

Subject: Site Plan Control – 375 Deschâtelets Avenue

File Number: ACS2023-PRE-PS-0101

Report to Planning and Housing Committee on 16 August 2023

and Council on 23 August 2023

**Submitted on August 4, 2023 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

Contact Person: Jean-Charles Renaud, Planner, Development Review Central

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Ward: Capital (17)

Objet : Réglementation du plan d'implantation – 375, avenue Deschâtelets

Dossier : ACS2023-PRE-PS-0101

Rapport au Comité de la planification et du logement le 16 août 2023

et au conseil 23 août 2023

**Soumis le 4 août 2023 par Derrick Moodie, Directeur, Services de la planification,
Direction générale de la planification, des biens immobiliers et du développement
économique**

**Personne ressource : Jean-Charles Renaud, Urbaniste, Examen des demandes
d'aménagement centrale**

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Quartier : Capitale (17)

REPORT RECOMMENDATIONS

That Planning and Housing Committee recommend City Council:

- 1. Approval of Site Plan Control application D07-12-21-0111, concerning 375 Deschâtelets Avenue, for the construction of two mid-rise residential buildings with heights of six and seven storeys respectively, with approximately 270 units, as provided in Documents 3 and 4; and**
- 2. Return delegated authority to the Director of Planning Services, or their delegate, for staff to provide final approval stamps and signatures on the plans and conditions of approval through the Delegated Authority Report.**

RECOMMANDATIONS DU RAPPORT

Que le Comité de la planification et du logement recommande au Conseil:

- 1. l’approbation de la demande de réglementation du plan d’implantation D07-12-21-0111 visant la construction, au 375, avenue Deschâtelets, de deux immeubles résidentiels de moyenne hauteur, de six et sept étages respectivement, comprenant un total d’environ 270 logements, selon les modalités précisées dans les documents 3 et 4;**
- 2. redonne au directeur des Services de planification ou à sa ou son mandataire les pouvoirs délégués pour que le personnel puisse accorder l’approbation finale et signer les plans et les rapports de décision par délégation.**

BACKGROUND

The subject property is located in Greystone Village, and the zoning that applies to the site is GM [2310] S420 (General Mixed-use, Urban Exception 2310, Schedule 420), which was originally approved by Council on December 9, 2015, and amended on May 10, 2017 for adding additional provisions, with Schedule 420 added September 23, 2020.

The Site Plan Control application subject to this report is not a matter that Committee has seen previously.

Site location

375 Deschâtelets Avenue, and as shown on Document 1.

Description of site and surroundings

The subject site is located in the Greystone Village subdivision and is bounded by Deschâtelets Avenue to the south and Scholastic Drive to the east. The subject site has approximately 110 metres of frontage along Scholastic Drive, approximately 80 metres of frontage along Deschâtelets Avenue and an approximate area of 7,500 square metres.

Immediately to the north of the subject site is a mid-rise retirement home, further to the north, across des Oblats Avenue, is a residential area comprised of low-rise residential dwellings. East of the subject site are the Rideau River Nature Trail and the Rideau River. Immediately south of the site, across Deschâtelets Avenue, is a residential area comprised of low- and mid-rise residential dwellings. West of the subject site is the heritage designated Deschâtelets Building. Further west is the Greystone Village Forecourt Park and Main Street, a designated Mainstreet Corridor.

Summary of proposed development

The proposed development includes two mid-rise residential buildings with heights of six and seven storeys respectively, and a total of 271 units. The two buildings are proposed to be positioned around a private courtyard amenity area at grade level with a pathway connection to Scholastic Drive. The pathway is proposed to provide a publicly accessible connection through the site as is reflected under Condition 27 (Document 3). Additional amenity space is proposed on the rooftop of each building as well as private balconies and terraces. The associated landscape plan proposes a multitude of plantings, including the introduction of many deciduous and coniferous trees.

An underground garage is proposed with a total of 170 vehicular spaces and 240 bicycle parking spaces. A driveway and access ramp are proposed off Deschâtelets Avenue. Two laybys are proposed on Deschâtelets Avenue and on Scholastic Drive, which have the impact of pushing a portion of the sidewalks onto private property. For this reason, Condition 31 (Document 3) is included in order to require the registration of a public access easement over these portions of sidewalk to ensure continued public access.

The 271 dwelling units include: studio – 46 units, one bedroom – 79 units, one bedroom + den – 52 units, two bedroom – 53 units, and two bedroom + den – 41 units.

DISCUSSION

The Site Plan Control application is before Planning and Housing Committee because the Ward Councillor removed delegated authority from staff on the basis that they would like Regional Group to maintain the east-west pathway that traverses the site throughout the winter and have it open at night. As the application was submitted and deemed complete prior to July 1, 2022 it is being processed under the “old” Site Plan regime, pre Bill 109, whereby Councillor concurrence remains required for staff approval.

Staff have evaluated the proposed development and recommend approval as per the attached supporting documents, and for the following reasons:

- The subject site is located within the Inner Urban Transect of the Official Plan and is further designated as an Evolving Neighbourhood. The Inner Urban Transect is generally planned for mid- to high-density development. Policies speak to maintaining and enhancing an urban pattern of built form, prioritizing walking and cycling, and providing direction to hubs, corridors and neighbourhoods.
- The subject site is located within the Old Ottawa East Secondary Plan and is affected by the Neighbourhood Mid-Rise designation. The proposed development is consistent with the policies of the Secondary Plan, which allow for a diversity of uses, activities and people, while striving for complementary architectural treatment of buildings and compatibility with the surroundings.
 - Additionally, policy 21(b), as it relates to pathway connections states, “Maintain public access through the new development by establishing east-west pedestrian/cycle paths between Main Street and the Rideau River as well as north-south between Springhurst and Clegg”. Between Main Street and the Rideau River there are at least six possible connections, including a standard City sidewalk that is open year-round and winter maintained along the Deschâtelets Avenue frontage of this site that leads to the river.
- The proposal complies with all zoning provisions of the GM [2310] S420 (General Mixed Use, Urban Exception 2310, Zoning Schedule 420) zone.
- The proposed mid-rise apartment buildings are considered to represent good planning.
- Regarding the east-way pathway, which is shown on Landscape Plan in Document 2, this provides for a public connection, but as it is privately owned

and managed, the pathway will not be open in the evening nor winter maintained. Condition 27 in Document 3 confirms this arrangement.

Furthermore, through application review and in response to comments (staff and public), there were a number of revisions made to the development. These revisions include changing the design of the east-west pathway from an elevated footbridge to a boardwalk closer to grade, reducing the amount of vehicle parking and changing the driveway access to Deschâtelets Avenue, and providing additional setbacks and separation between the buildings,

Public consultation

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. Comments received were with respect to height, traffic and parking, amenity space, public space, and the pedestrian link between Forecourt Park and the Rideau River.

Further details regarding public feedback as well as comments from the Old Ottawa East Community Association can be found in Document 5.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

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.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Shawn Menard provided the following comment:

“We look forward to phase three of the Greystone development, which will provide 271 units of housing for residents in Old Ottawa East. Greystone has made significant changes to the original designs in response to community concerns around traffic and parking, as well as increasing setback to provide for unobstructed views of the Deschâtelets building. We are withholding delegated authority based on a request from

the Community Association in regard to the maintenance of the pathway through the site, which will be closed at night time and not shoveled in the winter.

The Old Ottawa East secondary plan calls for maintaining public access through the new development by establishing east-west pedestrian/cycle paths between Main Street and the Rideau River. While there are existing connections through the site, maintaining porosity through internal pathways would benefit both residents of the Greystone phase 3 and the surrounding community. We want the phase 3 Greystone development to feel integrated into the surrounding neighborhood rather than projecting the feeling of a gated community, and extending the use of the raised pathway will enable this.”

LEGAL IMPLICATIONS

This application was filed prior to the changes within the *Planning Act* which resulted in staff being appointed to provide site plan approval. As a result, the lifting of delegated authority for consideration of the matter remained an option for this application. There are no legal implications associated with implementing the report recommendation.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ASSET MANAGEMENT IMPLICATIONS

There are no servicing constraints identified for the proposed rezoning at this time. Servicing capacity requirements to be confirmed at time of site plan.

ACCESSIBILITY IMPACTS

The new apartment buildings require barrier free units, which will be reviewed in detail at building permit stage. Based on the details reviewed to date via this Site Plan approval, staff have no accessibility concerns.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D07-12-21-0111) was not processed by the "On Time Decision Date" established for the processing of Site Plan Control due to a number of revisions made in response to comments.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Landscape Plan

Document 3 Conditions of Approval

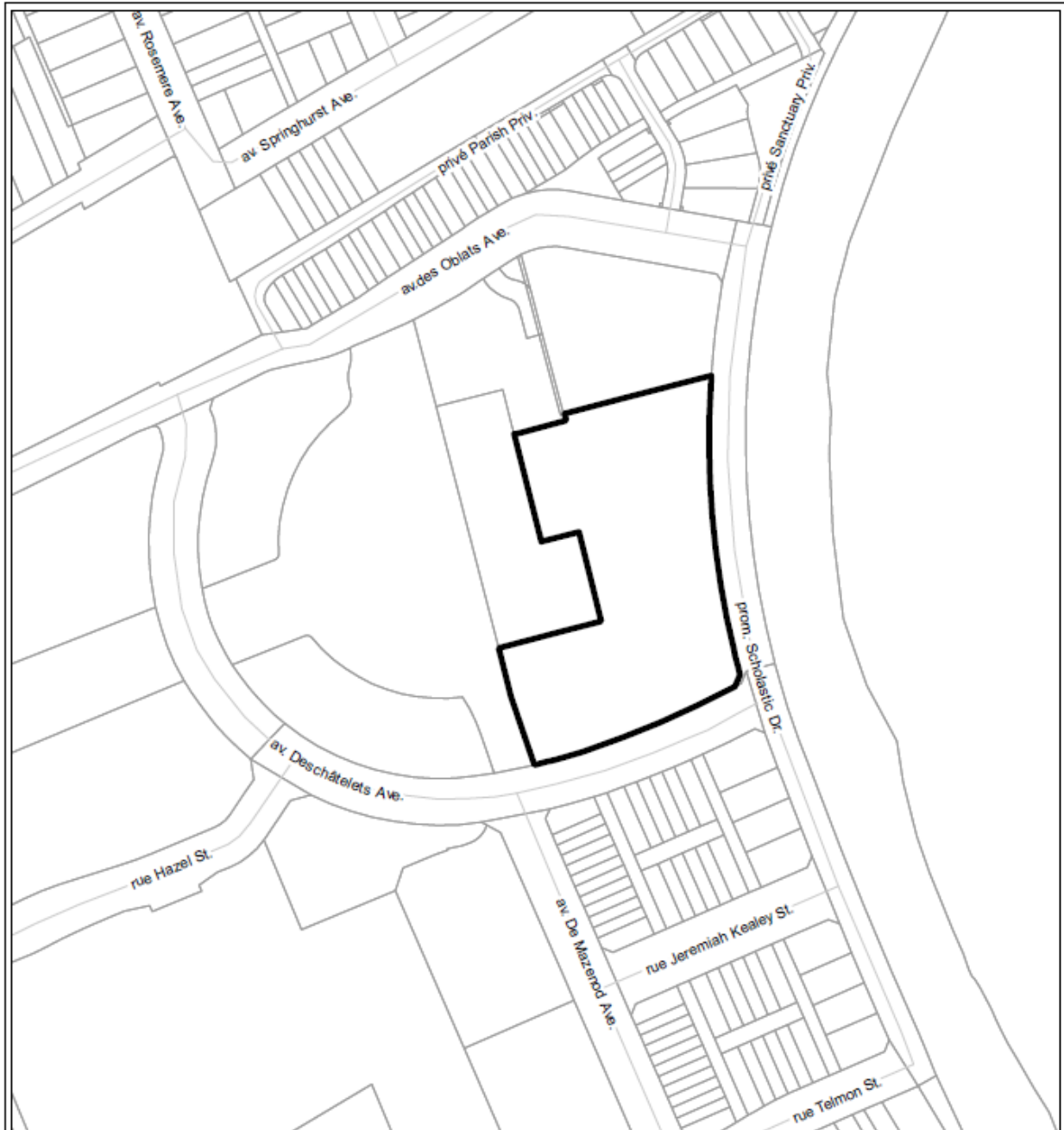
Document 4 List of Approved Plans and Reports




Document 5 Consultation Details

DISPOSITION

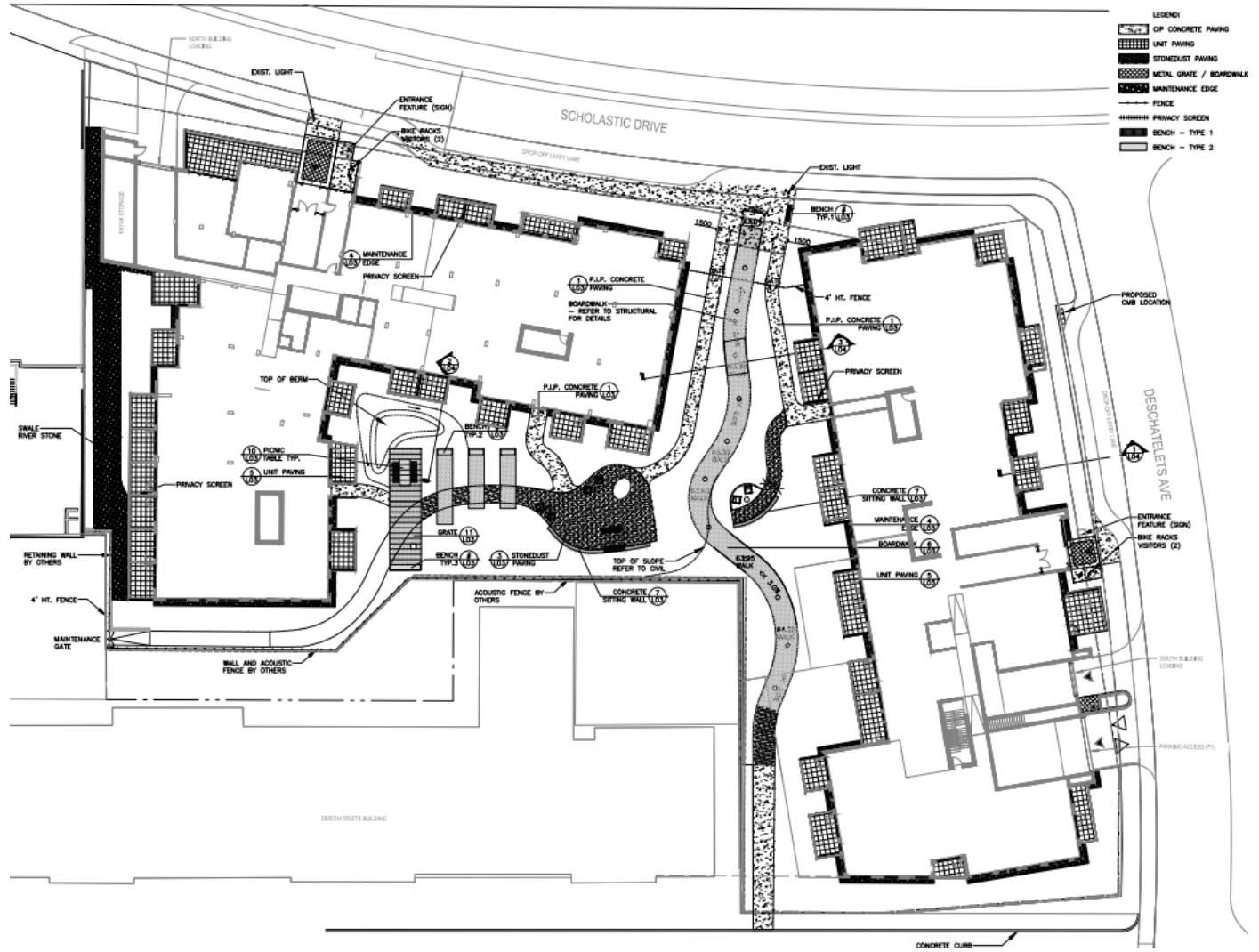
Report recommendation 2, if approved, returns delegated authority to staff to complete the approval of plans and signing the Delegated Authority Report. Therefore, unless this recommendation is refused or altered, staff will carry out the notice of decision and post-approval matters in accordance with standard Site Plan approval procedures.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN DE EMPLACEMENT	
D07-12-21-0111	21-1089-X	 375 avenue Deschatelets Avenue	
I:\CO\2021\Zoning\Deschatelets_375			
Copyright data is owned by Terraset Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY		Entire map area is affected by the Mature Neighbourhoods Overlay (section 139) / Tout le secteur de la carte est touché par la Zone sous-jacente de quartiers établis (article 139)	
Celles données de parcelles appartiennent à Terraset Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE			
REVISION / RÉVISION - 2021 / 08 / 09		 NOT TO SCALE	

Document 2 – Landscape Plan



Document 3 – Conditions of Approval

General Conditions

1. 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.

2. 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.

3. 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.

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.

5. 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.

6. Construct Sidewalks

The Owner shall design and construct sidewalk(s) within public rights-of-way or on other City owned lands 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.

7. 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.

8. 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.

Special Conditions

9. Asphalt Overlay

Due to the number of road cut permits required to service this development, in the event that any roadwork is required within the Right of Way after to the installation of the final lift of asphalt, the Owner shall install an asphalt overlay over the total area of the public driving surface fronting the subject lands, as shown on the approved General Plan of Servicing, Prepared by Novatech, Drawing No. 114025-GP(PH3), Revision 12 dated January 20th, 2023., referenced in Schedule "E" hereto. The overlay shall be carried out to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, as per the City's Road Cut Resurfacing Policy. The Owner acknowledges and agrees that all costs are to be borne by the Owner.

10. 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, or as approved through the Site Plan control process, and shall be subject to approval of the General Manager, Planning, Real Estate and Economic Development.

11. Stationary Noise Study

The Owner covenants and agrees that is shall retain the services of a professional engineer licensed in the Province of Ontario to provide a Stationary Noise Study (the "Report") for review to Development Review (PRED-DR), prior to issuance of a building permit, further to City comments and requirements. The Owner further acknowledges and agrees that is shall provide the General Manager, Planning Real Estate and Economic Development Department (PRED) with confirmation issued by the professional engineer that the Owner has complied with all recommendations and provisions of the Report, prior to building occupancy, which confirmation shall be to the satisfaction of the General Manager, Planning Infrastructure and Economic Development Department

12. 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 (Geotechnical Investigation, prepared by Paterson Group, Report PG5683-1, Revision 1 dated, March 9,2022) referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Real Estate 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, Real Estate and Economic Development.

13. 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 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.

14. Retaining Wall

The Owner agrees to submit to the General Manager, Planning, Real Estate and Economic Development, prior to issuance of a building permit, details of the retaining walls which are greater than one metre in height, as shown on the

approved Grading Plan referenced in Schedule “E” hereto, which shall be designed and prepared by a Professional Structural Engineer, licensed in the Province of Ontario, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development. The Owner shall provide confirmation to the General Manager, Planning, Real Estate and Economic Development that the Professional Structural Engineer has inspected and confirmed that the retaining walls have been constructed in accordance with the approved retaining wall details.

15. Retaining Wall – Stability

The Owner acknowledges and agrees to install the proposed retaining walls in accordance with the approved Retaining Wall Design for as shown on the approved Grading, Erosion and Sediment Control Plan, Prepared by Novatech, Drawing No. 114025-GR(PH3) Revision 15 dated January 20th, 2023, referenced in Schedule “E” hereto. The Owner shall provide written confirmation, satisfactory to the General Manager, Planning, Real Estate and Economic Development, that a Geotechnical Engineer/Professional Structural Engineer, licensed in the Province of Ontario, has inspected, and confirmed that the retaining walls have been constructed in accordance with the said approved Retaining Wall Design on the west side of Subject Property. The Owner further acknowledges and agrees to provide an Internal Compound Stability (ICS) analysis from a Geotechnical Engineer / Professional Structural Engineer, licensed in the Province of Ontario, that all retaining walls, which are greater than one metre in height have been checked for global stability, have a factor of safety of at least 1.5 for static conditions (as calculated through SLIDE) and 1.1 for seismic conditions is achieved, which shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development. The report shall provide structural details of the retaining wall(s).

The Owner further acknowledges and agrees to retain the services of a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario, to inspect any retaining walls on the subject lands and confirm that the retaining walls have been constructed in accordance with the approved retaining wall details.

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 XX 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. Environmental Compliance Approval

The Owner acknowledges and agrees to apply for an Amendment to Environmental Compliance Approval (ECA) to the Ministry of Environment, Conservation and Parks (MECP), for the increase in Stormwater flows in the minor system inside the Greystone Subdivision. All costs shall be borne by owner. The Owner further acknowledges and agrees that a full Commence Work Notification Letter will not be issued until the MECP has issued the ECA certificate and provided a copy to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

19. Master Servicing Study Update

Prior to connection to the City Services, the Owner acknowledges and agrees to provide the General Manager, Planning, Real Estate and Economic Development, with an updated Master Servicing Study for Phase 1, 2 and 3 of the Greystone Subdivision prepared by a Professional Engineer, licensed in the Province of Ontario. The Owner further acknowledges and agrees that said update to Master Servicing Study shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, and all associated costs shall be the Owner's responsibility.

20. Stormwater Management Memorandum

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Real Estate 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, Real Estate 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 inlet control devices, as recommended in the approved Stormwater Management Plan, Prepared by Novatech, Drawing No. 114025-STM(PH3), Revision 6, dated January 20th, 2023, 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.

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, Real Estate 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, Real Estate 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, Real Estate 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, Real Estate 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, referenced in Schedule "E" herein. The Owner further acknowledges and agrees to provide the General Manager, Planning, Real Estate 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.

24. 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.

25. 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, Real Estate and Economic Development 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.

26. 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);
 - ii. and 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, 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.

27. Access Pathway

The Owner acknowledges and agrees to ensure the pathway identified on the approved Site Plan referenced in Schedule "E" herein generally remains open and

accessible to pedestrian traffic except for during night-time hours and winter months, at the discretion of the owner.

28. 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.

29. Transportation Impact Assessment

The Owner has undertaken a Transportation Impact Assessment for this site, which Transportation Impact Assessment are referenced in Schedule "E" herein, to determine the infrastructure and programs needed to mitigate the impact of the proposed development on the local transportation network and to establish the site design features needed to support system-wide transportation objectives. The Owner shall ensure that the recommendations of the Transportation Impact Assessment, are fully implemented, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

30. Street Name and Signs

The Owner acknowledges and agrees it shall, at its own expense, make arrangements for the City to provide, install, and maintain all permanent street name signs, in accordance with the City's Municipal Addressing By-law 2014-78, as amended, and to City Specifications or Standards.

31. Sidewalk Easement

Upon completion of construction and prior to occupancy, the Owner shall grant to the City, at no cost to the City, an unencumbered easement for the portion of a Pedestrian sidewalk along Scholastic Drive (west side) located on private property, as shown on the approved Landscaping Plan referenced in Schedule "E" hereto, to the satisfaction of the City. The Owner shall provide a Reference Plan for registration, indicating the easement, to the City Surveyor for review and approval 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 Clerk and Solicitor prior to registration of the easement. All costs shall be borne by the Owner.

32. Maintenance and Liability Agreement

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement for all plant and landscaping material (except municipal trees), decorative paving and street furnishings placed in the City's right-of-way along Scholastic Drive and Deschatelets Avenue 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.

Document 4 – List of Approved Plans and Reports

This SITE PLAN CONTROL application submitted by Evan Garfinkel, Regional Group, on behalf of Greystone Village Inc., is APPROVED as shown on the following plan(s):

1. **Site Plan and Project Information**, Drawing No. A.100, Prepared by NEUF Architect(e)s, dated 05/28/21, revision C dated 2022.08.13.
2. **Layout Ground Level**, Drawing No. L01, Prepared by CSW Landscape Architecture, dated 2020-10-28, revision 5 dated 12.08.2022.
3. **Planting Plan Ground Level**, Drawing No. L02, Prepared by CSW Landscape Architecture, dated 2020-10-28, revision 5 dated 12.08.2022.
4. **Details Ground Level**, Drawing No. L03, Prepared by CSW Landscape Architecture, dated 2020-10-28, revision 5 dated 12.08.2022.
5. **Details Ground Level**, Drawing No. L04, Prepared by CSW Landscape Architecture, dated 2020-10-28, revision 5 dated 12.08.2022.
6. **Landscape Plan Roof Terraces**, Drawing No. L05, Prepared by CSW Landscape Architecture, dated 2022-02-22, revision 2 dated 12.08.2022.
7. **Landscape Plan Roof Terraces**, Drawing No. L06, Prepared by CSW Landscape Architecture, dated 2022-02-22, revision 2 dated 12.08.2022.
8. **Landscape Plan Roof Terraces**, Drawing No. L07, Prepared by CSW Landscape Architecture, dated 2022-02-22, revision 2 dated 12.08.2022.
9. **Elevations**, Drawing No. A.401, Prepared by NEUF Architect(e)s, dated 10/29/20, revision B dated 2022.06.03.
10. **Elevations**, Drawing No. A.402, Prepared by NEUF Architect(e)s, dated 10/29/20, revision B dated 2022.06.03.
11. **Elevations**, Drawing No. A.403, Prepared by NEUF Architect(e)s, dated 10/29/20, revision B dated 2022.06.03.
12. **Elevations**, Drawing No. A.404, Prepared by NEUF Architect(e)s, dated 10/29/20, revision B dated 2022.06.03.
13. **General Plan of Servicing**, Prepared by Novatech, Drawing No. 114025-GP(PH3), Revision 12 dated January 20th, 2023.
14. **Grading Erosion and Sediment Control Plan**, Prepared by Novatech, Drawing No. 114025-GR(PH3) Revision 15 dated January 20th, 2023
15. **Stormwater Management Plan**, Prepared by Novatech, Drawing No. 114025-STM(PH3), Revision 6, dated January 20th, 2023

And as detailed in the following report(s):

1. **Noise Brief Greystone Village Phase 3**, Ottawa, Prepared by Gradient Wind, File Number -21-220-Noise Brief, dated July 9th, 2021
2. **Phase 1 Environmental Site Assessment Oblats Property**, 175 Main Street Ottawa, Ontario, prepared by Golder Associates Report No. 14-112-0005(1100) Dated May 2016
3. **Phase one ESA update** RSC#3-175 Main Street, Ottawa ON, Prepared by Golder Associates Ltd. Report -21472600 dated July 2021.
4. **Phase Two Environmental Site Assessment Oblates Property** RSC#3 175 Main Street Ottawa, Ontario, Report Number 1525113-1000-3 dated September 2017
5. **Geotechnical Investigation**, prepared by Paterson Group, Report PG5683-1, Revision 1 dated, March 9, 2022
6. **Site Servicing Brief**, Greystone Village Phase 3 Condos, Prepared by Novatech, Novatech File 114025, Ref: R2022-020 Revision date February 10, 2023

Document 5 – Consultation Details

Height

- This area was promoted as being four-storeys in height back when I purchased my home in this neighbourhood 2 years ago. To change this to a seven-storey condo is unacceptable and unethical.
- The proposal contradicts what Regional Group had submitted in the Mainstreeter, which was a six-storey building. This is concerning and does not promote confidence in the builder.

Staff Response: Staff have reviewed the proposal put forward and the proposed height adheres to the Zoning By-law.

Traffic and Parking

- The traffic and street parking situation in Greystone Village is out of hand. Adding these condo buildings and all this density will make these issues even worse.
- This area already has 7 approved condo/rental towers, only 3.5 of them being occupied at this time. The roads cannot handle this congestion and parking as it is, and that's even before the two currently proposed buildings.

Staff Response: A Transportation Impact Assessment was submitted and reviewed by staff. The location of the vehicular access to the underground parking garage was revised to be located along Deschâtelets Avenue. The amount of provided parking complies with the Zoning By-law.

Amenity Space

- There seems to be a missed opportunity to provide public greenspace for the community, instead of calling it a private courtyard. Every effort should be made to provide accessible outdoor spaces for old and new residents.
- However, if the space is to be public, it cannot remain located where it is currently proposed. The elevated pedestrian bridge is a ridiculous and cheap way to connect the river. The buildings should be moved away from the roads so that a large green space corridor can be provided down Deschâtelets, through to Scholastic and the river.

Staff Response: The amenity space provided in the context of this development is not required to be made public. The Subdivision was planned with public park spaces throughout and are not located on these lands. The elevated foot bridge was revised since the initial application to provide a boardwalk pathway closer to grade.

Comments from the Old Ottawa East Community Association

- The Community Association is very disappointed with the proposed solution for the pedestrian link between the Forecourt Park and the Rideau River. The proposal for a raised sidewalk, overlooking private amenity space is inadequate. The Regional Group has been aware of the requirement for a pedestrian pathway from the Grande Allée to the Rideau River, and should be able to design a ground level attractive pathway that still respects the seclusion of the amenity area.
- We are concerned about the minor extent of the setback of the top floors on the west end of the building facing the Deschâtelets Building. The condo development should not be allowed to overpower this historic building. The previous plan for this part of Greystone Village was for four-story units, which was appropriate. We believe that the west end of this proposed condo building should be only four stories where it faces the Deschâtelets Building. The proposed Community Centre at the north end of the Deschâtelets building is planned for approximately four storeys, and we believe that having a maximum of four stories at the south end would ensure symmetry and pay homage to this historic building
- Residents are already concerned about traffic and congestion within the Village. We are concerned that the current plans do not pay sufficient attention to managing the anticipated traffic flows, and do not contain any flexibility should traffic turn out to exceed projections. We would like to receive evidence that the existing road network will accommodate the additional traffic that will result from the nine-storey Spencer condo tower, the eight-storey Ballentyne building, the six-storey Milieu building, the development of the Convent, the development of the St. Paul University lands south of the Grande Allée, plus the traffic generated by the school, the community centre, any social housing developed within the Deschâtelets Building, and the change in traffic volumes resulting from the change of the seniors residence into a transitional care unit. A development planned for 1000 units is creeping toward 1500 units within the precinct, and we see no evidence that a road network designed for 1000 units can accommodate 50 per cent more traffic. Indeed, the Community Association has already received complaints about excessive traffic and illegal parking within the precinct.
- The plan makes no provision for public space. Any open space is private for the exclusive use of residents of the two new condo buildings. This space should be largely open to the public, with the minimum of amenity space for the residents separated from the remaining greenspace.
- We continue to be concerned about the impact of these additional units on the agreed FSI for the precinct. The community would like to see a breakdown of the

developer's calculations for the existing and future developments, what areas are included in the FSI etc. We have reviewed the document "Subdivision Unit Count History", which focuses on the number of units constructed or planned by Regional Group. However, the Community Association believes that the Old Ottawa East Secondary Plan is quite clear in specifying that the unit count of 1000 units applies to the entire precinct, not just to the units built by the Regional Group

Staff Response: The height of the pedestrian link has been reduced in order to bring it closer to grade. The proposed building's heights meet the Zoning By-law's requirements. Through discussion with staff, changes were made to the top floors of the proposed building in order to create more visual space between it and the neighbouring heritage building. The Transportation Impact Analysis was reviewed and approved by staff. The requirement for public spaces was secured at the time of Plan of Subdivision through the creation of park spaces. There are no requirements for public amenity space on this property. The maximum FSI as per the zone is 2, and the FSI at full build out has been confirmed to be less.