



**DRAFT PLAN OF CONDOMINIUM APPROVAL APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW, WEST**

Site Location: 1837 & 1849 Maplegrove Road

File No.: D07-04-22-0018

Date of Application: October 11, 2022

This application submitted by J.D. Barnes Limited on behalf of Mattamy (Maple Grove) Limited is recommended for DRAFT APPROVAL, subject to the conditions, as attached.

May 10, 2023

Date

Allison Hamlin,
(Acting) Manager, Development Review
Planning, Real Estate and Economic
Development Department

Attach(s):

1. Conditions of Draft Approval
2. Draft Plan of Condominium



DRAFT PLAN OF CONDOMINIUM APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-04-22-0018

SITE LOCATION

1837 & 1849 Maple Grove Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The lands are part of Mattamy's Maple Grove Subdivision (D07-16-21-0005), which was draft approved in January of 2022. A related Zoning By-Law Amendment was passed in July of 2022 in order to accommodate 3-storey townhome and back-to-back townhome units on the subject sites. The sites are proposed to be developed with 62 back-to-back townhome units and 28 traditional townhome units, to be accessed from two internal private roadways. Eleven blocks within the proposed plan will include the townhouse dwellings and further 2 blocks will provide private roadway access off the north of the site.

The purpose of the Common Elements Plan of Condo application is to establish common ownership for the private roadways and all shared services and site elements. The stone cottage will be retained as a parcel of tied land within the Condominium (Block 11). Block 12 will be a fee simple lot which will require joint use and maintenance agreements with the condo to ensure that access to servicing is obtained. A concurrent Lifting of Part Lot Control will create 90 lots for the residential units.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	0
Stacked	0
Townhouse	90
Semi-detached	0
Detached	2

Related Applications

The following applications are related to this proposed development:

- Zoning By-law Amendment – D07-04-21-0022
- Plan of Subdivision – D07-16-21-0005
- Part Lot Control - D07-08-22-0043



DECISION AND ANALYSIS

It is recommended that the application be approved..

The subject application has been examined pursuant to the provisions of the Official Plan and Section 9 of the *Condominium Act* and this examination has revealed that the application, subject to the conditions submitted herewith, is compliant.

The draft conditions of approval are supported by the Applicant and the Ward Councillor of the ward in which the application is located.

The proposed development does not require an expenditure of municipal funds over and above those funds recovered by development charges or for which an allocation has been made in a Council approved budget.

CONSULTATION DETAILS

Councillor Glen Gower has concurred with the proposed conditions of Draft Approval.

Public Comments

This application was subject to the Public Notification and Consultation Policy. A virtual statutory public meeting was held on December 15, 2022 and attended by approximately 15 residents.

Summary of public comments and responses

Loss of privacy, construction, blasting and noise, snow storage

Response: Through the subdivision application, the development's townhouses were sited to minimize privacy and overlook concerns for existing private, rear yard amenity spaces that abut the subject lands. The height townhomes will be similar in nature to the existing surrounding homes. If blasting is required, there are conditions of approval related to blasting in order to protect neighbouring properties. All construction activities must adhere to the City's Noise By-law, which states that construction can only occur between 7:00 am and 10:00 pm. The applicant will be responsible for snow removal as well as snow storage. Conditions of approval are included to ensure that snow is removed responsibly by the Condo Corporation. The subject application also includes conditions to ensure the on-going maintenance of landscaping and retaining walls by the Corporation.

Increased Traffic, on-street parking

Response: The applicant submitted a Transportation Impact Assessment in support of the application. Staff reviewed the report and are satisfied with its findings. On-street parking will be provided in select locations on the subject lands, where the right-of-way



can be sufficiently widened. Garages will be designed to function as intended and allow for vehicles to be parked.

APPLICATION PROCESS TIMELINE STATUS

This Plan of Condominium application was processed by the “On Time Decision Date” established for the processing of an application that has Manager Delegated Authority due to the complexity of engineering issues.

Contact: Lisa Stern Tel: 613-580-2424, ext. 21108 or e-mail: Lisa.Stern@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION PLAN OF SUBDIVISION / PLAN DE LOTISSEMENT	
D07-16-21-0005 D02-02-21-0022	21-0270-D	1837, 1849 ch. Maple Grove road	
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