

**Subject: Site Plan Control - 325, 327, and 333 Montreal Road, 334 Montfort Street
and 273 Ste. Anne Avenue**

File Number: ACS2022-PIE-PS-0064

Report to Planning Committee on 3 June 2022

**Submitted on May 24, 2022 by Lily Xu, Acting Director, Planning, Real Estate and
Economic Development**

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Ward: Rideau-Vanier (12)

**Objet : Réglementation du plan d'implantation – 325, 327 et 333, chemin de
Montréal, 334, rue Montfort et 273, avenue Ste-Anne**

Dossier : ACS2022-PIE-PS-0064

Rapport au Comité de l'urbanisme le 3 juin 2022.

**Soumis le 24 mai 2022 par Lily Xu, Directrice par intérim, Direction générale de la
planification, des biens immobiliers et du développement économique**

**Personne ressource : Jean-Charles Renaud, Urbaniste II, Examen des demandes
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REPORT RECOMMENDATIONS

- 1. That Planning Committee endorse a Site Plan Control application for 325, 327, and 333 Montreal Road, 334 Montfort Street and 273 Ste. Anne Avenue to permit the development of a low-rise building containing Residential Care Facility uses and a Shelter, as detailed in Document 2.**
- 2. That Planning Committee return Delegated Authority to staff for further changes to the approved plans, conditions, reports, and for the Site Plan Control Agreement.**

RECOMMANDATIONS DU RAPPORT

- 1. Que le Comité de l'urbanisme appuie une demande de réglementation du plan d'implantation pour les terrains situés aux 325, 327 et 333, chemin de Montréal, 334, rue Montfort et 273, avenue Ste-Anne en vue de permettre l'aménagement d'un immeuble de faible hauteur comprenant des utilisations d'établissement de soins pour bénéficiaires internes et de refuge, comme l'explique en détail le document 2.**
- 2. Que le Comité de l'urbanisme redonne au personnel ses pouvoirs délégués afin que ce dernier puisse effectuer d'autres changements aux rapports, aux conditions et aux plans approuvés et établir l'entente de réglementation du plan d'implantation.**

EXECUTIVE SUMMARY

Staff recommendation

Planning staff recommend the approval of the Site Plan Control application at 325, 327, and 333 Montreal Road, 334 Montfort Street and 273 Ste. Anne Avenue to permit the development of a low-rise building containing Residential Care Facility uses and a Shelter.

The proposal meets the intent of the Official Plan as well as the Montreal Road District Secondary Plan and meets all requirements of the Zoning By-law.

Applicable Policy

The following policies support this application:

Section 3.6.3 Mainstreets contains policies aimed at focusing intensification on Mainstreets, in order to allow for less disruption and more convenient services for adjacent communities and more efficient use of transit. The applicant has provided their rationale for selecting the subject site, which includes characteristics common to a Traditional Mainstreet, such as being in close proximity to key services, being centrally located on an arterial road with two access points, and in an area where clients are located.

Section 2.5.1 contains policies relating to the built form of developments and states that in general terms, compatible development means development that, although it is not necessarily the same as or similar to existing buildings in the vicinity, nonetheless enhances an established community and presents a built form that coexists with

existing development, without causing undue adverse impacts. In this regard, the low-rise physical attributes of the proposal are compatible with adjacent residential sites.

Section 4.11 contains policies related to compatibility and context, and the requirement for high quality urban design. Following the Urban Design Review Panel's formal review of the proposal, comments indicated that the treatment of the Salvation Army proposal will bring a positive presence to Montreal Road, and provided support for the overall architectural expression, materiality, massing, and the project's aspirations.

The proposal is in line with the details of Amendments 199 and 200 to the Official Plan.

Public Consultation/Input

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Site Plan Control.

The Site Plan Control and Programming Advisory Committee met on five separate occasions: April 17, 2018, October 20, 2021, January 13, 2022, March 7, 2022 and March 30, 2022.

The Ward Councillor held a non-statutory public meeting, held virtually on May 11, 2022, to discuss the Site Plan. The meeting provided an overview of the proposed development with questions and answers between the applicant team and City Staff. Approximately 130 members of the public attended.

SYNTHÈSE ADMINISTRATIVE

Recommandation du personnel

Le personnel des Services de planification recommande d'approuver la demande de réglementation du plan d'implantation du 325, du 327 et du 333, chemin de Montréal, du 334, rue Montfort et du 273, avenue Ste-Anne afin de permettre d'aménager un bâtiment de faible hauteur regroupant un établissement de soins pour bénéficiaires internes et un refuge.

La proposition respecte l'intention du Plan officiel et du Plan secondaire du district du chemin de Montréal, ainsi que toutes les exigences du *Règlement de zonage*.

Politiques applicables

Les politiques suivantes justifient cette demande.

La section 3.6.3 (Rues principales) comprend des politiques destinées à prioriser la densification des rues principales, afin de réduire l'interruption des services et d'assurer des services plus pratiques dans les collectivités attenantes, en plus de favoriser l'efficience dans l'utilisation des transports en commun. Le demandeur a justifié la sélection du site visé, qui comprend les caractéristiques communes à une rue principale traditionnelle, dont la proximité des services essentiels, la situation centrale sur une artère avec deux points d'accès et l'implantation dans une zone dans laquelle se trouvent les clients.

La section 2.5.1 comprend les politiques se rapportant à la forme bâtie des projets d'aménagement et précise qu'en règle générale, l'aménagement compatible s'entend des projets d'aménagement qui, bien qu'ils ne soient pas nécessairement identiques ou comparables aux bâtiments existants dans le voisinage, améliorent quand même la collectivité établie et présentent une forme bâtie qui coexiste avec les aménagements existants, sans avoir d'effets délétères inconsiderés. À cet égard, les caractéristiques physiques des bâtiments de faible hauteur de la proposition sont compatibles avec les sites résidentiels attenants.

La section 4.11 comprend les politiques liées à la compatibilité et au contexte, en plus de prévoir l'obligation de respecter des normes d'esthétique urbaine de grande qualité. Dans la foulée de l'examen formel de la proposition par le Comité d'examen du design urbain, les commentaires indiquaient que le traitement de la proposition de l'Armée du Salut permettra d'assurer une présence positive sur le chemin de Montréal et viendra étayer l'ensemble de l'expression architecturale, de la matérialité, de la volumétrie et des aspirations du projet.

La proposition cadre avec les détails des modifications 199 et 200 du Plan officiel.

Consultation et commentaires du public

La notification et la consultation publique se sont déroulées conformément à la Politique sur la notification publique et sur la consultation publique approuvée par le Conseil municipal pour la réglementation du plan d'implantation.

Le Comité consultatif sur l'examen du plan d'implantation et les programmes s'est réuni à cinq reprises distinctes, soit le 17 avril 2018, le 20 octobre 2021, le 13 janvier 2022, le 7 mars 2022 et le 30 mars 2022.

Le conseiller municipal a tenu en virtuel, le 11 mai 2022, une assemblée publique non officielle afin de discuter du plan d'implantation. Cette assemblée a permis de donner un aperçu du projet d'aménagement proposé; l'équipe du demandeur et le personnel de

la Ville ont pu répondre aux questions. Environ 130 représentants du public y ont participé.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

325, 327, and 333 Montreal Road, 334 Montfort Street and 273 Ste. Anne Avenue

Owner

The Governing Council of the Salvation Army by way of an Agreement of Purchase & Sale

Applicant

ND Group (Marco Manconi)

Architect

Hobin Architecture (Patrick Bisson)

Description of site and surroundings

The subject site is located on the north side of Montreal Road within the block bounded by Montreal Road, Granville Street, Montfort Street and Ste-Anne Avenue. The irregular shaped site has an area of 6,967 square metres with approximately 14.9 metres frontage on Montreal Road, as well as approximately 4.9 metres frontage along Montfort Street and 13 metres frontage along Ste. Anne Avenue. The site is currently occupied by a one-storey motel and bar (Motel Concorde) that extends along the west side of the property and a surface parking lot.

Within the site vicinity, the area is generally characterized by low-rise residential dwellings to the north, east and west. Along Montreal Road, there are high-rise buildings and low-rise commercial. The Salvation Army Thrift Store is located on the north-east corner of the Montreal and Ste. Anne intersection.

Summary of Requested Site Plan Control Proposal

The purpose of this Site Plan Control application is to accommodate the redevelopment of the site to construct a multi purpose facility including a Residential Care Facility and a Shelter component. The proposed built form has been designed in an “H” shape with two separate wings, a four-storey west wing and a three-storey east wing, connected by a two-storey communal area.

The main entrance and parking area is accessed via Montreal Road. A loading area is located on the western side of the site and is accessed via Ste-Anne Avenue. A staff parking area is located on the northern side of the site and is accessed via Montfort Avenue. Parking to be provided on the south side of the property is intended for visitor, drop off and customer parking for the Thrift Store at 325 Montreal Road. Outdoor amenity areas have been included at the front and rear of the proposed building, with gardens proposed along the south-east side of the property. A gate is proposed for the outdoor courtyard at the front of the property, which can be locked, and is intended to remain open on occasions and for special events and when deemed appropriate to remain open. The landscaped areas (gardens) will be designed to ensure they function as such, with resilient and dense landscaping materials to be planted in perpetuity, as opposed to gathering places where individuals can move through.

While considered to be outside of the realm of a Site Plan Control application, other elements related to the site’s day-to-day activities may be investigated and implemented as deemed necessary under separate agreements at a later date.

Brief history of proposal

Applications for Official Plan Amendment (OPA) (D01-01-17-0013), Zoning By-law Amendment (ZBA) (D02-02-17-0062) and Site Plan Control (D07-12-17-0077) were received in June 2017. The OPA was to both the Primary Plan to allow a shelter and to the Montreal Road Secondary Plan to allow a surface parking lot. In addition to performance standard amendments, the Zoning Amendment was required to allow the shelter component of the proposal. All other uses proposed for the property were already permitted under the Traditional Mainstreet zoning.

The Official Plan and Zoning By-law Amendment applications were presented to Planning Committee in November 2017, who recommended Council approve the applications. The Official Plan Amendment and Zoning By-law Amendment applications were approved by Council on November 22, 2017 but were subsequently appealed to

the Local Planning Appeal Tribunal (LPAT) (now the Ontario Land Tribunal). The Site Plan Control application while started, was placed on hold.

In June 2020, the LPAT rendered a decision and ruled in favour of dismissing the appeals and allowing the Official Plan Amendment and the Zoning By-law Amendment, as previously approved by Council.

The LPAT decision provided for including a shelter as a permitted use on the property, allowing a surface parking lot, as well as permitting a variety of adjustments to performance standards throughout the site. These include elements such as the number of parking spaces required, the location of parking spaces, the provision of loading spaces, driveway width, the maximum amount of Gross Floor Area of a shelter, the minimum required landscape buffer, as well as minimum setback requirements. A holding symbol (-h) was also placed on the zoning, to be lifted upon Site Plan Control approval containing conditions related to the implementation of design measures proposed in the Report provided by Security Through Safe Design Inc. of May 1, 2017, to the satisfaction of the General Manager of Planning Real Estate and Economic Development (PRED) and the implementation of an Ambassador Program to the satisfaction of the General Manager of PRED and the General Manager of Community and Social Services (CSS).

In approving the Official Plan and Zoning By-law amendments, Council also approved a motion separate from those applications and related to the Site Plan process, which directed staff to *“work with the Ward Councillor, the Chair of Planning Committee, the Chair of Community and Protective Services Committee, the Mayor and the Salvation Army to establish a Site Plan Review and Programming Advisory Committee consisting of the above named Members of Council, relevant City staff, and community stakeholders to provide input into the next phase of the Salvation Army Relocation development”* The motion further stated that *“where deemed appropriate by the General Manager of Planning Infrastructure and Economic Development (now PRED) in consultation with Legal Services, specific recommendations from the Site Plan Review and Programming Advisory Committee be incorporated into the conditions of Site Plan.”* The Advisory Committee has met on five separate occasions; however no recommendations have been received at the time of writing this report.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Site Plan Control.

The Site Plan Control and Programming Advisory Committee met on four separate occasions: April 17, 2018, October 20, 2021, January 13, 2022, March 7, 2022 and March 30, 2022.

The Ward Councillor held a non-statutory public meeting, held virtually on May 11, 2022, to discuss the Site Plan. The meeting provided an overview of the proposed development with questions and answers between the applicant team and City Staff. Approximately 130 members of the public attended. Concerns related to the proposed use, programming, outdoor spaces, security and fencing were raised.

For this proposal's consultation details, see Document 5 of this report.

Existing Official Plan

The subject property is located within the "Traditional Mainstreet" designation on Schedule B of the Official Plan. The Official Plan Section 3.6.3 contains policies aimed at focusing intensification on Mainstreets, in order to allow for less disruption and more convenient services for adjacent communities and more efficient use of transit. The Mainstreet designation identifies streets that offer significant opportunities for intensification through compact forms of mixed-use development in a pedestrian-friendly environment. The applicant has provided their rationale for selecting the subject site, which includes characteristics common to a Traditional Mainstreet, such as being in close proximity to key services, being centrally located on an arterial road with two access points, and in an area where clients are located. The Local Planning Appeal Tribunal agreed that the use satisfied these policies and as such, special policies were introduced through OPA 199 to permit shelter accommodations on the lands known as 325, 327 and 333 Montreal Road and 273 Ste. Anne Avenue.

Section 2.5.1 contains policies relating to the built form of developments and states that in general terms, compatible development means development that, although it is not necessarily the same as or similar to existing buildings in the vicinity, nonetheless enhances an established community and presents a built form that coexists with existing development, without causing undue adverse impacts. Appropriate transitions

to adjacent residential properties have been accommodated through setbacks and stepbacks. The design objectives included within these policies have been met by developing elements such as defining quality public and private spaces, creating spaces that are safe and accessible as well as respecting the character of the existing areas. The impacts of the overall development proposal as identified in submitted reports, plans and studies, have been reviewed and satisfies the policies of 2.5.1.

Section 4.11 contains policies related to compatibility and context, and the requirement for high quality urban design. Good building design contributes to successful neighbourhood integration and the compatibility of new development with the existing or planned character of its surroundings. Compatibility of a new building is determined through a demonstration of how the development fits in with its surroundings in the context of setbacks, height, materials, etc. Having been reduced in height from the original proposal, the proposed development is setback from nearby residences and expresses sensibility towards its surroundings. Following the Urban Design Review Panel's formal review of the proposal, comments indicated that the treatment of the Salvation Army proposal will bring a positive presence to Montreal Road, and provided support for the overall architectural expression, materiality, massing, and the project's aspirations.

New Official Plan

The subject property is located within the "Inner Urban Transect" Policy Area on Schedule B2 of the New Official Plan. It is located within an "Evolving Neighbourhood" designation on this same Schedule, and it is located along Montreal Road, which is a "Corridor – Mainstreet".

The Inner Urban Transect is intended to develop as a mixed-use environment, where hubs and a network of Mainstreets and Minor Corridors provide residents with a full range of services within a walking distance from home, in order to support the growth of 15-minute neighbourhoods. Heights up to 30 metres are generally supported along Mainstreet Corridors.

The Neighbourhood designation seeks to provide for a range of local services and promote the emergence or strengthening of 15-minute neighbourhoods. The Zoning By-law may permit compatible and complementary small scale non-residential uses and services (including retail, service, cultural, leisure and entertainment uses) that primarily serve residents within walking distance.

While the site benefits from both a Neighbourhood and a Mainstreet Corridor designation, the New Official Plan recognizes Mainstreet Corridors as having a different context whereas different types of uses, such as offices, may be permitted. Corridors will generally permit residential uses and non-residential uses that integrate with a dense, mixed-use urban environment.

Section 4.6 of the New Official Plan establishes the important role played by Urban Design in supporting the City's objectives. These policies seek to promote design excellence and innovative design practices while ensuring that sites support the objectives of Corridors, Hubs and Neighbourhoods, and integrate well within their context. As discussed above, the proposal was subject to review by the Urban Review Design Panel, who supported the overall architectural expression, materiality, massing, and the project's aspirations. The Panel indicated that the proposal would bring a positive presence to Montreal Road and that the overall massing of the proposal responds well to the residential context.

Section 4.2.4 of the New Official Plan recognizes emergency and transitional shelters and transitional supportive housing as a key component of the housing continuum. The New Official Plan directs the City, through the Zoning By-law, to Permit emergency shelters and transitional shelters as a permitted use in all urban designations and zones. Furthermore, the New OP does not establish restrictions, including minimum separation distances or caps, whose effect is to limit the opportunity to provide such shelter and housing forms.

Other applicable policies and guidelines

The subject property is located within the "Central Sector" area on Schedule 1 of the Montreal Road District Secondary Plan, historically referred to as the French Quarter. Policies for the district speak to improvements to the pedestrian and cycling realm, and streetscaping. Policy 1.1.2.16 speaks to lots such as the subject site permitting building heights of up to 12 storeys provided that there is a maximum of six storeys along the Traditional Mainstreet, there are adequate setbacks and built form transition to adjacent low-rise residential and institutional uses and orienting high-rise buildings away from low-rise areas. Special policies introduced through OPA 200 permit a surface parking lot on 325, 327 and 333 Montreal Road and 273 Ste. Anne Street and permit a loading area on 273 Ste. Anne Street. These site-specific policies were carried over into Volume 2A – Urban Secondary Plans within the New Official Plan.

Urban Design Review Panel

The property is within a Design Priority Area and the Site Plan Control application was subject to the Urban Design Review Panel (UDRP) process. The applicant presented their proposal to the UDRP at a formal review meeting, which was open to the public.

The formal review meeting for the Site Plan Control application was held on March 4, 2022.

The panel's recommendations from the formal review of the Site Plan Control application are found in Document 2.

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

- The scale, articulation, materiality, and overall sentiment of the multi-purpose space at the centre of the building has been revised in response to the UDRP's recommendation. The addition of glazing on the feature allows natural light to enhance the enjoyment of the space.
- The materials used for the woonerf plaza on the Montreal Road frontage have been modified in order to better formalize the pedestrian area and differentiate it from the area meant for vehicular circulation.
- Additional planting and appropriate screening and fencing were introduced as a means to strengthen the buffer along the loading area.

Planning rationale

Official Plan Amendment and Zoning By-law Amendment

As discussed above, applications for Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA) and Site Plan Control (SPC) were submitted in June 2017. Through the City's process, the SPC was circulated but was later placed on hold until such time as the OPA and ZBA appeals concluded.

OPA 199 added a site-specific exception to OP Policy 3.1 (4) in order to permit a shelter use on the property, and OPA 200 added a site-specific exception to Policy 1.1.2.5 in the Montreal Road District Secondary Plan in order to permit a surface parking lot on the property.

The approved ZBA had the effect of changing the zoning on the property to the following:

- TM3[2515] H(42)-h (main portion of the site where the shelter and residential care facility uses are proposed)
- TM3[2515] H(11)-h (western portion of the site where the loading bay is proposed)
- TM3[2517] H(42) (northern portion of the site where the employee parking lot drive aisle is located)
- R4UA[2516] (existing thrift store, not part of this site plan control application)

The site specific exceptions include provisions allowing for the proposed shelter use on the main portion of the site, as well as various performance standards addressing elements such as the number of private approaches permitted, the permitted driveway widths, the permitted size of a shelter, the number of parking spaces required, the width of parking spaces, the location of parking spaces on the site, the number of loading bays required, the minimum width of landscaping buffers, as well as certain setbacks and building heights. The four zones identified above are considered one lot for zoning purposes.

Two of the zones also include a holding symbol, to be lifted upon Site Plan Control approval containing conditions related to the implementation of design measures proposed in the Report provided by Security Through Safe Design Inc. (STSD) of May 1, 2017, and the implementation of an Ambassador Program.

The STSD report is discussed further in this report. The following elements identified in the report have been implemented into the proposed Site Plan: the security elements have been addressed and include perimeter fencing, multiple access points reserved for different user groups, a sunken terrace, a loading dock that is separate from the main entrance, an access-controlled staff parking area, the installation of electronic access control and CCTV camera systems.

The Salvation Army has asked Security Through Safe Design Inc. (STSD) to develop an Ambassador Program as a pilot community safety and neighbourhood engagement program. STSD and the Salvation Army have developed and deployed such a program for the existing Ottawa Booth Centre located within the ByWard Market. The evaluations and reports associated with the implementation of the Ambassador Program in the ByWard Market and how it will be implemented at the Montreal Road site, will be presented for Community Consultation in the neighbourhood of Vanier in the months prior to the opening of the new facility.

An application for lifting of Holding Symbol has not yet been submitted.

Site Plan Control Proposal and Evolution

The Site Plan Control (SPC) application was submitted in 2017 and circulated but was placed on hold until such time as the OPA and ZBA appeals had concluded. Staff had provided comments to the applicant at the time. A resubmission was received and circulated to the public in January 2022 and featured the following changes:

- A reduction in size of the emergency shelter component of the facility by 25% in physical area, housing 99 beds
- A reduction in the height of the west wing from six down to five storeys
- The removal of the previously proposed addictions program
- The addition of 32 supporting housing units, including six barrier-free units

A summary of comments, including comments from both City staff and from residents, was sent to the applicant for their review. The next submission was received in March 2022, following a presentation to the Urban Design Review Panel (UDRP), and included the following changes:

- A further reduction height of the west wing by one storey, which is now four storeys.
- The simplification of the building footprint in some areas in order to remove alcoves to increase visibility
- A change in materials for the central portion of the building from a combination of dark masonry and galvanized aluminium siding to a combination of vision glass and wood lattice with light masonry accents providing more access to light.
- A change in materials for the driveway/pedestrian access at the Montreal Road frontage in order to highlight the shared nature of the space and to formalize the pedestrian realm.

The final iteration of the proposal retains the “H” shape with two separate wings, a four-storey west wing and a three-storey east wing, connected by a two-storey communal area. The site provides ample landscaping and the building is setback away from nearby residential properties. The main entrance and parking area is accessed via Montreal Road. The introduction of a two-metre sidewalk on the property leading up

from Montreal Road will ensure that the pedestrian space is formalized in order to enhance pedestrian safety. A loading area is located on the western side of the site and is accessed via Ste-Anne Avenue. A secure and separate staff parking area is located on the northern side of the site and is accessed via Montfort Avenue.

The proposed building is clad in masonry, glass, spandrel panels, aluminum panels and metal siding. A combination of wood slats, solid concrete walls, and landscaping provide privacy and security at all entrances. Material choices and shrubbery allow for views in and out of the contained spaces, while the opaque sections of fencing, where introduced, maintain a level of privacy and safety for all visitors and residents.

The Salvation Army will be working with members of the indigenous community to commission artwork for both exterior and interior spaces. The Salvation Army will also be working with members of the francophone community to commission artwork for interior spaces as well as make every effort to restore existing artwork currently displayed on the outside walls of the Thrift Store.

Crime Prevention Through Environmental Design (CPTED)

A CPTED review was prepared by Security Through Safe Design (STSD) in May 2017, and was further updated in January 2022, in order to reflect the recent changes made to the site. The purpose of the document was to review the design and identify elements which could have an impact on security, as well as recommendations for consideration.

Since the original 2017 report, the security elements have been addressed and include perimeter fencing, multiple access points reserved for different user groups, a sunken terrace, a loading dock that is separate from the main entrance, an access-controlled staff parking area, the installation of electronic access control and CCTV camera systems.

The Salvation Army has confirmed that security and safety are of the utmost importance and need to be considered for all aspects of the new proposed facility. All the physical recommendations provided by STSD during the initial design phase have been incorporated as required.

Further to the above, and following requests from members of the community, the Salvation Army has enlisted another group called Women's Initiatives for Safer Environments (WISE) to conduct a community safety audit of the proposed development. The WISE group's mandate is to create and maintain safe physical and social environments for women and other vulnerable groups.

The WISE report included recommendations such as adequate lighting standards within the parking areas and the amenity areas and the provision of appropriate signage and wayfinding elements that are accessible (raised print, braille, large lettering, etc.). The report also touched on landscaping elements to ensure that visibility and neighbourhood surveillance is not impacted and that the proposal does not create entrapment sites, as well as the topic of maintenance and graffiti to ensure daily waste removal, overall maintenance and prompt graffiti removal (when necessary). Suggestions relating to the provision of emergency call stations, panic buttons, security cameras, mirrors, etc. also make part of the report, as do suggestions related to the accessibility of the site, such as emergency features accessible to the visually impaired, blind, deaf, etc., the provision of gender-neutral bathrooms, ramps, handrails, etc.

While some of the suggestions identified in the WISE report represent items that are not subject to Site Plan Control review, the applicant has been successful in implementing elements such as enhanced landscaping that help address privacy concerns while eliminating hiding spots. As discussed previously, the Salvation Army has confirmed that security and safety are of the utmost importance. Elements related to accessibility within the building will be reviewed at the Building Permit stage, as the interior of the building is out-of-scope for Site Plan approval. The proposed facility will be accessible and fully compliant with the barrier free provisions of the Ontario Building Code.

The Ottawa Police has reviewed both the STSD report as well as the WISE report. They are satisfied with the reports and provided no additional comments. A copy of the STSD reports and WISE report can be found in Document 6.

Site Plan and Programming Advisory Committee

As mentioned, in approving the Official Plan and Zoning By-law amendments, Council approved a separate motion outside of those processes related to the next phase in the Salvation Army's relocation development, which directed staff to "work with the Ward Councillor, the Chair of Planning Committee, the Chair of Community and Protective Services Committee, the Mayor and the Salvation Army to establish a Site Plan Review and Programming Advisory Committee consisting of the abovenamed Members of Council, relevant City staff, and community stakeholders to provide input into the next phase of the Salvation Army Relocation development" The motion further stated that "where deemed appropriate by the General Manager of Planning Infrastructure and Economic Development in consultation with Legal Services, specific recommendations from the Site Plan Review and Programming Advisory Committee be incorporated into the conditions of Site Plan."

The Advisory Committee has met on five separate occasions: April 17, 2018, October 20, 2021 January 13, 2022, March 7, 2022 and March 30, 2022. At the time of writing this report, recommendations have yet to be received from members of the Advisory Committee.

Special Meeting with the Ward Councillor

Planning staff have met with the Ward Councillor on April 12, 2022, May 2, 2022 May 11, 2022, May 13, 2022, May 19, 2022, and May 20, 2022 in order to discuss the finer details of the Site Plan and Landscape Plan. Many elements were discussed, and included the following:

- Private approach accesses
- Location of parking spaces
- Various landscaping elements
- Treatment of the front driveway and courtyard
- Fencing
- Loading facilities
- Lighting
- Sidewalks

These discussions were successful in advancing some of the site's features, such as a segregated sidewalk at the front of the property and wider sidewalks throughout the site, the inclusion of conditions of approval ensuring appropriate lighting throughout the site, the inclusion of an appropriate mix of opaque and translucent fencing along the site's periphery, the relocation of an access gate for staff vehicles, as well as increased landscaping throughout the site with enhanced buffering adjacent to the proposed loading area.

Decision and Rationale

The proposed development represents good land use planning as:

- The application is consistent with the 'Traditional Mainstreet' designation of the Official Plan, notably with policies introduced by OPA 199. The proposed development represents an opportunity for redevelopment of an underutilized site

on a Mainstreet, allowing for less disruption and more convenient services for the nearby community and a more efficient use of transit.

- The application is consistent with Sections 2.5.1 and 4.11 of the Official Plan. The proposed development represents a built form that is compatible with its surroundings and incorporates high quality urban design in a manner that is sensitive to the users of the site and its immediate neighbours.
- The application is consistent with the "Inner Urban Transect" policy area of the New Official Plan, as well as the Evolving Neighbourhood and Mainstreets Corridor designations. The proposed development represents an opportunity to provide services locally and supports the strengthening of the 15-minute neighbourhood. The proposal is also in line with Section 4.2.4 as it represents an opportunity to provide more shelter and housing accommodations.
- The application meets the intent of the 'Central Sector' designation of the Montreal Road District Secondary Plan, notably with policies introduced by OPA 200. The proposed development represents an opportunity for redevelopment of an underutilized site while achieving a built form that is compatible with the surrounding scale and intensity.
- The proposed development is consistent with the intent of the Zoning By-law and meets all the applicable performance standards of the zone, notably those introduced by Zoning By-law Amendment D02-02-17-0062 and site-specific exceptions 2515 and 2516.
- The proposal has been well designed in consultation with staff and is in keeping with the character its surroundings in terms of building materials, landscape and site layout.
- The proposed development has been designed as a purpose-built facility from the ground up, with safety and security in mind.

The recommended conditions, plans, reports and securities to be provided will ensure the orderly development of the site as per the plans recommended for approval.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Fleury provided the following comments:

“Building an outdated facility at 333 Montreal Road seems like we are going backwards in our thinking for this City.

I do not come by these recommendations lightly or uneducated. After serving Rideau-Vanier for 12 years, I have spent all 12 of them working on mitigating issues with the shelters in the ward. The Booth Centre, as we know, has not been without faults and failures. I have detested that these faults and failures have rested on Lowertown's shoulders. I see it integral, and significantly, my role as the community's city representative to not shift this burden onto the shoulders of Vanier residents but to bring modern housing options for Ottawa's most vulnerable residents.

I have seen firsthand work with local social services agencies who have invested in modern housing efforts how practical and cost-saving investments in housing are, even with residents facing homelessness (including many who suffer from addictions).

As chair of Ottawa Community Housing, I see every day how affordable housing is the most essential and most effective tool to end homelessness.

As for the Salvation Army and their outdated, mega-shelter plan now clearly supported by the City, I feel it essential to look at how we got here. And why we are here.

As many know, Council approved with a slight majority the Salvation Army's proposal to move its shelter and permit a mega-shelter on a main street, Vanier, in November of 2017. After three days of deliberations at the planning committee and then debated at Council – many of my colleagues felt it was an excellent decision to approve this application.

Again, on June 26, 2019, I presented a motion for Council to reconsider its vote on relocating the Salvation Army. This motion addressed that the organization was not the property owner but only a prospective purchaser under a signed Agreement of Purchase and Sale (APS) for the Montreal Road properties. The rezoning application presented in 2017 indicated ownership - but in 2019, I found that this was only an agreement to purchase. This omission from the Salvation Army led my colleagues to believe the requirements to move the shelter were met. Unfortunately, this motion failed with my Colleagues once again voted with a very slight majority in favour of permitting shelter use on a main street.

When the proposal in 2017 passed at Council, A colleague presented a motion as an olive branch to the community – a mandated Advisory Committee to inform Site Plan and programming at 333 Montreal Road. Not my motion, it is hard to say what the intent of creating the committee was, but it is easy to say the outcome was far from successful.

It is important to note that although the community appealed this rezoning application for 333 Montreal Road at the Ontario Land Tribunal, the implementation of the Advisory Committee was not.

After three and half years, in October, the Salvation Army asked the City to reinstate the committee – but after five stagnant meetings, the community stakeholders of the advisory committee left each session frustrated.

This intent put upon the community by Council – was explicitly to try and get something right and advance local concerns with this application. And yet, questions to help us understand the project and formulate recommendations/comments remained unanswered. A motion that created the advisory committee meant to focus the committee's work on the site plan and programming. Yet, the City staff remained ill-equipped to advance and resolve the programming elements that fraught the proposal and added immense risk to one of Ottawa's most diverse and low-income neighbourhoods in Ottawa.

The Advisory Committee's role was unclear. The community stakeholders, including the community association, the Vanier BIA, and social and health organizations in Vanier, including indigenous organizations and francophone, participated in good faith in the City chaired sessions.

During which countless unanswered questions, including how the committee positively influenced the conversation and understanding of the operational and programming expectations and needs.

Additionally, a genuine concern about duplication of services in Vanier - the Salvation Army's plans risk these long-standing organizations' funding and operations – was raised. The robust network of social and health organisations in Vanier including those serving indigenous and francophone is strong and feels threatened by the Salvation Army project.

The Salvation Army's plans risk these long-standing organizations' services, funding, and question how to ensure cohesion and sustainability of local service organizations. Further, there are significant concerns our long-time serving

organizations, which already struggle with funding, are now at risk of an influx of demand due to the shelter clients.

There was no consensus on the role and responsibilities of this committee. Central to its mandate, programming discussions never advanced meaningfully. With little support and ability from the City to ensure concerns raised helped influence the site plan, this discarded any attempt at advising the project.

When staff and the Salvation Army determined the discussions were complete, despite the community stakeholders' concerns, the result was seemingly a waste of everyone's time - hardly the intent of the motion presented at Council to get this right.

The Salvation Army continues to be unreceptive and unresponsive to the real concerns and is not clear on their future government funding needs to build and operate their mega-shelter. The City is letting a chance at modernizing how we house residents on the street pass us by.

We are seeing more residents than ever refuse to go into the shelters. Not because they aren't in new buildings but because they are not safe spaces, without a key to a unit.

You can judge for yourself, with many of the tents now in Ottawa.

Here are some of the most important questions which remain without resolution:

1. What is the City's priority in responding to homelessness? (You have to put public dollars where do you spend them)
2. Salvation Army program modernization objectives? (what is the failure of Booth centre beyond being an older converted building)
3. Best practices on every dollar going to housing options (growing shelter and motel costs call for a reform of public investments to solve homelessness.) A resident in shelter or transition remains homeless. Only their own home changes this.
4. Local governance oversight (City-funded organization, Salvation Army has no local governance)
5. City funding program needed to go to meet diversity, inclusion and equity objectives (there are real concerns about gender, Indigenous, and religious indoctrination challenges of the Salvation Army)

6. The City is funding the Salvation Army programs yet is informed very little of its future services (If the City weren't the primary local funder of the organization, the zoning and housing agreements would be different. With City funds comes City responsibility)
7. Modern responses drastically lack to support needed for those needing a key to a unit, particularly around use and addictions (refusal to support addiction issues within their property, leaving addiction issues to the community to struggle with)
8. Identifying programs which are confusing for many – without a key to a unit, it's a program name, and a source of funding remains the same concern: a shelter bed, not a home.

The Salvation Army met with several community groups - all felt they were being listened to but disagreed with the model. Many made recommendations, none of which reformed the proposal.

To be clear, I have been told all community stakeholders in Vanier felt a consultation void and continue to question the Salvation Army's intentions with those meetings, other than a check box.

The stakeholders remain steadfast in that programming informs the design and is essential before submitting a site plan for review.

As I said initially, building a building is one thing, but the plan and use of space are quite another. In the same way, moving into a community is one thing, but investing in a relationship with its residents is another.

From the outset, the Salvation Army seemed intent on bulldozing itself into Vanier – telling the community the conversation surrounding programming at the new facility would continue over the years. If the Salvation Army is unsure about its future programming intents and funding, it should not have proceeded with its site plan application.

As many of us know, it is challenging to change once something is built.

From the beginning, I had made it clear that I would respect the Advisory Committee process before discussing the Site Plan or the option of pulling delegated authority to discuss this proposal. The opportunity to pull delegated authority was removed from me even as I worked to engage sincerely through the Advisory Committee process.

Several outstanding elements won't be simple to resolve.

I am realistic about the site plan process. Still, the details of the conditions in a Site Plan must be addressed and resolved before rubber-stamping an approval.

I ask you to look at their current location – we all agree there are hundreds of different faults, complaints, garbage, damage and lack of appropriate planning to suitably house individuals and offer supports to ensure they can succeed. We know it does not function appropriately. We see it every day on George Street. We know there is no space for individuals to go when asked to leave the shelter during the day. We know there are limited options for them. So as the areas for drop-in at a new facility are considered and designed, it must meet the needs of residents living on the street: safe, welcoming, away from street stigma, able to consume (remove community pressure and ensure safety for the clients and community), entertaining (fitness, game area, and work zones, entertainment areas).

The community isn't looking for a continuous conversation. Vanier and its stakeholders have identified several real concerns from the current operations that will replicate the same challenges we currently face on George street.

Current Site Plan concerns:

Safe and independent supportive housing units (32 of the 211 beds) need specific design considerations:

- A private front door.
- A clear front desk.
- Residents' private amenities (including kitchen, resident room, private washroom, and other essential services and amenities) remain unresolved.

How can an adult living in a supportive housing unit have dignity without basic supportive housing design and programs, including safe supply? Independent support services.

As previously mentioned, the community and social agencies, particularly francophone and indigenous communities, have identified existing services in Vanier for East of the Rideau River residents who are in place and fear duplication and funding impacts from the arrival of the salvation army into this unique community.

Services that the Salvation Army indicated it would bring on-site, which already exist in the community, are:

1. Vanier Community Services Centre offers:
 - The suite of Employment Ontario services,
 - Early on Family Services
 - Youth programming
 - Community legal services,
 - Vanier CSC (Partage Vanier)
2. Action Logement/Housing Help has support for individuals seeking housing and experiencing challenges with housing conditions.
3. EBO offers financial counselling and budget counselling
4. Wabano Community Health Centre has several services, including family services and community health services supporting indigenous residents.
5. Food services:
 - Partage Vanier
 - Biker's Church
 - Wabano
 - Community gardens and dedicated food services for seniors.
6. Montfort Renaissance, CMHA and Hopital Montfort's ACT, program offer life skills and mental health services.
7. Maison Marie-Louise, some parishes and church groups, and Vanier CSC offer support and settlement services to new immigrants and refugees.

Vanier was never in need of more of the same services.

Front access to the main front door:

Concerns remain with the front entry, highlighting outdoor hangout concerns, specifically on the front green grass patch, the planters at the entrance, and the front courtyard with no controls in place. We request

- The front desk be centrally localized, so the front of the property is visible
- The front grass patch to be something (design it for a purpose)
- The courtyard is only accessible via the front desk to protect future clients' safety.

Maintenance requirements and agreements

Are security agreements included in the maintenance plan?

Can a security/damage deposit be paid to the BIA annually to help compensate the BIA for business damages and repairs? (This allows for a community-impact mitigation strategy)

Community safety and well-being: There are no proactive measures in the community, like safety walkabouts, pro-active reporting and tracking in the nearby street have been advanced to resolve the spillover, use and mental illness concerns raised by our community. A shelter is not a prison. Homeless residents come and go, specifically when there is nothing to do, especially if they can't consume, which is directly linked to their services' neighbouring impacts.

Off-street vehicular loading and parking facilities

St. Anne road opening, access from Montfort Street, as residential streets and impact of emergency vehicles, large truck movement, 24/7 facility staffing needs impacting the quiet and peaceful residential streets, St. Anne and Montfort.

Lighting

There needs to be assurance lighting on the property lights up all areas considered a dark spaces. Can the Salvation Army please clarify what the complete lighting plan is and that all areas of consideration to be an alcove are lit appropriately?

Further, as I have learned through the 216 Murray (Shepherds of Good Hope supportive housing process), at times, the right thing to do and agree on is not simply a Site Plan matter but also housing agreement modifications.

This is also the case here.

As the City is the Service Manager (directed by the province for the housing and homelessness sector) and the primary funder of the services of the Salvation Army, it must ensure the public funding for services it purchases to meet the standards and expectations of the City. This requirement should include support, safe supply,

supervised consumption site, modern drop-in amenities, and safe and independent supportive housing investments. The City is not leading the housing first model, and older models that continue to fail have no resiliency, no dignity, and no permanent housing transition options to continue to live on.

My concern remains that the complexity of issues in the design and operations of shelters - an outdated model - must be approached differently and determined by its design. Or it will simply push issues onto the new community where it moves.

As committee members tasked with the recommendation for approval from City staff, I vehemently ask that you do not blindly approve this plan. I will be bringing several motions to improve the site plan and amend the housing agreement to ensure this project, although largely opposed by urban communities, mitigates impacts and provides safe and modern spaces and services in an outdated shelter building.

Committee members, please look beyond the standard site plan requirements and also see this as an opportunity to address how the City, in its service manager role, can create a housing agreement with the Salvation Army that defines these outstanding programming and housing concerns.

Their project assumes no clients have addiction issues. If they do, all consumption happens off-site in the community.

That is a real impact.

Further, where is the dignity? Imagine being 19 years or older and asking where to safely consume legal substances, such as alcohol, and you are instead stigmatized?

The Salvation Army should ensure, if they still plan their mega-shelter dreams, to have modern amenities for shelter users to be entertained and also consume safely – that is one practical way to minimize community impacts.

The Salvation Army must be held accountable for its plan and ensure its public commitments to a new building with new programming reflect better practices than those currently on display at the Booth Centre.

I ask that you not simply trust an organization that would rather steamroll a group of volunteers required to inform site plan design than listen to them and answer their questions. Salvation Army is responsible for its consultation. It's accountable to donors, now more than ever at a local level, and the City government to ensure it listens and

rethinks its programs, spaces and plans to reflect what Ottawa needs are for those living on the street.

We are just on the heels of the end of a pandemic. It has affected us all. Imagine designing the same project as before the pandemic, with shelter beds, many men in one room, no privacy, and no stability.

The current Minister of Housing provincial, Steve Clark, said it best.

"The days of the old shelter system have come and gone. Using our government's \$510 million SSRF, we will see municipalities create new supportive and modular housing projects in 2021 to give people a safe place to call home – with the support they need."

Well, Committee Members and colleagues, Vanier is up for the challenge of creating affordable, sustainable housing.

Vanier is a welcoming community that works closely with various residents in need to ensure there is support for one another. The last thing we need is for an organization, a multi-national charity that does little work with our neighbours intrude on our fragile social fabric.

This site plan is all but a step in the approval procedure.

However, please support the few motions and directions I will bring to enhance the neighbourhood's social and local health cohesion and ensure to the City's taxpayers that we are consistent, fair and accountable for the requirements in service we purchase from the Salvation Army.

If we have a dollar to spend as Council, we need to spend it on permanent housing. A shelter or independent transitional living is not a home. All residents living on the streets are asking for a home. They want a key and a lease.

Last year the City spent \$34M on shelters and motels, yet barely \$15M on new housing. Just think, if we could flip that amount if we could make a significant dent in the actual needs of our citizens?

As a service manager for the housing and homelessness sector, the City needs to align its goals with its investments. We need to better respond to the emerging housing needs in Ottawa.

If you think what I have shared is only based on sheer opposition to the project, please reconsider your opinion.

To that point, I will share the opinion of someone this City has leaned on for expertise many times before.

Tim Aubry, a professor in the School of Psychology at the University of Ottawa and long-time collaborator on City data projects related to homelessness, shared his concern the model that they are proposing to implement in the facility continues to be the outdated "staircase model."

This model requires clients who enter the shelter to go through a series of "treatment first" steps (i.e., transitional housing, day program, special care unit) before being considered ready for independent housing," Mr. Aubry said at my May 11th consultation. "In other words, they will need to earn their housing."

Mr. Aubry added given the organization's expertise and history of serving people who are homeless, he does not understand why the Salvation Army would not turn the page and "put in place what we now know works and is being scaled up in cities across Canada, the US, and Europe – i.e., move people into housing ASAP with the needed supports (Housing First)."

"The alternative that they are proposing is more expensive and has a very poor track record in terms of ending chronic homelessness for adults," Mr. Aubry shared.

I agree with Mr. Aubry. It makes no sense for the Salvation Army to receive government funding (including from the City) to deliver an outdated model of service which has absolutely no evidence of being effective.

I understand this is just a site plan for many of you. I know that little is considered beyond landscaping and sidewalks to many of you when considering a site plan under the province's Planning Act, although remember as our City's lead legal authority, Mr. Timothy Marc has repeated, any conditions agreed by all parties can be included as site plan conditions.

But you must understand there is a lot at stake here. Regardless of whether shelters will always be needed, I will continue to oppose the creation of shelter spaces, not just in Vanier but anywhere.

Council intends to end homelessness. A facility such as this does that intent and goal injustice. Living at a shelter is not a home. You have a home when you have a key to your unit with a lease.

If we have public dollars to invest, let's spend it on a resilient, stable solution that brings dignity - a home. I think we can all agree everyone deserves a home.

LEGAL IMPLICATIONS

This application is made under Section 41 of the *Planning Act*, being an application for site plan control approval. Appeal rights under this section are limited to the applicant, who may file an appeal to the Ontario Land Tribunal in the event that site plan approval is not granted or is granted with conditions that do not fall within the authority established within Section 41.

RISK MANAGEMENT IMPLICATIONS

There are no Risk Management Implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no servicing constraints identified for the proposed rezoning at this time. Servicing capacity requirements to be confirmed at time of site plan.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The proposed facility will be accessible and fully compliant with the barrier free provisions of the Ontario Building Code.

The Accessibility Advisory Committee (AAC) was circulated as part of the Site Plan Control Review process. The AAC appreciated the proposed six barrier-free units and requested that an appropriate amount of accessible and barrier-free parking spaces also be provided.

ENVIRONMENTAL IMPLICATIONS

There are no Environmental Implications associated with this report.

INDIGENOUS GENDER AND EQUITY IMPLICATIONS

While Indigenous and gender implications have been considered by the applicant in the evolution and functioning of this development, Site Plan Control approval relates to the physical layout of a building and site within the building envelope created by the Zoning By-law.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Economic Growth & Diversification
- Thriving Communities
- Service Excellence Through Innovation

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D07-12-17-0077) was not processed by the "On Time Decision Date" established for the processing of Site Plan Control applications due to the complexity of the file as well as delays associated with the Official Plan Amendment and the Zoning By-law Amendment appeals.

SUPPORTING DOCUMENTATION

Document 1	Location Map
Document 2	UDRP Recommendations
Document 3	Plans and Reports
Document 4	Conditions of Approval
Document 5	Consultation Details
Document 6	CPTED Reports
Document 7	Motions and Outcome
Document 8	Letter from the Ottawa Aboriginal Coalition (March 29, 2022)
Document 9	Letter from the Ottawa Aboriginal Coalition (April 27, 2022)
Document 10	Letter from the Vanier Community Association (April 22, 2022)
Document 11	Letter from the Vanier BIA (April 25, 2022)
Document 12	Letter from SOS Vanier (May 16, 2022)
Document 13	Letter from the Vanier Community Association (May 16, 2022)

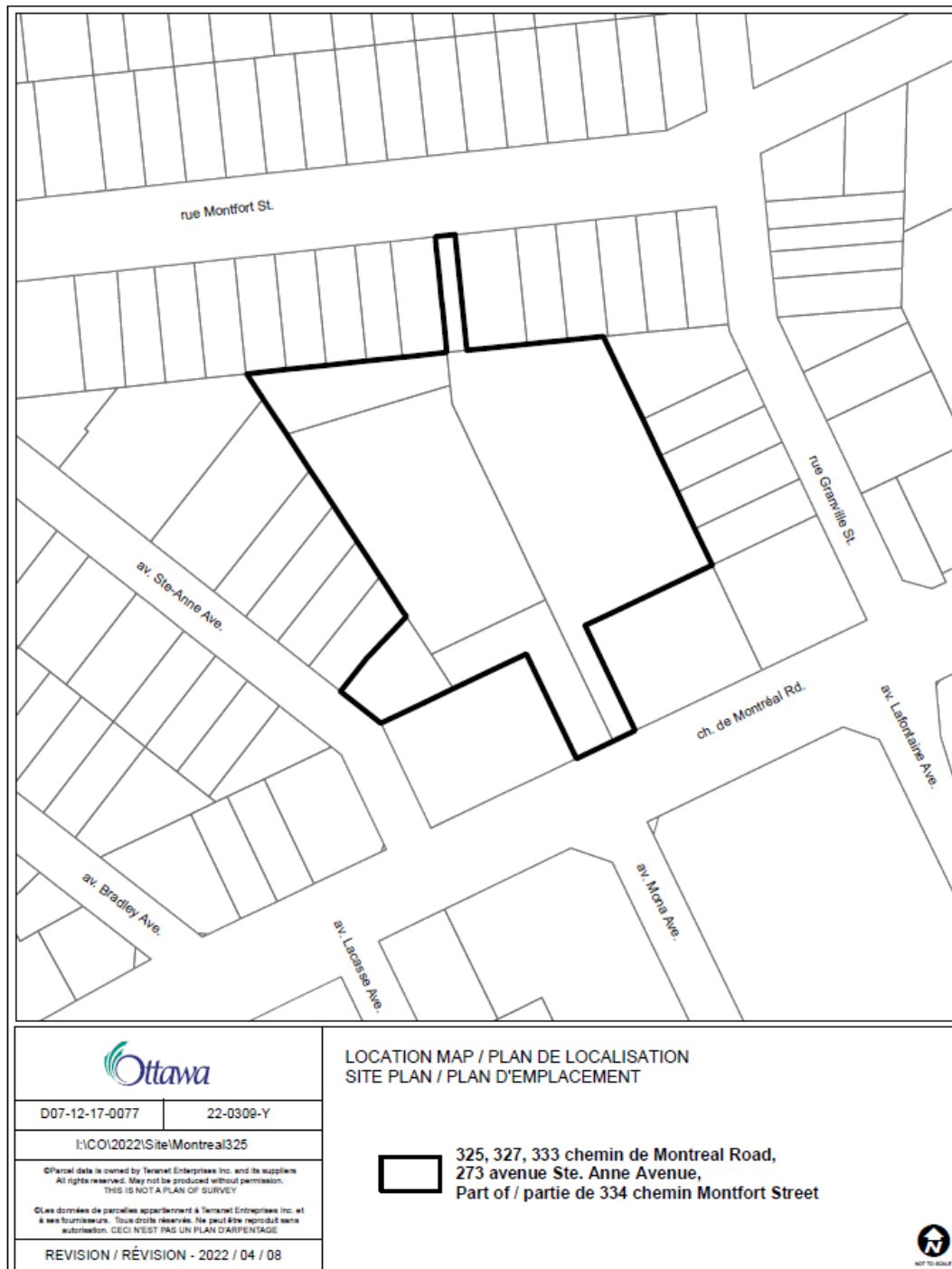
DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Krista O'Brien, Program Manager, Tax Billing & Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

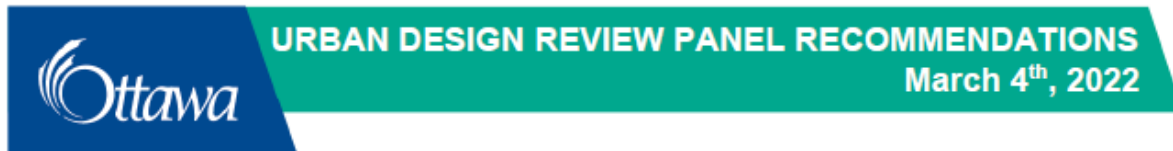
Document 1 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoottawa.ca/)

A map showing the location of 325, 327, and 333 Montreal Road, 334 Montfort Street and 273 Ste. Anne Avenue, having frontage on Montreal Road, Ste. Anne Avenue and Montfort Avenue.



Document 2 – Urban Design Review Panel Recommendation



325, 327 & 333 MONTREAL ROAD, 334 MONTFORD STREET & 273 STE. ANNE AVENUE | Formal Review | Site Plan Control Application | The Salvation Army; Hobin Architecture; Fotenn Planning + Design; Projet | Paysage; Security Through Safe Design Inc.



Summary

- The Panel appreciates the changes made to the proposal, including lowering the west wing. The treatment of the Salvation Army store will bring a positive presence to Montreal Road. The Panel understands that the project is urgently needed, and the work with outreach groups to develop a program that provides facilities for those in need while being sensitive to the residential community is commendable.
- The Panel supports the overall architectural expression, materiality, massing, and the project's aspirations. The Panel expressed some concerns and suggestions regarding the massing of the central volume and its impact on the internal lower courtyard, the treatment of the woonerf and loading area, and the staff parking configuration.

Architectural Expression and Materiality

- The Panel appreciates the use of colour lining the window openings and the use of wood on the east block is subtle but impactful at the same time.
- The height reduction and north-south orientation of the buildings respond well to the residential context.
- The Panel notes the four-storey square volume for the community space has an introspect quality, is too large in scale, casts a shadow on the sunken garden, and the use of dark-coloured cladding material seems sombre and might not age well and fade over time. The proponent should consider a lower volume have warmer and brighter colours to evoke a sense of tranquillity and a place to gather.



Public Realm

- The Panel appreciates the different types of spaces provided. It is evident that planting, buffering, and layering have been considered. But the Panel is concerned that cars would take over the woonerf and plaza. Ideally, the plaza should be a public space for pedestrians.
- The proponent should consider creating a dedicated pedestrian route that would hug the west side of the thrift store and provide dedicated pedestrian access from Montreal Road. Additionally, parking within the loading area should be explored. Removing the two parking spaces at the corner of the parking area and replacing them with a planting bed will add greenery and help change the perception that the forecourt is a primarily dedicated to vehicle parking.
- The Panel believes the concrete retaining wall adjacent to the entrance walkway separates the plaza from the woonerf. The proponent should consider using a more visually porous enclosure material. The proponent should also consider extending the same paving materials as the woonerf onto the walkway that extends to the centre's entrance to increase porosity and unify the entrance with the woonerf.

Site Plan

- The Panel recommends switching the parking spaces and the drive aisle of the staff parking spaces to have the parking face the proposed building in order to minimize headlights flashing onto the residential neighbourhood at the rear.
- The use of evergreens to screen the loading area is appreciated, but the buffer appears too thin on the site plan. The proponent should strengthen the buffer to have a more robust screening of the loading dock from the surrounding properties and the street.

Sustainability

- A vegetation growth strategy for the trees and seasonality should be considered to anticipate how the site landscape will knit into the neighbourhood over time.

Document 3 – Plans and Reports

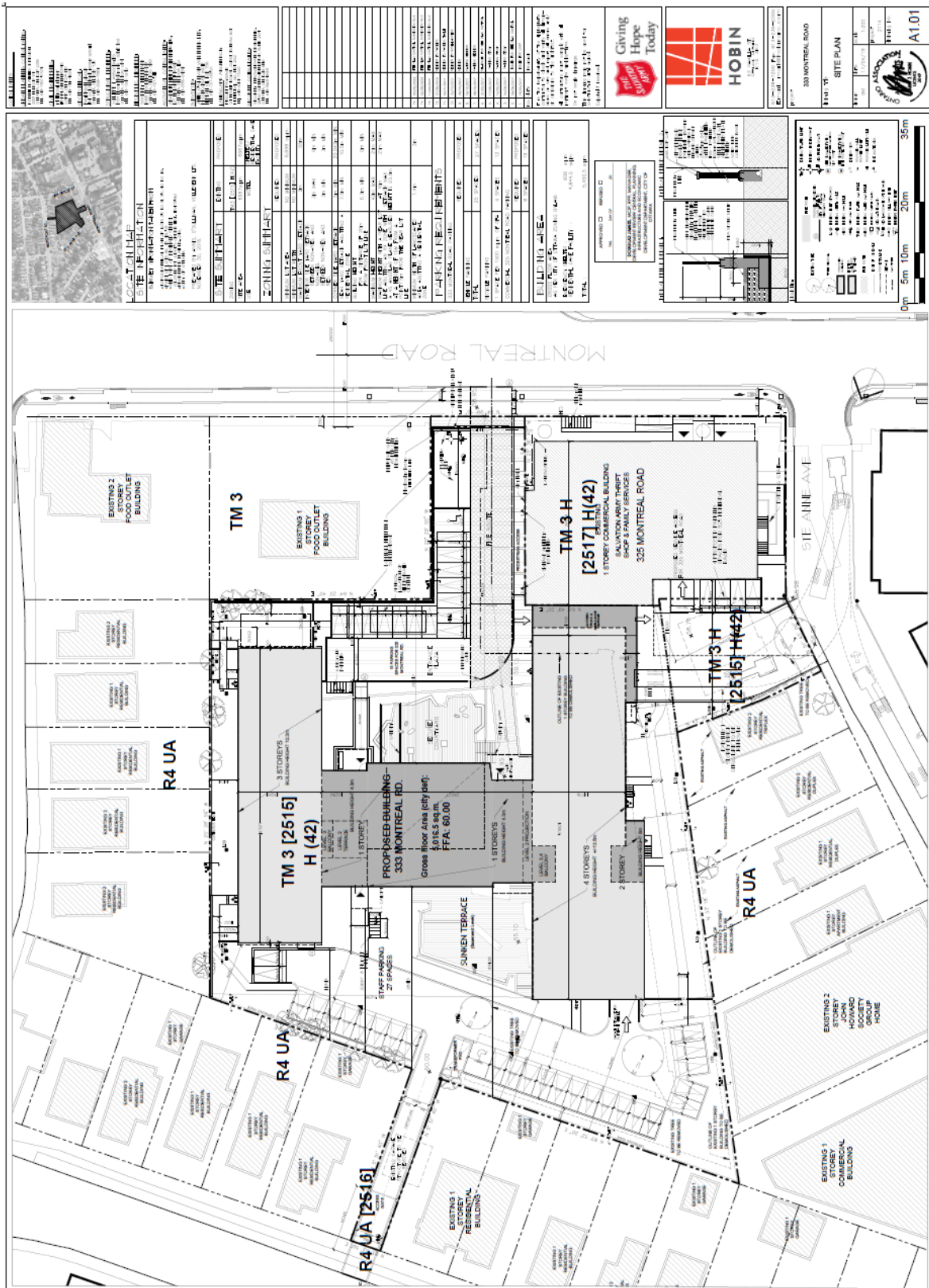
List of Approved Drawings:

1. **Site Plan**, Dwg A1.01, prepared by Hobin Architecture Inc., revision 15 dated February 28, 2022,
2. **Elevations**, Dwg A3-00, prepared by Hobin Architecture Inc., revision 5 dated 220502,
3. **Elevations**, Dwg A3-01, prepared by Hobin Architecture Inc., revision 5 dated 220502,
4. **Elevations**, Dwg A3-02, prepared by Hobin Architecture Inc., revision 5 dated 220502,
5. **Grading & Drainage Plan**, Dwg C101, prepared McIntosh Perry Consulting Engineers Ltd., revision 6 dated, May 10, 2022,
6. **Site Servicing Plan**, Dwg C102, prepared McIntosh Perry Consulting Engineers Ltd., revision 6, dated March 18, 2022,
7. **Erosion & Sediment Control Plan**, Dwg C103, prepared McIntosh Perry Consulting Engineers Ltd., revision 6, dated March 18, 2022,
8. **Tree Removal Plan**, Dwg LA-10, prepared by Project Paysage, revision 5 dated November 22, 2021,
9. **Grading and Description Plan**, Dwg LA-20, prepared by Project Paysage, revision 14 dated May 17, 2022,
10. **Planting Plan**, Dwg LA-30, prepared by Project Paysage, revision 14, dated May 17, 2022,
11. **Construction Details**, Dwg LA-40, prepared by Project Paysage, revision 14, dated March 17, 2022
12. **Roof Drainage Plan**, Dwg A1.02, prepared by Hobin Architecture Inc., Revision 1 dated 2022/05/17
13. **Signage Plan**, Dwg 001, prepared by CGH Transportation, revision 3 dated 2022/03/25.

List of Approved Reports:

1. **Geotechnical Investigation Report**, prepared by Paterson Group Inc., dated September 5, 2017, Eng. Memo PG3970-MEMO.01, dated September 8, 2017, and Eng. Letter - PG3970-LET.01, dated March 16, 2022,
2. **Phase I Environmental Site Assessment**, prepared by Paterson Group Inc., dated September 5, 2017 and Eng. Letter - PG3908-LET.02, dated March 16,
3. **Phase II Environmental Site Assessment**, prepared by Paterson Group Inc., dated September 5, 2017 and Eng. Letter - PG3908-LET.02, dated March 16, 2022,
4. **Traffic Noise Assessment**, prepared by Gradient Wind Engineering Inc., dated March 25, 2022,
5. **Site Servicing & Stormwater Management Report**, prepared by McIntosh Perry Consulting Engineers, dated March 18, 2022.
6. **Tree Conservation Report Update**, prepared by Muncaster Environmental Planning Inc., dated May 2, 2022.

Site Plan



Elevations



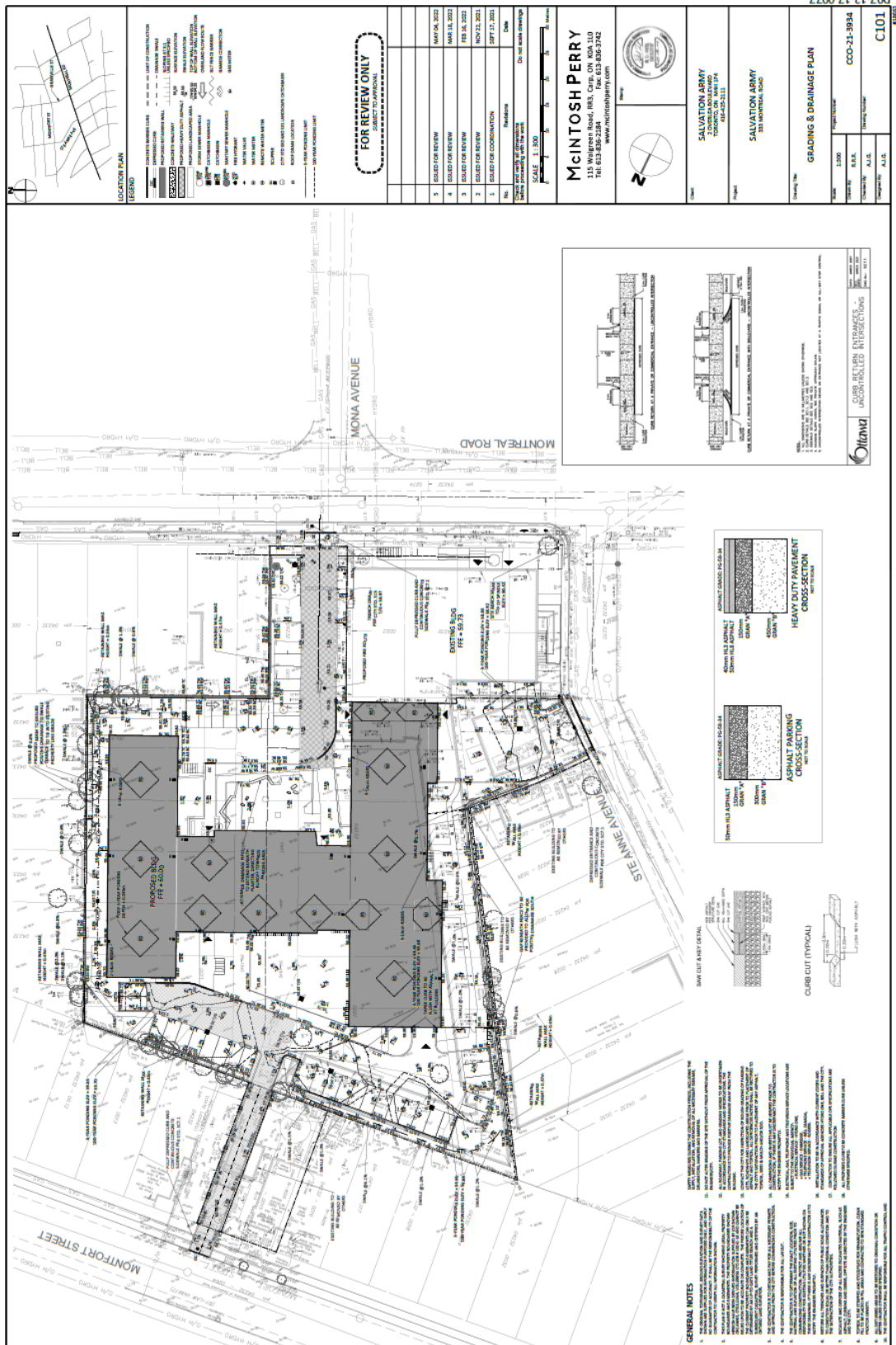
Elevations



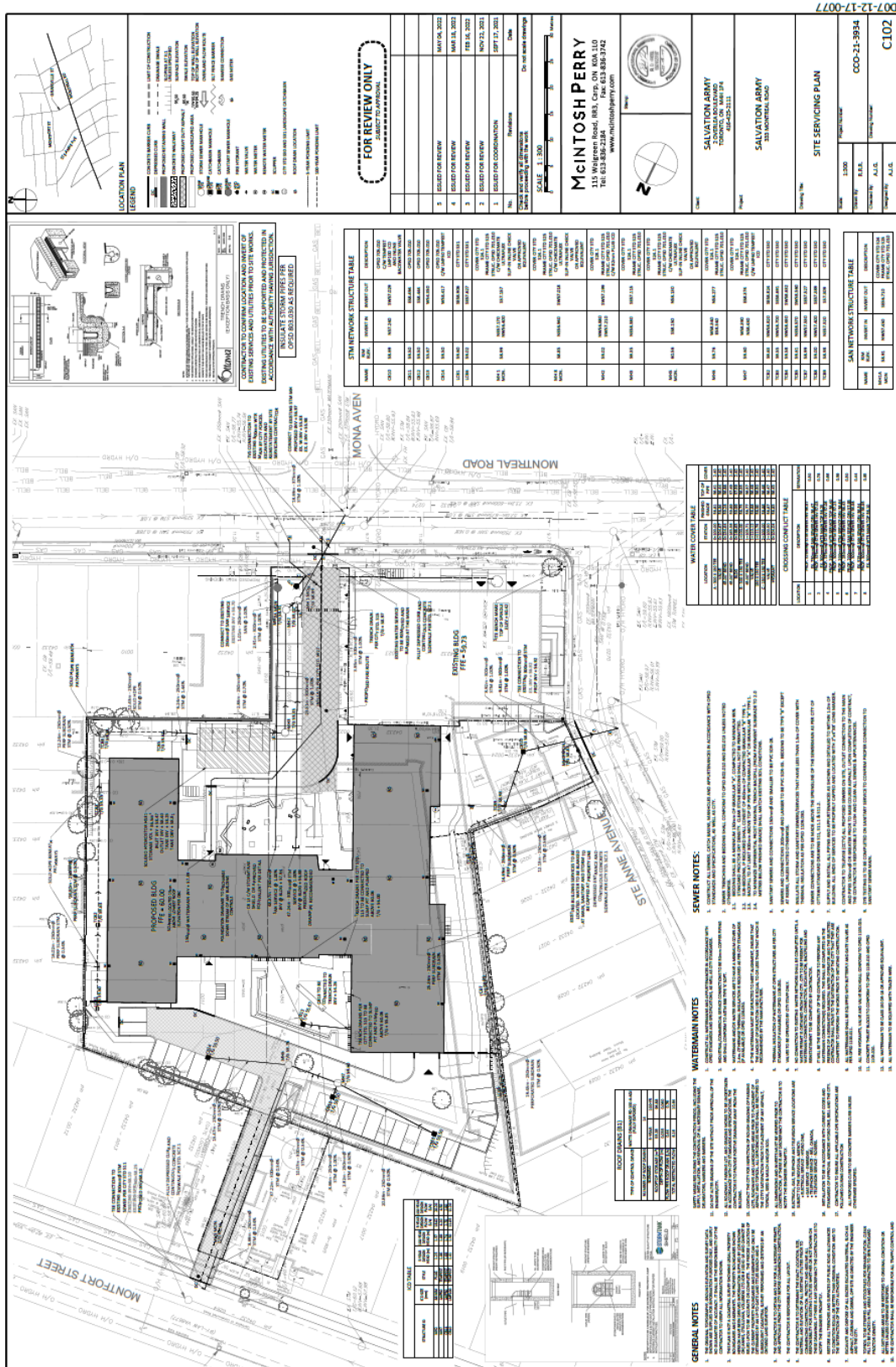
Elevations



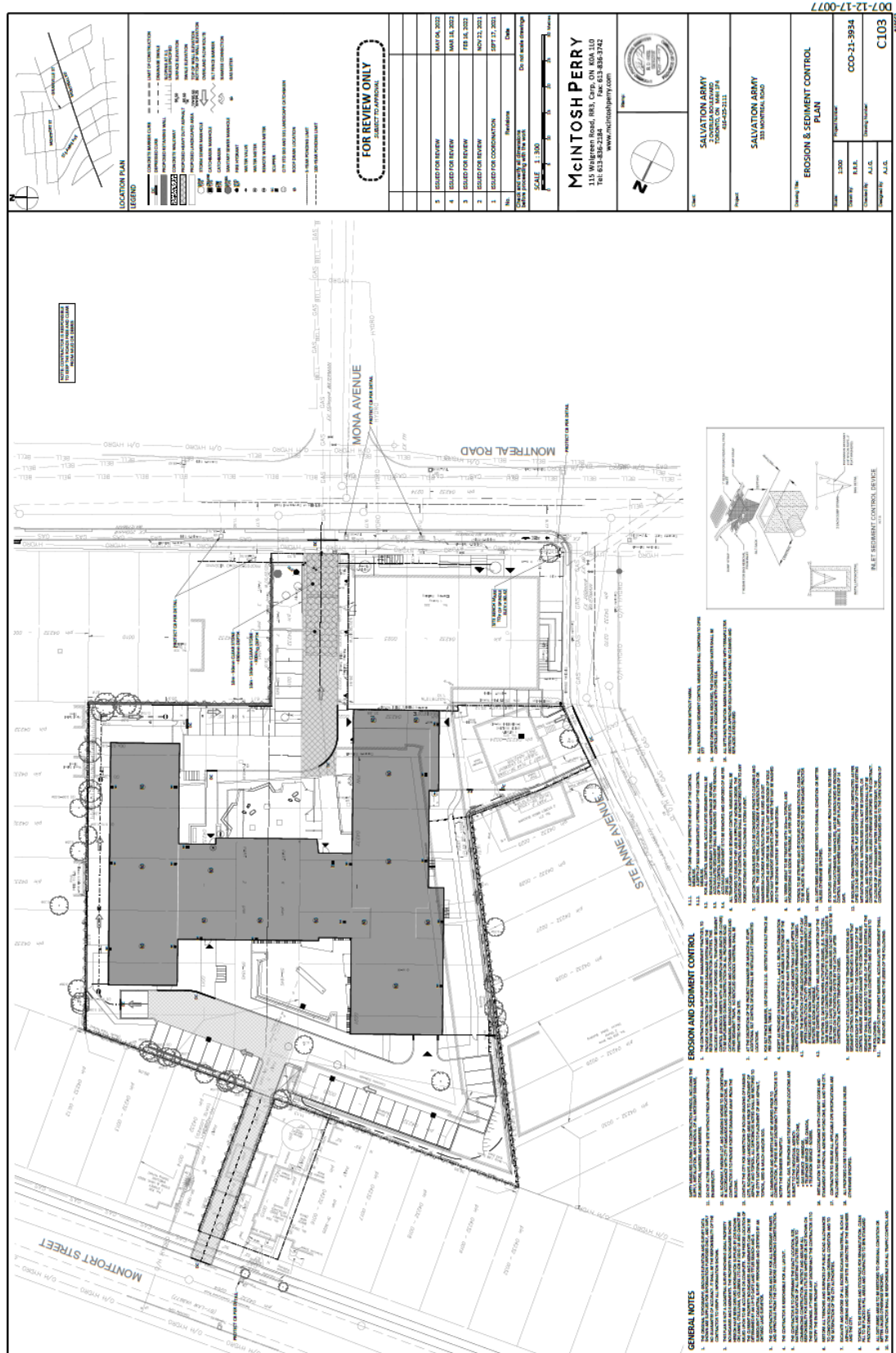
Grading and Drainage Plan



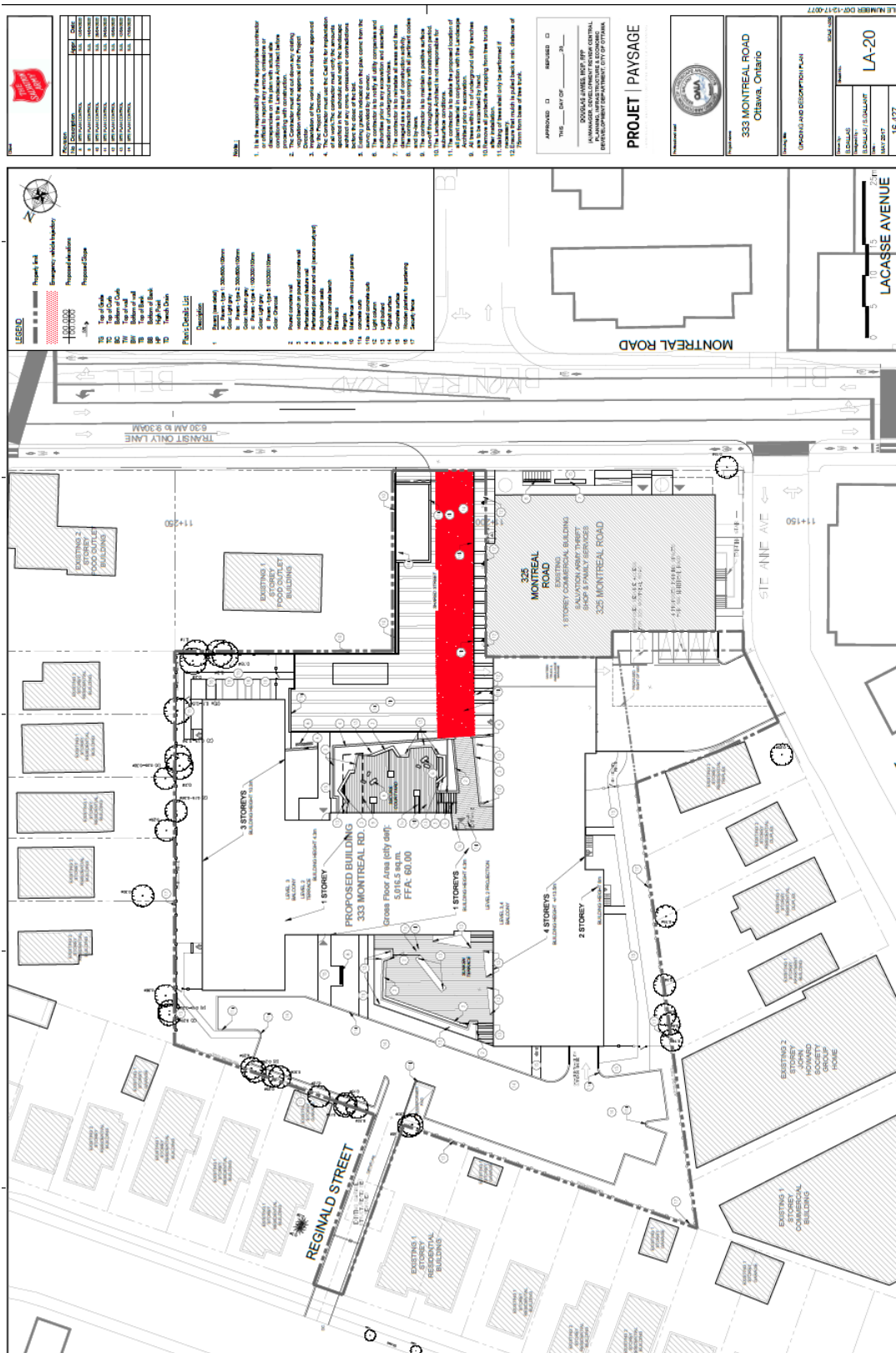
Site Servicing Plan



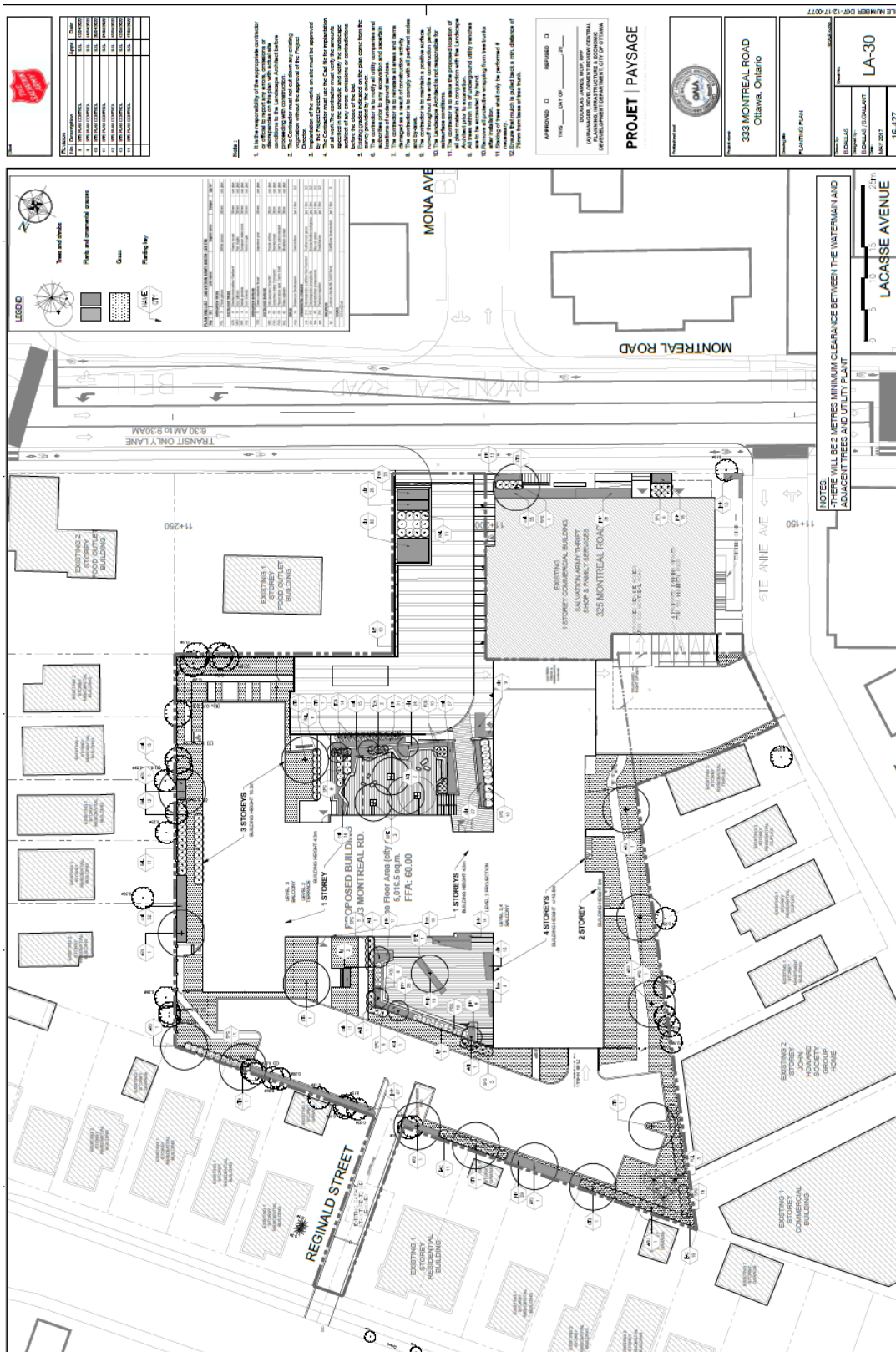
Erosion and Sediment Control Plan

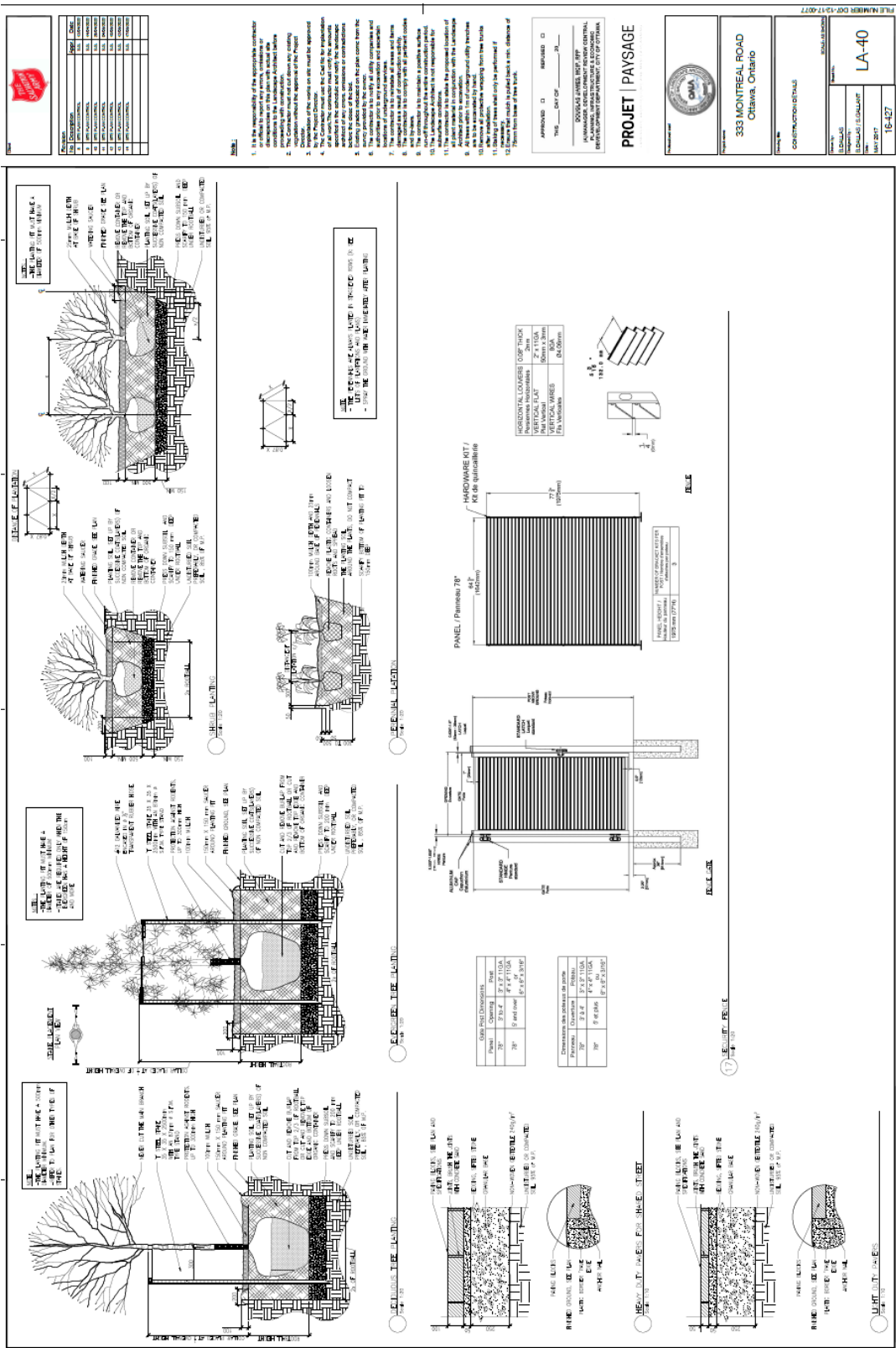


Grading and Description Plan




Planting Plan





FILE NUMBER: 03-13-17-0077	
PROJECT NAME	LA-40
CLIENT	LA-40
DATE	15-4-27



333 MONTREAL ROAD
OTTAWA, ONTARIO

CONSTRUCTION DETAILS

PROJECT PAYSAUGE

APPROVED: [Signature] REQUIRED: [Signature]

THIS: [Signature] DAY OF: [Signature]

FOR: [Signature] PROJECT: [Signature]

FOR: [Signature] PROJECT: [Signature]

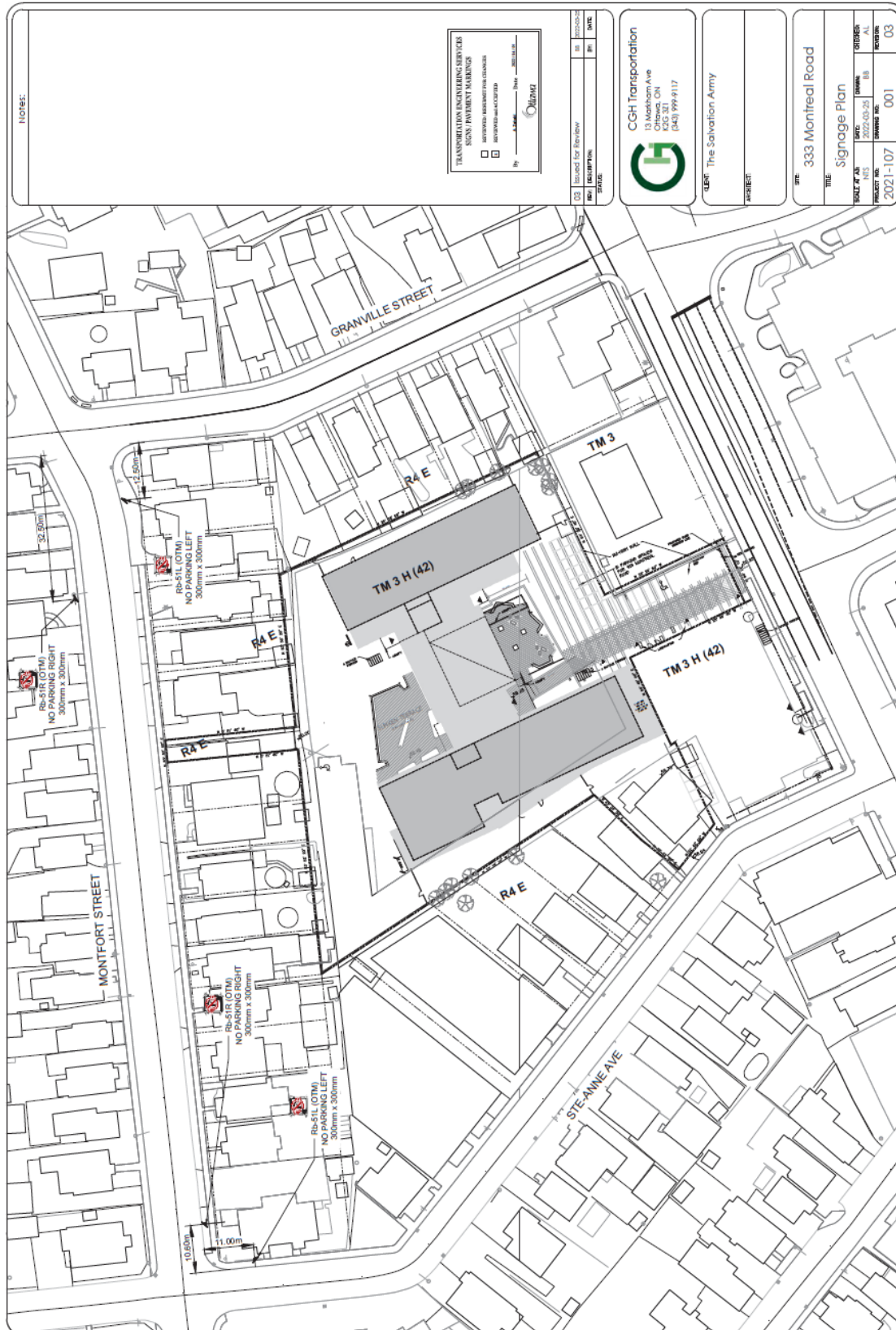
FOR: [Signature] PROJECT: [Signature]

1. The responsibility of the appropriate contractor is to ensure that the construction details are in accordance with the applicable building codes and standards.
2. The Contractor must not alter any detail without the written approval of the Architect.
3. The Contractor must ensure that the construction details are in accordance with the applicable building codes and standards.
4. The Contractor must ensure that the construction details are in accordance with the applicable building codes and standards.
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10. The Contractor must ensure that the construction details are in accordance with the applicable building codes and standards.

Item	Description	Quantity	Unit	Price	Total
1	Window Frame	10	Sq. Ft.	150.00	1500.00
2	Door Frame	5	Sq. Ft.	200.00	1000.00
3	Insulation	100	Sq. Ft.	10.00	1000.00
4	Sealant	10	Lbs.	50.00	500.00
5	Finish	100	Sq. Ft.	10.00	1000.00



Signage Plan



Document 4 – Conditions of Approval

General Conditions

1. The Owner shall enter into a standard site development agreement consisting of the following conditions. In the event the Owner fails to enter into such agreement within one year, this approval shall lapse.

2. **Execution of Agreement Within One Year**

The Owner shall enter into this Site Plan Control Agreement, including all standard and special conditions, financial and otherwise, as required by the City. In the event that the Owner fails to sign this Agreement and complete the conditions to be satisfied prior to the signing of this Agreement within one (1) year of Site Plan approval, the approval shall lapse.

3. **Permits**

The Owner shall obtain such permits as may be required from municipal or provincial authorities and shall file copies thereof with the General Manager, Planning, Real Estate and Economic Development.

4. **Barrier Curbs**

The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the drawings of a design professional, such drawings to be approved by the General Manager, Planning, Real Estate and Economic Development.

5. **Water Supply For Fire Fighting**

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

6. **Reinstatement of City Property**

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

7. **Construction Fencing**

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

8. **Construct Sidewalks**

The Owner shall design and construct sidewalk(s) within public rights-of-way or on other City owned lands to provide a pedestrian connection from or to the site as may be determined by the General Manager, Planning, Real Estate and Economic Development. Such sidewalk(s) shall be constructed to City Standards.

9. **Extend Internal Walkway**

The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

10. **Completion of Works**

The Owner acknowledges and agrees that no new building will be occupied on the lands until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Real Estate and Economic Development, including the installation of municipal numbering provided in a permanent location visible during both day and night and the installation of any street name sign on relevant streets. Notwithstanding the non-completion of the foregoing Works, occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Real Estate and Economic Development, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Real Estate and Economic Development for such occupancy in writing.

Until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Real Estate and Economic Development, the Owner shall give notice to the City of a proposed conveyance of title to any building at least

thirty (30) days prior to any such conveyance. No conveyance of title to any building shall be effective unless the Owner has complied with this provision.

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

11. **Development Charges**

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

Special Conditions

1. **Certification Letter for Noise Control Measures**

- (a) The Owner acknowledges and agrees that upon completion of the development and prior to occupancy and/or final building inspection, it shall retain a Professional Engineer, licensed in the Province of Ontario with expertise in the subject of acoustics related to land use planning, to visit the lands, inspect the installed noise control measures and satisfy himself that the installed recommended interior noise control measures comply with the measures in the **Traffic Noise Assessment**, prepared by Gradient Wind Engineering Inc., dated March 25, 2022, referenced in Schedule "E" hereto, as approved by the City and/or the approval agencies and authorities (The Ministry of the Environment, Conservation and Parks) or noise thresholds identified in the City's Environmental Noise Control Guidelines. The Professional Engineer shall prepare a letter to the General Manager, Planning, Real Estate and Economic Development (the "Certification Letter") stating that he certifies acoustical compliance with all requirements of the applicable conditions in this Agreement, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.
- (b) The Certification Letter shall be unconditional and shall address all requirements as well as all relevant information relating to the development, including project name, lot numbers, building identification, drawing numbers, noise study report number, dates of relevant documents and in particular reference to the documents used for the building permits and site grading applications. The Certification Letter(s) shall bear the certification stamp of a Professional Engineer, licensed in the Province of

Ontario, and shall be signed by said Professional Engineer, and shall be based on the following matters:

- (i) Actual site visits, inspection, testing and actual sound level readings at the receptors;
 - (ii) Previously approved Detailed Noise Control Studies, Site Plan and relevant approved Certification Letters (C of A) or Noise thresholds of the City's Environmental Noise Control Guidelines; and
 - (iii) Non-conditional final approval for release for occupancy.
- (c) All of the information required in subsections (a) and (b) above shall be submitted to the General Manager, Planning, Real Estate and Economic Development, and shall be to his satisfaction.

2. **Stationary Noise Study**

Prior to the issuance of a building permit, the Owner agrees to prepare and implement a Stationary Noise Study in compliance with the City of Ottawa Environmental Noise Control Guidelines to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department. The Owner shall implement the noise control attenuation measures recommended in the approved noise study.

3. **Geotechnical Investigation**

The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, licensed in the Province of Ontario, to ensure that the recommendations of the **Geotechnical Investigation Report**, prepared by Paterson Group Inc., dated September 5, 2017, Eng. Memo PG3970-MEMO.01, dated September 8, 2017, and Eng. Letter - PG3970-LET.01, dated March 16, (the "Report"), referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Infrastructure and Economic Development with confirmation issued by the geotechnical engineer that the Owner has complied with all recommendations and provisions of the Report, prior to construction of the foundation and at the completion of the Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

4. **Soil Management**

The Owner acknowledges and agrees to retain an environmental consultant to identify areas on the subject lands where excess soils, fill and/or construction debris will be removed. If through further testing any of these materials are found to be contaminated, the Owner acknowledges and agrees to dispose, treat or recycle these materials at a waste disposal site or landfill licensed for that purpose by the Ministry of the Environment, Conservation and Parks.

5. **Groundwater Management**

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

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

- (a) The Owner acknowledges and agrees that all blasting activities will conform to the City's Standard S.P. No. F-1201 entitled *Use of Explosives*, as amended. Prior to any blasting activities, a pre-blast survey shall be prepared as per S.P. No. F-1201, at the Owner's expense, for all buildings, utilities, structures, water wells and facilities likely to be affected by the blast, in particular, those within seventy-five (75) metres of the location where explosives are to be used. The standard inspection procedure shall include the provision of an explanatory letter to the owner or occupant and owner with a formal request for permission to carry out an inspection (the "Notification Letter").
- (b) The Owner acknowledges and agrees that the Notification Letter(s) shall be in compliance with City Standard S.P. No. F-1201 and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development. Pursuant to City Standard S.P. No. F-1201, the Owner or its agents, contractors and subcontractors shall provide written notice to all owners and tenants of any building and/or facility located within a minimum of one hundred and fifty (150) metres from the blasting location at a minimum of fifteen (15) business days prior to any blasting.

The Owner further acknowledges and agrees that it shall provide a copy of the Notification Letter(s) to the General Manager, Planning, Real Estate and Economic Development prior to any blasting activities

7. **Pre-Blast Survey**

Prior to any blasting activities, the Owner acknowledges and agrees it shall arrange for a pre-blast survey to be carried out in accordance with Ontario Provincial Standard Specification entitled “General Specification for the Uses of Explosives”, Section 120.07.03, by a Professional Engineer licensed in the Province of Ontario, which states as follows:

- (a) A pre-blast survey shall be prepared for all buildings, utilities, structures, water wells, and facilities likely to be affected by the blast and those within 150 m of the location where explosives are to be used. The standard inspection procedure shall include the provision of an explanatory letter to the owner or occupant and owner with a formal request for permission to carry out an inspection.
- (b) The pre-blast survey shall include, as a minimum, the following information:
 - (i) Type of structure, including type of construction and if possible, the date when built.
 - (ii) Identification and description of existing differential settlements, including visible cracks in walls, floors, and ceilings, including a diagram, if applicable, room-by-room. All other apparent structural and cosmetic damage or defect shall also be noted. Defects shall be described, including dimensions, wherever possible.
 - (iii) Digital photographs or digital video or both, as necessary, to record areas of significant concern. Photographs and videos shall be clear and shall accurately represent the condition of the property. Each photograph or video shall be clearly labelled with the location and date taken.
- (c) A copy of the pre-blast survey limited to a single residence or property, including copies of any photographs or videos that may form part of the report shall be provided to the owner of that residence or property, upon request.

8. **Stormwater Management Memorandum**

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Infrastructure and Economic Development, with a memorandum prepared by a Professional Engineer, licensed in the Province of Ontario, confirming that the designed roof-top scuppers and associated spill point elevations will be set equivalent to the top of the control weir of the approved roof drain elevation(s). The Owner further acknowledges and agrees that said memorandum shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, and all associated costs shall be the Owner's responsibility.

9. **Off-Site Contamination Management Agreement**

The Owner acknowledges and agrees that where contamination emanating from the site and impacting the City's rights-of-way is discovered during the course of the Works, the Owner shall notify the Manager, Realty Services immediately in writing and agrees to enter into an Off-Site Management Agreement with the City to address the contamination in the rights-of-way. The Owner shall be responsible for all associated costs with the Off-Site Management Agreement, which agreement shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

10. **Environmental Site Remediation Program**

The Owner acknowledges and agrees to implement an environmental site remediation program, as per the recommendations of the Supplemental Phase II Environmental Site Assessment, referenced in Schedule "E" herein, involving the excavation and off-site disposal of all impacted soil and the pumping treatment or off-site disposal of all impacted groundwater, which is to be completed concurrently with the site redevelopment. The Owner acknowledges and agrees that

- (a) soils that are found to be contaminated, must be disposed, treated or recycled at a waste disposal site or landfill licensed for that purpose by the Ministry of the Environment, Conservation and Parks;
- (b) groundwater found to be contaminated, shall be removed, managed and/or treated in accordance with the appropriate Ontario

regulations and/or discharged in accordance with the City's Sewer Use By-law, being By-law 2003-514, as amended.

11. **Asphalt Overlay**

Due to the Moratorium on Montreal Road, and road cuts required to service this development, the Owner shall install an asphalt overlay over the total area of the public driving surface of Montreal Road (Need to delineate this and add to the servicing plan), fronting the subject lands, as shown on the approved **Site Servicing Plan**, Dwg C102, prepared McIntosh Perry Consulting Engineers Ltd., revision 4, dated March 18, 2022, referenced in Schedule "E" hereto. The overlay shall be carried out to the satisfaction of the General Manager, Planning, Real Estate and Economic Development. The Owner acknowledges and agrees that all costs are to be borne by the Owner.

12. **Protection of City Sewers**

(a) Prior to the issuance of a building permit, the Owner shall, at its expense:

- (i) provide the General Manager, Planning, Real Estate and Economic Development with the engineering report from a Professional Engineer, licensed in the Province of Ontario, which report shall outline the impact of the proposed building's footing and foundation walls, on the City sewer system, that crosses the Montfort Street, Ste. Anne Avenue and Montreal Road frontages (the "City Sewer System") and the impact of the existing City Sewer System on the building's footing and foundation walls;
- (ii) obtain a legal survey acceptable to the General Manager, Planning, Real Estate and Economic Development and the City's Surveyor, showing the existing City Sewer System within Montfort Street, Ste. Anne Avenue and Montreal Road frontages and the location of the proposed building and its footings in relation to the City Sewer System;
- (iii) obtain a video inspection of the City Sewer System within Montfort Street, Ste. Anne Avenue and Montreal Road frontages prior to any construction to determine the condition of the existing City Sewer System prior to construction on the lands and to provide said video inspection to the General Manager, Planning, Real Estate and Economic Development.

- (b) Upon completion of construction on the lands, the Owner shall, at its expense and to the satisfaction of the General Manager, Planning, Real Estate and Economic Development:
- (i) obtain a video inspection of the existing City Sewer System within Montfort Street, Ste. Anne Avenue and Montreal Road frontages to determine if the City Sewer System sustained any damages as a result of construction on the lands; and
 - (ii) assume all liability for any damages caused to the City Sewer System within Montfort Street, Ste. Anne Avenue and Montreal Road frontages and compensate the City for the full amount of any required repairs to the City Sewer System.

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

The Owner acknowledges and agrees to install and maintain in good working order the required roof-top inlet control devices, as recommended in the approved

Site Servicing & Stormwater Management Report, prepared by McIntosh Perry Consulting Engineers, dated March 18, 2022, **Site Servicing Plan**, Dwg C102, prepared McIntosh Perry Consulting Engineers Ltd., revision 4, dated March 18, 2022 and **Roof Plan**, Dwg XXX, prepared by XXX....., referenced in Schedule “E” herein. The Owner further acknowledges and agrees it shall assume all maintenance and replacement responsibilities in perpetuity. The Owner shall keep all records of inspection and maintenance in perpetuity and shall provide said records to the City upon its request.

Professional Engineering Inspection

The Owner shall have competent Professional Engineering inspection personnel on-site during the period of construction, to supervise the Works, and the General Manager, Planning, Real Estate and Economic Development, shall have the right at all times to inspect the installation of the Works. The Owner acknowledges and agrees that should it be found in the sole opinion of the General Manager, Planning, Real Estate and Economic Development, that such personnel are not on-site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with the approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Real Estate and Economic Development, may

order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

14. **Stormwater Works Certification**

Upon completion of all stormwater management Works, the Owner acknowledges and agrees to retain the services of a Professional Engineer, licensed in the Province of Ontario, to ensure that all measures have been implemented in conformity with the approved **Site Servicing & Stormwater Management Report**, prepared by McIntosh Perry Consulting Engineers, dated March 18, 2022, **Site Servicing Plan**, Dwg C102, prepared McIntosh Perry Consulting Engineers Ltd., revision 4, dated, referenced in Schedule “E” herein. The Owner further acknowledges and agrees to provide the General Manager, Planning, Real Estate and Economic Development with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming that all recommendations and provisions have been implemented in accordance with the approved **Site Servicing & Stormwater Management Report**, prepared by McIntosh Perry Consulting Engineers, dated March 18, 2022, **Site Servicing Plan**, Dwg C102, prepared McIntosh Perry Consulting Engineers Ltd., revision 4, dated March 18, 2022, referenced in Schedule “E” herein.

15. **Water Plant**

The Owner acknowledges and agrees that the water plant within the lands is a private watermain. The Owner further acknowledges and agrees that the private watermain and appurtenances thereto are to be maintained by the Owner at its own expense, in perpetuity. The Owner performing maintenance on critical infrastructure, such as private watermains and private fire hydrants, shall maintain adequate records as proof of having done so in accordance with applicable regulations, and that the records shall be retained for review by the City and or the Ottawa Fire Services when requested.

16. **Leak Survey**

The Owner acknowledges and agrees that the Water Plant and sewer service within the lands is a private system, including Private Services and sewer services and appurtenances, and the Owner acknowledges and agrees that it is responsible for the operation, maintenance and/or replacement, in perpetuity, of

the Private Services and sewer system, including the Private Watermains, private hydrants, private sanitary and storm sewer infrastructure (collectively the “private system”) which are located on the lands and that the Owner will retain copies of all the associated Work and maintenance contracts, and make said contracts available for inspection upon demand by the City.

Further, the Owner acknowledges and agrees to have a Professional Engineer, licensed in the Province of Ontario, conduct regular inspections of the water system and sewer system, which includes a leak detection survey at least every five (5) years and a video of the sanitary sewer system to check for major water infiltration into the private system. Copies of the inspection reports and videos shall be provided to the General Manager, Public Works and Environmental Services and Fire Services. The Owner further acknowledges and agrees that as part of the Owner’s ongoing maintenance responsibility for the private system, repairs to the system must be completed immediately to correct any deficiencies which contribute to water loss or leakage of infiltration within the private system. Any deficiencies shall be immediately reported to the City. The Owner acknowledges and agrees to notify the General Manager, Public Works and Environmental Services when such repairs have been completed.

17. Private Storm Sewer Connection to City Sewer System

The Owner acknowledges and agrees that any new storm sewers to be installed as part of this development shall not be connected to the City’s existing storm sewer system until such time as either:

- (a) A certificate of conformance and Record Drawings have been received from a Professional Engineer, licensed in the Province of Ontario, certifying that all required inlet control devices have been properly installed to City Standards or Specifications, and that the storm sewer system has been installed in accordance with the approved engineering drawings for site development and City Sewer Design Guidelines. The inlet control devices shall be free of any debris; or
- (b) A flow limiting orifice plate, designed by a Professional Engineer licensed in the Province of Ontario and to the satisfaction of the City, has been installed at the storm water outlet prior to connecting any upstream storm sewers. Such orifice plate shall not be removed until subsection (a) above has been satisfied and approved by the General Manager, Planning, Real Estate and Economic Development.

18. **Site Dewatering**

The Owner acknowledges and agrees that while the site is under construction, any water discharged to the sanitary sewer due to dewatering shall meet the requirements of the City's Sewer Use By-law No. 2003-514, as amended.

19. **Site Lighting Certificate**

- (a) In addition to the requirements contained in clause 19 of Schedule "C" hereto, the Owner acknowledges and agrees, prior to the issuance of a building permit, to provide the City with a certificate from an acceptable professional engineer, licensed in the Province of Ontario, which certificate shall state that the exterior site lighting has been designed to meet the following criteria:
 - (i) it must be designed using only fixtures that meet the criteria for full cut-off (sharp cut-off) classification, as recognized by the Illuminating Engineering Society of North America (IESNA or IES);
 - (ii) and it must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.
- (b) The Owner acknowledges and agrees that, upon completion of the lighting Works and prior to the City releasing any associated securities, the Owner shall provide certification satisfactory to the General Manager, Planning, Infrastructure and Economic Development, from a Professional Engineer, licensed in the Province of Ontario, that the site lighting has been constructed in accordance with the Owner's approved design plan.

20. **On-Site Lighting**

The Owner(s) acknowledges and agrees that all amenity areas, gardens, sidewalks, parking areas and driveways throughout the site shall be properly lit and that the site does not include any significant shadows.

21. **Road Widening**

The Owner(s) shall convey, at no cost to the City, a road widening across the complete Montreal Road frontage measuring 11.5 meters from the existing centerline of pavement. The exact widening must be determined by legal survey.

The Owner shall provide an electronic copy of the Deed and a copy of the Deposited Reference Plan indicating the widening, prior to execution of the agreement by the City. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys and will have been submitted to the City Surveyor for review prior to its deposit in the Registry Office. The City will not register the Deed for the road widening until after the City has issued the related building permit.

22. Transportation Overview

The Owner(s) has undertaken a Transportation Study for this site, prepared by Parsons, Project No. 476152-01000, dated May 24, 2017, to determine the infrastructure and programs needed to mitigate the impact of the proposed development on the local transportation network and establish the site design features needed to support system-wide transportation objectives. The Owner shall ensure, that the recommendations of the Transportation Study are fully implemented, to the satisfaction of the General Manager, Planning and Growth Management Department.

23. Private Access

The Owner acknowledges and agrees that all private accesses to Roads shall comply with the City's Private Approach By-law being By-law No. 2003-447 as amended, or as approved through the Site Plan control process.

24. Street Signs

The Owner acknowledges and agrees it shall, at its own expense, make arrangements for the City to provide, install, and maintain all permanent street signs, as shown on the approved Signage Plan, referenced in Schedule "E" hereto. In accordance with the City's Municipal Addressing By-law 2014-78, as amended, and to City Specifications or Standards.

25. Tree Permit

The Owner acknowledges and agrees to abide by the City's Tree Protection By-law, being By-law No. 2020-340, as amended and that any trees to be removed shall be removed in accordance with an approved Tree Permit and the Tree Conservation Report referenced in Schedule "E" hereto.

26. Tree Protection

The Owner acknowledges and agrees to abide by the City's Tree Protection By-law, being By-law No. 2020-340, as amended and that all retained trees will be protected in accordance with an approved Tree Conservation Report referenced in Schedule "E" hereto.

Document 5 – Consultation Details

Notification and Consultation Process

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

A community meeting was held virtually by the Councillor on May 11, 2022. Approximately 130 residents were in attendance. Concerns related to the proposed use, programming, outdoor spaces, security and fencing were raised.

Public Comments and Responses

Comments – Proposed Uses:

- Building a shelter at this location is not a good idea. It will most certainly bring with it the drug and violence issues present at current shelters.
- It seems doubtful that any architectural design for a shelter would eliminate the disorderly behaviour associated with these services.
- Allowing the Salvation Army to build its multipurpose building with only increase the number of homeless people in our immediate area. We already have a problem with homeless men and women breaking in to sleep in our building entrance, stairways and back entrance.
- The criminal problems we are already seeing in Vanier will only be made worse by this new shelter.
- Why move the shelter to an area so far from where the majority of police are present?
- The Salvation Army should instead be looking at smaller, supervised living quarters, located in various neighbourhoods throughout the city.
- Why don't the Vanier residents have the right to the respect and consideration available to people in richer neighbourhoods? Vanier already does so much for the destitute population. We want to help vulnerable people, but we are not ourselves inferior people. If a shelter is unacceptable for other neighbourhoods, why is it acceptable for Vanier?

Staff Response:

The proposed use is currently permitted on the site. Discussions related to the appropriateness of the proposed use at this location have been discussed at a hearing of the Ontario Land Tribunal and found to be appropriate. Site Plan Control relates to how that permitted use will be physically situated on the property.

Comments – Programming:

- Removing these shelter beds and replacing them with even more supportive housing units would be a more helpful step towards improving the welfare of Vanier's most vulnerable without bringing even more drugs, theft, and violence to the neighbourhood.
- The number of beds is too large, will lead to high risks of contamination, and confinement will be impossible.
- Shelters are outdated, obsolete. We must reorient ourselves, be more visionary.
- What sort of building security will be in place at the site? Exterior cameras? If so, how will neighbours' privacy be protected from the CCTV surveillance? Will there be panic buttons and phones directly linked to the police? Will police be able to lay charges on the property?
- Private smoking areas are a worry, as the smell of smoke will drift into neighbouring yards. What's the plan for the prompt cleaning and removal of cigarette butts from around the property?
- The only acceptable thing that the Salvation Army can do on this site is something similar to what the Shepherds of Good Hope did at 765 Montreal Road, where there are 42 independent living units with 24/7 supervision.
- I am concerned about the increase of cigarette and pot smoking smells and discarded butts as well as an increase in garbage on the streets, parks, private and public property and urination and defecation in same. An increase in panhandling at streetlights is a real possibility which is already annoying and dangerous. What is planned to address this and keep it in check?
- The ongoing COVID pandemic has clearly demonstrated that overcrowded drop-ins and temporary shelter spaces are an approach with serious shortcomings.

- Will there be a safe injection site on the property? Will alcohol be allowed on site?
- This site meant to improve services in the community. There are already many services within the community. Have you spoken to other service providers?
- Will the Ambassador Program be incorporated into the Site Plan as a condition?

Staff Response:

The proposed use is currently permitted on the site and Site Plan relates to physical elements such as walkways, parking, amenity areas, vehicular access and vegetation, for example. While not part of the Site Plan Approval process, details related to programming and day to day operations will be addressed by the Salvation Army. The Salvation Army has stated their commitment to continue to work with the community in relation to programming. While the Ambassador Program will not make part of any Site Plan conditions, its details will need to be received by the City prior to lifting the holding symbol on the property.

Comments – Traffic:

- Vehicular and pedestrian movement will be very difficult, particularly during the winter months. Montreal Road is quite narrow, as are Montfort and Ste-Anne Streets.
- Montreal Road already has lots of pedestrian and vehicle traffic, which will only increase with the 281 proposed residents and the necessary deliveries, police and ambulance vehicles that will attend this location. This resulting increase will only negatively affect the residents in the area through busier streets and sidewalks.
- There's a staff parking lot proposed and accessed from Montfort, which is in a residential area, and the entrance to which will be too narrow (5m). It will also be unmonitored, which is a safety issue. The proposed staff parking lot will have 27 spaces, when the city requires 62. Staff and visitors will therefore be forced onto residential streets.
- The proposed loading dock is an issue, with only one planned, when two should be the minimum. Trucks accessing the side streets to use the loading dock are a concern, particularly in the winter when snow makes side streets less usable and more unsafe.

- How will you prepare the small streets around the facility to receive this increased amount of traffic and trucks? Will there be a loss of on-street parking spaces?

Staff Response:

The proposed development is only anticipated to generate 30 vehicles (or fewer) per hour during peak hours and is not expected to create significant traffic issues in the surrounding community. The proposed Site Plan has been designed to ensure safe movement to and from the subject property and limits interruptions to the Montreal Road frontage. The Montfort Avenue parking area is reserved for staff only and includes the number of parking spaces required by the Zoning By-law. A security gate is proposed at the entrance to the staff parking area for security reasons. The Zoning By-law requires one loading area for the site, which is being provided. Turning templates have been prepared to demonstrate the truck movements along the adjacent streets. The proposed movements do not require any adjustments to curbs, but some segments closest to the intersections of Montfort Street and Granville Street as well as Montfort Street and Ste-Anne Avenue will need to be signed as no parking areas.

Comments – Noise:

- Noise is an additional concern, stemming from the increase in emergency vehicle traffic, and coming from the residents who will use the common areas, balconies etc. at all hours of the day, in all weather. In addition, noise emanating from HVAC systems at the facility, or emanating from cleaning, snow clearing etc. will negatively affect neighbours.
- What is the plan to prevent people who are staying on the street from making noise? Is there a place inside the facility that people can stay for leisure?

Staff Response:

In emergency situations, vehicles will generally be accessing the site from Montreal Road. A noise study examining the impacts of the proposal on its surroundings was prepared and includes mitigation measures to be implemented at the final mechanical design stage. Furthermore, as part of the Site Plan Approval, the applicant will be required to prepare and implement a Stationary Noise Study. Noise complaints stemming from the site's occupants will need to be addressed through By-law Services.

Comments – Site Design:

- I have security/privacy concerns about what appears to be unsupervised "dead" space running along the east side of the east wing. Has thought been given in the proposal to improve fencing along the east side of the Salvation Army property to improve security for the homeowner/residents who are their neighbours?
- What steps are being taken to ensure privacy and adjacency issues are addressed? High enough fences, sufficient landscaping, limited balconies, etc?
- Will there be a limit to vehicles accessing the site from Montfort? Limited to ambulances and no heavy vehicles? The access gate should be located closer to Montfort Street. There should be vegetation on both sides of the access. Lighting should not impact neighbouring properties.
- Parking spaces within the north parking area should be oriented towards the building in order to prevent headlights to shine on neighbouring properties.
- It is very important to have a secured internal courtyard for the residents to smoke and socialize on site. Consequently, what efforts will be made to ensure that residents will not be leaving trash and cigarette butts on nearby sidewalks and neighbourhood parks?
- Given the diversity of residents, it will be important for the site to feature native art. The area previously labelled as a chapel needs to be neutral and confessional in nature, without solely Christian symbology. Francophone art must also be represented.
- Does the design have possibilities to become all housing as shelter demands and approaches change over the next two decades?
- Can the front courtyard be secured?
- The woonerf-style entrance could be problematic due to interactions between pedestrians and vehicles. Parking should not be included if it is intended to provide parking for nearby businesses.
- The CPTED reports provided are not sufficient.

Staff Response:

The site is controlled by gates and fences to ensure security on the site. Through discussions with the applicant, the gate has been moved closer to Montfort while still allowing enough space for vehicles to queue. The width of the laneway is as per the site-specific zoning requirement but does not offer enough room for landscaping on either side. The site will be entirely lit, but light standards will include cut-offs so as to not impact abutting properties. Landscaping across the site has been increased throughout the review process. In emergency situations, vehicles will generally be accessing the site from Montreal Road. While the functioning of the chapel is not an issue for site plan control, the applicant has committed to providing indigenous and francophone art as part of the development. The Salvation Army will be working with members of the indigenous community to commission artwork for both exterior and interior spaces and will be working with members of the francophone community to commission artwork for interior spaces as well as make every effort to restore existing artwork currently displayed on the outside walls of the Thrift Store. If demands require a shift in services which sees a decrease in shelter space, the proponent would have the ability to do so at a future date. The front courtyard includes a swiveling gate, which has the possibility of being locked. Following discussions with the applicant, a two-metre sidewalk with standard curb now leads to the front door, providing a secure pedestrian environment. It is typical for Traditional Mainstreet sites to provide parking that is meant to be shared between different establishments. Section 197(10) states that “parking for a use required on one lot, may be located on another lot, but must be in the same city block, or on a lot on the opposite side of the public street on which the use requiring the parking is located”. City staff, including the Ottawa Police, are satisfied with the contents of the CPTED reports provided.

Comments – Urban Design:

- I find three floors excessive and out of touch with the scale of the surrounding structures considering the buildings proximity to their property lines. A general lack of privacy would be a concern.
- There needs to be a more ecological approach to the design of this building.
- How is the French Quarter of Montreal Road reflected within the proposed design, as required by the Secondary Plan?
- Will the new building introduce a negative sun-shadowing element to the surrounding community?

- Has the future of Montreal Road been kept in mind?

Staff Response:

The proposed height and setbacks meet the requirements of the Zoning By-law. Throughout the review process the applicant has engaged with multiple community groups, including francophone groups. Furthermore, francophone art is proposed to be installed on the site. Sun shadowing is not a concern seeing as the proposed building is within the height anticipated for a Traditional Mainstreet site. The odd shape of the lot has made it challenging to design a building that appropriately addresses the mainstreet, however the final design seeks to create a welcoming gathering place. Elements such as proximity of parking spaces to the mainstreet have been addressed within the zoning in order to ensure alignment with the planned context.

Comments – Landscaping:

- The proposed landscaping at the site is both lacking and uninspiring. More mature trees are needed to offer visual protection to residents who risk being overlooked by users of the facility and additional green spaces are needed to soften the appearance, particularly of the perimeter fencing that will only add to the institutional look and feel.
- Does the site achieve 30% landscaping?

Staff Response:

Additional trees and plantings have been added to the Landscape Plan throughout the review process, both for privacy and beautification. Landscaped coverage of 30% is not a requirement within the Traditional Mainstreet zoning.

Comments – Waste Management:

- The exposed garbage area for the facility is a problem, and I have concerns about the resulting smells and noise when the bins are emptied.
- We already have problems with animals, so it is important to have a strict plan for garbage.
- How will the garbage plan work? How is the owner planning to keep the surrounding streets clean and prevent people throwing trash in the streets? Will someone clean up? How often?
- Also, how often will the regular collection of garbage be?

Staff Response:

The outdoor refuse storage area for the existing building at 325 Montreal Road (which is not part of the site plan control application) is located adjacent to the north side of the building on the east side of the building service access space. There are two indoor garbage rooms provided for the proposed facility at 333 Montreal Road. The primary collection area is located immediately to the south of the loading bay on the west side of the building. A second collection area intended to serve the supportive housing wing is located on the north side of the east wing and accessed from the staff parking area.

May 11, 2022 Community Meeting

A community meeting was held virtually by the Councillor on May 11, 2022. Approximately 130 residents were in attendance. Concerns raised were similar to those posed during the public notification process, and related to specific issues such as:

- Impact of the proposed use on the community
- Day-to-day activities and programming
- Use of outdoor amenity spaces and landscaping
- Site security and fencing
- Proposal's integration along the street edge

Staff Response:

The proposal is a reflection of the permitted use and performance standards included in the zone. The Site Plan Control application relates to physical elements such as walkways, parking, amenity areas, vehicular access and vegetation, etc. Throughout the review process the proposal has evolved and has seen many positive refinements to elements such as landscaping, fencing and pedestrian spaces. While not part of the Site Plan Approval process, details related to programming and day to day operations will be addressed by the Salvation Army. The Salvation Army has stated their commitment to continue to work with the community in relation to programming.

Document 6 – Crime Prevention Through Environmental Design (CPTED)

STSDInc.com



**SECURITY THROUGH
SAFE DESIGN**

A RHA Group Company

2650 Queensview Drive, Suite 209
Ottawa, ON K2B 8H6
(613) 821-1833

January 26, 2022

The Governing Council of the Salvation Army in Canada
Attention: Mr. Vinny Mithra
Project Coordinator
2 Overlea Blvd, Toronto
Ontario, M4H 1P4

RE: Salvation Army Proposed Development (333 Montreal Road)

Security Through Safe Design Inc. (STSD) was retained by the Salvation Army to provide independent security consulting expertise for the proposed new Salvation Army facility planned for 333 Montreal Road.

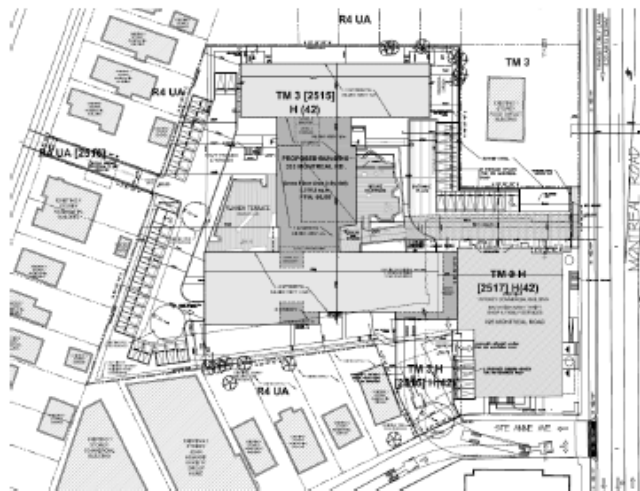
On May 1, 2017, STSD provided a brief overview of their Crime Prevention Through Environmental Design (CPTED) review of the proposed drawings that were submitted as part of the original design submissions to the City of Ottawa. This letter is an update to that letter and reports on the findings of the updated drawings that will be submitted as part of the latest Site Plan Control submission.

The findings of this report are based off the Site Plan Drawing Rev 13 and the Ground Floor floor plan dated January 2022. The objective of this review is to identify recent changes to the design that would have an impact on security and to identify recommendations for consideration.

Site Plan

The main changes to the Site Plan have minimal or no impact to security. The main changes include:

- The main entrance building was reduced to one story.
- An egress door was removed from the rear of the main building.
- The west wing building was reduced to four stories.
- Some areas of the building envelope for the west wing and east wing buildings were replaced by landscape treatment.
- The west wing building was shifted slightly to the east.



Ground Floor Floor Plan

Some of the main security factors for the Ground Floor floor plan include:

- The vestibules are secured and deter unauthorized persons from accessing.
- The exterior provides for ample windows increasing the ability for natural surveillance.
- The security zoning for the facility enables separation of space.

Throughout the remaining design process, STSD will continue to work with the design team and Salvation Army to ensure that the interior design incorporates the required security system design and supports the operational requirements.



Security Design Strategies

A number of strategies that were identified and incorporated in the 2017 report are still applicable to the revised drawing submissions. They included:

- The facility is set back from Montreal Road which will serve to reduce the loitering on the public sidewalk.
- With the exception of the main entrance off Montreal Road, the site incorporates secure perimeter fencing that will restrict unauthorized access and reduce the opportunity for loitering.
- The facility provides for multiple access points at the front of the building allowing separation of use between the different user groups and clientele that utilize the Salvation Army services.
- The design of the facility incorporates a sunken terrace, secure courtyard and private smoking areas that provide for safe and secure areas for the Salvation Army clientele to enjoy away from the threat of outside influences (drug use).
- The loading dock area is separated from the main entrance areas providing further separation of use and deterring loitering and unauthorized access.
- The staff parking and vehicular entrance from Montfort Street will be access-controlled, increasing the safety for staff and volunteers, and reducing unauthorized access.
- The interior design of the facility provides for separation of use further reducing the opportunity for conflict.
- A staff office will be strategically positioned to allow for natural sightlines of the formal client gathering areas.
- The facility will incorporate electronic access control and CCTV camera systems to enhance security on site and support operational requirements.

The Salvation Army has confirmed that security and safety are of the utmost importance and need to be considered for all aspects of the new proposed facility. All the recommendations provided by STSD during the initial design phase have been incorporated which further demonstrates the importance.

It is the professional opinion of Mr. VanRyswyk that the Salvation Army have taken great steps to mitigate potential security and safety concerns for the Clientele that they serve as well as their staff and the members of the surrounding community.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'William VanRyswyk', written over a horizontal line.

William VanRyswyk, CPP
President



Community Safety Audit Report

333 Montreal Road Development Project

April 13, 2022

Women's Initiatives for Safer Environments
211 Bronson Avenue, Room 205
Ottawa, Ontario K1R 6H5
Tel: 613-230-6700
e-mail: info@wiseottawa.ca
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COMMUNITY SAFETY AUDIT

333 Montreal Road Development Project

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333 Montreal Road Development Project

Women's Initiatives for Safer Environments was enlisted by The Salvation Army and Neoteric Developments (ND Management) to conduct a community safety audit of the proposed development of a multi- stage housing complex at 333 Montreal Road.

Women's Initiatives for Safer Environments (WISE) were provided developments plans based on which a report is provided with regard to criteria considered in a community safety audit for the development of this supportive housing unit.

The criteria considered in the audit report are related to environmental factors that influence the perception and safety of a public space and include such characteristics as lighting, signage, entrapment sites, maintenance, accessibility, and emergency and security features.

WISE believes that the provision of supportive housing must balance safety with community building, welcoming models of design and purpose of use.



Women's Initiatives for Safer Environments (WISE) and Community Safety Audits

Who is WISE?

WISE is a community based organization established in 1992 in response to series of crimes against women in Ottawa. Our mandate is to create and maintain safe physical and social environments for women and other vulnerable groups. We achieve our mandate through a program known as the Community Safety Audit. Our programming is offered to the community through funding from the City of Ottawa. In addition to community safety audits, WISE offers Personal Safety Workshops to diverse groups of women, seniors, and youth.

What is a Community Safety Audit?

Safety audits help people to evaluate how safe a physical environment feels, and identify tangible solutions that would make it safer for everyone. During a safety audit, people walk through a space, noticing what feels safe and what does not. The safety audit checklist encourages them to consider things like:

- What is the lighting like?
- Can I see what's up ahead?
- Are there places someone could be hiding?
- Could I get help if I needed it?

The findings from this walkabout form the basis for an action plan to make the space safer.

Safety audits were first developed by the Metro Toronto Action Committee on Public Violence against Women and Children (METRAC). Women's Initiatives for Safer Environments has adapted the safety audit checklist to better include the concerns of women with disabilities, francophone women, rural women, aboriginal women and immigrant and visible minority women. The revised "made in Ottawa-Carleton" kit was published in September 1996.

The safety audit checklist is based on:

- Community experiences of what feels safe and unsafe in a physical environment;
- The principles of good planning;
- Studies of how offenders use public space.

Safety audits have been used to assess and improve the safety of many places, including:

- University campuses, including Carleton, Ottawa and Guelph Universities;
- Ottawa Board of Education Schools;
- Neighbourhood parks and recreational pathways in Ottawa;
- City blocks;
- Public transit systems, such as transit way stations in Ottawa, and subways in Toronto;



- Work sites, such as Federal government buildings;
- Apartment buildings;
- Parking lots and garages.

Safety Audits have many benefits:

- ♀ They lead to tangible improvements in the safety of the area audited. Safer environments reduce the opportunity for violent or threatening behaviors. If a space feels safe, it also attracts more people, and busy places are safer.
- ♀ It is an opportunity for people to share their experiences of feeling vulnerable. This reduces isolation and helps those responsible for a facility respond to the concerns of users.
- ♀ The experience of being listened to and creating change (no matter how small) builds confidence and increases individuals' sense of control over their lives.
- ♀ Safety audits are a fun and effective way to build a sense of community.
- ♀ Participants in a safety audit learn about their physical environment; the others who share the space, and the impact of violence on women and other vulnerable groups.



Community Safety Audit: 333 Montreal Road Development Project

Item A: Lighting

Our perception of safety is greatly influenced by the level of light emitted in a physical space. Often the critical question in our minds is: Can I see and be seen? Good lighting increases the chances of someone coming to the aid of a person who is in trouble and also increases the chances that others engaging in unsafe activities can be identified by someone.

Night lighting objectives should include the following considerations in order to be effective in terms of safety:

- Help people see where they are going and help them be seen;
- Help people see their surroundings and to discriminate between objects;
- Offer appropriate light color and intensity;
- Present an aesthetic character (luminaries shape, size, and height).

Lighting recommendations:

1. Parking lots

- a) Ensure adequate lighting standards are placed along each direction of all parking lots.
- b) Installation of standards must ensure that lighting efficacy is maintained
- c) Ensure that there are no breaks in illumination along the designated area
- d) Ensure appropriate lumens for accurate camera images, if security camera are being considered
- e) Ensure outer perimeter of parking lot framed by trees are well lit to prevent shadows and hidden areas
- f) Ensure adequate spacing so that lighting standards along outer perimeter of parking lot are not impinged by tree branches as foliage spreads
- g) The sunken courtyard requires effective lighting as it is below grade level. While providing privacy, it can also become a space with limited informal neighbourhood surveillance.



Item B: Signage

Signage is an important determinant of one's perception of safety. Signage allows us to orient ourselves safely through a space and directs us to important information. Effective signage is made up of certain characteristics:

- **Inclusivity:** Signs must be easy to understand and comprehensible to a person whose first language is neither English nor French. The use of symbols is a good way to create universally understood signs.
- **Accessibility:** Effective signs are ones placed at a height where able-bodied adults, children, persons using a wheelchair, and the elderly can read them with ease. Incorporating Braille will allow blind or visually impaired individuals to orient themselves safely. Large lettering on a high contrast background will also improve visibility for people who have reduced vision.

Signs are helpful in identifying the proper use of public spaces and indicating where to report maintenance concerns or issues of vandalism. Installing signs that indicate who the responsible parties are in the ownership and care of the space, allows a partnership and dialogue to open up between the community and the proprietors of the space. It is important for community members to feel that they have a responsibility for the space they are occupying, and that they are invited to voice their concerns and comments.

Recommendations:

- 1) Install signage that provides contact information and information regarding safety concerns.
- 2) Install wayfinding maps at key entrances and public spaces to orient users, staff and visitors
- 3) If there are areas that are open during time limited periods or for specific activities, signage is required
- 4) Signage must use high contrast lettering and images for proper visibility from a distance of
- 5) Ensure signage is accessible: Raised print, braille, large lettering
Appropriate height for a wheelchair user
- 6) Ensure emergency signs and alarms are both visual and auditory for the blind and deaf (for e.g., a deaf person will not hear a fire alarm)



Item C: Visibility

Visibility of the surrounding area is important for safety. Surroundings should be visually “assessable” to individuals. This will enable a person to see if an individual or object is in their right-of-way and to make sure it is safe to approach the area. Effective measures for assessing visibility include addressing sightline obstructions such as:

- Pillars or high fences;
- Landscaping features;
- Sharp corners or walls;
- Advertisement panels;
- Snow-banks;
- Or other obstructions.

Below is a list of concerns and recommendations regarding improvements that can be made to visibility in the space audited:

- 1) The spacing of trees around the wood barriers and perimeters of parking areas need to be assessed to ensure that visibility and neighbourhood surveillance is not impacted or that hidden areas are not inadvertently formed as foliage expands.
- 2) The presence of buildings on either sides creates visibility by virtue of windows however, grade level changes can cause areas that remain hidden from view particularly in corners near building walls.



Item D: Maintenance and Graffiti

Spaces that are well maintained indicate a healthy environment and regular surveillance. Spaces that are well maintained feel safer, are easier to navigate through, and draw more people to them. In contrast, spaces where maintenance is infrequent are often perceived as unsafe. Poor maintenance can indicate minimal or nonexistent surveillance, a lack of pride in the space, and can contribute to the presence of crime. Often people get the message that no one cares about the space and therefore, acts of personal violence may also go unobserved.

Suggestions:

- 1) Provision of waste removal facilities in the parking lots
- 2) Provision of waste collection bins in courtyard and gathering areas near doors and tables
- 3) Regular daily maintenance of grounds to ensure monitoring and expected upkeep standards
- 4) Prompt removal of graffiti to prevent recurring tagging
- 5) Seasonal (Spring/Fall) trimming of shrubs, brush, and tree branches to ensure that garbage is not dumped in these areas
- 6) Provision of safe disposal of hazardous materials
- 7) Locked provision of maintenance and utility rooms, lockers and staff offices
- 8) Furniture selection that is low maintenance, durable, and resistant to vandalism in outdoor areas



Item E: Behaviour

WISE acknowledges that we cannot prevent all disruptive behaviours. However, provided below are some recommendations that will help deter individuals from creating unsafe spaces for themselves and other.

Suggestions:

- 1) To enhance community cohesiveness and cooperation art murals, music spaces, and areas for sports and games that are monitored by staff can enhance feelings of belonging and provide opportunities for joining and cooperating.
- 2) Alarm buttons that can be accessed if unsafe activity or violence occurs in common areas, paths, or halls to help to curtail harmful behaviour.
- 3) Adequate lighting in all exterior locations, and at each entry and exit point to and from the building to reduce isolation and increase informal surveillance.
- 4) Provision of first aid and immediate medical services to address illness



Item F: Entrapment Sites

Entrapment sites are small confined areas located near or adjacent to a well traveled route. They are shielded on three sides by a barrier such as a wall or bushes.

When assessing whether an area is an entrapment site, there are several factors to consider, including:

- Is this an area where someone could hide from view?
- Can you see or hear people around you?
- Is this area well lit?

Suggestions:

- 1) Bushes, shrubs and other plants that grow to a maximum height of 2-3 feet will add aesthetics and prevent overgrowth leading to the creation of hidden areas.
- 2) Install security cameras to monitor sides and corners of building which may be hidden from view
- 3) Install security mirrors at stairwells, in halls, and corners where there is minimal traffic flow



Item G: Emergency and Security Measures

Safe public spaces are characterized by the provisions of emergency and security features that allow people to communicate and access aid if they should need it. Emergency and security features include such things as public phones, emergency call boxes, security cameras, and so on.

Suggestions:

- 1) Provision of emergency call stations in all parking lots
- 2) Provision of emergency call station in recreational gathering areas
- 3) Security and locks for kitchen area, supply rooms, utility areas where hazardous materials, medication or chemical supplies are located
- 4) Panic buttons for staff work stations and any interview/meeting rooms
- 5) Security cameras at access points to the facility, reception, extraneous paths and halls, and basement level
- 6) Security mirrors along corridors and stairwells
- 7) Location of bathrooms in an area that is open to view and supervision (not at the end of a long hallway where there is little foot traffic, except to access the bathroom)
- 8) Location of office staff rooms encompassing open view windows within view of program areas
- 9) Grab bars within bathrooms
- 10) Provision of surveillance alarms to alert when there is unlawful entry
- 11) Ensure an alternate route of egress from gathering spaces



Item H: Accessibility

Safe public spaces are accessible to all community residents and incorporate those safety features and services required for residents with varying abilities.

Suggestions:

- 1) Emergency features that are accessible to the visually impaired, blind, deaf, and hearing impaired (e.g. fire alarms)
- 2) Provision of gender neutral bathrooms
- 3) Tread marks directing to emergency stations
- 4) ADA standard clearance under the sink in bathrooms and roll in showers
- 5) Ramp access to all gathering spaces and entrance and exit points to the building
- 6) Hand rails along all hallways
- 7) Grab bars within bathrooms
- 8) Door handles that can be manipulated for people with limited dexterity
- 9) Ensure all high use pathways and halls are wide enough to accommodate 2 mobility devices
- 10) Ensure all doorways, rooms, and halls accommodate mobility devices
- 11) Ensure all table heights accommodate mobility devices
- 12) Ensure all gathering spaces are large enough to accommodate mobility devices
- 13) Ensure signage is placed at heights that are accessible to a person seated in a wheelchair
- 14) Ensure all spaces are wide enough for the 3 point turning of a wheelchair
- 15) Ensure a power door apparatus for entrances and exits
- 16) Use safety glass/glazed panels at a height that allows person who use a wheelchair to see in and out of rooms
- 17) Ensure minimum slope grades in all outdoor areas to enhance safety of wheelchair and scooter users



Conclusion

WISE believes that the safety of a community is based on the strength and cooperation of its every member. The users of a space have an expertise on the factors that work, or fail, in making their physical spaces safe for all members of the community, including its most vulnerable members. A community based approach to safety planning builds communication and partnerships that bring together solutions and cohesive commitments that allow everyone to feel a sense of ownership for the environments in which they live. It is our hope that the safety audit process contributes to project initiatives that will continue to grow and make the living environment a pleasant and vibrant place to live.



References

1. Wekerle, G., & Whitzman, C. (1995). *Safe Cities; Guidelines for planning, design, and management*. New York: Van Nostrand Reinhold A Division of International Thomson Publishing Inc.
2. METRAC. (1989). *Moving forward: Making transit safer for women*. Toronto: Graphic Communications.
3. <file:///C:/Users/Valerie/OneDrive/Desktop/Shelter-Design-Guidelines.pdf>
4. <https://www.toronto.ca/wp-content/uploads/2021/01/8cea-shelter-design-and-technical-guidelines.pdf>

Document 7 – Council Motions from 2017

Below are the motions approved by Council at the November 22, 2017 meeting. Motions which were not carried are not included below.

- Motion 61/3: To recognize the value that the Salvation Army brings, the importance of the services offered, and we applaud their work in Ottawa.
- Motion 61/5: Reduction to the permitted gross floor area of a shelter use from 900m² to 801m².
- Motion 61/6: To ensure that any further relief sought by the applicant be heard by Planning Committee. Any relief shall not be heard by the Committee of Adjustment through an application for Minor Variance.
- Motion 61/7: The inclusion of a holding provision speaking to the implementation of the STSD report recommendations as well as the implementation of an Ambassador Program.
- Motion 61/8: To remove shelter as a permitted use on the lands known municipally as 171 George Street after the Salvation Army has ceased its shelter operations on these lands.
- Motion 61/9: That the Zoning By-law amendments contained within Report ACS2017-PIE-PS-0126 be repealed should the Salvation Army cease operating the proposed facility.
- Motion 61/10: That the Term of Council Priorities Section of Report ACS 2017-PIE-PS-0126 be revised to remove the identified Term of Council Priorities in the report.
- Motion 61/11: The establishment of a Site Plan Review and Programming Advisory Committee consisting of the Ward Councillor, the Chair of Planning Committee, the Chair of Community and Protective Services Committee, the Mayor and the Salvation Army.
- Motion 61/12: Direction to staff working on program and infrastructure projects , including the Montreal Road Redevelopment project and the Community Improvement Plan, to work with the Building Better Revitalized Neighbourhoods Initiative (BBRN) Sponsors Group on how to incorporate BBRN community collaboration tools for those projects and the Building Better Revitalized

Neighbourhoods Initiative (BBRN) Sponsors Group identify the 2018 neighbourhood in the BBRN Initiative to be Vanier North.

Document 8 – Letter from the Ottawa Aboriginal Coalition (March 29, 2022)



OTTAWA ABORIGINAL COALITION
100-1155 Lola Street, Ottawa, ON K1K4C1

The Ottawa Aboriginal Coalition acknowledges that we are unceded Algonquin-Anishinaabe territory

March 29th, 2022

Re: Response to the Salvation Army Project

Dear Site Plan Review and Programming Advisory Committee,

The Ottawa Aboriginal Coalition (OAC) wish to identify our issues and concerns as a community stakeholder; and, as a member of the Site Plan Review & Programming Advisory (SPR/PA) Committee.

Marc Maracle met with Marc Provost from the Salvation Army last fall, Marc and Karen Green met with Marc Provost on November 4, 2021 and Mr. Provost and Mr. Manconi met with the full OAC on November 30, 2021.

In each of these meetings, the OAC and OAC representatives were very clear and frank about issues and concerns from an Indigenous perspective. To-date, we have received no feedback or follow-up from the Salvation Army. How are we to know if the Salvation Army has heard, understand and have incorporated any of the issues we raised in the development of their project?

In recent communication from the Salvation Army, we noticed that they are referencing that the SPR/PA Committee has been meeting since 2017. It is our understanding that the current iteration of the SPR/PA Committee has met only three (3) times – October 2021, January 2022 and March 2022.

In each of these meetings, the issue of committee governance/ mandate/role of committee have been raised, especially by community stakeholders. To our mind, the “programming advisory” role remains undefined and unresolved. We have not come to consensus on the advisory aspect and how it fits in the decision-making related to the project.

We also have concerns regarding the transparency and accountability with other community stakeholders. We have asked for the other community consultations are shared with all participants regarding issues raised, potential outcomes, commitments and next steps.

Why the Salvation Army is identifying a hard timeline for site plan approval when the February 2022 Citizen article quoted Mr. Provost as essentially acknowledging that the project will “take the time it takes” appears to disregard the purpose and intention of the committee.

The OAC takes the position that programming informs the design. To-date, the committee has been talking around the issue of programming, in fact the March 7, 2022 meeting was held with programming as the only agenda item, because the previous two meetings focussed on the site plan review element and left no time to have a substantive conversation about programming.

Major design modifications and programming adjustments were made and presented at each of the three committee meetings; however, no explanation, rationale or context was provided. It is difficult for community stakeholders to understand and appreciate how their input/feedback is being understood and incorporated in the design modifications of the facility.

The OAC have raised very specific issues and concerns with the Salvation Army, especially in the November 30, 2021 meeting.

Among those issues were:

- Scope and scale of the project
- Relationships with the Salvation Army and the Indigenous community as well as with Indigenous service organizations located in Vanier
- Number of Indigenous clientele at the Salvation Army
- Number of indigenous staff at the Salvation Army
- Concerns about the Salvation Army business model
- 1/3 of the Salvation Army clientele is Indigenous – are resources being proportionately allocated to serve the Indigenous clientele
- Is the Salvation Army open to establishing service relationships with Indigenous service organizations and concomitant resources/capacity building.
- The urgent need for a community safety audit before proceeding.

The OAC is in agreement with the concerns raised to-date by other community stakeholders and with the issues raised most recently by Councillor Fleury.

With respect



Allison Fisher
Co-Chair,
Ottawa Aboriginal Coalition



Stephanie Mikki Adams
Co-Chair
Ottawa Aboriginal Coalition



Document 9 – Letter from the Ottawa Aboriginal Coalition (April 27, 2022)



OTTAWA ABORIGINAL COALITION

100-1155 Lola Street, Ottawa, ON K1K4C1

The Ottawa Aboriginal Coalition acknowledges that we are unceded Algonquin-Anishinaabe territory

April 27th, 2022

Re: Safety Audit for the Salvation Army's 333 Montreal Development Project

Dear Charmaine and Jean-Charles,

The Ottawa Aboriginal Coalition always appreciates the opportunity to work with the City of Ottawa on matters that are of importance to the urban Indigenous community in Ottawa. We want to thank you for providing us with the Community Safety Audit prepared by WISE: Women's Initiatives for Safer Environments for the proposed location of the Salvation Army's 333 Montreal Development Project.

We reviewed their April 13th, 2022 report and we do not consider it reflective of the expectations and needs that we have when we are working to address community safety issues that have arisen from the Salvation Army proposed build on Montreal Road.

We have a number of specific safety concerns that we urgently need to address before we can support any work moving forward. These safety concerns are actually current community concerns.

- a) Indigenous women in the Vanier area, and specifically on Montreal Road, continue to be solicited and harassed by men for sex who are both walking and driving on Montreal Road.

The National Inquiry on Missing and Murdered Indigenous Women and Girls was explicit that the existing planning structures, processes and systems, including these type of audits, are not built on what Indigenous people want to protect – relationships and harmony with all of our relations. The fundamental right of safety from an Indigenous lens has not been built into existing systems and processes and this report reflects that. We consider it to be not good planning to not ensure that the City of Ottawa integrates the results of the \$92 million federal investment to increase Indigenous women's safety into your planning and safety processes.

- b) Indigenous people experience racial slurs and abuse when they are going about their business in the Vanier area. We know that there will be an increase in the number of Indigenous men who will be served by the Salvation Army and that some of them have mental health issues. How are we going to ensure that they are not exposed to the racism that already exists? This racism can include violence and this exposure does not ensure a safe living environment.
- c) Indigenous women, youth and children have experienced incidents of being propositioned, particularly by sex traffickers on Montreal Road.

- d) Drug trafficking is a consistent problem in Vanier as you know. The audit did not provide any solutions or address how this safety risk will be mitigated.

I would like to ask what the process was to hire this group and how did you ensure that they reflected an inclusive lens. We have also been clear that our expectation was that the community safety audit would look at does it enhance and support safe and respectful relationships in the community or does it promote further marginalization of specific community members. This report is not adequate to respond to those questions.

We also have been very open to the collective reconciliation journey that the City is on with Indigenous people in Ottawa. We are working to bring two worldviews together to co-exist and best support all community members in Ottawa, including Indigenous community members. That requires that we move beyond accommodating Indigenous people in existing systems but working from a social justice framework that requires us to question and redesign the systems and processes we operate in. This requires that we recognize that this safety audit is not acceptable to meet the needs of the Indigenous community in Ottawa.

We are requesting an actual community safety audit, that we would be part of developing and which reflect the actual safety concerns that the Indigenous community and other community members in Vanier have.

With respect



Allison Fisher
Co-Chair,
Ottawa Aboriginal Coalition



Stephanie Mikki Adams
Co-Chair
Ottawa Aboriginal Coalition



CC:

Marc Maracle, Gignul Housing
Sheila Ruttan, Inuit Non-Profit Housing
Lydia Belanger, Kagita Mikam
Melissa Pigeau, Makonsag Aboriginal Head Start
Mary Daoust, Minwaashin Lodge - Indigenous Women's Support Centre
Randy Mayes, Odawa Native Friendship Centre
Karina Skov, Tewegan Aboriginal Youth Housing
Amanda Kilabuk, Tungasuvingaat Inuit

Document 10 – Letter from the Vanier Community Association

April 22, 2022

Dear M. Willis, Dear M. Provost,

As the president of the Vanier Community Association representing the community of Vanier, I am writing this letter to express our serious disappointment with the process of the Advisory Committee. Our community feels entirely unheard and misunderstood on several levels.

It is essential to share, that as City Planning staff continuously noted, that many of the committee members are volunteers. As such, our community contributed to work with the City and the Salvation Army in good faith. Such volunteer commitment should be valued and respected, not just with words, but with a fair and deliberative process. This intent – put upon us by Council – was explicitly to try and get something that seemed so wrong, right by actively and effectively conducting a dialogue with the community. And yet, five meetings in, hours and years of perseverance on saying things need to be done right, and we are repeating it, questions to help us understand the project and formulate recommendations/comments have not been answered. At this point, it is still not clear where the project is headed with respect to programming beyond emergency and other short-term shelter, we still don't know how our work with the Advisory Committee has informed the process, and the relationship with the community is not improving.

Despite indications of City support for the proposed supportive housing, the proposed apartment building makes no provision to separate tenants from the emergency and other shelter clients, nor does the CPTED identify or address measures for such a building, its design as a separate apartment block, including amenity space for tenants, nor for protection of tenant rights under provincial legislation. No effort was made to outline how programming at the supportive housing building would be delivered despite the different supports needed.

In your statement, you shared that "Discussions over this period have led to several changes to the site plan". There is no evidence that the Salvation Army has incorporated the comments from the community in their new submission. The Salvation Army separately told the VCA that the clientele of the emergency shelter component was entirely a matter for City direction, yet no changes have been made to respond to the need raised by City staff for a family emergency shelter to replace what the City is

currently operating in the existing motel on the property and nearby at another motel in Vanier.

The lack of progress to discuss programming has meant that detailed comments by the VCA on the site plan were premature given the absence of the project's functionalities and operational needs. The UDRP report was only recently released.

The VCA has not only asked for a tracking system to be implemented by the system to demonstrate how community feedback was informing the Salvation Army submission, the VCA has pointed out multiple times that the Salvation Army has never demonstrated very clearly how community feedback was integrated in the proposal. After the first and second meetings, we never saw the plans and the proposed changes. Moreover, you indicate in the same paragraph that detailed discussion with the committee proved difficult. The onus is on the City and the Salvation Army to establish and foster a deliberative environment that is conducive to a constructive dialogue. Let's be clear – the changes listed are not thanks to any input or care to what role the advisory committee had – but instead of what the Salvation Army has pressed upon us. To this extent your statement admits that the Advisory Committee has not fulfilled its role.

At this time, we would like to highlight our concerns once again – that continue to go unanswered. In a letter dated March 29, the Ottawa Aboriginal Coalition wrote in response to the Salvation Army project, "To our mind, the "programming advisory" role remains undefined and unresolved. We have not come to consensus on the advisory aspect and how it fits in the decision-making related to the project." The Vanier Community Association supports this statement and until today, this question remains unaddressed. Further, the OAC's letter raised specific issues and concerns with the Salvation Army which included scope and scale of the project, relationships with the Salvation Army and the Indigenous community, clientele, business model, resources as well as with relationships with Indigenous service organizations located in Vanier. Again, no adequate response from the Salvation Army has been given. City staff's apparent ambivalence to these circumstances are in marked contrast to the important achievement made by Council recently in advancing reconciliation with the Anishinaabe First Nation.

Vanier is an incredibly eclectic community with an overconcentration of social services. You may not know the ins and outs of our home, so once again, we will share our concerns. Some organizations already offer services such as food banks, school camps, family services that you have indicated the Salvation Army will bring on site.

For example:

- Vanier Community Services Centre offers:
 - The suite of Employment Ontario services,
 - Early-on Family Services
 - Youth programming
 - Community legal services,
 - Vanier CSC (Partage Vanier)
- Action Logement/Housing Help has support for individuals seeking housing and experiencing challenges with housing conditions.
- EBO offers financial counselling and budget counselling
- Wabano Community Health Centre, the Inuuqatigiit Centre and the Akausivik Inuit Health Clinic offer a range of services, including family services and community health services supporting indigenous residents.
- Many organizations offer Food services:
 - Partage Vanier.
 - Wabano.
 - Community gardens and dedicated food services for seniors.
 - Tungasuvvingat Inuit Family Resource Centre.
 - Local schools.
- Montfort Renaissance, CMHA and Hôpital Montfort's ACT, programs offer life skills, drug addiction and mental health services.
- Maison Marie-Louise, some parishes and church groups, and Vanier CSC offer support and settlement services to new immigrants and refugees.
- Many organizations like CAP offer mental health and drug addictions services.

An analysis of the existing social services offered in Vanier should be conducted. We have a booklet that is at everyone's disposal on the website of Together for Vanier.

Nonetheless, Vanier was never in need of more of the same services. We ask again - How is the risk of duplication and confusion with navigation of services being addressed by the Salvation Army? How is the City and the Salvation Army ensuring they are not competing with well-established organizations and put them at risk of losing funding because funders perceive that Salvation Army's services are offered to the general population. What are Salvation Army's plans to compensate these long-serving organizations? Further, what measures are in place to support organizations that may become beyond capacity or overwhelmed by the shelter residents accessing existing limited resources? Can these questions that were asked at the Advisory Committee be answered. It is remarkable that the Salvation Army failed to engage in any serious consultations with all these service providers. The plan you present does not address this.

We cannot wait five to seven years for this answer when the shape and needs of our city and, more specifically, our community have changed once again. These questions should have been answered at the Advisory Committee. Once again, this proves that the Advisory Committee has been conducive to dialogue and providing answers/recommendations on urgent matters.

Further, if the answer is that you are planning for the future – how can you? How can you push a plan forward without the end in mind? What does the Salvation Army know that this group – who lives in this community today – doesn't? And why is it ok that you, or any other individual who does not live here, think you can make an informed decision and expect us to live with the consequences?

Many committee members have pointed to the quote in the Ottawa Citizen, where the executive director of the Salvation Army, Marc Provost, acknowledged that the project would "...take the time it takes," – this again has not been addressed. We remain confused about why Mr. Provost would say this, yet not stand by it.

The Vanier Community Association is not a group that is committed to countless years of advising an organization that does not listen or respond to simple, but important questions that are central to providing significant feedback. We have been participating in good faith, but the responsibility to build a relationship with the community, solely remains in the hands of the Salvation Army and, given the potential financial implications, of the City staff.

This group of stakeholders remains steadfast in that programming informs the design and that this step is integral before submitting a site plan for review. Building a building is one thing, but the plan and use of space is quite another. The same way that moving

in a community is one thing but investing in a relationship with its residents is another. The staff recommendation of the Advisory Committee should not have been revoked this early without concurrence with the Councillors appointed to the Committee, and we ask you to reconsider as this group remains incredibly concerned that our questions posed to you at all five meetings remain unanswered.

Sincerely,

Lauren Touchant

President

Vanier Community Association.

Document 11 – Letter from the Vanier BIA (April 25, 2022)

Salvation Army Advisory Committee

Questions that remain unanswered

As it is the goal of this committee to provide recommendations to the Salvation Army project at 333 Montreal Road the following are a series of questions that remain unanswered and make it prohibitive to the committee to provide thoughtful and impactful recommendations

A - Committee Process and Governance

- 1- Why have you not organized the working groups meetings before and during the Advisory Committee, and when do you intend to do so?
- 2- When will the terms of reference for the Advisory committee be discussed and approved by this committee?
- 3- As stakeholders, we are representatives of our respective communities, will you allow this committee time to consult with their respective communities/ Boards/Organizations and provide the opportunity to discuss the feedback we received from you with them?
- 4- Clear there is a gap between the community and the SA how do you plan to meaningfully and actively mend this with our community?
- 5- What does the Salvation Army intend to do with the recommendations for programming and site plan given by this group?
- 6- How is the Salvation Army and the City of Ottawa ensuring that recommendations from the community are considered and integrated to the project (whether it is site design and programming)?
- 7- Can you define and explain how is the Salvation Army plans to co-construct with community organizations a project that is going to benefit the whole community?
- 8- Does the Salvation Army still anticipate holding the larger public consultation following the feedback of this group?
- 9- Will the Salvation Army be amending the site plan based on discussions and resubmitting before the larger community consultation?

7. The City Councillor intends to host a public meeting after the mandated advisory committee submits formal comments. Will you allow for this process to be seen through appropriately?

B- Funding:

- 1- Can you explain how this proposal meets the intentions of the City's 10-year housing plan? Specifically, how it meets the objective that the housing system will remain responsive to resident needs which should include women, Indigenous, LGBTQ2+, etc.
- 2- What is the breakdown of capital costs and operational costs?
- 3- What are the operational costs required for each "service"?
- 4- Where are these funds coming from: internal revenues, Fed, Prov, Municipal?
- 5- For each level of government, can you elaborate on what is the funding envelope? (ministry/program/department/budget line)
- 6- What is the length of the commitment for each?
- 7- If it is less than 5 years, what guarantees do you have that funding will be re-committed and what is your plan if it is not?
- 8- If there are operational shortfalls, what is the plan for redistributing the services? Is it a building reconfigure? Can the building be modified to create housing if services aren't being funded?
9. Can you ensure that you are not going to compete for funding with well-established organizations that have historically served our community and who we trust?

C-Security

- 1- Will SA be hiring security guards to patrol the outside of their buildings?
- 2- Will SA consider the right of way (ROW) in front of their building as their responsibility to manage when incidents occur with their clients?
- 3- How does SA intend to work with the community when an incident occurs? Will you commit to conducting a second-generation CPTED, and based on those

findings, will you share them with this advisory group to review and discuss to properly amend and be reflected in the Site plan?

- 4- Are you aware of the post-incident protocol initiative in Vanier? Can you implement a PIP in partnership with key community stakeholders?
- 5- How will the WISE report influence your design?
- 6- How do you plan on addressing concerns about cars being able to take over the plaza and the courtyard?
- 7- What is your emergency management plan? Does it mitigate impacts in the neighborhood and on the traditional mainstreet?
- 8- What complaint mechanism will you have in place to ensure the community can inform you of possible security concerns and issues? How will these complaints be addressed and how will you share the information with the Vanier Safety Committee and the BIA?
- 9- Will SA commit to a monthly meeting with key stakeholders on safety and security issues on Montreal Rd?
- 10-From the beginning you have told us that you have minimized impacts on the community by creating a courtyard? What impacts were you trying to minimize and under what assumptions/rationales do you believe you have addressed these issues?
- 11-The women shelters in our community have raised concerns and have not had the opportunity to share their concerns. How do you intend to work with other organizations and marginalized groups who could be impacted? How do you intend to work with them to mitigate potential re-traumatization?
- 12-How will you address safety concerns for your clients?
- 13- Will your clients have tenant rights in regard to their safety?

D- Building and Site:

1. How does the proposed site plan control respect the principles of the new Official Plan?

2. How do you plan on mitigating the potential impact on the mainstreet of frequent emergency vehicles entering and exiting this site?
3. Re-established road: How does this conform with the establishment of a road, and the necessary setback from adjoining residences? What barriers will be created to mitigate the traffic?
4. How do you plan on continuously engaging with the community during the building process, as it pertains to building and site progressions? What measures will you put in place to ensure this?
5. Where will people using the shelter be able to smoke? If there is no smoking area within the facility what do you expect to be the impact of smokers on the Mainstreet and surrounding residences.
6. Do you anticipate that people will use the two newly created "back courtyards" that are located at each end of the building as emergency egress spaces? Bearing in mind that usually where there is space there will be use of it.
 - 1- If not, how will you prevent your clients from smoking or gathering in those spaces? What specific measure will be put in place?
 - 2- How will you mitigate the impact of such gatherings or activities on the adjacent neighbours?
7. Would it be possible to have a copy of the floor plan for each level of the proposed building to better understand COVID distancing measures? We were told that COVID distancing measures are related to programming, and it would be beneficial to better understand such plans by seeing the floor plan and measures taken to ensure social distancing.
8. How are pandemic and potential public health risk informing the site plan design? Ex: The Ottawa Hospital thought it was important to change its design, do you?
9. Are you working with public health professionals to inform the design?
10. How are you addressing UDRP recommendations and concerns?
11. We have one of the lowest tree canopies of the city, how will you contribute to the community's efforts to plant trees and increase our tree canopy?
12. How does your design contribute to climate mitigation efforts?

E- Mainstreet Impacts

- 1- What has the SA considered in terms of the impacts of their clients on the safety and security of the Mainstreet (Montréal rd.) and businesses.
 - a. Will the SA commit to investing in, and contributing to community programs that will involve their clients on the Mainstreet (ex: Community Hub programming or other)?
- 2- How is the transition from the building to the street contributing to revitalizing our traditional mainstreet ?
 - a. how does it contribute to the heritage character of the French District ?
 - b. how does it beautify our Mainstreet?
 - c. How does it contribute to community efforts to increase tree canopy on Montreal Rd?
- 3- how do you intend to contribute to initiatives that are developed by the city and co-piloted by the community to revitalize Vanier?

F- Services

- 1- How was the number of beds for each service selected? Is it related to demand, or community needs and related to evidence-based data?
 - What is the rationale for only having beds and spaces for men within the facility?
 - What about transmen? Women? Families?
 - Can the City also comment on why this is acceptable?
- 2- What best practices will be used for each program and what is the framework to ensure consistency of services. Will there be policy and operational plans put in place as well as in-depth training for employees?
- 3- You have stated that as part of this particular build and application there are no services being provided for women, families, etc. Can you please comment on why these valuable services are omitted from this application?
- 4- Which parts of the new building will be used for programming that is open to the public or non-residents of SA?
- 5- We see that many services will be offered within the same facility. What is the rationale for this? Why not have smaller facilities across the city?

- 6- Since many services are planned at the same location, what measures are taken to ensure access between different programs as well as ensuring that participants use the services intended for their specific program?
- 6- What are the objectives and goals for the different programs, regarding occupancy levels, turnover, and desired outcome of the programming?

G- Programming:

1- Emergency Shelter:

- i. For those who access programming while having an animal, how are the services adapted to their situation, and what mechanisms are in place to accommodate such a stay without hindering others? And what measure have you taken to ensure adequate facilities for those animals to relieve themselves and be cared for?
- ii. How is the 90-day maximum stay for transitional housing decided? What studies and facts support that participant in the program do not require more time?
- iii. Can you elaborate on the list of services offered for transitional housing so that we can better understand the exact purview and the depth of services offered?
- iv. What treatment center will they enter once stabilized?
- v. Does your module building model enable you to move away from shelter and change rooms to supportive housing as programs evolve in time?
- vi. How flexible is your design to future change of policies regarding homelessness and housing?

2- Supportive Housing:

- i. What is your approach to supportive housing? what is the success rate of your approach ?
- ii. Will residents have a key and a lease agreement?
- iii. Do residents have a kitchen?

- iv. Is the residence for men only?
- v. Can residents receive visitors? Where do those visitors park?
- vi. Can children or partners visit your clients? How do you ensure their safety?
- vii. Can you describe the wrap-around services?

3- Language programming:

- i. Will you be providing services and programming in both official languages and in Indigenous languages spoken by clients?
- ii. Can you describe how the service offering is consistent with Ottawa Bilingual and Provincial legislation?
- iii. Can you describe how the service offering is consistent with Call to Actions from the Truth and Reconciliation Commission?

4- Other programming:

- i. Can you share with us how the Ambassador program works? What have been the results of this program?
- ii. Additionally, how do you intend to work with the community with this or other programs?

H - Impacts to existing organizations serving vulnerable communities and people

- 1- You have described programming for shelter residents but not how and if it they complement local organization's existing services. How does your programming benefit the residents, what impact will it have on other community services in the Vanier area, and if and how it may impact existing local community services?
- 2- Are you aware of the risk of duplication of services? Some organizations already offer services that you have suggested to bring on-site, for example, Vanier Community Services Centre offers the suite of Employment Ontario services, Action Logement/Housing Help has support for individuals seeking housing and experiencing challenges with housing conditions EBO has financial counseling and budget counseling while Wabano CHC has a suite of services including community health services in support of Indigenous residents and other programs, Vanier CSC offers a food bank a community garden and dedicated

food services for seniors, Bikers church and Wabano also offer food programs. MRI, CMHA, and Montfort,s ACT, program offer life skills and mental health services. Maison Marie-Louise, some parishes, and church groups along with Vanier CSC offer support to new immigrants and refugees.

When are you connecting with those service providers?

- 3- For years we have heard about consulting the community, but we have yet to see a plan for wide community consultation with local community organizations, associations, and other community groups. When is a consultation to discuss programming to occur with local community organizations?
- 4- Vanier is home to many seniors, what consultation have you had with Centre Pauline Charron, Wabano, Vanier CSC, MRI, and OCH on the impact of establishing your shelter within a few blocks of their residences?
- 5- You have proposed outreach services. Where will your services be offered? Wabano and CSC Vanier and other partners offer outreach services, how will they coordinate and complement each other?
- 7- Summer camps for children are being proposed.
 - i. Where are family services being offered in this structure?
 - ii. What opportunities are offered to local families to take part in the summer camps?
 - iii. Some local organizations (local churches and parishes, Vanier CSC, the city of Ottawa, and some school boards) are already offering summer camps. What thoughts are given to coordination so as to not duplicate and create confusion?
 - iv. Who will fund children's services? Where will they be within the proposed building
- 8- When you mentioned that you reach out to other community organizations when other services are required.
 - i. Which organizations are they?
 - ii. Do you have an existing list of the community organizations, and how do you communicate with such stakeholders?
 - iii. Have any of those organizations written letters of support regarding the project on Montreal Road?

- 9- Will SA commit to being active members of Together4Vanier a monthly meeting of all community stakeholders

I - Community Impacts:

1. How is the Salvation Army going to address and govern impacts the project will have on the community including impacts to women shelters adjacent to the property?
2. Building a relationship with the community requires the Salvation Army, particularly the E.D. to speak to the community without a third-party, when does the Salvation Army's Executive Director intend to meaningfully meet with community leaders to discuss governance, mitigation and community building/development?
3. The Vanier community has a longstanding history of being engaged, of working together and of taking care of our most vulnerable. How will the SA participate within community efforts and contribute to the overall goals of the community?

J - Impacts specific to Indigenous and Inuit communities and people

1. Indigenous people are over-represented amongst the homeless population. How is the Salvation Army strategic and operational direction informed by indigenous knowledge holders?
2. The Salvation Army is a Christian-based organization. Cultural genocide and crimes perpetrated in Residential schools were led by the church. How does the Salvation Army and the City ensure that services and programming to Indigenous people do not reproduce further colonial practices and ensure programs are conducive to the culture protection of the indigenous people served by SA?
3. What practices does SA utilize to cater to needs that are specific to indigenous people experiencing multi-generational trauma?
4. Does the SA have staff that are indigenous? If so, how does that impact the care given to their clients?

*** Please note additional and specific questions have been or will be provided directly from the Ottawa Aboriginal Coalition***

K- Impacts specific to the francophone community and people

1. Will the SA approach and appropriately address the francophone community beyond the proposed art installation.
2. How are you going to address concerns raised by the francophone community since 2017 and referenced impact explained during the OMB appeal?

Document 12 – Letter from SOS Vanier

Hi Charmaine and JC,

Please accept these site plan comments from SOS Vanier at both the Site Plan Review & Program Advisory Committee and the city run site plan application review process.

After attending hours of meetings of the Site Plan review and Program Advisory Committee, where members listened to the Salvation Army presentations, I am deeply disappointed that the committee was deemed to have fulfilled it's obligation before any member of the committee was given the opportunity to provide feedback to the Salvation Army that could have used to modify the proposal to better fit into the surrounding community. Not even one meeting was called where members of the committee were given the floor so they could outline their concerns and engage in a constructive discussions to improve the project. My perception of the process is that it was treated as hurdle to overcome in order to push the project ahead rather than a true attempt to listen to the community in order to build a better facility as intended in the enabling by-law. To "review" the site plan and receive "advice" on programming necessitates listening to the comments and concerns of the committee members. Something that was absent from this process.

I have done my best to remove any programming concerns from these comments as this is intended to be our site plan comments. On occasion programming is mentioned as the type of programming would have a direct impact on site plan issues. In the future we would like to have the opportunity to submit our programming questions and comments.

Rear access off of Montfort Street

- Access gate should be recessed far enough from the sidewalk so a vehicle that enters off of Montfort Street will not block the street or sidewalk while waiting for the access gate to open.
- There should be vegetation on each side of the access roadway to reduce the noise impact on the residents.
- Lighting should be placed to reduce the impact on the houses on each side of the access road. Aimed away from the neighbours.
- Minimum driveway width is 6m while the site plan calls for 5.03m.
 - Why is the minimum not met? Should it be required?

- Is this why there is no landscaping on the sides of the driveway?
- Is there an adequate setback between the fence on each side of the driveway and the neighbouring properties?

Rear (North Side) parking lot

- Parking spots should be oriented so cars pull up to the building rather than the perimeter to reduce the disturbance on neighbouring houses from headlights when cars pull in at night. At night headlight would shine into the rear of neighbouring houses. This was suggested by one of the members of the UDRP panel.
- Further tree canopy should be provided around the North, east and west side of the parking lot to provide more privacy for the neighbours.

Rear (North Side) sunken patio

- There is concern that sound will bounce off the building increasing the noise impact on the neighbouring houses.
 - The exterior courtyard should be closed after a certain time each night (ie. 9PM).
 - Can a closing time for the rear courtyard be codified as a site plan condition?
 - How will the courtyard be monitored?
 - Video monitoring will not tell staff if clients are being loud.
 - Will staff enforce a capacity limit in the courtyard?
 - How would this be enforced?
- More vegetation should be added around the courtyard to reduce the noise impact.
- How will the noise impact be mitigated in the winter when there is less tree canopy and sound travels more easily in the cool temperatures. Possible use of evergreens in this area to help with noise in the winter months.

Front (South Site) patio

- Access does not seem to be controlled in this patio. Access should be from inside the facility so staff can control who is in the patio area rather than allowing open access where people can wander in from the street and woonef.
- How will the courtyard be monitored?
 - Video monitoring will not tell staff if clients are being loud.
- Will staff enforce a capacity limit in the courtyard?
 - How would this be enforced?

Supportive Housing (32 Beds)

- Will there be parking spots for those in supportive housing?
 - How many spots are required?
- Will visitor parking be provided for those in supportive housing?
 - How many spots are required?
- Will tenants in the supportive housing unit have control of their own unit as a tenant?
 - Can then get their own cable tv?
 - Eat and drink what they wish in their own unit?
 - Hang a painting on the wall?
 - Have friends and family visit? Sleep over?
 - If the answers are “no” is this really supportive housing?
- Will the supportive housing tenants have a private entrance or will they have to share an entrance with shelter clients?
- It is unclear as to whether this is supportive housing or residential care shelter space with larger rooms. If it is supportive care then further amenities should be included. If its a residential care facility then lets stop misleading people by calling it supportive housing.

Road work and on street parking

- Will road work be required to allow for deliveries?
 - What will be required?
 - Who will bear the cost?
- Will parking spots be lost on Montfort or Ste Anne to accommodate deliveries?
 - How many spots and where are they?
 - BIA previously asked this question and was not provided an answer.

Woonerf

- The combination of cars and pedestrians is problematic.
 - As the UDRP pointed out there is a fear that the cars will dominate the space and consideration should be given to making this space a pedestrian only area.
- Is the parking primarily to provide parking to a neighbouring business (thrift store)?
 - This parking does not seem central to the operation of the shelter facility and should not be included if the primary objective is to provide parking to the neighbouring business.
- Will the Woonerf area be supervised?
 - It appears that this will be a large uncontrolled area.
 - How will this area be supervised?

CPTED

- A basic CPTED is insufficient for a project of this scale and scope.
- A second or third generations CPTED is needed.
- City staff should be included in the CPTED process
- The scope of the CPTED should be expanded to the adjacent neighbourhood.

- Things like street lighting, benches, parking, bus stops and sight lines should be considered on Montreal Road outside of the site.
- Parks such as Janeville should be included in the CPTED and modified to ensure public safety.

Lighting

- Lighting should be inwardly oriented and positioned to minimize the impact on neighbouring properties.

Loading and Garbage Area

- Garbage is to be completely enclosed within the building but it is unclear as to whether this is the case.
- Two loading docks are required but the site plan only seems to show one spot. Additional spot should be added.

Montreal Road Development

- When the properties on Montreal Road are redeveloped will the shadow cast by new buildings negatively impact the front courtyard, garden and central common area?
- Has this area been designed keeping future development on Montreal Road in mind?

Programming

- Will address programming separately.

Ambassador Program

- Will the ambassador program be codified as a site plan condition?
- Will the ambassador program be given TOR, membership and governance guidelines?
- When will the ambassador program begin?
 - It should start sooner than later so they can help advise on the project as it unfolds.

Environment

- Why has the project not included a “green roof” or a roof with solar panels to minimize its impact on the environment?
- Will any technology be used to mitigate impact on the environment?
 - Heat pump etc.
- How was the facility designed to reduce bird strikes?
- How will the facility mitigate noise pollution from HVAC equipment and from the use of exterior amenities?
- In the Gradient Wind Reports they conclude that “Purchasers are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing roadway traffic may, on occasion, interfere with some activities of the facility occupants as the sound levels exceed the sound level limits of the City and the Ministry of the Environment and Climate Change “. How has this deficiency been addressed in the site plan.

COVID Concerns

- While this is mainly a programming issue and not a site plan issue the programming may affect the overall site plan.
- With the new Civic Hospital planning for individual rooms and washroom for all patients partly in response to COVID and in preparation for possible future pandemics why is the shelter portion of the facility planned for 3 - 5 residents per room. Would it not make more sense to plan for individual shelter rooms?

Landscaping

- Does the project allow for 30% landscaping as required?
- Additional tree canopy coverage should be provided around the rear (north) parking area and around the rear (north) sunken outdoor patio.

Security

- Will the following areas be monitored with security cameras?

- Rear parking, front parking, woonerf, front courtyard, rear courtyard, Montfort entranceway, secure area on west side of property, secure area on the east side of the property.
- Will the camera system be effective at night?
- How long will the recordings be kept?
- Will they recordings be shared with Ottawa Police upon request?
- Will the security feed be monitored live?
- Will Ottawa Police be given agency status to enforce trespass and other rules on the site without have to seek permission form the Salvation Army on a case by case basis?
- A second or third generation CPTED done in concert with the City of Ottawa that encompasses the surrounding neighbourhood would be very helpful. It would also be useful in designing the entrance area, front patio an woonerf area as these area will be unsecured and difficult to monitor with the current design.
- How will the design manage the supportive housing tenants and their guests/visitors security when they share accesses to the facility using the unsecured woonerf?

Thank you for taking our comments and concerns into account. We look forward to learning how the feedback the various stakeholder have provided are incorporated into the site plan that is submitted to planning committee in early June.

Document 13 – Letter from the Vanier Community Association

May 15, 2022

Site Plan Control Application for 333 Montreal Rd

Vanier Community Association Comments

Introduction:

Taking into account the failure of the Site Plan Control and Programming Advisory Committee and the lack of clarity concerning the land use of the proposed development pending review and confirmation of programming and the applicable site plan control requirements, the VCA considers that any decision by the Planning Committee at this time is premature. Moreover, the public consultation of May 11 revealed substantial inconsistencies among City staff and between the Applicant and its architect where one City senior staffer sided with the project architect against the Applicant. The architect meanwhile admitted that he was not familiar with the building exterior design requirements of the Montreal Road District Secondary Plan. It is not clear how the project has fully responded to the UDRP recommendations, the written version of which is still not available. These considerations and others surely suggest the need to defer approval of the site plan control process. The confusion of the City staff and their failure to manage the Advisory Committee which not only failed to produce the recommendations required by Council but even failed to prepare a committee report suggest that a return of delegated authority to staff at this time would also be inappropriate. Against this background, the following are the VCA comments based on the current SA proposals. The comments address the criteria stated by the City concerning the purpose of site plan review including appropriate design safety, functionality, reducing impacts on neighbouring properties (and residents) and development standards.

Overview:

- The VCA remains opposed to the development application by the Salvation Army for 333 Montreal Rd, taking into account the application's inadequacy and limited compliance with the OMB/LPAT decision and direction.
- The VCA notes the City's direction concerning site plan control which states briefly:

"Site plan control is a tool that is used by the City to make sure that land development is designed appropriately, safe, functional and minimizes potential impacts on neighbouring properties. It also makes sure that the City's standards for developing land are respected."

- Council's decision to approve the relevant OPA and rezoning for the original application includes direction concerning the establishment of a Site Plan Control and Programming Advisory Committee including:

"Where deemed appropriate by the General Manager of Planning, Infrastructure and Economic Development in consultation with Legal Services, specific recommendations from the Site Plan Review and Programming Advisory Committee be incorporated into the conditions of Site Plan."

Comments:

Montreal Rd District Secondary Plan:

- The secondary plan is applicable to this development. The site lies within the Central Sector (French Quarter) designated under the plan.
- The application states "The subject property is located in the Central Sector in the Secondary Plan. The primary role of this sector is as the historic downtown core of the former City of Vanier. The area of the Central Sector along Montreal Road has historically been referred to as the French Quarter and its role has been to act as the focal point of the cultural identity of the former City of Vanier. Development and redevelopment in this area will include building, site design, and streetscaping elements that acknowledge this history."
- At this stage of the development review process of site plan control, it was appropriate for the Applicant to better explain in its site plan control application how the Plan is to be applied in this regard as promised in the OPA application. On behalf of the Applicant, the architect admitted he was unaware of the requirements of the secondary plan, beyond to suggest the possibility of a mural. The VCA is disappointed that City staff failed to ensure compliance with the secondary plan and expects an effort to address the secondary plan with respect to the exterior architectural and other design elements.
- In addition, the VCA Francophonie Committee reject this approach and believes that the programming mandate of the Advisory Committee and subsequent Planning approval should ensure that services are provided in both official

languages also to address the sector's "focal point of the cultural identity of the former City of Vanier, namely its bilingual character.

Supportive Housing Residential Building:

- The revised application makes provision for a new component in the form of supportive housing, a connected but separate low rise residential building. At the public consultation, one staffer described the project as a multi-use facility, but denied the supportive housing was an “an apartment” denying its residential use and any consideration that tenants of such a building functioning as a residential building, not a shelter, nor transitional housing use serving clients, but permanent housing and that the tenants were to be provided with amenities, parking etc as required for residential buildings such as this with 32 dwelling units, because it is connected to the client-focused facilities. He suggested that a residential building is not permitted under the site specific zoning provisions approved in the by-law.
- The Applicant however declared it was a residential building with tenants. The Applicant’s architect, on the other hand, declared that it was not a residential building with tenants but a “residential care” facility, in effect suggesting it was designed for the latter function. This was supported by a City manager who declared that the zoning is for a “residential care” facility casting further confusion on staff understanding of the site plan control provisions.
- Both staff and the Applicant appear confused about the building’s functionality and appropriate design for residential use, despite a basic premise of site plan control and the City’s responsibility for site plan control to ensure “land development is designed appropriately, safe, functional and minimizes potential impacts on neighbouring properties.
- Against this background and evidently the Applicant’s design intent, the site plan application does not appear to address building and site design. In the case of the proposed new supportive housing building which would be expected to reflect a design rethink in light of applicable design guidelines for low rise infill housing, the design remains unchanged and there is no apparent evidence of efforts, to address design features reflecting the addition of supportive housing to the site plan and its functionality as part of the revised site plan. Neither does the design appear to relate to the urban

design guidelines applicable to low rise apartment buildings such as this, for example, to express the context of identity (see below).

- It should be noted that the January 2022 site plan control application states: "The purpose of this Site Plan Control application is to accommodate the redevelopment of the site to construct a Shelter/Residential Care Facility. The proposed built form has been designed in an "H" shape with two separate wings connected by a two-storey communal area.
- Indeed, the application does not state the intention to build a residential rental building which is understood to require adherence to site plan conditions related to a residential use building (tenants) as opposed to an emergency shelter or residential care facility (clients) consistent with the Official Plan.
- The confusion generated not only among City and between the Applicant and the development's architect is a serious concern about the ultimate functionality of the supportive housing residential building which the Applicant has declared in the public consultation to be the case. For example, it is not clear how the changed use relates to the City's urban guidelines for low rise infill housing currently under review by City staff
<https://documents.ottawa.ca/sites/documents/files/documents/cap133008.pdf>
- Section 2.5.1 of the current Official Plan addresses considerations which should be part of the Application for site plan control with particular reference to the new supportive housing low rise apartment building.
 1. To define quality public and private spaces through development
 2. To create places that are safe, accessible and are easy to get to, and move through.
 3. To ensure that new development respects the character of existing areas.
 4. To consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice.
 5. To understand and respect natural processes and features in development design.
 6. To maximize energy-efficiency and promote sustainable design to reduce the resource consumption, energy use, and carbon footprint of the built environment."

- "The Design Objectives of this Plan listed below are qualitative statements of how the City wants to influence the built environment as the city matures and evolves. These Design Objectives are broadly applicable, to plans and development in all land use designations, and from a city-wide to a site-specific basis." Specific objectives relevant to the development, particularly for the proposed supportive housing building in the form of a low rise apartment building connected to the rest of the development include:
 1. To enhance the sense of community by creating and maintaining places with their own distinct identity.
 2. To define quality public and private spaces through development
 3. To create places that are safe, accessible and are easy to get to, and move through.
 4. To ensure that new development respects the character of existing areas.
- The application does not appear to address these objectives with respect to the supportive housing building. Objective 1 given the purpose of supportive housing is to integrate tenants into the community and given the Montreal Road District secondary plan policy for the French Quarter, design to reflect the distinct francophone identity and objective 3 concerning safety and accessibility are particularly relevant.
- The site plan does not indicate the private entries for tenants of the residential building. Is the adjacent communal garden for tenants or clients of the shelter/residential care facility. The proposal for a high security fence enclosing the residential building needs to be clarified given the residential tenant character of the building.
- For 32 residential units, it is not clear whether adequate requirements for both indoor and outdoor amenity space have been met. The proposed amenity space shared with shelter and transitional housing clients does not appear to address the needs of tenants of the Supportive Housing building who the Applicant has stated will not have access to the shelter and residential care facilities. The January 2022 application mentions indoor and outdoor amenity areas have been added but it is not clear whether this is for tenants of the Supportive Housing building. Indeed, the Applicant's covering letter of

November 2021 for the revised application indicates that the additional amenity spaces are for clients (not tenants of the residential building).

- The site plan slide show documentation precedes the inclusion of a residential building and no updated site plan has apparently been submitted to reflect the addition of a residential building.
- As noted above, the CPTED recently submitted fails to take into account the residential nature of the facility, its separation from the non-residential uses and security provisions relevant to supportive housing facilities. It is not clear how safety will be addressed as between clients and tenants of the facility.
- The by-law requires parking for a residential building of 32 units including required visitor parking which in this case is important for tenants. Parking specific to the residential building is not indicated. It is not clear whether the cash in lieu of parking applies for this residential building. The application only speaks of space as a provision for parking but not dwelling units.
- In absence of parking assigned to the supportive housing building and taking into account the number of dwelling units, Cash in Lieu of Parking and Cash in Lieu of Parkland requires providing cash in lieu of providing parking spaces, and cash in lieu of providing lands for recreational uses, whichever may apply. As affordable housing which the VCA supports, it may be exempted under the zoning and park dedication by-laws. Please confirm.

Public Art:

- The Applicant's architect admitted in the public consultation that the issue of public art is still under consideration. Given the confusion, noted above, one suggestion which the VCA could make is that the artwork theme relate to the human right to housing to reflect a fundamental community concern about this development's focus on short term solutions to homelessness and going forward, to see that the facility move in the direction of Housing First both through the site plan provisions for housing in the form of the Supportive Housing residential building and through programming to promote a pathway to housing first for the homeless in order to help move shelter clients into homes.

Safety and Community Impacts (Design and CPTED analysis):

- The VCA and the community have repeatedly questioned that the proposed development is safe. The site plan control application fails to address how safety will be ensured, for example, there is no second generation CPTED that addresses safety concerns both with respect to clients and tenants of the facility. The design for the public realm and effectively a POPS in the form of a proposed woonerf raises serious questions about safety for visitors, neighbours and clients of the various programs proposed.
- The Applicant did commission a report by WISE but neither the application nor the public consultation appear to have reflected any follow up to the report's recommendations, nor does the report address community impacts.
- Revisions to the site plan application to include a supportive housing residential building for tenants is also not addressed in the CPTED. Typically, supportive housing provides design and measures to ensure the safety of tenants including to regulate visitors' access (cf Rita Thompson House on Gardner St Vanier). The challenge is to ensure that proximity to the emergency shelter, including its attraction to "predators" and "drug trafficking" is managed to minimize the risk to the vulnerability of tenants in addition to the general public such that under the provincial tenancy act, tenants right to a safe place is ensured.
- Similarly, the proposal to "design the streetscape to encourage comfortable and secure community interaction while stimulating the development of a traditional mainstreet..." is not addressed in the CPTED, nor within the site in the context to "design multipurpose spaces where clients and the general public can interact in a controlled and comfortable space." Indeed, the CPTED does not outline steps to enable general public interaction in a controlled and comfortable space and how the proposed design complies. The recently-submitted CPTED fails to address this potential safety risk for the community.
- With respect to community impacts, a key concern has been the high risks as seen with large emergency shelters for potential risks on residents of the community. A key consideration is the risk of "predator" activity both on site and in the immediate vicinity. At the public consultation the Applicant's representative signaled the Applicant's intent to implement an "ambassadors program" basically a number of trained security guards to help the community stay safe. The brief description of the program has not reassured the community of its effectiveness.

The program is expected to prevent negative impacts, for example, as seen at the Booth facility with respect to the Waller Mall (199 Rideau St) which was closed for public use because of safety concerns given its proximity to the Applicant's shelter facility and its use by "predators" for drug trafficking and other illicit activity.

- Indeed, the Applicant's representative acknowledged that the Applicant sought funding from neighbouring businesses and residential buildings to the George St facility. The Applicant himself argued that the community and the Ottawa Police Service are responsible for ensuring public safety impacted by the new development. Again, there is clear conflict with the City's responsibility under site plan control to provide a "safe" development and to minimize impacts on the development's neighbours.
- In terms of design, the VCA welcomes the project's overall design vision: "BUILD FOR DIGNITY AND PRIDE OF PLACE": Design a facility that celebrates hope as a community landmark.
- But, the vision tag line with respect to the community: "SPACES TO FACILITATE COMMUNITY INTERACTION: Design multipurpose spaces where clients and the general public can interact in a controlled and comfortable space" is unsupported by the CPTED as outlined above, nor is "SUPERVISED ACCESS Design" for the main access corridor from Montreal Road and the entry court to be both inviting and secure pedestrian friendly spaces addressed.
- Ultimately, despite the images of the presentation, in reality it can be predicted it will be no different from the front sidewalk and adjacent parking lot of the George St Booth building, as well as the Waller Mall and Shepherds of Good Hope in terms of street animation and illicit activity and limits to control and supervision, particularly in the Public Realm. It is not clear that this use will not spill over to the Montreal Rd revitalized public realm, nearby Janeville park and other adjacent properties where facility supervision will not be present.
- Tenants of the supportive housing apartment building will be particularly vulnerable as this is the sole access from the street to their apartments. Moreover, City staff appear to claim that the tenants are not entitled to amenity space afforded to tenants of a multi-unit residential building.
- For clients of other social services, including family services, the proposed food bank and the thrift store, they face the likelihood of the need to run a gauntlet of

unsupervised sidewalk activity in front of the adjacent retail building. The woonerf design does not in of itself guarantee a safe environment including because the woonerf is also an emergency route with regular interventions by ambulance and firetruck emergency vehicles as well as the more routine operations of the adjacent ambulance garage facility, in addition to visitor parking.

- In addition to safety concerns, this raises serious questions about functionality. This is why a thorough second/third generation CPTED is so important to influence built design including in the woonerf and client access to the retail facility.

Reginald St (new road access from Montfort):

- It is not clear that the new road and related ROW provide adequate setbacks from the roadway for the adjacent side yards of houses on each side. There are no apparent vegetative or other screening buffers in the landscaping plan to reduce the noise impacts of vehicles using the road, including the SA service vehicles.

Landscaping:

- Overall, a large area of the development is devoted to hard surfaces and parking. Does the proposal represent a minimum of 30% soft landscaping, especially given the large surface parking lot. Privacy screening with more trees is required to provide a barrier for adjacent properties from the parking lot. On the other hand, the WISE report contains a number of recommendations concerning landscaping and lighting which do not appear to have been addressed.

Retail building (325 Montreal Rd):

- The landscaping and streetscape of the retail building is attractive. Retention and renovation of the iconic elements of the former Hotel de Ville and the Concorde is welcome, including to retain the commemorative murals which are part of the Vanier public art collection.
- It is understood that site plan approval will be conditioned on a Committee of Adjustment consent approval for severance of the retail building from the SA facility. It is not clear whether this will also include easements to allow access to the proposed Café and Thrift store and access for donations and other deliveries including for the proposed food bank. It would be helpful to have a floor plan for the retail building and where severance and easements may be required.

Service/Delivery access:

- Drawings suggest that access for tractor trailer delivery vehicles will cause considerable disruption to public use of Ste Anne and impact residents of the street. This is shown in the TIA but not apparently addressed in the application

Road Modification Agreement: The TIA recommends road modifications to accommodate tractor trailer delivery vehicles affecting Granville, Montfort and Ste Anne, substantially affecting the ROW and entailing substantial traffic noise in a residential neighbourhood along residential streets. Will any modifications be the subject of an RMA? What steps are proposed including as recommended by the TIA to minimize the impacts on residents of these streets, including noise, and street access, particularly during deliveries?

Consent for severance:

- The application does not appear to address the requirement for consents for severance. The City's by-law provisions for consent for severance needs to be applied for both the severances required for the new road (Reginald St) and for the new development's severance from 325 Montreal.
- To the VCA's understanding, the by-law directs the following: " For a 'Consent (to sever) Application' where an infill lot is being created, even if the lot conforms to the requirements of the Zoning By-law, the Planning and Growth Management Department may request specific conditions for the design of the building to be constructed on the lot. For example, the Committee of Adjustment can approve a severance with conditions imposed on that approval, such as the requirement for rights-of-way that will help achieve the design principles for the street as outlined in the guidelines.

By-law Provisions:

It is not clear from the application how the proposal to reduce the size of the emergency shelter space by 25% will be enacted through a revision to the by-law which prescribes the maximum size of the emergency shelter. It would be helpful to have floor plans for the relevant building. The by-law needs to be amended by Council on the recommendation of the Planning Committee. It will be important for the staff report to address this question.