

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

Site Location: 258 Carruthers Avenue

File No.: D07-12-18-0163

Date of Application: October 30, 2018

This SITE PLAN CONTROL application submitted by Eugen Mihaescu, Robertson Martin Architects, on behalf of 258 Carruthers Ltd., is APPROVED as shown on the following plan(s):

1. **Site/Landscape Plan**, Drawing No. A-01, prepared by Robertson Martin Architects, dated October 24, 2018, revision 4 dated August 23, 2019.
2. **Elevations**, Drawing No. A-04, prepared by Robertson Martin Architects, dated October 24, 2018, revision 4 dated August 23, 2019.
3. **Proposed Erosion and Sediment Control Plan**, Drawing No. ESC-1, prepared by T.L. Mak Engineering Consulting Ltd., dated September 2018, revision 4 dated August 22, 2019.
4. **Proposed Grading and Servicing Plan**, Drawing No. G-1, prepared by T.L. Mak Engineering Consulting Ltd., dated September 2018, revision 3 dated August 22, 2019.
5. **Proposed Rooftop Stormwater Management Plan**, Drawing No. SWM-1, prepared by T.L. Mak Engineering Consulting Ltd., dated September 2018, revision 3 dated August 22, 2019.

And as detailed in the following report(s):

1. **Phase One Environmental Site Assessment**, Report No. 1671453-1000 Rev. 0, prepared by Golder Associates, dated February 2017.
2. **Serviceability Report**, Report No. R-816-86A, prepared by T.L. Mak Engineering Consultants Ltd., dated September 2018, Revision 2 dated August 2019.

3. **Storm Drainage Report**, Report No. R-816-86, prepared by T.L. Mak Engineering Consultants Ltd., dated September 2018, Revision 3 dated August 2019.
4. **Geotechnical Investigation**, Report No. 1671453-2000, prepared by Golder Associates, dated February 2017.

And subject to the following General and Special Conditions:

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, Infrastructure 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, Infrastructure 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, Infrastructure 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, Infrastructure and Economic Development.

8. 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.

9. 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.

10. Completion of Works

The Owner acknowledges and agrees that no building or no new building (if existing building on site that is to be occupied during construction) shall be occupied on the lands, nor will the Owner convey title to any 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, 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, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Infrastructure and Economic Development for such conveyance and/or occupancy in writing.

11. Development Charges

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

12. Designated Substances Survey

Prior to demolition of any existing buildings located on the lands described in Schedule "A" herein, the Owner acknowledges and agrees to complete a designated substances survey and submit the findings and recommendations for the proper handling and disposal of waste as identified in said survey, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development, and in accordance with Best Management Practices. The survey shall address, but not be limited to:

- (a) O.Reg. 278/05: Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 278/05);
- (b) Guideline - Lead on Construction Projects, prepared by the Ontario Ministry of Labour - Occupational Health and Safety Branch, published September 2004 and revised April 2011, as amended;
- (c) O.Reg. 213/91: Construction Projects under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 213/91);
- (d) Registration Guidance Manual for Generators of Liquid Industrial and Hazardous Waste, prepared by the Ontario Ministry of the Environment, Conservation and Parks, published April 1995 and revised January 2016, as amended, to be used in conjunction with R.R.O. 1990, Reg. 347: General-Waste Management under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 347);
- (e) R.R.O. 1990, Reg. 362: Waste Management – PCB's under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 362).

Special Conditions

13. On-Site Parking

- (a) The Owner acknowledges and agrees that units within the proposed building will not be provided with on-site parking. In the event any future tenant or purchaser wishes to have parking, the Owner acknowledges that alternative and lawful arrangements will need to be made to address parking needs at an alternate location and such arrangements are solely the responsibility of the person seeking parking. The Owner further acknowledges and agrees 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 tenant or purchaser intending to rely on on-street parking for their vehicle or vehicles does so at their own risk.
- (b) The Owner acknowledges and agrees that a notice-on-title respecting on-site parking, as contained in Clause 14 below, shall be registered on title to the subject lands, at the Owner's expense, and a warning clause shall be included in all agreements of purchase and sale and lease agreements.

14. On-Site Parking - Notice on Title

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 shall contain the following clauses, 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 the unit being sold/rented will not be provided with any on-site parking. Should the Purchaser/Lessee have a vehicle for which they wish to have parking, alternative and lawful arrangements will need to be made to address their parking needs at an alternate location and that such arrangements are solely the responsibility of the person seeking parking. The Purchaser/Lessee acknowledges that the availability and regulations governing on-street parking vary; that access to on-site street parking, including through residential on-street parking permits issued by the City of Ottawa cannot be guaranteed now or in the future; and that the Purchaser/Lessee intending to rely on on-street parking for their vehicle or vehicles does so at their own risk.”

“The Purchaser/Lessee covenants with the Vendor/Lessor that the above clause, verbatim, shall be included in all subsequent agreements of purchase and sale and lease agreements for the lands described herein, which covenant shall run with the said lands.”

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. 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, Infrastructure and Economic Development Department 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 Carruthers Avenue 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, Infrastructure and Economic Development Department and the City's Surveyor, showing the existing City Sewer System within Carruthers Avenue 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 Carruthers Avenue 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, Infrastructure and Economic Development Department.
- (b) Upon completion of construction on the lands, the Owner shall, at its expense and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department:
 - (i) obtain a video inspection of the existing City Sewer System within Carruthers Avenue 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 Carruthers Avenue and compensate the City for the full amount of any required repairs to the City Sewer System.

17. Waste and Recycling Collection

Residential Units

The Owner acknowledges and agrees that the City will provide waste collection and cart (and/or container) recycling collection for the residential units. The Owner shall provide an adequate storage room or space for waste containers and recycling carts (and/or containers). 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.

18. 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, structure, 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

Department. 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, Infrastructure and Economic Development Department prior to any blasting activities.

19. Inlet Control Devices (ICDs)

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

20. Private Storm Sewer Connection to City Sewer System

- (a) 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:
- (b) a certificate of conformance and As-Built drawing(s) 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
- (c) 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, Infrastructure and Economic Development Department.

21. Stormwater Management Memorandum

- (a) Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Infrastructure and Economic Development Department, 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, Infrastructure and Economic Development Department, and all associated costs shall be the Owner's responsibility.

22. Professional Engineering Inspection

- (a) 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, Infrastructure and Economic Development Department, 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, Infrastructure and Economic Development Department, 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, Infrastructure and Economic Development Department, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

23. Stormwater Works Certification

- (a) 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 Storm Drainage Report, referenced in Schedule "E" herein. The Owner further acknowledges and agrees to provide the General Manager, Planning, Infrastructure and Economic Development Department 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 Storm Drainage Report referenced in Schedule "E" herein.

24. 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.

25. Exterior Elevations Drawings

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Elevations, referenced in Schedule "E" herein. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved Elevations Plans shall be filed with the General Manager, Planning, Infrastructure and Economic Development and agreed to by both the Owner and the City prior to the implementation of such changes. No amendment to this Agreement shall be required.

26. Cash-in-Lieu of Parkland

Upon execution of this Agreement, the Owner shall pay cash-in-lieu of parkland in the amount of \$78,462.00 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 15 funds.

27. Pre-Construction Meeting

- (a) Prior to issuance of a building permit, the Owner shall conduct a public meeting involving the surrounding neighbourhood and the Ward Councillor's office, the purpose of which is to provide information with respect to the timing and staging of construction activities for the site, including but not limited to the location of staging activities, and the location of parking and intended access routes for associated construction vehicles.
- (b) The Owner further acknowledges and agrees that it shall provide written confirmation of said meeting to the General Manager, Planning, Infrastructure and Economic Development prior to issuance of a building permit.

October 1, 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: D07-12-18-0163

SITE LOCATION

258 Carruthers Avenue, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject property is located on the west side of Carruthers Avenue between Ladouceur Street and Armstrong Street in the neighbourhood of Hintonburg. The site has 19.2 metres of frontage on Carruthers Avenue, and has a lot area of 540.4 square metres. A two-storey residential use building and a one-storey accessory building currently occupy the property. Surrounding the subject property is a mix of low-rise residential uses, ranging from detached dwellings to low-rise apartment dwellings.

A Site Plan Control application was submitted in order to permit the development of a three-storey, 16-unit apartment building on the subject property. In addition to the Site Plan Control application, a Zoning By-law Amendment application was submitted in order to add a site specific exception to the existing R4H (Residential Fourth Density, Subzone H) zoning to permit 16 dwelling units, as the R4H zone permits a maximum of four dwelling units in a low-rise apartment dwelling. Site-specific performance standards relating to the low-rise apartment dwelling were also added to the zoning exception, including a reduced rear yard setback, reduced parking, reduced amenity area, and an increased walkway width. Through the review process of both the Site Plan Control and Zoning Amendment applications, the applicant revised the proposal to 14 dwelling units and made changes to the design of the building and the landscaping on the site. The proposed Zoning Amendment was approved by City Council on July 10, 2019. No appeals were received and the zoning is now in full force and effect.

The proposed building will have a varied façade of fibre cement, brick, and finished metal cladding, with a cedar wood accent wall and metal canopy above the main entrance to the building. An inset bicycle parking area is located at the front of the building and additional bicycle parking is provided inside the building. Communal amenity space is provided at grade in the rear yard. Additional amenity space was originally proposed to be provided on four rear-facing balconies associated with units on the second and third floors; however, due to privacy concerns from neighbours, the balconies were removed and replaced with Juliet balconies.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The site is designated 'General Urban' within the City of Ottawa Official Plan and the proposed development supports the Plan by contributing to the balance of housing types and tenures to provide a full range of housing for a variety of demographic profiles.
- The site is located within the Scott Street Secondary Plan and Community Design Plan area and is identified as being within the Low-Rise Residential Designation within the Secondary Plan. The proposed development is consistent with the Secondary Plan policies, as it represents small-scale intensification within a three-storey building. The Community Design Plan encourages low-rise residential infill development on underutilized sites but seeks to ensure that the character of local streetscapes, including front yards, is maintained. The proposed development is compatible with the character of the existing streetscape along Carruthers Avenue, and the front yard setback is in line with neighbouring buildings.
- The proposed development is in compliance with Zoning By-law 2008-250 and the applicable R4H [2575] zone.
- A Zoning By-law Amendment was approved by Council to add a site-specific exception to the R4H zoning to permit a 14-unit low-rise apartment dwelling, and to add site-specific zoning provisions relating to a low-rise apartment dwelling.
- 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 site is developed in accordance with the approved plans and to the satisfaction of the City.
- Overall, the proposed site design represents good planning.

CONSULTATION DETAILS

Councillor's Concurrence

Councillor Jeff Leiper was aware of Staff's recommendation. Councillor has concurred with the proposed conditions of approval.

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments. One public meeting was held in the community on January 15, 2019 at the Hintonburg Community Association.

Summary of public comments and responses

Density

Comment:

16 units is overly dense for this site.

Response:

The number of dwelling units proposed has been reduced to 14 units. Staff are of the opinion that the proposed density is appropriate on the subject property.

Comment:

The units are too small and look cramped and uncomfortable.

Response:

The Ontario Building Code regulates the minimum size of living spaces and bedrooms within a dwelling unit and the proposed units comply with these size requirements.

Comment:

Are there other existing similar dwellings of this size of lot in the neighbourhood?

Response:

The neighbourhood is characterized by a mix of low-rise housing types, ranging from detached dwellings to low-rise apartment buildings on lots of varying sizes.

Comment:

Ideally, the scope of the building would be a compromise between a variety of needs: increased density and appropriate density for existing street and immediate neighbourhood, and a design that adds to the quality of life/aesthetic of the community.

Response:

Staff are of the opinion that the proposed density is appropriate on this street and in the neighbourhood as a whole. The design of the building has evolved over the course of the review of the application and can be further refined through the Site Plan Control process.

Comment:

Reduced density and height, that is a compromise between the existing zoning and proposed density would be preferred.

Response:

The proposed building complies with the maximum height requirement for the R4H zone. The proposed number of units has been reduced from 16 to 14 units and staff are of the opinion that this is appropriate level of density on the subject property.

Comment:

8 to 10 units would be more appropriate for this site.

Response:

Staff are of the opinion that 14 units is an appropriate level of density on the subject property.

Comment:

Larger units (i.e. 3 bedrooms) should be provided. In order to contribute to diversity and affordability in the neighbourhood, more three-bedroom and barrier free units are needed.

Response:

A three-bedroom, barrier free unit was added on the ground floor of the proposed building, and the plans indicate that one additional barrier free unit is located on the ground floor.

Traffic/Parking

Comment:

Traffic and parking congestion is already a problem in this neighbourhood, and this development will make the problem worse.

Comment:

Carruthers has very little capacity for street parking due to its width and the number of driveways.

Comment:

Onsite parking should be provided so as not to increase the need for on street parking.

Response:

Based on the number of units proposed, only one resident parking space is required and no visitor parking is required to be provided. Providing one parking space on the subject

property would have negligible impacts on relieving on-street parking pressures in the area.

Bicycle Parking

Comment:

At least 1 space per unit should be provided.

Response:

Additional bicycle parking has been provided and there is now one space per unit.

Comment:

The limited space for covered bike parking does not compensate for the lack of parking.

Response:

In addition to the covered bicycle parking located at the front of the building, additional bicycle parking has been provided inside the building in a bicycle storage room.

Affordable Housing

Comment:

There is a need for more affordable housing in this neighbourhood, particularly as existing residents are being priced out as new infills are constructed.

Response:

An increase of purpose-built rental units within the neighbourhood will help to relieve some of the pressure on the rental market and provide residents with more secure rental options in the neighbourhood.

Balconies

Comment:

Balconies in the rear will create privacy issues for adjacent lots.

Comment:

One suggestion is to eliminate the balconies in the rear and put balconies on the front of the building to create a better relationship to the street and to allow for better interaction with the surrounding community.

Comment:

The balconies are not large enough to sit out on them and they do not create a very nice neighbourhood feel.

Response:

Balconies in the rear have been removed and Juliet balconies have been added to the front and rear of the building.

Fencing

Comment:

Is there going to be a fence constructed along the rear lot line?

Response:

A fence is to be installed along the rear property line.

Design

Comment:

Building design – the rendering suggests a rectangular design, with small windows and very little creativity from a design perspective.

Response:

The design of the building has evolved over the course of the review of the application. Larger windows have been added to the front of the building.

Comment:

The proposed rendering suggests the building will have very little to no green space, especially in the front yard, and fill a large proportion of the lot. It will not enhance the streetscape. The NW rendering does not match or reflect the reality of the structure on the lot, when compared to the visual documentation in the site plan. We should be trying to improve the fabric, aesthetic and quality of life of the neighbourhood; this proposal reinforces a treeless status quo. It also disregards the impact to the few existing structures and dwellings on the street that have front and rear lawns, green space, trees - all elements that enhance the aesthetic, fabric and quality of life of the community. Best practice in healthy built environments and communities overwhelmingly recommend redevelopment with green space on the redeveloped properties.

Comment:

Plant street trees/trees in the front yard.

Response:

Additional landscaping, including additional trees, have been added in the front yard. Trees are also proposed to be planted in the rear yard, and over 50% of the lot is soft landscaping.

Other concerns

Comment:

Carruthers Avenue already has several new developments under construction, which is making it difficult to move along the street because of construction vehicles, torn up sidewalks and roads, and potholes. Sidewalks are blocked by construction and this development will exacerbate this problem.

Response:

The issue of construction associated with other new developments along Carruthers Avenue is outside the scope of the review of this particular development application.

Comment:

Concerns with blasting and the effect on neighbouring foundations.

Response:

Details about excavation and/or blasting will be provided through the Site Plan Control application and Building Permit application.

Comment:

Has there been an abatement done on the property to ensure there is no asbestos?

Response:

If asbestos is found during the demolition of the existing building, the owner is required under provincial legislation to take adequate measures to have it safely removed from the site to ensure the health and safety of the construction workers on site.

Community Organization Comments:

The Hintonburg Community Association is opposed to this proposal as presented at the January 16 Open House.

Residents support the redevelopment of this site and generally support the design of the proposed low-rise apartment. We are not opposed to an increase above the maximum of 4 units permitted in the by-laws since this lot is larger than most in the neighbourhood.

We suggest that 8 - 10 units would be acceptable. This reduction in the number of units would allow the applicant to do the following:

- meet the performance standards in the by-law, in particular the rear yard set-back requirement
- provide indoor bicycle parking, and increase the number to accommodate at least one bicycle per unit since there is no car parking
- provide several larger units in order to increase the range of housing offered, especially for families to live in this family-friendly neighbourhood
- increase the number of washers/dryers to accommodate the needs of families
- provide garbage storage inside the building; this could be easily arranged by reversing the location of the outdoor bicycle parking and the garbage enclosure
- provide storage units in the basement for residents – the units are quite small and storage space for seasonal items is a valuable amenity

We also recommend the following:

- recessed front balconies to meet the hydro set-back and provide eyes on the street
- retain/redesign the rear balconies – every unit should have outdoor amenity space
- more trees, in both front and rear yards

We note that the level of intensification permitted in North Hintonburg is significant. The impact on this narrow one-way street is proving stressful - single family homes (sometimes duplexed) are being replaced by long-semis, often with accessory units, or by triplexes with basement units that can become a 4th unit, built to the permitted height (i.e. much higher than the existing built form).

Since there are many more lots with potential for intensification, we are concerned that the cumulative effect will overwhelm the existing fabric of this community, especially if development on individual lots is permitted to increase the permitted density to the extent proposed here.

Response:

Many of the Hintonburg Community Association's comments and concerns have been addressed by the applicant. The number of units has been reduced from 16 to 14, additional landscaping and trees have been added in the front yard, garbage storage is being provided within an interior garbage room on the ground floor, additional bicycle parking is being provided, storage units are provided in the basement, Juliet balconies with large windows have been added at the front and rear of the building, and a larger three-bedroom unit has been added.

Technical Agency/Public Body Comments

Summary of Comments –Technical

N/A

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 the time needed to resolve issues and community concerns relating to the proposed development.

Contact: Jenny Kluge Tel: 613-580-2424, ext. 27184, fax 613-580-2576 or e-mail: Jenny.Kluge@ottawa.ca

Document 1 – Location Map

