



File No. D07-12-15-0171

April 11, 2018

Fotenn  
223 McLeod Street  
Ottawa, ON  
K2P 0Z8

Attention: Brian Casagrande  
Director, Planning and Development

Dear Brian:

**Subject: Site Plan Control Application  
890 Greenbriar Avenue**

The City has approved the Site Plan Control application received on October 28, 2015, subject to Owner of the subject lands entering into a Site Plan Agreement.

It is important to note that this Site Plan Control Approval will lapse if certain requirements are not fulfilled by March 29, 2019. Specific details of the requirements will be provided to you once it has been indicated that the Owner is prepared to enter into an agreement with the City. These requirements may include, but are not limited to the following:

- Site Plan Agreement is signed.
- Security in the form of a Letter of Credit – in the City's standard format and wording, certified cheque or bank draft is provided.
- Certificate of Liability Insurance provided.
- Any required fees are paid

Please note that the documents referred to above, if not submitted in the City's required format(s), will be returned, resulting in a delay issuing a building permit and/or a commence work order.

The Owner of the subject lands is required to enter into a Site Plan Agreement with the City. Please arrange for legal representation as soon as possible to review this Site Plan Approval and the title to the subject lands. Please note that the City will require that all Agreement(s) entered into with the City shall require postponement(s) of any encumbrance(s) on title at the time of registration of the Agreement(s) with the City on the subject lands, and any lands to be conveyed to the City as a condition of Site Plan Approval are required to be conveyed free and clear of any encumbrance(s) on title.

Also enclosed is a copy of the approved plan(s). We will retain the original site plan(s).

If you have any questions or concerns, please contact Jenny Kluge by telephone at 613-580-2424, extension 27184 or by e-mail at [jennifer.kluge@ottawa.ca](mailto:jennifer.kluge@ottawa.ca).

Sincerely,



Jenny Kluge  
Planner  
Development Review

Enclosures (6)

- c.c. Councillor Riley Brockington  
Cody Oram, Infrastructure Approvals Project Manager, PIED (include 1 set of approved/signed mylars)  
Kevin Lamer (Mail Code: 26-14), Program Manager - Development Inspection West, PIED  
Linda Carkner, Program Manager, Right of Way  
Pauline Prevost, Circulation Clerk - Design Review, PIED (site plan)  
John Buck, Manager - Building Inspections, Building Code Services, PIED  
Terri Hunt (Mail Code 16-11), Program Manager - Permit Approvals, Building Code Services, PIED (include all final/consolidated approved Geotechnical and/or Slope Stability studies)  
Cairine Thomas, Zoning Plan Examiner, Building Code Services Branch, PIED (2 copies)  
Municipal Addressing/Sign Officers, Permit Approvals Unit, Building Code Services Branch, PIED (Site Plan)  
Joseph Langiano, Right of Way Agreements Coordinator  
Amanda Phanenhour, Supervisor - By-Law Enforcement, Emergency & Protective Services Department  
Christine Enta, Legal Counsel, City Clerk & Solicitor Department  
Joumana Tannouri, Securities Administrator, Finance Department (no plans)  
Carole Legault, Co-ordinator, Accessibility Advisory Committee  
Chris Farley Ratcliffe, Account Manager, MPAC  
OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5 (no attachments)  
Rolf Baumann, The RGB Group, 277 Kirchoffer Avenue, Ottawa, ON K2A 1Y1  
Rogers Communications, Attention: Joan Zacharias, 475 Richmond Rd, Ottawa  
Enbridge, Attention: Nikki DeGroot, 500 Consumers Road, North York  
Hydro Ottawa Limited, Attention Margaret Flores, 1970 Merivale Road, Ottawa  
NAV Canada, 1601 Tom Roberts, PO Box 9824 Stn T, Ottawa



**SITE PLAN CONTROL APPROVAL APPLICATION  
DELEGATED AUTHORITY REPORT  
MANAGER, DEVELOPMENT REVIEW, SOUTH SERVICES**

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Site Location: 890 Greenbriar Avenue

File No.: D07-12-15-0171

Date of Application: October 28, 2015

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This SITE PLAN CONTROL application submitted by Ghada Zaki, FOTENN, on behalf of 1828486 Ontario Ltd, is APPROVED as shown on the following plan(s):

1. **Site Plan**, Drawing No. A001, prepared by Vandenberg & Wildeboer Architects, dated September 30, 2015, revision 4 dated May 12, 2016.
2. **Elevations**, Drawing No. A202, prepared by Vandenberg & Wildeboer Architects, dated October 16, 2015, revision 3 dated April 7, 2016.
3. **Plan and Profile**, Drawing No. C03, prepared by R.V. Anderson Associates Limited, dated September 17, 2015, revision 5 dated June 13, 2016.
4. **Site Servicing Plan**, Drawing C01, prepared by R.V. Anderson Associates Limited, dated September 17, 2015, revision 5 dated June 13, 2016.
5. **Grading Plan**, Drawing C02, prepared by R.V. Anderson Associates Limited, dated September 17, 2015, revision 5 dated June 13, 2016.
6. **Tree Conservation Report & Landscape Plan**, Drawing No. L.1, prepared by James B. Lennox & Associates Inc. Landscape Architects, dated October 1, 2015, revision 4 dated January 17, 2018.

And as detailed in the following report(s):

1. **Servicing Memorandum**, prepared by R.V. Anderson, Job No. 153188, dated May 2016.
2. **Geotechnical Investigation**, prepared by Paterson Group, Job No. PG3700-LET.01, dated December 14, 2015.

3. **Phase I Environmental Site Assessment**, prepared by Paterson Group, Job No. PE3660-1, dated September 21, 2015.

And subject to the following Standard and Special Conditions:

### **Standard Conditions**

1. **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, Infrastructure and Economic Development Department.

2. **Extend Internal Walkways**

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, Infrastructure and Economic Development Department.

3. **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 approved drawings of a design professional, such drawings to be approved by the General Manager, Planning, Infrastructure and Economic Development Department.

4. **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.

5. **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, Infrastructure and Economic Development Department. Such sidewalk(s) shall be constructed to City Standards.

6. **Reinstatement of City Property**

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, 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, Infrastructure and Economic Development Department.

## **Special Conditions**

### **1. Sanitary Sewer Easement**

- a) Prior to issuance of the building Occupancy Permit for Townhouse Block 2, the Owner shall abandon the existing sanitary sewer upstream of City sanitary manhole MHSA65862, to the satisfaction of the City and provide a formal request to the City Surveyor to release the existing sanitary easement. The Owner shall provide an updated Reference Plan, showing the removal of the easement, to the City Surveyor for review and approval prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. All costs shall be borne by the Owner.
- b) Further to subsection 1 (a) above, the Owner covenants and agrees to obtain consent from the City to release the existing sanitary sewer easement over Part 6 on Plan 4R-25499, registered as instrument no. CR606083, which release must be completed prior to issuance of the Occupancy Permit. The Owner shall provide an electronic copy of the Transfer, Release and Abandonment and a copy of the deposited reference plan, described in subsection 1 (a), to the City Clerk and Solicitor for review and approval prior to registration of the release. All costs shall be borne by the Owner.

### **2. Geotechnical Investigation**

The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, licensed in the Province of Ontario, to ensure that the recommendations of the Geotechnical Investigation Report (the "Report"), referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Infrastructure and Economic Development Department 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, Infrastructure and Economic Development Department.

### **3. Elevations**

The Owner Acknowledges and agrees to construct the proposed buildings in accordance with the approved exterior elevation drawings, referenced in Schedule "E" herein. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved exterior elevations shall be filed with the General Manager, Planning, Infrastructure and Economic Development, Development Review Services Branch, and agreed to by both parties prior to their implementation.

### **4. Waste Collection**

Curbside waste collection and curbside recycling collection will be provided by the City.

### **5. Tree Protection**

The Owner acknowledges and agrees that all trees to be retained, as shown on the approved Tree Conservation Report & Landscape Plan and identified in the Tree Conservation Report & Landscape Plan, referenced herein, shall be protected in accordance with the City's required tree protection measures. The Owner shall implement the following tree protection measures:

Erect a fence at the critical root zone (CRZ) of trees, defined as 10 cm from the trunk for every centimeter of trunk DBH (i.e.,  $CRZ = DBH \times 10cm$ );

- a) Not place any material or equipment within the CRZ of the tree;
- b) Not attach any signs, notices or posters to any tree;
- c) Not raise or lower the existing grade within the CRZ without the approval of the General Manager, Planning, Infrastructure and Economic Development Department;
- d) Not tunnel or bore when digging within the CRZ of a tree;
- e) Not damage the root system, trunk or branches of any tree; and
- f) Ensure that exhaust fumes from all equipment are not directed towards any tree's canopy.

### **6. Tree Permit**

The Owner acknowledges and agrees that any trees to be removed shall be in accordance with an approved Tree Permit and the Tree Conservation Report & Landscape Plan, referenced herein. The Owner further acknowledges and agrees that a copy of the approved Tree Permit and Landscape Inventory and Preservation Plan shall be present on the subject lands during construction at all times.

**7. Tree Removal within City Right-of-Ways**

The Owner acknowledges and agrees that any tree removal within the City's right-of-way shall be in accordance with a tree permit from Forestry Services.

**8. Private Road Agreement**

The Owner shall make an application to the Planning, Infrastructure and Economic Development, Building Code Services Branch for the approval of the private road name, and once approved, the Owner agrees to enter into a Private Road Agreement with the City to be registered on title immediately following the registration of this Agreement and prior to the conveyance of any units within the subject development, to the satisfaction of the City Clerk and Solicitor. The Owner acknowledges and agrees that once the Private Road Agreement has been registered on title, the City will proceed with the enactment of an Amending By-law, adding the private road name to the City's Private Road By-law, being By-law No. 2002-521, as amended.

**9. Street Name and Signs**

The Owner acknowledges and agrees it shall provide for, install and maintain, at the Owner's sole expense, all regulatory traffic signage for any private road within the area controlled by the site plan agreement.

The Owner acknowledges and agrees it shall provide for, install and maintain, at the Owner's sole expense, all temporary street name signs, in accordance with the Addressing By-law, for any private road within the area controlled by the site plan agreement.

The Owner acknowledges and agrees it shall, at the Owner's expense, make arrangements for the City to provide and install, and maintain, all permanent street name signs, in accordance with the Addressing By-law and City Specifications or Standards.

**10. Cash in Lieu of Parkland**

Upon execution of this Agreement, the Owner shall pay cash-in-lieu of parkland in the amount of \$39,596.80 as referenced in Schedule "B" herein. The Owner shall also pay the parkland appraisal fee of \$500.00 plus H.S.T. of \$65.00, as referenced in Schedule "B" herein. Pursuant to the City's Parkland Dedication By-law, being By-law No. 2009-95, as amended, 40% of said funds collected shall be directed to City wide funds, and 60% shall be directed to Ward 16 funds.

March 29, 2018



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Date

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Don Herweyer  
Manager, Development Review  
Development Review, South  
Planning, Infrastructure and Economic Development  
Department

Enclosure: Site Plan Control Application approval – Supporting Information





## SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

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File Number: D07-12-15-0171

### SITE LOCATION

The site is located at 890 Greenbriar Avenue, and as shown on Document 1.

### SYNOPSIS OF APPLICATION

The site is located at 890 Greenbriar Avenue between Prince of Wales Drive to the east and Skeena Avenue to the west. The site is 2329 square metres in area with approximately 31 metres of frontage along Greenbriar Avenue. It is currently occupied by a two-storey detached dwelling. Directly to the east of the site at 880 Greenbriar Avenue is a Planned Unit Development (PUD) with nine two-storey townhouse dwellings located on a private road. To the north of the site at the dead-end of Greenbriar Avenue is the back side of a strip mall retail development and to the west and south is low density residential in the form of one- and two-storey detached dwellings.

The purpose of this application is to permit the development of a PUD consisting of two two-storey townhouse blocks, one with five townhouse units and one with four units. The proposed development is completion and mirror-image of the existing townhouse development at 880 Greenbriar Avenue. Each unit is to have an attached garage for one vehicle and vehicular access is to be provided via Montauk Private, an existing private road connecting the site to Greenbriar Avenue.

On June 22, 2016, Council approved a Zoning By-law Amendment to rezone the subject property from R1GG to R3A [2348] H(8.3) in order to permit the development of the proposed PUD.

### DECISION AND RATIONALE

This application is approved for the following reasons:

- The site is designated 'General Urban Area' within the City of Ottawa Official Plan and the proposed development supports the Plan by providing increased housing choices within close proximity to amenities, services, and transit.

- The site is designated as a low density residential area within the Carleton Heights Secondary Plan area and the proposed development is consistent with the Secondary Plan policies. The low density residential area designation does not restrict development to only single family dwellings, which is reflected within the Secondary Plan area through small pockets of semi-detached and townhouse dwellings, including on the adjacent site to the east of the subject property. The zoning for the property provides a maximum number of units for the site to ensure the density does not increase and become incompatible with the surrounding neighbourhood and intent of the Secondary Plan.
- The proposed development is in compliance with Zoning By-law 2008-250 and the applicable R3A [2348] H(8.3) zone.
- A Zoning By-law Amendment was approved by Council to permit a rezoning from the R1GG zone to the R3A [2348] H(8.3) zone to permit the development of a Planned Unit Development consisting of nine townhouses.
- Site issues such as landscaping, servicing and stormwater management, refuse collection, and urban design/compatibility have been satisfactorily addressed through the Site Plan Control process.
- A registered Site Plan Agreement is required as a condition of approval to ensure that the subject lands are developed in accordance with the approved plans and to the satisfaction of the City.

## **CONSULTATION DETAILS**

### Notification and Consultation Process

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

Councillor Brockington has concurred with the proposed conditions of approval.

### **Public Comments**

#### Summary of Comments – Community Organizations

No comments from community organizations were received during the circulation period for this Site Plan Control application.

#### Response to Comments - Public

A total of seven residents submitted comments regarding this Site Plan Control application. One resident indicated support and six residents expressed concerns, which are summarized as follows:

### **1. Construction**

- Concerned about construction noise before 8 a.m.
- Concerned about losing enjoyment of backyard during construction.

#### **Response:**

The Noise By-law is not within the purview of the Site Plan Control application process. If construction does not adhere to the provisions of the Noise By-laws, residents may contact the City of Ottawa via 3-1-1 to file an inquiry or complaint.

### **2. Site Drainage**

- Concerned about runoff from precipitation and possible flooding of adjacent lands.
- Concerned about runoff onto Greenbriar Avenue.

#### **Response:**

Drainage and stormwater management has been reviewed and addressed through the Site Plan Control process.

### **3. Tree removal and loss of greenspace**

- Concerned about tree removal from the site, including the spruce abutting the property line to the south, trees along the western property line, and the Easter Cottonwood tree at the southeast corner of the development.
- Concerned about the time required for significant growth of newly planted trees.
- Concerned about tree removal affecting site permeability.

#### **Response:**

The details of tree protection and planting have been reviewed and addressed through the Site Plan Control process. Staff worked with the Developer to ensure tree retention or new tree planting is adequate for the site.

### **4. Height and access to light**

- Concerned about loss of light into home during early morning.
- Concerned about height of proposed development.

#### **Response:**

The Developer has revised the design of the proposed development to a maximum building height of 8.3 metres, which is consistent with the existing townhouse development to the east. Staff are satisfied that the proposed 8.3 metre height will have minimal impact on the surrounding neighbourhood as the peak roof height of the proposed development is oriented toward the interior of the overall townhouse development.

### **5. Visitor Parking**

- Concerned that insufficient visitor parking is provided.

**Response:**

The proposed development provides sufficient parking spaces as required pursuant to the provisions of the Zoning By-law. Each dwelling unit is to have a single car garage as well as a driveway with a minimum length of 5.2 metres.

**6. Size of buildings in new development**

- Concerned that the proposed development is substantially larger than the adjacent townhouses to the east and that this will impact drainage, tree retention, and root protection for existing trees.

**Response:**

The details of tree protection and planting, and drainage have been reviewed and addressed through the Site Plan Control process.

**7. Snow storage**

- Concerned about location of snow storage area and potential for polluted snow to kill trees and landscaping along the western property line.

**Response:**

Staff have worked with the Developer to ensure that snowmelt drainage will meet City standards.

**8. Quality of design**

- Concerned about quality of exterior of the buildings facing the street and adjacent properties.

**Response:**

As shown in the elevation plans, the proposed siding material is to be a combination of prefinished wood and masonry stone veneer. Staff have worked with the Developer to ensure the siding material is of a high quality.

**9. Traffic**

- Concerned that traffic on Greenbriar Avenue will increase, especially in the cul-de-sac terminus to the east.

**Response:**

The review of the traffic associated with the proposed development shows that there will be an increase of three to four vehicles during morning and afternoon peak hours. This is not considered to be a significant increase in vehicular traffic.

**10. Noise and lighting**

- Concerned about increased noise level from increase in dwelling units.
- Concerned about lighting from vehicle headlights on Montauk Private.

**Response:**

Staff have worked with the Developer in the Site Plan Control process to address potential impacts from vehicle headlights. With respect to increased noise, staff does not feel that the proposed nine dwelling units will significantly increase the noise of the neighbourhood, especially in consideration of the ambient noise from the townhouses to the north, the retail development to the northeast, and the traffic from Prince of Wales Drive to the east.

**11. Density**

- Concerned that the proposed townhouses are too dense and that bungalows would be a satisfactory compromise for increased density.

**Response:**

Staff are of the opinion that the proposed development represents sensitive intensification that is consistent with the policies of the Official Plan and the Carleton Heights Secondary Plan.

**12. Setback along Greenbriar Avenue**

- Concerned that the proposed development is closer to the street than the current uniform setback along Greenbriar Avenue.

**Response:**

The proposed development completes the development of the townhouses at the terminus of Greenbriar Avenue and presents a transition from the single detached streetfront to the townhouse development within the cul-de-sac streetscape.

**13. Garbage pad**

- The garbage pad for the existing townhouse development is not large enough. It needs to be addressed with this development.

**Response:**

The City of Ottawa will provide curbside garbage collection for each unit using Montauk Private for vehicular access.

**Technical Agency/Public Body Comments****Summary of Comments –Technical**

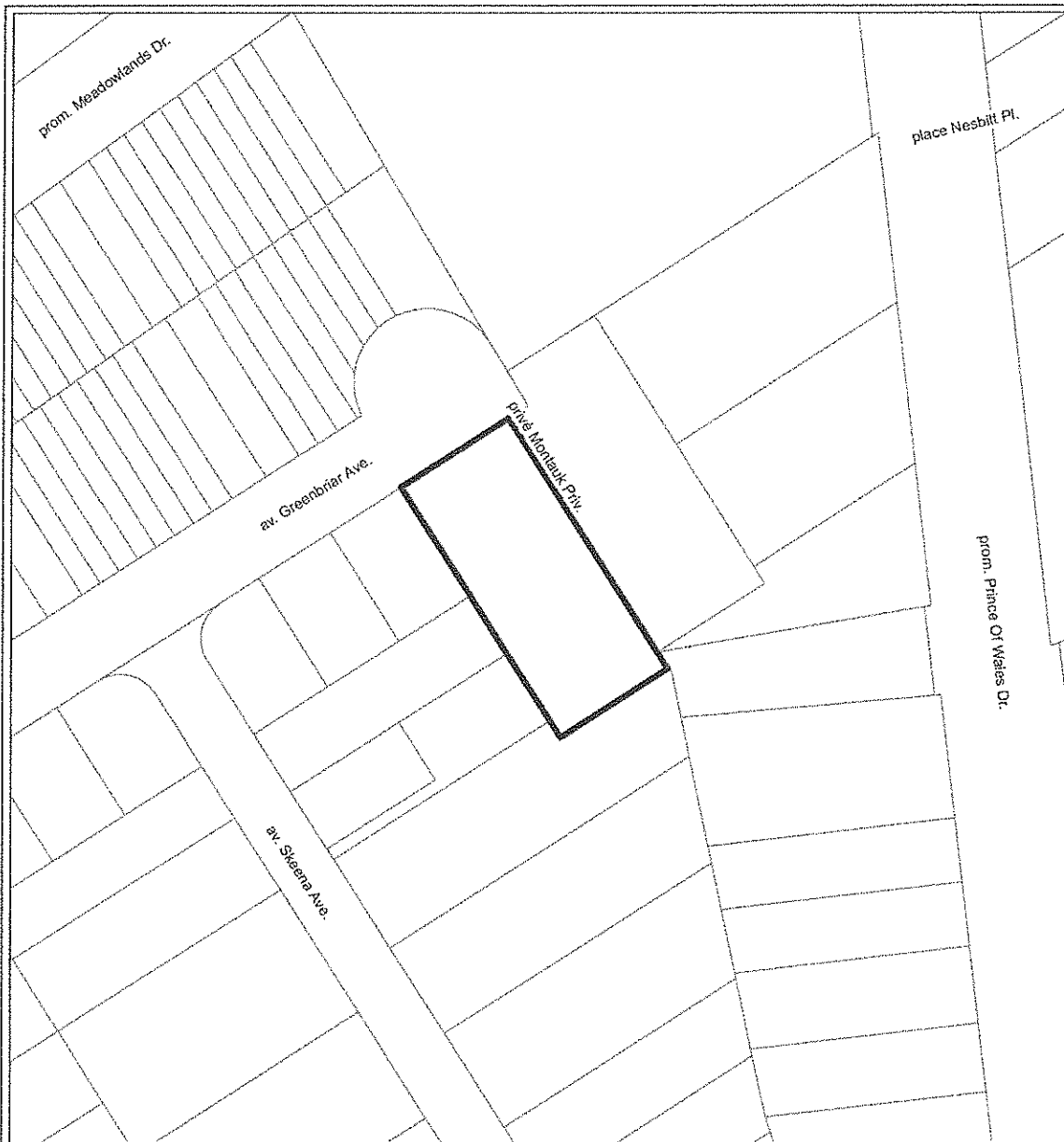
Comments were received from Enbridge Gas, Hydro Ottawa, and Rideau Valley Conversation Authority. These comments were forwarded to the applicant to deal directly with the various agencies.



## APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority due to various considerations at the issue resolution stage that required additional time to resolve.

**Contact:** Jenny Kluke - Tel: 613-580-2424, ext. 27184; Fax: 613-580-2576; or e-mail: [jennifer.kluke@ottawa.ca](mailto:jennifer.kluke@ottawa.ca)

# Document 1 – Location Map



		<b>LOCATION MAP / PLAN DE LOCALISATION</b> <b>SITE PLAN / PLAN D'EMPLACEMENT</b> <b>ZONING KEY PLAN / SCHÉMA DE ZONAGE</b>	
D02-02-15-0068	15-1838-X	 <b>890 avenue Greenbriar Avenue</b>	
D07-12-15-0171			
I:\CO\2015\Zoning\Greenbriar_890			
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REVISION / RÉVISION - 2015 / 11 / 12		