the restoration program;

- methodology to determine extent of contamination;
 - assessment of options for removal, storage, and/or treatment of contaminated material;
 - monitoring and verification sampling;
 - a decision on completion of Record of Site Condition;
 - methodology for removing the 2,273 litre gasoline underground storage tank identified through Fire Insurance Plans as located east of the existing building, but not found.
- (Contact: Deborah Irwin, Environmental Management Branch, 244-5300 extension 3000)

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

1. Prior to the issuance of the building permit, the Registered Owner covenants and agrees to submit a copy of the site remediation report prepared by a qualified engineering consultant to the satisfaction of the Commissioner of Urban Planning and Public Works which clearly documents the activities undertaken, results obtained, and identifies any future actions (monitoring, etc.) which may be required.
(Contact: Deborah Irwin, Environmental Management Branch, 244-5300 ext. 3000)
2. That the Registered Owner agrees to implement and monitor the approved Erosion and Sediment Control Plan during all phases of site preparation and construction to the satisfaction of the Commissioner of Urban Planning and Public Works.



Deborah Irwin

190 Richmond - Loblaws.wpd

c.c. **Environmental Advisory Committee**

Encl.



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City of
Ville d' **Ottawa**

May 17, 1999

CC2Z1999187
(File: ACS1300)

Ward/Quartier
City Wide

5. Sub-Committees
Sous-Comités

Sub-Committee List
Liste des sous-comités

- .1 **Site Plans and Zoning Applications**
Demandes de zonage et d'approbation de plan d'emplacement
K. Currie, T. Marta, M. Alvarez, K. Marsden
- .2 **RMOC/NCC/Regional EAC liaison**
Liaison avec la MROC, la CCN et les CCE de la région
M. Holliday, K. Marsden
 - a. Gloucester Environmental Advisory Committee/Comité consultatif sur l'environnement de Gloucester
- .3 **Community Liaison**
Liaison communautaire
- .4 **Task Force on the Atmosphere**
Groupe de travail sur l'atmosphère
L. Bricker
- .5 **Engineering & Works Status Report**
Rapport d'étape de Génie et travaux publics
- .6 **Mayor & Council Liaison**
Liaison avec le maire et le Conseil
G. Ludington and A. Scott
- .7 **Greenspaces/Greenway**
Espaces verts/Réseau de verdure
A. Scott

.8 **Community Pride Program**
Programme de fierté civique
G. Ludington

.9 **Pesticides/Pesticides**
M. Holliday; P. Charest

Occasional/Occasionels:

.10 **Environmental Achievement Award (January to May)**
Prix de protection de l'environnement (janvier à mai)
A. Scott and K. Marsden

.11 **Mayor's Environmental Award**
Prix du maire pour l'environnement
M. Holliday

.12 **Administration (budget, annual report, etc)**
Administration (budget, rapport annuel, etc)

.13 **City Budget**
Budget de la Ville

S Update on Budget Meeting - January 17, 2000/Mise-à-jour sur la réunion de budget - le 17 janvier 2000

