



5 pages by email to [laurel.mccreight@ottawa.ca](mailto:laurel.mccreight@ottawa.ca)

October 12, 2021

Laurel McCreight MCIP, RPP  
Planner, Development Review West  
Planning, Infrastructure and Economic Development Department  
City of Ottawa  
110 Laurier Avenue West, 4th Floor  
Ottawa, ON  
K1P 1J1

Dear Laurel:

**Re: Site Plan Control Application – 2830 Carling Avenue and 810 Vick Avenue  
File Number: D07-12-20-0163**

This letter contains our responses to the third round of review comments as issued by the City of Ottawa on August 4, 2021. Please note the following abbreviations:

GJA	Gino J. Aiello, Landscape Architect
PRTY	Pye Richard - Temprano Young Architects Inc.
MP	McIntosh Perry
HCI	Holzman Consultants Inc.

We appeared before the Committee of Adjustment on September 15, 2021 to obtain relief from certain setback requirements. A copy of the Committee's decision in our favour has been included in the Dropbox folder along with all revised plans and studies:

<https://www.dropbox.com/sh/r1gshc9d98fx7zp/AAAYQ7rLfG9TryOZLiY28WCba?dl=0>

## Planning & Urban Design

1. Comment 7 (2<sup>nd</sup> Round Circulation): Consideration should be given to the same treatment for the lower units as the upper units. The current end unit balconies still appear to be light and would benefit from having a balcony below for the lower end units.

Response (PRTY): The ground floor unit on the north side, west end of the unit cannot have a side balcony as the egress from the basement is in this location. We have, therefore, treated the other units in the same manner. There is also mechanical ventilation from the garage at both ends and these would be very close to ground floor balconies and this would be a noise issue for the balconies.

Response (HCI): Please refer to the amended elevation drawings (in the DropBox) and the excerpts below which incorporate certain changes. The architect has "beefed" up the supports

for the upper balconies to reduce the perceived lightness of the structure for the upper balconies.



Revisions to North Elevation (on the left) and East elevation (on the right)



Revisions to South Elevation (on the left) and West elevation (on the right)

## Engineering

### 1. Original Comment 49:

City April 2021: Understood. Also identify on the plan any works that are associated to the removal of this retaining wall, including utility pole relocation and reinstatement of the lands within the City ROW adjacent to the retaining wall being removed. The note should identify that these works are to be the owner's responsibility and at the owner's expense. **Please provide correspondence with the utility owner as it relates to their approval of the pole relocation.** Additionally, the City's Infrastructure Services Group are to be notified once the retaining wall has been officially removed. Note that a condition related to the above will also be added to the Development Agreement.

M Perry: Please note that the existing hydro pole has also been identified for relocation, per the landscape plan this area is to be reinstated with sod.

City July 2021: Note related to Hydro pole relocation seen on plan, however, please address emboldened portion of comment above. Hydro Ottawa should be consulted regarding relocation of the pole. Also identify where the proposed new location would be on the plan. The new location should be coordinated with site grading and servicing at this stage.

Response (HCI): MP has conferred with Hydro Ottawa. Please refer to the attached correspondence.

2. Original Comment 63:

City July 2021: Specify that sanitary connection is to be a Tee connection on the servicing plan.

Response (HCI): We have conferred with the civil engineering team at MP who have advised that the sanitary connection will in fact be a “Tee” connection.

## Forestry

3. The approval of the TCR is a requirement for Site Plan approval and the issuance of a tree permit

Response (HCI): Noted.

4. The TCR will be approved once the following have been addressed:

a. Under the supervision of a Registered Professional Forester, hydro excavation is to be performed to determine if any adjoining tree will be adversely impacted by the proposed development.

i. The RPF will supply an addendum to the TCR documenting any anticipated impacts, and required mitigation.

Response (HCI): In discussion with Mark Richardson, we are given to understand that in lieu of performing a costly exercise in hydro excavation that a letter from the abutting landowners acknowledging the risk to certain trees will suffice.

b. Provide the city with written permission from adjoining landowners that the removal of trees growing on a neighbouring property (including co-owned trees on the property line) is acceptable

Response (HCI): We are obtaining such permission. We will deliver forthwith upon receipt.

c. Provide the City with permission from the adjoining landowner that if required, and as recommended by a Registered Professional Forester, Tree 11 can be removed if excavation causes it to become destabilized to the point where its removal is required.

Response (HCI): See responses above.

d. For more information on the above, please contact [Mark.Richardson@ottawa.ca](mailto:Mark.Richardson@ottawa.ca)

5. Forestry has no additional comments/requests regarding the proposed landscape plan.

Response (HCI): Noted, thank you.

6. As previously discussed, compensation for the removal of municipally owned trees 1, 2, 3, 5, 6 and 7 (as shown in the TCR) is \$15,914.75.

Response (HCI): Noted.

7. The current planting plan provides a total of 14 replacement trees within the municipal ROW. This permits a reduction in compensation of \$5,600.00, resulting in deficit of \$10,314.75.

Response (HCI): Noted.

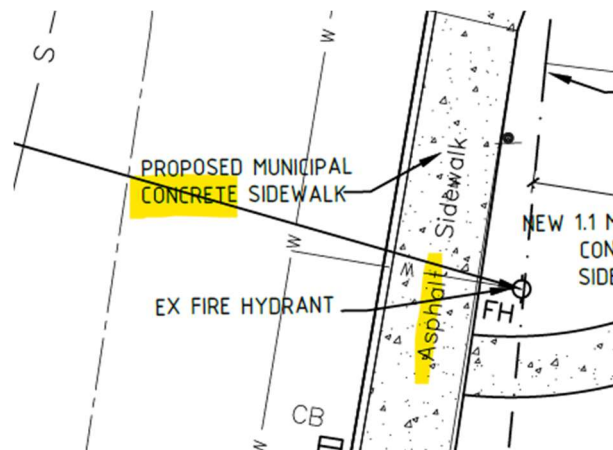
8. At site plan approval, compensation payment must be received by Forestry Services prior the release of the tree permit. Please contact [Adam.Palmer@ottawa.ca](mailto:Adam.Palmer@ottawa.ca) for more information on compensation.

## Transportation

*Overall Site Plan New Development, drawing # A003, prepared by Pye & Richards - Temprano & Young Architects Inc., Consultant's project # 20033, dated November 20 2020, revision #3, revision date May 11 2021.*

9. Site Plan shows conflicting information. The material for the sidewalk along Judge Street is shown as both asphalt and concrete. As per City Standards, sidewalk must be concrete.

Response (HCI): Please refer to the amended Site Plan.



10. Provide concrete sidewalk across access, as per SC 7.1 (attached).

Response (HCI): Please refer to the amended Site Plan.

*Roadway Traffic Noise Assessment, prepared by Gradient Wind, Consultant's report #20-251-Traffic Noise, dated November 16 2020, revised February 4 2021.*

11. No further comments.

Response (HCI): Noted, thank you.

We look forward to your responses and the presentation of a Delegated Authority Report.

Yours very truly,

Holzman Consultants Inc.

A handwritten signature in blue ink, appearing to be 'Jonah Bonn', written in a cursive style.

Per: Jonah Bonn, MCIP, RPP