

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

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Site Location: 61 Pinehurst Avenue

File No.: D07-12-21-0143

Date of Application: September 16, 2021

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This SITE PLAN CONTROL application submitted by Mike Szilagyi, Re:Public Urbanism, on behalf of Ali Shirazia-Karimi, is APPROVED as shown on the following plan(s):

1. **Site Plan & Landscape Plan**, SP & LP 101, prepared by Peyman Ghafari, Revision 4 dated July 19, 2022.
2. **Site Servicing Plan**, C-1, prepared by D.B. Gray Engineering Inc., Revision 4, dated July 15, 2022.
3. **Drainage Plan & Details**, C-4, prepared by D.B. Gray Engineering Inc., Revision 4, dated July 15, 2022.
4. **Existing Conditions & Grading Plan**, C-2, prepared by D.B. Gray Engineering Inc., Revision 4, dated July 15, 2022.
5. **Notes & Details Plans**, C-3, prepared by D.B. Gray Engineering Inc., Revision 4 dated July 15, 2022.
6. **Tree Protection Plan**, SP & LP102, prepared by Peyman Ghafari, Revision 4 dated July 19, 2022.
7. **Left Elevation**, A09, prepared by Peyman Ghafari, Revision 4 dated July 19, 2022.
8. **Right Elevation**, A08, prepared by Peyman Ghafari, Revision 4 dated July 19, 2022.
9. **Front and Rear Elevation**, A07, prepared by Peyman Ghafari, Revision 4 dated July 19, 2022.
10. **Bin Storage Detail**, A01, prepared by Peyman Ghafari, Revision 4 dated July 19, 2022.
11. **Planting Details Plan**, SP & LP 103, prepared by Peyman Ghafari, Revision 4 dated July 19, 2022.

And as detailed in the following report(s):

1. **Servicing Brief and Stormwater Management Report**, prepared by D.B. Gray Engineering Inc., dated July 15, 2022

2. **Environmental Noise Control Study**, prepared by Paterson Group Inc., Revision 1, dated February 26, 2022
3. **Phase I Environmental Site Assessment**, prepared by Paterson Group Inc., dated March 18, 2021
4. **Geotechnical Investigation**, prepared by Paterson Group Inc., dated March 30, 2021
5. **Tree Retention Plan**, prepared by Tim-O-Tree, dated April 21, 2022
6. **Geotechnical Memorandum**, prepared by Paterson Group Inc., dated February 9, 2022

And subject to the following General and Special Conditions:

### **General Conditions**

1. **Letter of Undertaking**

The Owner shall execute the City's standard Letter of Undertaking and satisfy the conditions contained within this Delegated Authority Report. In the event the Owner fails to execute the required Letter of Undertaking and submit any required fees and/or securities within six months, this approval shall lapse.

2. **Construction Fencing**

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

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. 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.

4. **Reinstatement of City Property**

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

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. **Completion of Works**

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

municipal numbering provided in a permanent location visible during both day and night and the installation of any street name sign on relevant streets. Notwithstanding the non-completion of the foregoing Works, occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Real Estate and Economic Development, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Real Estate and Economic Development for such occupancy in writing.

Until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Real Estate and Economic Development, the Owner shall give notice to the City of a proposed conveyance of title to any building at least thirty (30) days prior to any such conveyance. No conveyance of title to any building shall be effective unless the Owner has complied with this provision. Nothing in this clause shall be construed as prohibiting or preventing the approval of a consent for severance and conveyance for the purposes of obtaining financing.

**6. Development Charges**

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

**7. Site Lighting Certificate**

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.

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, Real Estate 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.

**8. Waste Collection**

The Owner acknowledges and agrees that the City will provide curb-side cart (and/or container) garbage, recycling, and organic waste collection for the residential units. The Owner acknowledges and agrees that it is recommended that the containers and carts be placed on a concrete floor where being stored. The Owner(s) further acknowledges and agrees that garbage, recycling and organic waste shall be brought to the curb on collection day.

**9. 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).

## **10. 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, shall be protected in accordance with the City’s required tree protection measures and the approved plans. 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. Tunnel or bore when digging within the CRZ of a tree;
- c. Do not place any material or equipment within the CRZ of the tree;
- d. Do not attach any signs, notices or posters to any tree;
- e. Do not raise or lower the existing grade within the CRZ without the approval of the General Manager, Planning, Real Estate and Economic Development;
- 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.

## **11. Tree Permit**

The Owner acknowledges and agrees that any trees to be removed shall be removed in accordance with an approved Tree Permit and the Tree Conservation Report, and in accordance with the City's Tree Protection By-law, being By-Law No. 2020-340, as amended. The Owner further agrees that a copy of the approved Tree Permit and Tree Conservation Report shall be posted on the construction site at all times until Approval is granted by the City for such Works.

**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 at the time of execution of the Site Plan Agreement.

**Special Conditions**

**13. Private Approach Detail**

The Owner agrees that all private approaches, including temporary construction access to the subject lands, shall be designed and located in accordance with and shall comply with the City's Private Approach By-law, being By-law No. 2003-447, as amended, and shall be subject to approval of the General Manager, Planning, Infrastructure and Economic Development.

**14. On-Site Parking**

The Owner acknowledges and agrees that units within the proposed building(s) may not/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 may/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.

**15. Fencing**

The Owner(s) acknowledges and agrees that privacy fencing shall be installed. The fencing shall be installed and maintained and shall comply with the City's Fence By-law.

**16. Pre-blast Survey**

The Owner acknowledges and agrees that a pre-blast survey shall be required as a result of this development, and the Owner shall provide a pre-blast survey to the Rideau Transit Group and the Director, O-Train Construction for review and approval prior to any blasting activities. The Owner covenants and agrees it shall arrange for a pre-blast survey to be carried out by a Professional Engineer, licensed in the Province of Ontario, and in accordance with the Ontario Provincial Standard Specification entitled "General Specification for the Uses of Explosives", Section 120.07.03, which states as follows:

- (a) A pre-blast survey shall be prepared for all buildings, utilities, structures, water wells, and facilities likely to be affected by the blast and those within

150 m of the location where explosives are to be used. The standard inspection procedure shall include the provision of an explanatory letter to the owner or occupant and owner with a formal request for permission to carry out an inspection.

- (b) The pre-blast survey shall include, as a minimum, the following information:
  - (i) Type of structure, including type of construction and if possible, the date when built.
  - (ii) Identification and description of existing differential settlements, including visible cracks in walls, floors, and ceilings, including a diagram, if applicable, room-by-room. All other apparent structural and cosmetic damage or defect shall also be noted. Defects shall be described, including dimensions, wherever possible.
  - (iii) Digital photographs or digital video or both, as necessary, to record areas of significant concern. Photographs and videos shall be clear and shall accurately represent the condition of the property. Each photograph or video shall be clearly labelled with the location and date taken.
- (c) A copy of the pre-blast survey limited to a single residence or property, including copies of any photographs or videos that may form part of the report shall be provided to the owner of that residence or property, upon request.

#### **17. Certification Letter for Noise Control Measures**

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 Environmental Noise Control Study, as approved by the City and/or the approval agencies and authorities (The Ministry of the Environment, Conservation and Parks) or noise thresholds identified in the City's Environmental Noise Control Guidelines. The Professional Engineer shall prepare a letter to the General Manager, Planning, Infrastructure and Economic Development (the "Certification Letter") stating that he certifies acoustical compliance with all requirements of the applicable conditions in this Agreement, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

- (a) 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.
- (b) All of the information required in subsections (a) and (b) above shall be submitted to the General Manager, Planning, Infrastructure and Economic Development, and shall be to his satisfaction.

#### **18. Noise Control Attenuation Measures**

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved Environmental Noise Control Study, as follows:

- (a) each unit is to be equipped with central air conditioning;
- (b) each unit is to be fitted with a forced air heating system and ducting, and shall be sized to accommodate central air conditioning;
- (c) further to subsection (b) above, the location and installation of any outdoor air conditioning device(s) shall comply with the noise criteria of the Ministry of the Environment, Conservation and Parks' Publication NPC-216 entitled Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices, dated September 1994, as amended, in order to minimize the noise impacts both on and off the immediate vicinity of the subject lands.
- (d) prior to the issuance of a building permit, a review of building components (windows, walls, doors) is required and must be designed to achieve indoor sound levels within the City's and the Ministry of the Environment, Conservation and Parks' noise criteria;
- (e) notice respecting noise shall be registered against the lands, at no cost to the City, and a warning clause shall be included in all agreements of purchase and sale or lease agreements.

#### **19. Geotechnical Investigation**

The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, currently licensed in the Province of Ontario, to ensure that the recommendations of the Geotechnical Investigation Report (the "Report"), 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.

**20. 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.

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

The Owner acknowledges and agrees to install and maintain in good working order the required roof-top stormwater inlet control devices, as recommended in the approved Servicing Brief and Stormwater Management Report. 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. 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, noted herein.

#### **24. Use of Explosives and Pre-Blast Survey**

The Owner acknowledges and agrees that all blasting activities will conform to the City's Standard S.P. No. F-1201 entitled Use of Explosives, as amended. Prior to any blasting activities, a pre-blast survey shall be prepared as per S.P. No. F-1201, at the Owner's expense, for all buildings, utilities, structures, water wells and facilities likely to be affected by the blast, in particular, those within seventy-five (75) metres of the location where explosives are to be used. The standard inspection procedure shall include the provision of an explanatory letter to the owner or occupant and owner with a formal request for permission to carry out an inspection.

- (a) The Owner acknowledges and agrees that the Notification Letter(s) shall be in compliance with City Standard S.P. No. F-1201 and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development. Pursuant to City Standard S.P. No. F-1201, the Owner or its agents, contractors and subcontractors shall provide written notice to all owners and tenants of any building and/or facility located within a minimum of one hundred and fifty (150) metres from the blasting location at a minimum of fifteen (15) business days prior to any blasting. The Owner further acknowledges and agrees that it shall provide a copy of the Notification Letter(s) to the General Manager, Planning, Infrastructure and Economic Development prior to any blasting activities.

#### **25. Pre-Blast Survey**

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

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

photograph or video shall be clearly labelled with the location and date taken.

- (c) A copy of the pre-blast survey limited to a single residence or property, including copies of any photographs or videos that may form part of the report shall be provided to the owner of that residence or property, upon request.

**26. Securities for City-Owned Tree**

The Owner(s) acknowledges and agrees to pay securities in the amount of \$25,000.00 for the protection of the City owned 70cm Norway Maple tree located in the Right-of-Way (ROW) at 61 Pinehurst Avenue. The securities are to be held for a period of at-least two years post-construction.

In order for the securities to be returned to the Owner(s), a written report prepared by a Registered Professional Forester will be required. The required written report will need to detail the health and condition of the City tree at least two-years post-construction. Should the Forester deem that the tree was compromised during construction and is thus, not viable, the City will collect the securities as compensation for the loss of the tree. Should the Forester confirm that the tree is still viable, the securities shall be returned to the Owner(s).



September 8, 2022  
Date

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Seana Turkington  
Planner, Development Review, Central  
Planning, Real Estate 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:** D07-12-21-0143

### **SITE LOCATION**

61 Pinehurst Avenue, and as shown on Document 1.

### **SYNOPSIS OF APPLICATION**

The subject site, known municipally as 61 Pinehurst Avenue, has a total lot area of 306.98 square metres and is 10.06 metres wide. To the north of the site are detached low-rise residential uses. To the east of the site, are detached residential uses and mix-uses. Additionally, the east of the site leads to the main Scott Street. To the west of the site are detached low-rise residential uses. The site is within 850 metres of Tunney's Pasture and 1000 metres of Bayview LRT station

The current site is occupied by a detached residential home and an accessory shed. The applicant has submitted a Site Plan Control application proposing to construct a 10.7 metre high, three-storey low-rise apartment building with a total of eight dwelling units. The proposed development will provide a total of four one-bedroom units and four two-bedroom units. There will be no ancillary vehicular parking on site, but there will be 4 bicycle parking spaces in the rear yard. Waste will be stored in an accessory structure in the rear yard. This accessory structure complies with the requirements of Section 55 of the Zoning By-law.

There subject site has a black maple tree in the front yard. This mature tree is within the City's Right of Way (ROW) and thus will be maintained. It is also proposed to plant Elijah Blue Fescue and Green Gem Boxwood in the front and rear yards.

### **DECISION AND RATIONALE**

This application is approved for the following reasons:

- As per Schedule B of the Official Plan, the subject site is designated as a General Urban Area (Section 3.6.1). The policies for the General Urban Area designation permit a broad range of uses, and infill and intensification are generally encouraged.
- The subject site is within the boundary of the Scott Street Secondary Plan and, is designated low-rise residential with a maximum height of 4-storeys on Schedule A. Under the Secondary Plan, Section 4.2.5 notes that Low-Rise Residential areas should be aligned with the City's Urban Guidelines for Low-Rise Infill Housing. The proposed development is below the maximum height set out in the

Scott Street Secondary Plan and meets the policies of the plan, as well as the Guidelines for Low-Rise Infill.

- In addition to the Secondary Plan, the Scott Street Community Design Plan (CDP) is also applicable. Per the CDP, the site is designated low-rise residential and is within the neighbourhood line. The proposal complies with the four-storey maximum height stipulated by 11 m.
- The site is zoned Residential Fourth Density Zone, Subzone UB (R4UB) under the City's Zoning By-law (By-law 2008-250). The proposal complies with the provisions of the R4UB zone and maintains the intent of the Zoning By-law.
- The proposed development will add additional housing units to the neighbourhood and complies with all applicable Official Plan, Secondary Plan, and CDP policies, as well as relevant zoning provisions. The proposal represents good planning.

### **PARKLAND DEDICATION**

Parkland dedication, in accordance with By-law 2009-95, is being satisfied within this approval through the taking of cash-in-lieu of parkland as detailed in the above conditions.

### **CONSULTATION DETAILS**

#### **Councillor's Concurrence**

Councillor Leiper was aware of the application related to this report. Councillor Leiper has concurred with the proposed conditions of approval.

#### **Public Comments**

This application was not subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments. Staff received comments from the community association and a total of 6 comments from members of the public.

#### Summary of public comments and responses

*Comment:* There are concerns with the drainage. Will the water drainage from the roof be directed to the surface or is it going into the city storm sewers?

*Response:* It is proposed to control and store water on the roof, with appropriate outlets to the City storm sewer. Per Provincial regulations, property owners may not direct flows towards another persons property.

*Comment:* Pinehurst is a busy street with cars often using the street as a shortcut from Parkdale. How will the proposed development impact the movement of the street, especially street parking?

*Response:* It is anticipated that tenants of the proposed building will find alternative modes of transportation to a car. Tenants with vehicles are required per the conditions of this approval to be informed by the Owner that no on-site parking is provided, per the provisions of the R4 zone, and would need to find their parking space elsewhere. No negative impacts to the movement of vehicles along Pinehurst are anticipated as a result of this application.

*Comment:* The main concern is the construction process that will happen when building the development. What will be the notice put in place on disruption such as noise, construction cars park on the street, and use of space during the process? Since the area is residential dwelling, the noise will have an effect on families and people working from home.

*Response:* A certain amount of noise during construction is to be anticipated; however, it is expected that the owner will abide by applicable municipal and provincial regulations, including the City's Noise By-law. Construction crews are expected to abide by all applicable municipal by-laws and regulations as well. When a building permit has been issued, the permit is required to be posted at the construction site.

*Comment:* Concerned about absentee landlord and the maintenance (or lack thereof) of the property. The building on site is currently vacant and has not been kept up by the owner. Additionally, the developer has not made any attempt to talk to the neighbours.

*Response:* All property owners are required to maintain their property in accordance with the City of Ottawa's Property Standards By-law. A lack of maintenance or upkeep or concerns in regards to this may be reported to the City of Ottawa by calling 3-1-1. Concerning communications with neighbours, staff encourage applicants to discuss the proposal subject to site plan control with abutting and nearby neighbours.

*Comment:* One of the main concerns is that the proposed development has no parking implementation. Street parking is becoming an issue in Ward 15 Kitchissippi with little regard for road clean-up during the winter and garbage/recycling trucks. Having 8 units, there are likely to have tenants with cars which may cause need for more street parking space. It important for the developer to put that into consideration.

*Response:* No on-site parking is permitted for this lot in accordance with the Residential Fourth Density Zone (R4) provisions. A condition pertaining to on-site parking has been included as part of the Site Plan Control application approval whereby the Owner acknowledges and agrees that tenants shall be made aware there is no parking available. It is anticipated that the tenants living here will not have a vehicle and, if they do, that they are responsible for finding adequate parking.

#### Comments from Hintonburg Community Association:

There is insufficient attention given to context. The plans appear to be generic (the street is not even named; "street name" appears at the top of the plans). There seems to be little or no attention paid to the impact on the adjoining properties or the relationship of the design with its surroundings.

#### *Window openings*

- The windows on the north and south façades should be as few and as small as possible to minimize overlook and privacy concerns while still maintaining some variation in materiality and interest on the side facades.
- The front bedroom window on the second and third floors on the north façade should face the street as does the window on the ground floor.
- The rear bedroom window on the second and third floors should face the rear yard, not the side yard, increasing privacy for the neighbour as well as animating the rear façade.

### *Rear façade*

- In addition to the relocation of windows as above, the impact of the height and massing of this wall and staircase should be mitigated by varying the cladding used. In addition, the enclosed stairway should be enlivened by the addition of small windows on the rear surface. Besides mitigating an almost entirely blank façade, this will provide lighting to the interior of the stairwell, decreasing the need for artificial lighting during daylight hours.

### *Private amenity space for rear units?*

- There should be private amenity space for the rear units.

### *Balconies*

- Screening should be provided on the north side of the balconies.

### *Garbage containers*

- We recommend that they be moved closer to the building (next to the enclosed stairs?) in order to protect neighbours from the odour.

### *Bicycle Parking*

- There should be a minimum of 2 **covered** parking spaces per unit since no parking can be provided.

### *Air conditioners and other venting*

- The plans do not indicate the location of these components. It is impossible to assess the potential noise impact on neighbours. Units producing any noise should be located away from adjoining properties.

### *Ownership and management*

- The applicants live in North York (GTA), raising concerns about the responsibility for management of the construction phase as well as the occupancy phase. There should be a plan for providing good contact information for issues arising during construction and then after occupancy, contact number for the management.

### *Demolition*

- A Designated Substances Report will be required which should be shared with neighbours and the HCA.

### *Fence*

- We request that a fence be installed to the north and rear to ensure privacy for neighbours. This should be discussed with neighbours to south as well.

### *Response:*

Throughout the application process, City staff have provided comments on a few iterations of revised reports and plans. The applicant has made some changes to the proposed building (such as having stairs enclosed at the rear), has added landscaping, altered the configuration of rear yard to incorporate more softly landscaped areas by removing proposed hard landscaping materials, and has made minor changes to the façade. Amenity area is proposed to be provided in the rear yard for the tenants of the

proposed building. Some inset balconies serving units facing Pinehurst Street are to be incorporated into the proposal, per the floor plans and elevations.

The proposed waste enclosure located in the rear yard complies with the City's Waste Collection Services Solid Waste Guidelines as well as, Section 55 of the Zoning By-law pertaining to accessory structures.

Concerning bike parking, the applicant will be providing 4 bicycle parking spaces, in accordance with the minimum requirements set out under Section 111 (Bicycle Parking) of the Zoning By-law. The location of vents, air conditioners, et cetera is not usually shown on site plans but, is reviewed during the building permit process. The applicant will be installing a fence, which will run along both interior side yards as well as, the rear yard.

With respect to property management, it is the Owner's responsibility to provide contact information to neighbours, should they choose to do so. The Owner(s) must comply with all applicable City and Provincial regulations, including the City's Property Standards By-law.

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

##### Summary of Comments – Technical

N/A

#### **Advisory Committee Comments**

##### Summary of Comments – Advisory Committees

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 Staff Delegated Authority due to the complexities of issues requiring resolution prior to approval.

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## Document 1 – Location Map

