



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

Site Location: 20 Mark Avenue

File No.: D07-12-18-0118

Date of Application: August 1, 2018

This SITE PLAN CONTROL application submitted by Dennis Jacobs – Momentum Planning & Communications, on behalf of Manor Park Management Inc. co/ Anand Aggarwal, is APPROVED as shown on the following plan(s):

1. **Site Plan & Statistics**, drawing number SP-01, prepared by project1studio, revision 7, dated 2019-03-08.
2. **Landscape Plan**, drawing number L1.01, prepared by Levstek Consultants Inc., dated May 2018, project number 1143, Revision 6, dated Feb. 28, 2019.
3. **Building Elevations**, North and South, drawing number A201, prepared by project1studio, revision 5, dated 2019-03-08.
4. **Building Elevations**, East and West, drawing number A202, prepared by project1studio, revision 5, dated 2019-03-08.
5. **Site Servicing Plan**, drawing number C102, prepared by McIntosh Perry Consulting, Project Number CP-18-0171, dated May 8, 2018, revision 4, dated Feb. 21, 2019.
6. **Site Grading, Drainage, Sediment Erosion Control Plan**, drawing number C101, prepared by McIntosh Perry Consulting, Project Number CP-18-0171, dated May 8, 2018, revision 4, dated Feb. 21, 2019.

And as detailed in the following report(s):

1. **Servicing and Stormwater Management Report**, prepared by McIntosh Perry Consulting, Project Number OCP-18-0171, dated July, 2018, revised November 30, 2018.
2. **Phase 1 ESA**, prepared by PatersonGroup, Report: PE4368-1, dated July 24, 2018.
3. **Phase 2 ESA**, prepared by PatersonGroup, Report: PE4368-2, dated July 25, 2018.
4. **Geotechnical Investigation**, prepared by PatersonGroup, Report: PE4582-1, dated July30, 2018.
5. **Traffic Noise Impact Assessment for the Proposed Multi-Unit Residential Development at 20 Mark Avenue**, prepared by Freefield Ltd., Report dated August 22, 2018.

And subject to the following Requirements, Standard and Special Conditions:

REQUIREMENTS

1. Certificate of Insurance

The Owner shall submit a certificate of insurance in a form satisfactory to the City. The certificate of insurance must be issued in favor of the City of Ottawa in an amount not less than five million dollars per occurrence, must contain an endorsement naming the City as an additional insured and an unconditional thirty days notice of any material change or cancellation of the policy.

STANDARD CONDITIONS

2. Site Plan Agreement

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.

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, 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. Joint Use and Maintenance Agreement

The Owner acknowledges and agrees that should the site be severed in the future, that it shall ensure that the future Owner of the freehold units shall enter into a Joint Use and Maintenance Agreement which shall be binding upon the owners and all subsequent purchasers to deal with the joint use, maintenance and liability of the common elements, including but not limited to the private roadway and concrete sidewalks; common grass areas; common party walls, exterior walls; common structural elements such as the roof, foundations; common parking areas; and watermains for the mutual benefit and joint use of the owners; and any other elements located in the common property; and the private Agreement shall be filed with the General Manager, Planning, Infrastructure and Economic Development Department.

The Owner shall file with the General Manager, Planning, Infrastructure and Economic Development Department, an opinion from a solicitor authorized to practice law in the Province of Ontario that the private Agreement is binding upon the owners of the land and all subsequent purchasers to deal with the matters referred to in Paragraph (a).

The Joint Use, Maintenance and Liability Private Agreement shall be registered on the Owner's land at no cost to the City, and a copy shall be provided to the City.

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. Maintenance and Liability Agreement

The Owner shall be required to enter into a maintenance and liability agreement for all plant and landscaping material placed in the City right-of-way and the Owner shall assume all maintenance and replacement responsibilities in perpetuity

8. 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.

9. Completion of Works

The Owner acknowledges and agrees that no new building shall be occupied on the lands, nor will the Owner convey title to any new building 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, Infrastructure and Economic Development Department, 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, conveyance and/or occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Infrastructure and Economic Development Department, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Infrastructure and Economic Development Department for such conveyance and/or occupancy in writing.

10. On-Site Parking

The following provision shall be included in any lease, rental agreement, sublet agreement, condominium agreement and/or Agreement of Purchase and Sale governing all or part of the building:

“The purchaser, tenant or sublessee acknowledges the unit being rented/sold may not be provided with any on-site parking. Should a tenant/purchaser have a vehicle for which they wish to have parking that alternative and lawful arrangements may need to be made to accommodate their parking need at an alternative location. The Purchaser/Tenant/Sublessee acknowledges that the availability and regulations governing on-street parking vary; that access to on-street parking, including through residential on-street parking permits issued by the City cannot be guaranteed now or in the future; and that a purchaser, tenant or sublessee intending to rely on on-street parking for their vehicle or vehicles does so at their own risk.”

11. Snow Storage

Any portion of the lands which is intended to be used for snow storage shall be shown on the approved Site Plan or as otherwise approved by the General Manager, Planning, Infrastructure and Economic Development Department. The grading and drainage patterns and/or servicing of the site shall not be compromised by the storage of snow. Snow storage areas shall be setback from property lines, foundations, fencing or landscaping a minimum of 1.5 metres. Snow storage areas shall not occupy driveways, aisles, required parking spaces or any portion of a road allowance. Any snow that cannot be stored on site as shown the approved plans, shall be removed and stored off site, and all cost are borne by the property Owner(s). Removal of snow storage shall be completed in a timely manner.

SPECIAL CONDITIONS

12. Cash-in-Lieu of Parkland

The Owner shall pay cash-in-lieu of parkland in accordance with the Parkland Dedication By-law of the City of Ottawa, as well as the fee for appraisal services. The monies are to be paid prior to the issuance of building permit.

13. Noise Impact Assessment

The Owner(s) shall implement the noise control attenuation measures recommended in the approved noise study.

- (a) Each unit is to be equipped with Central Air Conditioning.
- (b) Prior to issuance of building permit, a review of building components (windows, walls, doors) is required and must be designed to achieve indoor sound level criteria.
- (c) Notices-on-Title respecting noise:

"This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City's and the Ministry of the Environment's noise criteria."

and

"Purchaser/Tenants of the apartment units [insert description here] are advised that despite this inclusion of noise control features in this development and within building units, noise levels from increasing roadway traffic on _____ may be of concern, occasionally interfering with some activities of the dwelling occupants, as the outdoor sound level exceed the City of Ottawa's and the Ministry of the Environment's noise criteria."

and

"The transferee covenants with the transferor, and the lessee covenants with the lessor, that the above clause's, verbatim, shall be included in all subsequent agreements of purchase and sale, lease agreements, and Transfers/Deeds conveying the lands described herein, which covenant shall run with the said lands and is for the benefit of the owner of the adjacent road."

14. 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 Noise Impact Assessment Study referenced in Schedule "E" hereto, as approved by the City and/or the approval agencies and

authorities (The Ministry of the Environment and Climate Change) or noise thresholds identified in the City's *Environmental Noise Control Guidelines*. The Professional Engineer shall prepare a letter to the City's Development Inspection Program Manager (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, Infrastructure and Economic Development Department.

- 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, Infrastructure and Economic Development Department, and shall be to his satisfaction.

15. Geotechnical Investigation

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

16. Elevations

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved exterior elevation drawings. The Owner further agrees that any subsequent proposed changes to the approved exterior elevations shall be filed with the General Manager, Planning, Infrastructure and Economic Development Department, and agreed to by both parties prior to their implementation of such changes.

17. Site Lighting Certificate

- a) 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), and;
 - ii. It must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.
- b) Upon completion of the works, the applicant must provide certification satisfactory to the City that the site lighting has been constructed in accordance with the applicant's design prior to the City releasing any associated securities.

18. Residential Waste and Recycling Collection

The Owner acknowledges and agrees that the City will provide waste collection and cart (and/or container) recycling collection for the residential units, at the Owner's expense. The Owner shall provide an adequate storage room or space for waste containers and recycling carts (and/or containers) in the location shown on the approved Site Plan referenced in Schedule "E" hereto. The Owner acknowledges and agrees that it is recommended that the containers and carts be placed on a concrete floor. The Owner shall provide an adequate constructed road access to the waste/recycling storage room or area suitable for waste/recycling vehicles as direct access to the containers and carts is required. The Owner acknowledges and agrees that any additional services (i.e. winching of containers) may result in extra charges.

19. Tree Protection (City Right-of-Way)

The Owner acknowledges and agrees that Forestry Services is to be contacted prior to the commencement of construction to review mitigation measures for working around the two oak trees located in the city right of way along Mark Avenue.

20. Tree Protection

The Owner acknowledges and agrees that all trees to be retained, as shown on the approved Landscape Plan and identified in the Tree Conservation Report, referenced in Schedule "E" herein, shall be protected in accordance with the City's required tree protection measures. At a minimum, the following tree protection measures shall be applied during all on-site works:

- (a) Erect a fence at the critical root zone (CRZ) of trees, defined as ten (10 cm) centimetres from the trunk for every centimetre of trunk DBH (i.e., $CRZ = DBH \times 10cm$);
- (b) Do not place any material or equipment within the CRZ of the tree;
- (c) Do not attach any signs, notices or posters to any tree;
- (d) Do not raise or lower the existing grade within the CRZ without the approval of the General Manager, Planning, Infrastructure and Economic Development Department;
- (e) Tunnel or bore when digging within the CRZ of a tree;
- (f) Do not damage the root system, trunk or branches of any tree; and
- (g) Ensure that exhaust fumes from all equipment are not directed towards any tree's canopy.

21. Tree Permit

The Owner acknowledges and agrees that any trees to be removed shall be removed in accordance with the approved Tree Permit and/or the approved Landscape Plan, and in accordance with the City's Urban Tree Conservation By-law, being By-Law No. 2009-200, as amended. The Owner further agrees that a copy of the approved Tree Permit and/or approved Landscape Plan shall be posted on the construction site at all times until Approval is granted by the City for such Works (or during tree removal, grading, construction, and any other site alteration activities)..

22. Bollards

The Owner acknowledges and agrees to install two bollards (or more if necessary) near the eastern extent of the property to block vehicular traffic from exiting the site and passing the pedestrian pathway / Multi-use pathway on the City-owned parcel (PIN 042360175). All costs to be borne by the Owner. Bollard size and location for installation shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

23. Erosion and Sediment Control

The Owner acknowledges and agrees that prior to commencement of construction of this site (clearing, grubbing, roads, utilities, any off-site works, etc.) the owner shall:

- i. Have an erosion and sediment control plan prepared by a professional engineer in accordance with current best management practices,
- ii. Have this plan approved by the City of Ottawa, and
- iii. Provide certification to the City of Ottawa and the Rideau Valley Conservation Authority by a professional engineer that the plan has been implemented.

24. Notice on Title – Flood Risk

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements for any basement unit in any of the buildings on site addressed 30, 40, 50, 60, 70 or 80 Mark Avenue, shall contain the following clause, which shall be covenants running with the subject lands:

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that this building is located within the floodplain of the Rideau River. Due to specific conditions in the Kingsview Park neighbourhood, it has been identified as an ‘area of reduced flood risk’. The basement units are therefore susceptible to flooding during a 1:100 year flood event, with potential for risk to life and property damage. Flood mitigation measures have been put in place to ensure the cleanup after a flood to remove any water that may have entered the basement during a flood event through the following:

- A sump pit chamber has been installed within the basement of the buildings located at 30, 40, 50, 60, 70 or 80 Mark Avenue. The sump pit consists of a corrosion resistant material, made from durable polyethylene, with a grated lid and contains an anti-floatation flange to lock the chamber below grade. The sump pit chamber has been designed to ensure there are no inlet holes provided and it extends a minimum of 1 metre below basement slab level.
- The finished grading surrounding the buildings’ exterior has been shaped to promote surface runoff away from the subject buildings.
- The sump pit chamber has been placed within the laundry facility room within each building. The outlet line extends to the existing ceiling level and through the adjacent apartment and exterior foundation wall. The discharge outlet has been located along the front face of the building and the outlet placed less than 0.5 m above the existing ground surface.

- A submersible sump pump has been placed within the sump pit chamber to allow flood water to enter the chamber and be discharged temporarily to the building exterior.
- The submersible sump pump has been sized to handle flows of 125 L/minute. A check valve has been installed in the outlet pipe within the basement interior. A separate breaker has been installed for the sump pump electrical connection.
- The placement of the grated sump pit chamber has been reviewed and approved by a qualified professional engineer.”

25. Building Notice – Flood Plain

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that a notice shall be posted in each building on site (30, 40, 50, 60, 70 and 80 Mark Avenue) in a prominent location so as to advise all tenants of the building’s flood plain risk and the mitigation measures put in place for the basement units. The notice shall include the following clause:

“FLOOD PLAIN RISKS

This building is located within the floodplain of the Rideau River. Due to specific conditions in the Kingsview Park neighbourhood it has been identified as an ‘area of reduced flood risk’. The basement units are therefore susceptible to flooding during a 1:100 year flood event, with potential for risk to life and property damage. Flood mitigation measures have been put in place to ensure the cleanup after a flood to remove any water that may have entered the basement during a flood event through

- A sump pit chamber has been installed within the basement of this building. The sump pit consists of a corrosion resistant material, made from durable polyethylene, with a grated lid and contains an anti-floatation flange to lock the chamber below grade. The sump pit chamber has been designed to ensure there are no inlet holes provided and it extends a minimum of 1 metre below basement slab level.
- The finished grading surrounding the building’s exterior has been shaped to promote surface runoff away from the subject buildings.
- The sump pit chamber has been placed within the laundry facility room within this building. The outlet line extends to the existing ceiling level and through the adjacent apartment and exterior foundation wall. The discharge outlet has been located along the front face of the building and placed less than 0.5 m above the existing ground surface.
- A submersible sump pump has been placed within the sump pit chamber to allow flood water to enter the chamber and be discharged temporarily to the building exterior.

- The submersible sump pump has been sized to handle flows of 125 L/minute. A check valve has been installed in the outlet pipe within the basement interior. A separate breaker has been installed for the sump pump electrical connection.
- The placement of the grated sump pit chamber has been reviewed and approved by a qualified professional engineer.”

May 28, 2019

Date



Douglas James
Manager, Development Review Central
Planning, Infrastructure and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-18-0118

SITE LOCATION

20 Mark Avenue, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is located in the Kingsview Park neighbourhood along the south side of Mark Avenue, situated between Greensway Avenue to the east, Montreal Road to the south, and North River Road to the west.

The 5,660 square metre site is a rectangular-shaped lot with approximately 215 metres of frontage on Mark Avenue. 20 Mark Avenue is the municipal address for the entire parcel, however, existing on the property are six low-rise apartments with each building addressed as 30, 40, 50, 60, 70, and 80 Mark Avenue, respectively.

The site currently consists of a surface parking lot and six identical two-storey apartment buildings that form part of a low-rise apartment development, known in zoning terms as a Planned Unit Development (PUD).

The Site Plan application is to permit the construction of a new three-storey apartment building with 12 dwelling units on the western-most portion of the site where the surface parking lot currently exists.

A concurrent zoning application (D02-02-18-00732) to permit the development by rezoning the entire property was approved by Council on April 24, 2019, with the appeal period ending May 15, 2019; no appeals were received.

Special conditions and notes on the approved plans respond to important items concerning this proposal, including tree protection, landscaping and grading, and flood plain notices.

DECISION AND RATIONALE

This application is approved for the following reasons:

- As per Schedule B of the Official Plan, the site is designated as General Urban Area, which permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances.

Residential intensification through infill will respond to the existing character to enhance desirable patterns and built form while also achieving a balance of

housing types and tenures. The proposed development takes an existing surface parking lot and replaces it through infill and intensification with a new apartment building surrounded by landscaping. The vast majority of Mark Avenue is zoned R4O with nearly the entire street consisting of two-storey apartment buildings (11 in total), with the exception of four single detached homes at the western extent of the street near North River Road. The proposed three-storey apartment building is within the prevailing permitted height limit on the street, and has been situated on the site to match desirable patterns of yard setbacks and landscaping.

The Department is satisfied that the proposed development is in conformity with the Official Plan.

- The subject is zoned R40 [2554], which permits a variety of low-rise residential buildings ranging from single-detached to low-rise apartment buildings. As noted above, the proposed development complies with the recent zoning amendment approved by Council.
- Site challenges such as tree preservation, waste collection, flood plain warnings for the existing buildings, and amenity area were adequately addressed through the application review process.
- A Site Plan Agreement is required to ensure enforcement of the conditions contained within this report.

CONSULTATION DETAILS

Councillor Mathieu Fleury has concurred with the proposed conditions of approval

Public Comments

Summary of Comments - Public

The following summarizes, in no particular order, a list of comment topics/items raised by various members of the public in response to the application:

Parking

- All unit/tenants currently (both sides of Mark Street and Greensway apartments) should have their own parking space provided at 263 Greensway.
- Priority parking for tenants over commercial outside users.
- Current parking holders on 20 Mark Avenue should have lease transferred to 263 Greensway at no extra cost.

- There is a fenced backyard at 29 Mark Avenue that is under-used and could be paved and transformed into a small parking lot with four to five spots or more. This lot belongs to Mark Manor, and already has some parking but the yard is fenced in and under-used. Owner should consider using this lot to accommodate some of the current tenants that park at 20 Mark Avenue.
- Is there any consideration in their plan for an alternative parking area for these 20 tenants? As well as the new tenants at 20 Mark Avenue?
- What kind of impact will these twelve new units have on parking, traffic and noise on Mark Avenue as well as on River Road North and the corner of Montreal Road?
- Adding a new 12-unit building would not only remove all of the parking spots, but add potentially 12 new vehicles requiring parking.
- As it is now, parking is limited, street parking is restricted to 1 hour between 7am-7pm, and the only other available lot is at the far end of the street (and I believe it is also under review for a new building).
- Concern about where (and how far away) to park. What about daily things like parking and bringing children in, carrying bags, groceries etc.
- The applicant suggests parking at 263 Greensway. Nobody will be parking their car more than 200 metres away from their apartment.
- What happens if the applicant decides to build only one of the two buildings? If only the 20 Mark is built, we have a building with no parking.
- The impacts of an augmentation in traffic on Mark and at the corner of North River and Montreal road, have been evidently minimized by the use of a survey done in January 2016.

Response: Replacing the surface parking lot results in infill and intensification with a new development that conforms to the Official Plan. Staff recognize that this removes some of the parking currently provided on site, but notes that 19 parking spaces will remain, and parking complies with the Zoning By-law. Provided parking at 263 Greensway, through Rezoning application D02-02-18-056, is permitted for use by others limited to the Mark Avenue apartments. This will allow an option for current and future tenants in the Mark Avenue apartments to have access to parking spaces. Since parking at 263 Greensway will be limited to these properties only, there is no ability to operate a commercial parking lot. The question of leases for parking spaces is a private matter between residents and the property owner. Furthermore, additional parking options exist as Mark Avenue is an on-street parking permit zone.

Consultation

- Are the owners not obliged to let the tenants know about such major changes?
- What about consultation?

Response: In addition to the signage posted on site, and following Council approved procedures for public consultation, a Community Information Session was organized on November 29, 2018 for further engagement with the community. This meeting provided opportunity to discuss both projects at 20 Mark Avenue and 263 Greensway. Discussions and obligations between tenants and the property owner are a private matter that do not involve the City. Individuals were encouraged to discuss concerns directly with the property owner.

Process

- Will 263 Greensway or 20 Mark be build first?
- The changes requested are linked to the proposed changes at 263 Greensway.
- If only the 263 Greensway is build, we have a building with an evident surplus of parking, like the applicant is requesting in his initial demands.

Response: The order of development will be at the discretion of the developer. The review of this application is independent of what happens at 263 Greensway, including the aspect of parking. The department supports redevelopment of the surface parking lot, and the same conclusion would be reached regardless of whether there was an application at 263 Greensway Avenue or not.

Community Organization Comments and Responses

Vanier Community Association

The Vanier Community Association (VCA) was actively involved in both proposals at 20 Mark Avenue and 263 Greensway Avenue. Following the latest updates on both projects, the VCA provided the following comment to staff:

“The Committee generally welcomes the proposal for a new apartment building, consistent with a R4 zoning. There are reservations concerning spot zoning, but since a change would bring the lot and its associated use into conformity with the R4 zoning for the other Mark Avenue/Greensway buildings, this is acceptable on

the premise that all of the buildings remain at R4 (ie consistency means no zoning change at 263 Greensway).”

Response: While staff recognize the relationship between the two proposals so far as parking has been discussed, the review of each application has been conducted on its own merit independent of one another. To support one proposal contingent on the outcome of another proposal is not an appropriate approach to good planning.

Technical Agency/Public Body Comments

All technical agency correspondence was forwarded to the applicant, and the applicant was advised to contact technical agencies directly for additional information.

Advisory Committee Comments

Summary of Comments – Advisory Committees

Ottawa Accessibility Advisory Committee:

- The ramped entrances are a welcome feature.
- Will any of the units be Handicap Accessible? Washrooms etc.

Response: One unit on the ground floor has been designed to be accessible as per the *Ontario Building Code*.

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 delays associated with having a community information session held after the election period, and by dealing with matters through the rezoning application.

Contact: Andrew McCreight Tel: 613-580-2424, ext. 22568, fax 613-580-2576 or e-mail: Andrew.McCreight@ottawa.ca