



**SITE PLAN CONTROL APPLICATION
SITE PLAN APPROVAL REPORT
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Location: 1058, 1062, 1066 Silver Street and 1305, 1295, and 1291 Summerville Avenue

File No.: D07-12-24-0037

Date of Application: June 11, 2024 (Deemed Complete February 7, 2025)

This SITE PLAN CONTROL application submitted by Timothy Beed (Fotenn Planning + Design), on behalf of Ottawa Preston Holdings, is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

1. **Site Plan**, SP-01, prepared by Project 1 Studio Incorporated, Revision 9 dated 2025-06-27.
2. **Consolidated Site Plan**, SP-01, prepared by Project 1 Studio Incorporated, Revision 9 dated 2025-06-27.
3. **Elevations**, A201, prepared by Project 1 Studio Incorporated, Revision 11 dated 2025-04-14.
4. **Elevations**, A202, prepared by Project 1 Studio Incorporated, Revision 11 dated 2025-04-14.
5. **Site Servicing Plan**, C-1, prepared by D.B Gray Engineering Inc., Revision 8 dated July 4, 2025.
6. **Grading Plan**, C-2, prepared by D.B. Gray Engineering Inc, Dated Jan 23-24, Revision 10 dated July 4, 2025.
7. **Drainage Plan**, C-17, prepared by D.B Gray Engineering Inc., Revision 7 dated July 4, 2025.
8. **Erosion & Sediment Control Plan**, C-3, prepared by D.B Gray Engineering Inc., Revision 7 dated July 4, 2025.
9. **Landscape Plan**, L-01, prepared by Ruhland & Associates Ltd., Revision 4, dated July 10/25.
10. **Landscape Details & Plant List**, L-02, prepared by Ruhland & Associates Ltd., Revision 4, dated July 10/25.

And as detailed in the following report(s):

1. **Geotechnical Investigation Proposed Residential Development 1291, 1295 and 1305 Summerville Avenue & 1066 Silver Street**, prepared by Paterson Group, dated January 17, 2024.
2. **Memo Geotechnical Review of Grading and Servicing Plans proposed Residential Development 1291, 1295 and 1305 Summerville Avenue & 1066 Silver Street**, prepared by Paterson Group, dated July 8, 2025.
3. **Site Servicing & Stormwater Management Report – 1058-1066 Silver Street**, prepared by D.B. Gray Engineering Inc, Job# 23056, dated August 12, 2024.
4. **Phase I Environmental Site Assessment 1058, 1062, and 1066 Silver Street**, Peterson Group Inc., Report #: PE5083-2R, dated December 3, 2021.
5. **Memo Phase I Environmental Site Assessment Update 1291, 1295 & 1305 Summerville Avenue and 1058, 1062, and 1066 Silver Street**, Paterson Group Inc., Report #:P36088-LET.01, dated December 22, 2023.
6. **Tree Conservation Report**, prepared by Dendron Forestry Services, Revision 7, dated July 24, 2025.

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

SCOPED SITE PLAN AGREEMENT

1. Lapsing of Approval

The Owner shall enter into this Site Plan Control Agreement and/or Letter of Undertaking, 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/or Letter of Undertaking, complete the conditions to be satisfied prior to the signing of this Agreement, and have the corresponding building permit(s) issued within three (3) years of Site Plan approval, the approval shall lapse.

2. Prior Site Plan Agreement

The Owner acknowledges and agrees that all terms and conditions of the Site Plan Agreement between 1295 Summerville Ltd and the City of Ottawa, registered as Instrument No. OC2279406 on 2020/11/10, and 1291 Summerville Ltd. and the City of Ottawa registered as Instrument [forthcoming] are reconfirmed and are in full force and effect except as otherwise varied or amended in this Agreement. The Owner further acknowledges and agrees that the relevant portion of the Approved Plans referenced in Schedule "E" hereto shall supersede and replace and/or be in addition to, as the case may be, the relevant sections of the corresponding Plans contained in the previous Site Plan Agreement(s).

3. Corner Sight Triangle

Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, an unencumbered corner sight triangle measuring 3 metres x 3 metres at the intersection of Summerville Avenue and Silver Street. The exact location and area of the corner sight triangle must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the corner sight triangle, to the City

Surveyor for review prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. The Owner acknowledges and agrees to provide an electronic copy of the Transfer and a copy of the deposited reference plan to the City Solicitor prior to the execution of this Agreement by the City. All costs shall be borne by the Owner.

4. **Development Charges**

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

LETTER OF UNDERTAKING

Requirements

1. The Owner shall submit a certificate of insurance in a form satisfactory to the City. The certificate of insurance must be issued in favor of the City of Ottawa in an amount not less than five million dollars per occurrence, must contain an endorsement naming the City as an additional insured and an unconditional thirty days' notice of any material change or cancellation of the policy.

General Conditions

2. **Execution of Letter of Undertaking**

The Owner shall execute the City's standard Letter of Undertaking and satisfy the conditions contained within this Site Plan Approval Report. In the event the Owner fails to execute the required Letter of Undertaking, submit any required fees and/or securities within three (3) years, and attain permits, this approval shall lapse.

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, Development and Building Services.

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, Development and Building Services, 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, Development and Building Services.

7. **Construct Sidewalks**

The Owner shall design and construct sidewalk within Silver Street public rights-of-way to provide a pedestrian connection from or to the site as may be determined by the General Manager, Planning, Development and Building Services. 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, Development and Building Services.

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, Development and Building Services, 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, Development and Building Services, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Development and Building Services 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, Development and Building Services, 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. **Demolition Permit**

The Owner acknowledges and agrees to obtain a demolition permit for the dwellings currently located on the properties, and to remove said dwellings. A demolition permit shall not be issued prior to the payment of any applicable fees and securities, and any other requirements specified below to the satisfaction of the General Manager, Planning, Development and Building Services.

The Owner acknowledges and agrees that, if the dwellings are removed, and a building permit is not issued within one year, landscaping shall be implemented across the entire

property. The landscaping includes, but is not limited to, the removal of any asphalt, gravel, etc. (including access driveways), the installation of soft landscaping and/or other plant materials, as well as the installation of a fence along the perimeter of the property. These works shall be implemented to the satisfaction of the General Manager, Planning, Development and Building Services.

11. **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, Development and Building Services.

12. **Works on City Road Allowances**

Any Works required to be done by the Owner on City road allowances shall be according to the specifications and by-laws of the City. The Owner, or its contractor, shall be required to obtain all the necessary permits for road cuts prior to the disruption of the City road allowance and it is further understood and agreed that the aforementioned cuts shall be reinstated to the satisfaction of the Director, Infrastructure Services.

13. **Video Examination**

Video examination of storm and sanitary sewers 200mm or larger in diameter shall be required by the General Manager, Planning, Development and Building Services, at the Owner's expense, before final Acceptance or Approval of the Works.

14. **Testing**

The Owner may be required by the City to perform qualitative and quantitative testing, at the Owner's expense, of any materials which have been or are proposed to be used in the construction of any of the Works required by this Agreement to determine whether they are in conformity with applicable standards as determined by the General Manager, Planning, Development and Building Services.

15. **Provision of As-Built Drawings**

The Owner shall supply to the General Manager, Planning, Development and Building Services, one set of mylar or plastic film as-constructed road, grading and service drawings including the location of all Works, certified under seal by a Professional Engineer, licensed in the Province of Ontario, for City records upon Acceptance and Approval of the Works. Furthermore, the Owner shall provide the As-built Drawings and the attribute data for the Works in a form that is compatible with the City's computerized systems.

Special Conditions

16. **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, Development and Building Services Department, 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, Development and Building Services Department, 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, Development and Building Services Department, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Development and Building Services Department.

17. **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, Development and Building Services.

18. **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 (the "Report"), referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Development and Building Services 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, Development and Building Services.

19. **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, Development and Building Services 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.

20. **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 Site Servicing and Stormwater Management Report, 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.

21. **Water Demand for Fire Fighting**

The Owner acknowledges and agrees that the City's boundary conditions were provided for the subject development site setting out the available municipal water supply. The Owner further acknowledges and agrees that prior to building permit issuance, a letter shall be prepared by a qualified Building Code professional, licensed in the Province of Ontario, and provided to the General Manager, Planning, Development and Building Services

confirming the plans submitted for building permit issuance have incorporated any and all requirements of the Fire Underwriters Survey, 2020, or as amended, to achieve the low construction coefficient used within the proposed building design.

22. **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 As-built 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, Development and Building Services.

23. **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); and
 - (ii) 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, Development and Building Services, 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.

24. **Exterior Elevations Drawings**

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Elevations, referenced in Schedule "E" herein. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved plans shall be filed with the General Manager, Planning, Development and Building Services and agreed to by both the Owner and the City prior to the implementation of such changes. No amendment to this Agreement shall be required.

25. **Waste Collection**

The Owner acknowledges and agrees that residential cart (and/or container) garbage, recycling, and organic waste collection will be provided by the City from a centralized refuse room or area. The Owner shall provide, at its own expense, adequate storage for the containers and carts and acknowledges it is recommended that they be placed on a concrete floor. The Owner shall provide an adequately constructed road for direct access to the garbage/recycling/organic waste storage room or area suitable for garbage/recycle/organic waste collection vehicles. Any additional services (i.e. winching of containers) may result in extra charges. It is expressly acknowledged that this service may be amended or discontinued at the City's sole discretion, if in the City's opinion, access is not appropriate or due to policy/process changes within the operating department.

26. **Monetary Compensation for the Removal of Trees in City's Right-of-Way**

Prior to registration of this Agreement, the Owner acknowledges and agrees it shall pay the sum of **\$11,050.00** to the City as compensation for the removal of trees numbered 8 (sugar maple, 59cm), 9 (Norway Maple, 49cm), 10 (Cherry spp., multi-stem) located within the City's right-of-way along Silver Street. Upon receipt of compensation, the General Manager of Strategic Initiatives or their designate will provide the Owner with written approval, at which time the Owner may make arrangements with a contractor to remove the said trees 8, 9, 10 at the Owner's expense. The monetary compensation must be paid before the tree removal permit will be released.

27. **Excavation Around a City Tree**

The Owner acknowledges and agrees to complete root excavation work with an air spade around City owned tree #13. The Owner further acknowledges and agrees to notify the Planning Forester at least two business days in advance of completing the root excavation work to allow the City Planning Forester to oversee the work.

28. **Security for City Owned Tree**

That the Owner/Applicant(s) agree to implement the mitigation measures outlined in the approved Tree Conservation Report, prepared by Dendron Forestry Services, Revision 6, dated May 28, 2025, and to pay the associated securities (\$1,560.00) for tree protection. The securities, which will be based on the value of the tree(s) to be protected (Tree 13) shall be retained for two years following issuance of an occupancy permit, and thereafter returned to the owner only upon the City having received a report from an arborist or appropriate professional confirming that the identified tree(s) is/are healthy, retainable, and remain(s) structurally stable. The Owner(s) acknowledges(s) and agree(s) that if, in the opinion of the City Planning Forester and/or the Manager of the relevant Branch within Strategic Initiatives Department, the report indicates that any tree is declining and/or must be removed due to construction-related impacts, the Security for that tree, in its entirety, will be forfeited.

29. **Cash-In-Lieu of Conveyance of Parkland**

a) Prior to issuance of first occupancy permit, the Owner acknowledges and agrees to pay cash-in-lieu of conveyance of parkland as referenced in Schedule "B" herein. Pursuant to the City's Parkland Dedication By-law, being By-law No. 2022-280, as amended, 40% of said funds collected shall be directed to City wide funds, and 60% shall be directed to Choose Ward and Account.

- b) Prior to the registration of the site plan agreement or issuance of building permit, whichever comes first, the Owner shall pay the parkland appraisal fee of \$850.00 plus H.S.T. of \$110.50, as referenced in Schedule "B" herein.

All the above shall be to the satisfaction of the General Manager, Planning, Development Building Services.

December 18, 2025

Date



Geraldine Wildman
Manager, Development Review South,
Planning, Development and Building
Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-24-0037

SITE LOCATION

1058, 1062, 1066 Silver Street and 1305, 1295, and 1291 Summerville Avenue as shown on Document 1.

SYNOPSIS OF APPLICATION

In 2021, the City received and reviewed a site plan control application (File No. D07-12-21-0112) for a low-rise apartment building with 32 units and underground parking at 1058, 1062 and 1066 Silver Street. The subject application revises the proposal by removing the underground parking and adding 14 dwelling units for a total of 46 units. As summarized in the table and diagram below, the applicant consolidated the three lots on Silver Street with the adjacent planned unit development (PUD) at 1305, 1295, and 1291 Summerville Avenue. With the addition of the new low-rise apartment building at 1058, 1062, 1066 Silver Street, the PUD will consist of four low-rise apartment buildings with a total of 96 units and 35 shared surface parking spaces.

Table 1. Buildings and unit count within the planned unit development.

Address	Description	Number of Units
1058, 1062, 1066 Silver Street	Proposed 4-storey apartment	46
1291 Summerville Avenue	Existing 4-storey apartment built in 2024	16
1295 Summerville Avenue	Existing 3-storey apartment built in 2021	18
1305 Summerville Avenue	Existing 3-storey apartment built in 1956	16



Figure 1. Diagram showing PUD at 1058, 1062, 1066 Silver Street and 1305, 1295, and 1291 Summerville Ave

Two existing private approaches along Summerville Avenue will provide vehicular access to the site and lead to two surface parking lots with 35 parking spaces. The existing private approach between 1305 and 1295 Summerville Avenue will be removed and softly landscaped.

The design of the new 4-storey apartment building includes entrances along Silver Street and Summerville Avenue, recessed balconies, and window wells for ground level units. The façade draws on the materials of the existing low-rise apartment buildings with brick masonry, wood veneer, and grey cement panels. The building will be serviced by water and sanitary connections to the existing municipal sanitary sewer and watermain along Summerville Avenue. Stormwater will be managed with roof storage, private storm sewer system, and a 250 mm storm sewer connecting to the existing municipal storm sewer along Summerville Avenue.

The existing mature street trees along Summerville Avenue will be retained. Nine trees, including three city-owned trees will be removed due to site grading. As compensation, four trees will be planted along Silver Street and four trees will be planted within the interior of the site. As a condition of site plan control approval, the applicant will also provide additional monetary compensation for the removal of the city-owned trees. Ornamental grasses and perennials will also be planted along the building footprint.

Related Applications

The following applications relate to this proposed development:

- **Minor Zoning By-law Amendment – D02-02-24-0037**

A Minor Zoning By-law Amendment application to amend several performance standards to facilitate the development of a four-storey apartment building at 1058, 1062, and 1066 Silver Street. The application was technical in nature to address zoning deficiencies that resulted from the land consolidation. Staff approved the application on April 14, 2025, and City Council passed the associated by-law on April 30, 2025.

- **Zoning By-law Amendment – D02-02-21-0073**

A Zoning By-law Amendment application associated with the original site plan control application (D07-12-21-0112) to facilitate the development of a three-storey apartment building at 1058, 1062, and 1066 Silver Street. City Council approved the application on August 31, 2022.

- **Site Plan Control – D07-12-21-0112**

A site plan control application to facilitate the development of a three-storey apartment building at 1058, 1062, and 1066 Silver Street. The subject application revises this application.

- **Site Plan Control – D07-12-22-0126**

A site plan control application to facilitate the development of a four-storey apartment building at 1291 Summerville Avenue. The City approved the on June 24, 2022, and a building permit was issued in February 2023.

- **Site Plan Control – D07-12-19-0048**

A site plan control application to facilitate the development of a three-storey apartment building at 1295 Summerville Avenue. The City approved the on February 13, 2020, and a building permit was issued in

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is consistent with the Provincial Planning Statement.
- The proposal conforms with the Official Plan as it will facilitate the development of a low-rise apartment building - a built form contemplated for Neighbourhoods in the Inner Urban Transect.
- The proposal complies with the Zoning By-law. The applicant sought a site-specific Minor Zoning By-law Amendment (D02-02-24-0037) to amend several performance standards because the land consolidation changed the front and rear property lines and impacted other standards. Staff approved the application on April 14, 2025, and the by-law was passed on April 30, 2025.
- The proposed development aligns with the Urban Design Guidelines for Low-rise Infill Housing. In particular, the proposed low-rise apartment building frames both street edges and is contextually appropriate with the existing and planned context; and parking is arranged in a common area and screened from the public realm.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, 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 Comments

Councillor Riley Brockington is aware of the application related to this report.

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. Staff received and considered comments from seven residents.

Supportive Comments:

Comments indicated that the first developments on Summerville Avenue (i.e., 1295 Summerville Avenue and 1291 Summerville Avenue) enhanced the appeal of the neighbourhood, and that the developer successfully managed the construction to minimize impacts on the surrounding neighbours. The proposed four-storey apartment building will provide “missing middle” housing units.

Parking and Access:

One resident asked about the number and location of vehicular accesses.

Residents acknowledged that the proposed parking exceeded the amount of required parking but raised concerns that there is a potential for increased on-street parking. One resident suggested limiting on-street parking to one side of Summerville Avenue between Prince and Silver Street.

Response:

Vehicular access to the site is provided by two existing private approaches along Summerville Avenue. One access is located to the west of 1305 Summerville Avenue and the second is between 1291 Summerville Avenue and the proposed 4-storey apartment building at the corner of Silver Street and Summerville Avenue.

Surface parking will be shared between the four low-rise apartment buildings. As proposed, 35 parking spaces are provided, whereas the Zoning By-law requires 24 parking spaces.

Changes to on-street parking regulations can occur through a safety issue as confirmed by Traffic Services or through a community request. Traffic Services staff will undertake a review of collision records and site visit. If there are identifiable safety issues, Traffic Services can prohibit parking through delegated authority. Alternatively, there are no identifiable safety issues, residents can make a community request through a petition.

Tree Removals and Replacement Planting:

Concerns were raised regarding the removal of existing trees, the quantity of replacement planting and permissions to remove boundary trees that are jointly owned between property owners.

Response:

Nine trees will be removed due to site grading. The City Foresters will require consent from the adjacent property owners before issuing tree removal permits for the trees located fully or partially on adjacent properties. Four new trees will be planted along Silver Street and four trees will be planted in the interior of the site, adjacent to the surface parking. The city will also secure monetary compensation for the removal of the city-owned trees.

Existing Sidewalk Condition on Summerville Avenue:

One resident raised concerns with the condition of the existing sidewalk on Summerville Avenue and asked if there was an opportunity to update the sidewalk as part of the development.

Response:

While city infrastructure may be upgraded through redevelopment projects, emphasis was placed on the retention of the existing mature trees on Summerville Avenue. There are currently five mature trees between the existing sidewalk and Summerville Avenue and a new sidewalk would necessitate their removal. Additionally, Forestry staff confirmed that the existing boulevard could not support replacement tree planting.

A new sidewalk will be constructed on the Silver Street frontage.

Grading Impacts on Adjacent Properties:

One resident expressed concerns about potential damage to their property due to the proposed grading and through construction.

Response:

The City's Infrastructure Approvals Project Manager reviewed and accepted the proposed grading and servicing plans. The existing grades along the property lines will be maintained. The excavation for the new building foundation is approximately 2.3 metres deep and setback 1.4

metres from the property line, which is typical for urban residential construction. The applicant is responsible for constructing the development in accordance with the approved plans and standard construction practices.

Bird Collisions:

Concerns were raised regarding the amount of transparent glazing in proximity to trees and the potential for bird collisions.

Response:

Adherence to the City's Bird-Safe Design Guidelines is not required for low-rise residential developments (i.e., buildings under four storeys in height).

Affordable Housing Units:

One resident asked if the proposed development included affordable housing units and how the City of Ottawa defines "affordable housing."

Response:

The proposal does not include affordable housing units.

The definition of "affordable housing" depends on the applicable programs and/or incentives and includes market-affordable housing and core-affordable housing.

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was processed by the Council approved Bill 185 timelines.

Contact: Siobhan Kelly Tel: 613-580-2424, ext. 27337 or e-mail: siobhan.kelly@ottawa.ca

Document 1 – Location Map

