



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

---

Site Location: 2830 Carling Avenue and 810 Vick Avenue

File No.: D07-12-20-0163

Date of Application: November 22, 2020

---

This SITE PLAN CONTROL application submitted by Jonah Bonn, Holzman Consultants Inc. – on behalf of Carling Summit Inc., is APPROVED as shown on the following plan(s):

1. **Site Plan, A003**, prepared by Pye & Richards, dated November 20, 2020, revision 6 dated February 17, 2022.
2. **Elevations, A002**, prepared by Pye & Richards, dated November 20, 2020, revision 3 dated May 11, 2021.
3. **Landscape Plan, L1**, prepared by Gino Aiello, dated November 20, 2020, revision 3 dated June 9, 2021.
4. **Site Grading, Drainage and Sediment & Erosion Control Plan**, drawing number C101, prepared by McIntosh Perry, project number CCO-21-1191, revision 6, dated Nov 19, 2021.
5. **Site Servicing Plan**, drawing number C102, prepared by McIntosh Perry, project number CCO-21-1191, revision 6, dated Nov 19, 2021.

And as detailed in the following report(s):

1. **Servicing & Stormwater Management Report – 2830 Carling Avenue**, prepared by McIntosh Perry, project number CCO-21-1191, revision 2, dated June 2021.
2. **Geotechnical Report – 2830 Carling Ave. and 810 Vick Ave.**, prepared by McIntosh Perry, project number CCO-21-1191, dated November 2020.

3. **Geotechnical Memo – Review of Geotechnical Report upon Changes in Site Plan - 2830 Carling Ave. and 810 Vick Ave.**, prepared by McIntosh Perry, project number CCO-21-1191, dated June 15, 2021.
4. **Tree Conservation Report**, prepared by IFS Associates, dated January 17, 2022.
5. **Phase One Environmental Site Assessment**, prepared by McIntosh Perry, dated November 16, 2020.
6. **Roadway Traffic Noise Assessment**, prepared by Gradient Wind, dated February 4, 2021.

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

### **General Conditions**

1. **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.

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, Real Estate 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, Real Estate and Economic 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. **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.

**6. 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.

**7. Construct Sidewalks**

The Owner shall design and construct sidewalk(s) within public rights-of-way along Judge Street and Vick Avenue to provide a pedestrian connection from or to the site as may be determined by the General Manager, Planning, Real Estate and Economic Development. Such sidewalk(s) shall be constructed to City Standards.

**8. Extend Internal Walkway**

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, Real Estate and Economic Development.

**9. 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.

**10. Development Charges**

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

## **Special Conditions**

### **11. City Street Light Relocation**

The Owner acknowledges and agrees that the City Street Light mounted to the existing hydro pole that is in conflict with the proposed parking garage entrance and is identified as to be removed on the approved Site Grading and Site Servicing Plans shall be relocated at the sole expense of the Owner. Further, the Owner acknowledges and agrees that the City Street Light and its location shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

### **12. City Retaining Wall Removal**

The Owner acknowledges and agrees that any works associated with the removal of the City-owned retaining wall identified as SN019015 including but not limited to utility pole and street light relocation, and reinstatement of the lands within the City ROW adjacent to the retaining wall being removed, shall be done at the sole expense of the owner and shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development. The Owner further acknowledges and agrees to notify the General Manager, Planning, Infrastructure and Economic Development once the retaining wall has been removed.

### **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. 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 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.

### **15. 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 excavation in proximity to adjacent property the applicant shall ensure that there will be no conflicts or damage caused to adjacent foundations or property. For encroachments onto adjacent property the applicant shall ensure that there will be no conflicts between the proposed shoring method and adjacent foundations, services, or utilities. 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.

**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 be liable 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. Protection of City Sewers**

- (a) Prior to the issuance of a building permit, the Owner shall, at its expense:
  - (i) obtain a video inspection of the City Sanitary and Storm Sewer Systems within Judge Street beginning one maintenance hole upstream of the connection point and ending at Carling 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 Sanitary and Storm Sewer Systems within Judge Street beginning one maintenance hole upstream of the connection point and ending at Carling 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 Systems within Judge Street and compensate the City for the full amount of any required repairs to the City Sewer Systems.

**19. Cistern Pump Flow Control Device**

The Owner acknowledges and agrees to install and maintain in good working order the required cistern-pumped flow control, as recommended in the approved Servicing and Stormwater Management Report, referenced in Schedule “E” herein. The Owner further acknowledges and agrees it shall assume all maintenance and replacement responsibilities and to keep all records of inspection and maintenance in perpetuity and shall provide said records to the City upon its request.

**20. 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.

**21. 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.

**22. 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.

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

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

- (a) a certificate of conformance and As-built Drawings have been received from a Professional Engineer, licensed in the Province of Ontario, certifying that the required cistern pump flow 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 and reports for site development and City Sewer Design Guidelines. The flow control devices shall be free of any debris.

**24. 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.

**25. Permanent Features**

The Owner acknowledges and agrees that no permanent features shall be permitted above and below grade within the City's widened right-of-way or corner sight triangle, including commercial signage, except as otherwise shown on the approved Site Plan referenced in Schedule E" herein.

**26. Private Approach Detail**

The Owner acknowledges and agrees that all private approaches serving the proposed development shall be designed and constructed, at the sole expense of the Owner, in accordance with the City's "Curb Return Entrances – Uncontrolled Intersections" Plan, Drawing No. SC7.1, dated March 2007 and revised March 2021, and the Owner shall comply with the City's Private Approach By-law, being No. 2003-447, as amended.

**27. Noise Control Attenuation Measures**

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved 2830 Carling Avenue & 810 Vick Avenue, Ottawa: Roadway Traffic Noise Assessment, referenced in Schedule "E" of this Agreement, as follows:

- (a) All units within Building A are to be equipped with central air conditioning;
- (b) All units within Building B are 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 for Building A, 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, as detailed in paragraph ## below.

**28. Notice on Title – Noise Control Attenuation Measures**

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:

Applicable to Building B: Type C – Forced Air Heating System and Ducting

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that this dwelling unit has been fitted with a forced air heating system and the ducting, etc. was sized to accommodate central air conditioning. Installation of central air conditioning by the Purchaser/Lessee will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa’s and the Ministry of the Environment, Conservation and Parks’ noise criteria.”

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges and agrees it shall identify the location and install any outdoor air conditioning device(s) so as to 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.”

Applicable to Building A: Type D – Central Air Conditioning

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that this dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa’s and the Ministry of the Environment, Conservation and Parks’ noise criteria.”

Ending Paragraph

“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.”

**29. Certification Letter for Noise Control Measures**

- (a) The Owner acknowledges and agrees that upon completion of the development and prior to occupancy and/or final building inspection, it shall retain a Professional Engineer, licensed in the Province of Ontario with expertise in the subject of acoustics related to land use planning, to visit the lands, inspect the installed noise control measures and satisfy himself that

the installed recommended interior noise control measures comply with the measures in the 2830 Carling Avenue & 810 Vick Avenue, Ottawa: Roadway Traffic Noise Assessment referenced in Schedule "E" hereto, 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.

- (b) The Certification Letter shall be unconditional and shall address all requirements as well as all relevant information relating to the development, including project name, lot numbers, building identification, drawing numbers, noise study report number, dates of relevant documents and in particular reference to the documents used for the building permits and site grading applications.

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.

**30. Maintenance and Liability Agreement for Landscaping**

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement with the City, for all plant and landscaping material (except municipal trees), decorative paving and street furnishings placed in the City's right-of-way along Carling Avenue and Judge Street in accordance with City Specifications, and the Maintenance and Liability Agreement shall be registered on title, at the Owner's expense, immediately after the registration of this Agreement. The Owner shall assume all maintenance and replacement responsibilities in perpetuity.

**31. Waste and Recycling Collection (Standard Collection)**

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.

**32. 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.

**33. 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 \$10,314.75. 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.

**34. 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.

March 17, 2022

\_\_\_\_\_  
Date



\_\_\_\_\_  
Court Curry  
Manager, Development Review, West  
Planning, Real Estate and Economic  
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information



## SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

---

**File Number:** D07-12-20-0163

### SITE LOCATION

2830 Carling Avenue and 810 Vick Avenue, and as shown on Document 1.

### SYNOPSIS OF APPLICATION

The site is located on the south side of Carling Avenue between Judge Street and Vick Avenue. The subject site is approximately 1,686 square metres and has 44.6 metres of frontage on Carling Avenue with a with 33.75 metres of frontage on Judge Street and a somewhat irregular east lot line (along Vick Avenue) measuring 36.98 metres. Currently, there are two dwellings on the site with a heavily vegetated frontage along Carling. The subject property is located in the neighbourhood of Britannia Heights, which is composed of a variety single family dwellings, duplex dwellings, townhomes and apartment buildings ranging in height.

The applicant has submitted a Site Plan Control application to facilitate a residential development of two multi-unit residential buildings: a three-storey, 27-unit stacked townhouse building (containing 21 two-bedroom units and six one-bedroom units) and a 3-storey triplex (containing three units). An underground parking garage is also proposed that will contain 42 parking spaces with access off Judge Street. The servicing and mechanical equipment will be located in the underground parking garage..

An application for a Minor Variance was approved by the Committee of Adjustment in September 2021 for the following:

- a. To permit a reduced front yard setback of 1.38 metres (Judge Street), whereas the By-law requires a minimum front yard setback of 6.0 metres;
- b. To permit a reduced front yard setback of 2.97 metres (Vick Avenue), whereas the By-law requires a minimum front yard setback of 6.0 metres; and
- c. To permit a reduced corner side yard setback of 3.0 metres (Carling Avenue), whereas the By-law requires a minimum corner side yard setback of 4.5 metres.

The property is a corner through lot and for By-law purposes, the minimum required front yard setback applies to both the front and rear lot lines and the minimum rear yard setback does not apply.

## **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The proposal is in compliance with applicable Official Plan policies.
- The proposal is consistent with the Urban Design Guidelines for Development along Arterial Mainstreets.
- The proposal is in compliance with all applicable zoning provisions including the provisions of the Residential Fourth Density Zone Subzone N (R4N) of Zoning By-law 2008-250 as amended.
- The proposal has received approval from the Committee of Adjustment for the required minor variances noted above.
- The proposed development is compatible with the surrounding uses.
- All technical issues have been resolved to the satisfaction of the City, through the approved drawings or inclusion of conditions.
- The proposed site design 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 Theresa Kavanagh is aware of the application related to this report.

The 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.

#### Summary of public comments and responses

##### Concern

Access to parking garage using Judge Street and distance from Carling Avenue

##### Response

The access in its proposed location is supported for the following reasons:

- The access is located approximately 25 metres from the Carling Avenue intersection, which meets and exceeds the minimum corner clearance requirement as per Transportation Association of Canada (TAC, 2017) design guidelines. This allows for adequate clearance of the intersection of Carling and Judge Street;
- The access is located directly across from the parking garage access of the 2850 Carling Ave building. As per the TAC (2017), this is the preferred arrangement in situations where cross-traffic is anticipated to be low; and
- In addition, as a lighting comment, this configuration has the added benefit that light coming from vehicles egressing the garage will shine upon the opposing garage drive aisle, and not within opposing neighbors windows.

Concern

Collection and disposal of garbage and recycling.

Response

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

Concern

On street parking

Response

It is important to note that the site location is served by public transit on Carling Avenue and is in an area that is walkable. 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 both Judge Street and Vick Avenue, which will provide additional opportunities for parking. Should on-street parking permissions be violated, citizens are directed to call 3-1-1.

Concern

Increase in traffic

Response

A Transportation Impact Assessment 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.

Concern

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.

### Concern

Too much density for the size of the site

The proposed development represents a good example of intensification based on the site context and its surroundings. 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.

### **APPLICATION PROCESS TIMELINE STATUS**

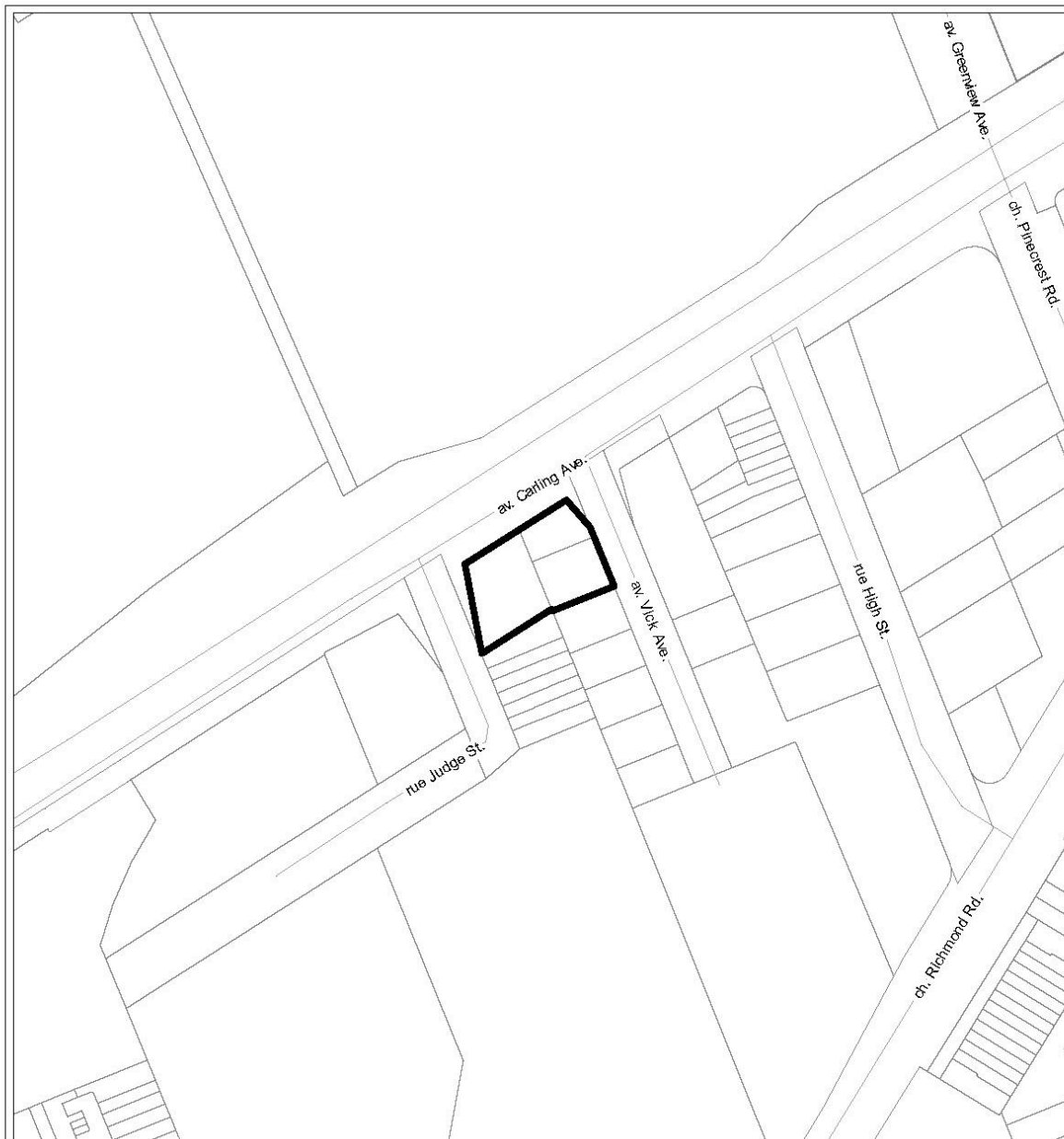
This Site Plan application was not processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority due to the number of resubmissions required due to engineering and tree related issues.


**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 SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-20-0163	20-1034-L		<b>2830 av. Carling Ave.</b> <b>810 av. Vick Ave.</b>
I:\CO\2020\Site\Carling_2830_Vick_810			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small>			
<small>©Les données de parcelles appartiennent à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE.</small>			
REVISION / RÉVISION - 2020 / 11 / 25			
			 <small>NOT TO SCALE</small>