

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

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Site Location: 841, 845, and 855(A) Grenon Avenue

File No.: D07-12-19-0018

Date of Application: February 4, 2019

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This SITE PLAN CONTROL application submitted by Novatech Engineering Consultants, on behalf of Building Investments Inc., is APPROVED as shown on the following plan(s):

1. **Site Plan & Statistics**, prepared by Project 1 Studio, dated December 12, 2019, revision 8 dated September 15, 2020.
2. **Landscape Plan**, L1.1, prepared by CSW, dated January 25, 2019, revision 6 dated September 15, 2020.
3. **Landscape Plan**, L1.2, prepared by CSW, dated January 25, 2019, revision 6 dated September 15, 2020.
4. **Landscape Plan**, L1.3, prepared by CSW, dated January 25, 2019, revision 6 dated September 15, 2020.
5. **Tree Conservation Report**, TCR 1, prepared by CSW, dated January 25, 2019, revision 4 dated March 2, 2020.
6. **Existing Conditions & Removals Plan**, plan number 180966-EX, Dated Dec. 12, 2018, prepared by Kollaard Associates, consultant's project # 180966, revision 2, dated April 17, 2020.
7. **Site Grading Plan**, plan number 180966-GRD, Dated Dec. 12, 2018, prepared by Kollaard Associates, consultant's project # 180966, revision 8, dated September 17, 2020.
8. **Site Servicing Plan**, plan number 180966-SER, Dated Dec. 12, 2018, prepared by Kollaard Associates, consultant's project # 180966, revision 8, dated September 17, 2020.
9. **Details**, plan number 180966-DET, Dated Dec. 12, 2018, prepared by Kollaard Associates, consultant's project # 180966, revision 8, dated September 17, 2020.
10. **Erosion and Sediment Control Plan**, plan number 180966-ECP, Dated Dec. 12, 2018, prepared by Kollaard Associates, consultant's project # 180966, revision 8, dated September 17, 2020.
11. **Pre-Development Catchment Areas**, plan number 180966-PRE, Dated Jan. 18, 2019, prepared by Kollaard Associates, consultant's project # 180966, revision 5, dated April 17, 2020.
12. **Post-Development Catchment Areas & Roof Plan**, plan number 180966-POST, Dated Jan. 18, 2019, prepared by Kollaard Associates, consultant's project # 180966, revision 4, dated February 28, 2020.

And as detailed in the following report(s):

1. **Servicing and Stormwater Management Report Residential Apartment Building**, prepared by Kollaard Associates, consultant's project # 180966, Revision # 5, revised April 17, 2020.
2. **Geotechnical Investigation Proposed Residential Apartment Building**, prepared by Kollaard Associates, consultant's project # 180966, Revision # 1, revised August 7, 2020.
3. **Memorandum with Respect to the potential affect of Excavation, Maintenance or Repair of Stormwater Storage Tanks on Retaining Wall**, Prepared by Kollaard Associates, Dated April 17, 2020.

And subject to the following Requirements, 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. **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.
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 drawings of a design professional, such drawings to be approved by the General Manager, Planning, Infrastructure and Economic Development.
4. **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.
5. **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.
6. **Extend Internal Walkway**  
The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed curbs, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

7. **Completion of Works**

The Owner acknowledges and agrees that no new building will be occupied on the lands until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, 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, 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 occupancy in writing.

Until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Infrastructure and Economic Development, the Owner shall give notice to the City of a proposed conveyance of title to any building at least thirty (30) days prior to any such conveyance. No conveyance of title to any building shall be effective unless the Owner has complied with this provision.

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

8. **Development Charges**

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

**Special Conditions**

9. **Slope Stability**

The Owner shall have a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario to inspect and confirm the constructed retaining walls have been constructed in accordance with the approved Slope Stability Analysis Report and the Approved Retaining Wall Plan.

10. **Geotechnical Engineering and Soils**

The Owner shall have a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario to inspect and confirm the constructed retaining walls have been constructed in accordance with the approved Geotechnical Report and the Approved Retaining Wall Plan.

11. **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 **Geotechnical Investigation Proposed Residential Apartment Building**, 841, 845 and 855 (A) Grenon Avenue, Ottawa, On, prepared by Kollaard Associates, consultant's project # 180966, Revision # 1, revised August 7, 2020, referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Infrastructure and Economic Development with confirmation issued by the geotechnical engineer that the Owner has complied with all recommendations and provisions of the Report, prior to construction of the foundation and at the completion of the Works, which

confirmation shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

12. **Geotechnical - Encroachments**

The geotechnical report has recommended a method of shoring that may encroach onto the adjacent property or onto the City right-of-way. Please note that the applicant is required to obtain the approval of the adjacent property Owner and/or receive municipal consent for any works within the right-of-way prior to the installation of any encroachments. For encroachments within the ROW the applicant shall ensure that there will be no conflicts between the proposed shoring method and the municipal services or utilities in the ROW.

13. **Retaining Wall**

The Owner agrees to submit to the General Manager, Planning, Infrastructure and Economic Development, prior to issuance of a building permit, details of the retaining walls which are greater than one metre in height, as shown on the approved Landscape Plan referenced in Schedule "E" hereto, which shall be designed and prepared by a Professional Structural Engineer, licensed in the Province of Ontario, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development. The Owner shall provide confirmation to the General Manager, Planning, Infrastructure and Economic Development that the Professional Structural Engineer has inspected and confirmed that the retaining walls have been constructed in accordance with the approved retaining wall details.

14. **Retaining Wall - Stability**

The Owner acknowledges and agrees to install the proposed retaining walls in accordance with the approved Retaining Wall Design for **South side of the building & Underground parking ramp at entrance off Grenon Avenue** and as shown on the approved Site Plan, both referenced in Schedule "E" hereto. The Owner shall provide written confirmation, satisfactory to the General Manager, Planning, Infrastructure and Economic Development, that a Geotechnical Engineer/Professional Structural Engineer, licensed in the Province of Ontario, has inspected and confirmed that the retaining walls have been constructed in accordance with the said approved Retaining Wall Design for **South side of the building & Underground parking ramp at entrance off Grenon Avenue**. The Owner further acknowledges and agrees to provide an Internal Compound Stability (ICS) analysis from a Geotechnical Engineer / Professional Structural Engineer, licensed in the Province of Ontario, that all retaining walls, which are greater than one metre in height have been checked for global stability, have a factor of safety of at least 1.5 for static conditions (as calculated through SLIDE) and 1.1 for seismic conditions is achieved, which shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development. The report shall provide structural details of the retaining wall(s).

The Owner further acknowledge and agrees to retain the services of a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario, to inspect any retaining walls on the subject lands and confirm that the retaining walls have been constructed in accordance with the approved retaining wall details.

15. **Groundwater Management**

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

16. **Below Grade Parking Area and Depressed Driveways**

- (a) The Owner acknowledges and agrees that during major storm events, depressed driveways and below grade parking areas may be subject to flooding due to drainage from the road allowance. The Owner further acknowledges and agrees that the City shall not take responsibility for flooding claims. The Owner further acknowledges that it is recommended that backwater valves be installed on catch basins located in depressed driveways.
- (b) The Owner acknowledges and agrees that a notice-on-title respecting below grade parking areas and depressed driveways, as contained in Clause 17 hereinafter, 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.

17. **Notices on Title – All Units (Below Grade Parking and Depressed Driveways)**

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 during major storm events, depressed driveways and below grade parking areas may be subject to flooding due to drainage from the road allowance. The Purchaser/Lessee further acknowledges being advised that the City of Ottawa shall not be liable for flooding claims. Backwater valves are recommended for installation on catch basins located in depressed driveways.”

“The Purchaser/Lessee covenants with the Vendor/Lessor that the above clauses, 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.”

18. **Stormwater Management Memorandum**

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

19. **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 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 **Grenon 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 and the City's Surveyor, showing the existing City

Sewer System within **Grenon 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 **Grenon 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.
- 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:
  - i. obtain a video inspection of the existing City Sewer System within **Grenon Avenue** to determine if the City Sewer System sustained any damages as a result of construction on the lands; and assume all liability for any damages caused to the City Sewer System within **Grenon Avenue** and compensate the City for the full amount of any required repairs to the City Sewer System.

20. **Soil Management**

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

21. **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 **Servicing and Stormwater Management Report Residential Apartment Building**, 841, 845 and 855 (A) Grenon Avenue, Ottawa, On, prepared by Kollaard Associates, consultant's project # 180966, Revision # 5, revised April 17, 2020, 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.

22. **Professional Engineering Inspection**

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

**23. Stormwater Works Certification**

Upon completion of all stormwater management Works, the Owner acknowledges and agrees to retain the services of a Professional Engineer, licensed in the Province of Ontario, to ensure that all measures have been implemented in conformity with the approved Plans and Reports referenced in Schedule "E" herein. The Owner further acknowledges and agrees to provide the General Manager, Planning, Infrastructure and Economic Development with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming that all recommendations and provisions have been implemented in accordance with the approved Plans and Reports referenced in Schedule "E" herein.

**24. Site Dewatering**

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

**25. Private Systems: Water Plant**

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

**26. Private Storm Sewer Connection to City Sewer System**

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

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

**27. Leak Survey**

The Owner acknowledges and agrees that the Water Plant and sewer service within the lands is a private system, including Private Services and sewer services and appurtenances, and the Owner acknowledges and agrees that it is responsible for the operation, maintenance and/or replacement, in perpetuity, of the Private Services and sewer system, including the Private Watermains, private hydrants, private sanitary and storm sewer infrastructure (collectively the "private system") which are located on the lands

and that the Owner will retain copies of all the associated Work and maintenance contracts, and make said contracts available for inspection upon demand by the City.

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

**28. 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.

**29. Access Easement to City**

The Owner acknowledges and agrees it shall grant to the City, at the Owner's expense, a Blanket Easement over the lands, with the right and licence of free, uninterrupted, unimpeded and unobstructed access to the City to enter on and to pass at any and all times, on, over, along and upon the lands with or without vehicles, supplies, machinery and equipment for all purposes necessary or convenient to construct, maintain, repair and replace the Private Watermains, Private Service Posts and fire hydrants at the Owner's expense. The Owner acknowledges and agrees that notwithstanding the rights granted to the City under the grant of easement, the Owner remains responsible at all times for the maintenance, inspection, alteration, repair, replacement and reconstruction of the utility in the said lands during their term of use. The Owner acknowledges and agrees to provide an electronic copy of the Transfer of Easement prior to the execution of this Agreement by the City, to the satisfaction of the City Clerk and Solicitor. All costs shall be borne by the Owner. The City shall provide adequate Notice to the Owner to rectify any identified deficiencies before the City exercises its rights under this condition.



30. **Tree Conservation Report**

The Owner acknowledges and agrees to abide by the Tree Conservation Report and Tree Specifications as listed in the approved report for retained trees on and off site.

31. **Monetary Compensation – Trees**

The Owner acknowledges and agrees that compensation is required for the removal of the municipally owned trees for this development, as shown in the approved Tree Conservation Report. The total monetary compensation is \$30,405.56. A cost estimate must be provided and approved by the City of Ottawa Forestry for the proposed tree plantings. The value will then be deducted from the monetary compensation total and the remaining balance shall be paid before any tree removal may occur.

32. **Tree Planting on Municipal Property**

- a) The Owner acknowledges and agrees that City of Ottawa Forestry will provide permission for the removal of trees once compensation payment is finalized.
- b) The Owner acknowledges and agrees that the supplier and installer of the trees to be planted on municipal property are to be approved and supervised by City of Ottawa Forestry.
- c) The Owner acknowledges and agrees that trees installed on municipal property shall follow the City of Ottawa's Tree Planting Specifications (2019 version), with specific note to the warranty and watering schedule in the specifications.
- d) The Owner acknowledges and agrees that the contractor is responsible for all locate services required for the plantings.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Erin O'Connell  
Manager, Development Review, West  
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:** D07-12-19-0018

### **SITE LOCATION**

The subject lands are municipally addressed as 841, 845, and 855(A) Grenon Avenue, which is located on the east side of Grenon Avenue between Carling Avenue and Richmond Road, as shown on Document 1.

### **SYNOPSIS OF APPLICATION**

The property is approximately 0.14 hectares and contains one detached dwelling. Lands directly to the north are occupied by a 15-metre access to Judge Park; further north, there are town homes and a high-rise apartment. Lands to the east are occupied by Judge Park, while lands to the west of Grenon Avenue are occupied by detached dwellings; past the detached dwellings to the west is Marlene Catterall Park. Lands south of the property consist of townhouse dwellings.

The applicant is proposing a four-storey apartment building with 30 units with one access off Grenon Avenue. An underground parking garage will provide access to 30 parking spaces, three visitor spaces and 15 bicycle parking spaces.

In May 2020, a Zoning By-law Amendment (D02-02-19-0017) was approved by Planning Committee and Council for the following:

- Rezone the lands from R1o and R3A to R4M[2624];
- Minimum interior side-yard setback for the northern property line is 1.5 metres;
- Minimum rear-yard setback is 6.0 metres;
- Maximum height is 12 metres.
- The minimum parking space rate is 1.0 per dwelling unit; and
- The minimum number of visitor parking spaces is three.

### **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The proposal conforms to the provisions of the General Urban Area designation of the Official Plan;
- The proposal conforms to all relevant provisions of the Zoning By-law, including those specific to the R4M[2624] zone and in accordance with the City Council decision; and
- The application as proposed represents good and desirable planning.

### **Councillor's Concurrence**

Councillor Theresa Kavanagh is aware of Staff's recommendation.

## 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.

### Summary of public comments and responses

#### **Built Form and Character**

Comments Summary:

- The addition of a four-storey building with 34 units is too much extra density for this neighbourhood.
- The aesthetics of the building leave a lot to be desired.
- A four-storey apartment building with 34 residential units, particularly on such a small parcel of land, seems inconsistent from a density perspective and otherwise with the land use patterns as well as the nature and character of the neighbourhood, which is predominantly comprised of detached dwellings and townhomes.
- The amount of relief sought from the Zoning By-law is significant. It seems clear that the overarching intent is to maximize building size and overall occupancy density at the expense of exterior space, landscaping, parking spaces, etc.
- A four-storey development will completely tower over the townhouse complex to the south, blocking sunlight, providing shadows and provide privacy concerns.
- Rezoning to “R4” will set a precedent that would greatly intensify traffic in the neighbourhood.

Response:

The proposed development, although rezoning from an “R1” and “R3” to an “R4” zone, represents a good example of intensification in interior portions of stable, low-rise neighbourhood based on the site context and its surroundings. The property to the north is currently zoned R4N, which is in keeping with the proposed zoning. The development proposes a height of 11.8 metres (the R4M zone permits up to 14.5 metres), and both properties to the north and south permit heights of up to 11 metres. The difference in height between the top of the roof and the peak of the townhouses to the south is three metres. The development will not tower over the properties to the south given the lower grade of the site and the proposed height of 11.8 metres.

The proposal development will not set a precedent as each development proposal is reviewed on its own merit. The unique site context and location of the proposed building contributed to the recommended approval. The same rationale cannot apply as a broad stroke for the balance of the neighbourhood.

#### **Traffic / Parking**

Comments Summary:

- I have seen no evidence of a traffic study for the development.
- Extra vehicular traffic from the new tenants and their visitors will create additional unwanted noise, traffic and pollution.

- The proposal for 33 underground parking spaces instead of 41 as well as for four surface visitor parking spaces instead of seven cause concern that certain owners and/or visitors may end up parking cars for varying durations on Grenon Avenue itself.
- The development would cause significant problems with traffic and pedestrian safety. There is no sidewalk on the east side of Grenon Avenue so the residents would have to cross the street just below the downhill curve of the street where cars often exceed the speed limit and drivers' vision can be compromised.

Response:

A Transportation Impact Study was not required as per the City's Transportation Impact Assessment Guidelines. The vehicular traffic anticipated from the proposed development is expected to have a negligible impact, and pedestrians, cyclist and transit users will have opportunities for connectivity and access.

Changes were made to the proposal during the application process, which included a reduction of units from 34 to 30. The site plan shows one level of underground parking with a mix of residential and visitor parking. While the parking was slightly reduced, it is important to note that the site location is served by public transit on both Carling Avenue and Richmond Road and is in an area that is walkable. Through Site Plan Control conditions, unit renters will be notified that there is only one parking space per unit and limited visitor parking is available. On-street parking is available on the west side of Grenon Avenue, which will provide additional opportunities for parking.

### **Trees / Greenspace**

Comments Summary:

- Destruction of 39 mature white pine, spruce, maple and other trees owned by the City of Ottawa.
- Existing trees are preserved to the greatest extent possible, and a significant green buffer should exist along the north side of the proposed building between it and the City park path.
- The pathway joining Grenon Avenue to Judge Park has mature trees which add and provide privacy from the adjacent properties. The proposed removal of 29 trees is significant, only to be replaced with a 4-storey high facade all along the pathway, impacting the privacy of the residents on 825 Grenon Avenue.
- There is no guarantee that the replacement trees will survive, especially if nothing is done to ensure their maintenance (as has happened with recent tree replacements in that park). Full-grown trees will be removed and replaced with young, immature trees with little or no foliage coverage to be expected for the next 10 years or more.
- The complete loss of green space that has been enjoyed for decades will be shocking.
- I am concerned about the elimination of my ability to use my property in the way I wish, including my views of greenspace and the rest of the neighbourhood.

Response:

Staff have worked closely with the applicant to determine the best course of action for compensation and replacement of the affected trees. Even if a tree can be safely retained, the City needs to determine if the development will cause it to decline in future years leading to premature removal. In this case, the trees would decline if the development were to proceed as planned and the trees were left. By allowing for their removal and replacement now, the City

saves money and accommodates new trees that will be capable of growing to maturity on site.

The applicant has agreed to replace the trees at a 3:1 ratio, where the City generally sees up to a 2:1 ratio on most sites. These trees will not only be planted along the pathway, but in a section of Judge Park as well. The applicant has also agreed the replanted trees will be of a larger size than are typically replanted. This will be addressed at the time of site plan control approval.

## **General Comments**

### Comment

The price of our units will go down.

### Response

There is no evidence to suggest that development applications and new construction adversely impact property values.

### Comment

There are also concerns regarding potential collection and disposal of garbage and recycling.

### Response

The development is eligible for city front end service for garbage and recycling collection. The site plan has been reviewed to ensure the City's guidelines are met.

### Comment

Other normal and reasonable concerns include the likelihood for increased noise; during and after construction; as well as the potential for increased crime.

### Response

Construction activity must adhere to relevant City by-laws, including the Noise By-law, Traffic and Parking By-law and Encroachments on City Highways By-law. If issues are experienced during construction, a concerned citizen may contact 311 to report non-compliance with the by-laws.

### Comment

Where will the snow be deposited?

### Response

The applicant has confirmed that snow can be stored directly onsite and considering there is no longer a surface parking lot, snow accumulation will be minimal.

### Comment

I am also concerned about the type of demographics the 34 rental units will bring.

### Response

The *Planning Act* does not allow consideration of zoning proposals in relation to a segment of the population as this would be discriminatory. This specific issue was recently the subject of a Local Planning Appeal Tribunal (LPAT) appeal, case PL180625 issued May 7, 2019. The continued suggestion to refuse an application based on the notion of users is inappropriate and land use planning does zone for people. The department reiterates that the requested rezoning application is a matter of land use planning and that the proposed development is defined as a low-rise apartment building and can accommodate a variety of tenants

### Comment

We are also very concerned about the possibility of damage to our foundation when digging the underground parking.

### Response

A Geotechnical Investigation was submitted in support of the applications, and review of this submission notes there are no potential impacts on surrounding properties. Furthermore, Site Plan approval will contain conditions with respect to blasting. All construction activity shall be done in accordance with any City of Ottawa approvals and regulations. Individuals that raised concerns about potential property damage and construction activity were communicated with regularly between both the City staff and the applicant and owner.

### **Comments received on behalf of residents residing at 855 Grenon Avenue**

A group of residents a hired a Professional Planner to submit a letter in opposition on their behalf which included the following reasons:

“The community’s collective position is:

- That the building design should be based on what the site can support – in its size, zoning, criteria and community capacity – rather than modifying the site to accommodate the largest possible development using all available loopholes;
- To support to development and infill where it is reasonable, using good architecture and building integrity and makes sense for the neighbourhood;
- That the neighbourhood cannot support development of this density, expressing a concern not just for the impact on existing properties and current owners, but also for the user experience of potential residents of the proposed apartment complex;
- That while all property owners have a right to pursue a profitable business plan, we object to one that requires a leap in rezoning, with multiple exceptions to make the site fit the building;
- That while property development is important, it is equally important not to maximize profit at the expense of the current property owners and dwellers; and
- That based on recent rezoning and site plan approval and changes, the possibility exists that this proposed property will become a low-income rental property placing additional demands on the saturated services of a precarious community.

### Response

Staff understand the concerns of all residents, including those that reside directly south of the proposal. Changes were made to the original submission that responded to concerns of the community including a reduction in units and complete removal of the surface parking lot. The proposal meets the intent of the General Urban Area regarding infill in stable low-rise neighbourhoods. The reasons for support are outlined in the staff report and in response to the similar comment topics above.

### **Technical Agency/Public Body Comments**

N/A

### **Advisory Committee Comments**

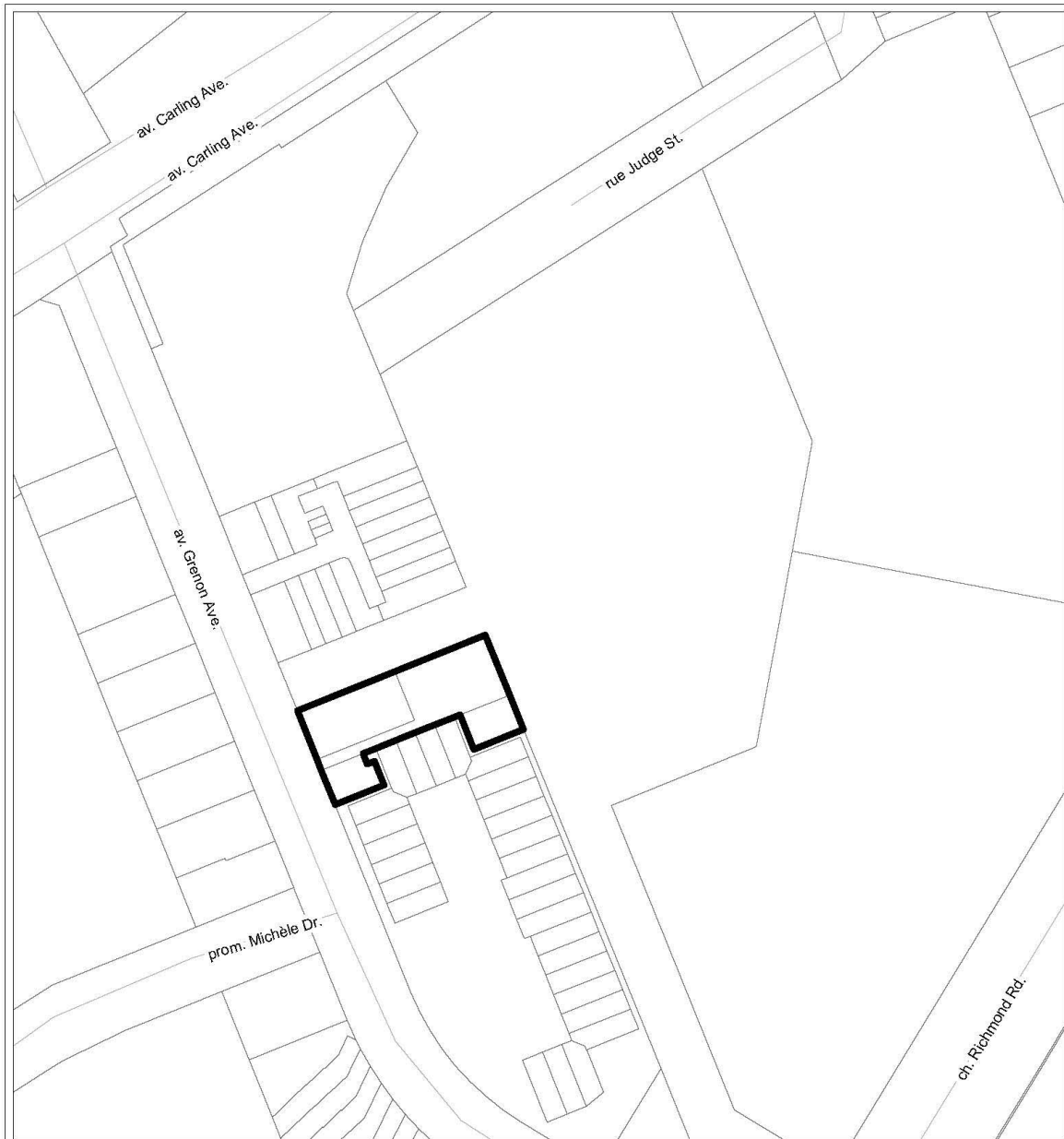
N/A

### **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 complexity of issues surrounding engineering and tree preservation and replanting.

**Contact:** Laurel McCreight Tel: 613-580-2424, ext. 16587, or e-mail: [laurel.mccreight@ottawa.ca](mailto:laurel.mccreight@ottawa.ca)

# Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE SITE PLAN / PLAN DE EMPLACEMENT	
D02-02-19-0017	19-0139-D		
D07-12-19-0018			
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