

**Subject: Zoning By-law Amendment – 1837 and 1849 Maple Grove Road**

**File Number: ACS2022-PIE-PS-0074**

**Report to Planning Committee on 23 June 2022**

**and Council 6 July 2022**

**Submitted on June 10, 2022 by Derrick Moodie, Director, Planning Services,  
Planning, Real Estate and Economic Development**

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**Ward: Stittsville (6)**

**Objet : Modification du Règlement de zonage – 1837 et 1849, chemin Maple  
Grove**

**Dossier : ACS2022-PIE-PS-0074**

**Rapport au Comité de l'urbanisme**

**le 23 juin 2022**

**et au Conseil le 6 juillet 2022**

**Soumis le 10 juin 2022 par Derrick Moodie, Directeur, Services de la planification,  
Direction générale de la planification, des biens immobiliers et du développement  
économique**

**Personne ressource : Laurel McCreight, Urbaniste II, Examen des demandes  
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**Quartier : Stittsville (6)**

## REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1837 and 1849 Maple Grove Road to permit 62 back-to-back townhouse dwellings and 28 townhouse dwellings, as detailed in Document 2.
2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* 'Explanation Requirements' at the City Council Meeting of July 6, 2022" subject to submissions received between the publication of this report and the time of Council's decision.

## RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 pour le bien-fonds situé au 1837 et 1849, chemin Maple Grove en vue de permettre l'aménagement de 62 habitations en rangée dos à dos et 28 maisons en rangée, comme l'explique en détail le document 2;
2. Que le Comité de l'urbanisme donne son approbation afin que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux "exigences d'explication" aux termes de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 6 juillet 2022 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

## **EXECUTIVE SUMMARY**

### **Staff Recommendation**

Planning staff recommend approval of the Zoning By-law Amendment application for 1837 and 1849 Maple Grove Road to permit 62 back-to-back townhouse dwellings and 28 townhouse dwellings.

The zoning application proposes to rezone the site predominantly as Residential Third Density, Subzone YY, including site-specific amendments for various performance standards, as well as adding permitted uses to the existing Patrick Hartin House.

The proposal aligns with applicable Official Plan policies for the General Urban Area, as well as applicable provisions of the Kanata West Concept Plan.

### **Applicable Policy**

The following policies support this application:

The General Urban Area (3.6.1) designation permits the development of a full range of housing types to meet the needs of all ages, incomes, and life circumstances. The proposal is near employment, retail, service, leisure, and institutional uses. The proposed plan of subdivision is consistent with the goals, objectives, and policies of the General Urban Area designation.

Policy 3.6.5 of the Official Plan supports intensification where it will complement the existing pattern and scale of development and planned function of the area. The proposed subdivision is considered to be intensification and will complement the existing community.

The proposed development conforms with the Kanata West Concept Plan, as townhouses are permitted within the “Residential (Area B)” land use designation, and the density of 52 units per hectare is appropriate for the area.

### **Public Consultation/Input**

Notification and public consultation were undertaken in accordance with the Public Notifications and Consultation Policy Approved by Council for Development Applications.

A virtual statutory public meeting was held in the community on April 27, 2021 and was attended by approximately 20 residents. Numerous comments were received through the public notification and consultation process.

## RÉSUMÉ

### Recommandation du personnel

Le personnel des Services de planification recommande l'approbation de la demande de modification du Règlement de zonage visant les 1837 et 1849, chemin Maple Grove pour permettre l'aménagement de 62 habitations en rangée construites dos à dos et de 28 habitations en rangée.

La demande propose de modifier le zonage des terrains, qui est principalement de Zone résidentielle de densité 3, sous-zone YY, assortie de modifications propres à l'emplacement relatives à diverses normes de rendement, ainsi que d'ajouter des utilisations permises à l'actuelle maison Patrick-Hartin.

La proposition est conforme aux politiques pertinentes du Plan officiel qui s'appliquent à la désignation de secteur urbain général, de même qu'aux dispositions applicables du Plan conceptuel de Kanata-Ouest.

### Politiques applicables

Les politiques suivantes justifient cette demande.

La désignation de secteur urbain général (3.6.1) permet l'aménagement d'un large éventail de types de logements pour répondre aux besoins de gens de tous les groupes d'âge, de toutes les catégories de revenus et de toutes les circonstances de la vie. La proposition est située à proximité d'utilisations d'emploi, de vente au détail, de services, de loisirs et institutionnelles. Le plan de lotissement proposé cadre avec les buts, objectifs et politiques qui s'appliquent à la désignation de secteur urbain général.

La politique 3.6.5 du Plan officiel soutient la densification si elle vient compléter le modèle et l'échelle existants d'aménagement et la fonction prévue du secteur. Le lotissement proposé est considéré comme un lotissement de densification et complètera la communauté existante.

L'aménagement proposé est conforme au Plan conceptuel de Kanata-Ouest étant donné que l'aménagement d'habitations en rangée est permis en vertu de la désignation de l'aménagement du territoire « Secteur résidentiel B » et que la densité de 52 unités par hectare est appropriée pour le secteur.

## Consultation et commentaires du public

Les membres du public ont été avisés et consultés conformément à la politique en la matière adoptée par le Conseil municipal pour les demandes d'aménagement.

Une assemblée publique officielle a été tenue en mode virtuel dans la communauté le 27 avril 2021 et une vingtaine de résidents y ont assisté. De nombreux commentaires ont été reçus après l'envoi de l'avis public et la tenue du processus de consultation.

## BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

### Site location

1837 and 1849 Maple Grove Road

### Owner

Mattamy Maple Grove

### Applicant

Nico Church, FoTenn

### Description of site and surroundings

The subject site is located on the north side of Maple Grove Road, west of Montserrat Street and is approximately 1.75 hectares in size in the Kanata West Community. Currently, the site contains four vacant structures: a two-storey detached dwelling; a two-storey stone detached dwelling known as the Patrick Hartin House; a one and a half-storey stone cottage; and a wooden shed at the rear of the stone detached dwelling that has fallen into disrepair. Both the Patrick Hartin House and the stone cottage are listed on the City of Ottawa Heritage Register, but neither are designated under Part IV of the *Ontario Heritage Act*. The property is largely surrounded by low-rise residential dwellings; however, further to the west is vacant land which is currently in the process of being developed for a large residential subdivision.

## **Summary of Proposed Development**

The plan of subdivision application proposes to develop the property with 62 back-to-back townhouse dwellings and 28 townhouse dwellings. Four private connections (via private streets) to Maple Grove Road are proposed for vehicular and pedestrian access. On-street visitor parking is proposed as part of the development, and landscape buffers will provide additional space between the proposed streets and abutting properties. The applicant intends to convey the Patrick Hartin house at a later date, and it may be used for commercial purposes. The stone cottage will be retained as part of the residential subdivision and will be used for residential purposes.

The subdivision received draft approval on February 26, 2022, with a condition of approval that the site conforms to the City's Zoning By-law. Document 4 illustrates the draft approved plan of subdivision.

## **Summary of requested Zoning By-law amendment proposal**

The current zoning on the site is General Mixed Use, Subzone 16, Urban Exception 1470, Height Limit of 10 metres (GM16 [1470] H(10)) for 1837 Maple Grove Road and Development Reserve, Subzone 1 (DR1) for 1849 Maple Grove Road. The applicant is proposing to rezone to the following:

### **R3YY[XXX1] Zone for Townhouse Blocks (Blocks 1 – 10)**

The application proposes to rezone for the development's townhouse blocks to "Residential Third Density, Subzone YY, Urban Exception XXX1" (R3YY[XXX1], with an urban exception]. Current urban exception 2317 of the Zoning By-law already contains many of the provisions included in the proposed exception (XXX1) for this application. These provisions are tailored to the applicant's townhouse products and are reasonable to apply to this proposal. However, several of the provisions included in the site-specific exception are proposed to be modified, which include:

1. An increase to the maximum projection of air conditioning units from 1 metre to 2 metres;
2. An increase to the allowable proportion of the front yard covered by the driveway from 50% to 60%;
3. An increase to the minimum front yard setback for detached, semi-detached, and townhouse dwellings from 3 metres to 5.2 metres; and

4. A decrease to the minimum interior side yard setback from 1.5 metres to 1.2 metres for semi-detached and townhouse dwellings.

### **R3YY[XXX2] Zone for Stone Cottage (Block 11)**

The proposed zoning for the stone cottage block includes a minimum front yard setback of 3.6 metres, whereas 6 metres is required in the R3YY zone.

### **GM16[1470] H(10) Zone for Hartin House (Block 12)**

A reduced rear yard setback of 5.9 metres is proposed for the Hartin House block, where the GM zone requires 7.5 metres.

The following uses are proposed to be added to the current permitted uses in a revised GM16[1470] H(10) zone:

- Detached dwelling;
- Dwelling unit;
- Bank;
- Office;
- Retail Store;
- Personal Service Business;
- Medical Facility;
- Artist Studio; and,
- Restaurant.

## **DISCUSSION**

### **Public consultation**

This application was subject to the Public Notification and Consultation Policy approved by City Council for Plans of Subdivision. A virtual statutory public meeting was held in the community on April 27, 2021 and was attended by approximately 20 residents. Numerous comments were received through the public notification and consultation process.

For this proposal's consultation details, see Document 3 of this report.

## **Official Plan designation(s)**

### **Current Official Plan**

The current official plan designates the subject property General Urban Area, which permits the development of a full range of housing types to meet the needs of all ages, incomes, and life circumstances. The proposal is near employment, retail, service, leisure, and institutional uses. The proposed plan of subdivision is consistent with the goals, objectives, and policies of the General Urban Area designation.

The Official Plan policies state that future development in new communities is to be compact for efficient servicing and transportation. This approach is based on an underlying commitment to conserving the natural environment and reducing consumption of land and other resources outside of the urban boundary. Compact urban development promotes sustainability by reducing travel distances, making transit service more desirable, reducing overall land consumption, and maximizing the use of existing infrastructure.

### **New Official Plan**

The subject site is located in the Suburban West Transect and is designated Neighbourhood in the City's new Official Plan. The Neighbourhood designation permits a mix of uses that support residential uses and the evolution towards a 15-minute neighbourhood, where daily needs are met within a 15 minute walk or bike ride. The Neighbourhood designation permits low-rise building heights, promotes a full range of low-rise housing options and encourages residential built forms to be appropriately integrated with the neighbourhood street network, pedestrian network and public realm.

## **Other applicable policies and guidelines**

### **Kanata West Concept Plan**

The subject site is identified as Residential (Area B) in the Kanata West Concept Plan. This designation permits a range of residential dwelling types in a transit-oriented and pedestrian friendly environment. Densities are encouraged to mimic Ottawa's post-war communities which will result in less land consumption, and more efficient use of services and transit.

Kanata West Concept Plan Urban Design Guidelines are applicable to the subject site. There are requirements for block patterns to be a grid or radial grid with streets primarily

being oriented north-south. There are additional building and massing guidelines and streetscaping guidelines.

### **Planning rationale**

The proposed Zoning By-law amendment responds to the policies for the General Urban Area by allowing for infill in the interior of an established neighbourhood with appropriate infrastructure and servicing. The site is located along the periphery of a developed neighbourhood and has full access to urban services such as sewers and watermains. The studies submitted in support of the application confirm that there are adequate municipal services in terms of water, sanitary sewer, and stormwater facilities. The subdivision contributes to creating a livable community by offering development of an urban density with a street pattern to facilitate connectivity.

Policy 3.6.5 of the Official Plan supports intensification where it will complement the existing pattern and scale of development and planned function of the area. The proposed subdivision is considered to be intensification and will complement the existing community. Furthermore, policy 3.6.5(b) states that intensification should achieve a balance of housing types and tenures to provide a full range of housing for a variety of demographic profiles throughout the General Urban Area. This development proposes a total of 90 townhouse dwellings and will provide additional housing opportunities in Stittsville.

The proposed development conforms with the Kanata West Concept Plan, as townhouses are permitted within the “Residential (Area B)” land use designation, and the density of 52 units per hectare is appropriate for the area.

The proposed R3YY[XXX1] zone permits a form of development that is compatible with the surrounding area. Several of the provisions of the R3YY subzone are proposed to be modified in the site-specific exception.

1. An increase to the maximum projection of air conditioning units from 1 metre to 2 metres.
  - This is a request that is tailored to a specific product designed by the applicant. The air conditioning unit may be no closer than 0.2 metres to a lot line and is not permitted to be in a front yard, except in the case of a back-to-back townhouse. Staff have no concerns with this request.
2. An increase to the allowable proportion of the front yard covered by the driveway to 60%.

- The proposed townhouse dwellings have narrower widths and therefore the increase in maximum driveway coverage of a front yard from the existing 50 per cent to 60 per cent is in response to these lot widths. This is a minor increase and will still allow for meaningful street tree plantings in the front yard.
3. An increase to the minimum front yard setback for detached, semi-detached, and townhouse dwellings to 5.2 metres from 3 metres.
    - This increase is appropriate in order to provide both adequate space for tree planting and for vehicle parking in the driveway.
  4. A decrease to the minimum interior side yard setback to 1.2 metres from 1.5 metres for semi-detached and townhouse dwellings.
    - This provision will only apply where a townhouse block does not immediately abut another townhouse block (along the north lot line of the development or abutting the retained stone cottage). This setback will provide a sufficient separation distance from the closest building and is considered appropriate.

The proposed R3YY[XXX2] zone for the stone cottage block requires a minimum front yard setback of 3.6 metres. Staff have no concerns with this request as it acknowledges an existing condition.

A reduced rear yard setback of 5.9 metres is required for the Hartin House block due to adjustments to the draft plan and layout of the lot fabric in order to fit corner townhouse dwelling units to the north of the Hartin House. This was requested by staff through the review process and thus is deemed appropriate. The request to add additional permitted uses is appropriate as the applicant wishes to convey the lands and facilitate more commercial and retail opportunities within the local area, supporting the goals of a 15-minute neighbourhood.

It is staff's opinion that the proposed residential development and requested various zones of R3YY are consistent with the relevant provincial policies, comply with the in-force Official Plan and meet the intent of the new Official Plan. The proposed plan aligns with the relevant urban design and development guidelines, such as the Kanata West Concept Plan Urban Design Guidelines.

**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 the recommendations of this report.

**COMMENTS BY THE WARD COUNCILLOR**

Councillor Gower provided the following comments:

“I am very pleased to see plans for adaptive reuse of Patrick Hartin House and the stone cottage as part of the subdivision on this site. I encourage the applicant to seek formal Part IV heritage designation for the stone buildings in the future.”

**LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the recommendations contained within this report.

**RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

**ASSET MANAGEMENT IMPLICATIONS**

It has been confirmed that there is sufficient capacity in the existing water, wastewater and stormwater infrastructure systems to accommodate the proposed development. The on-site infrastructure will remain under private ownership and therefore will not add to the City's inventory of assets to be managed.

**FINANCIAL IMPLICATIONS**

There are no direct financial implications.

**ACCESSIBILITY IMPACTS**

Design considerations with respect to accessibility have been addressed through the Draft Plan of Subdivision review process. There are no accessibility impacts associated with this zoning by-law amendment application.

## **ENVIRONMENTAL IMPLICATIONS**

The applicant submitted a Tree Conservation Report (TCR) in support of the Zoning By-law Amendment and Draft Plan of Subdivision application. The TCR was approved as part of the draft approval in February 2022. A Tree Permit was also issued for the removal of the majority of the trees onsite. All of the trees were mistakenly removed, and as such, the applicant has presented a replanting plan that has been reviewed by staff. The replanting plan proposes more trees than what is required for a landscape plan through the subdivision process and staff are satisfied with this outcome.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- Thriving Communities
- Economic Growth and Diversification

## **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D07-16-21-0005) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments. The application was on hold while issues associated with the corresponding plan of subdivision were resolved.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Draft Plan of Subdivision

## **CONCLUSION**

The proposed development conforms to both the current and new Official Plan and balances the need for intensification and the diversity of housing needs. In consideration of the applicable Official Plan policies, the Kanata West Concept Plan and compatibility of the proposed use in the area, the Zoning By-law amendment is recommended for approval.

**DISPOSITION**

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

**Document 1 – Location Map**

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa)



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE 1837, 1849 CHEMIN MAPLE GROVE ROAD	
D02-02-21-0022	22-0487-Y		
I:\CO\2022\Zoning\MapleGrove1837			
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REVISION / RÉVISION - 20221 / 05 / 18		Area A to be rezoned from DR1 to R3YY[XXX1] Area B to be rezoned from GM16[1470] H(10) to R3YY[XXX1] Area C to be rezoned from GM16[1470] H(10) to R3YY[XXX2]	
		Secteur A devant être rezoné de DR1 à R3YY[XXX1] Secteur B devant être rezoné de GM16[1470] H(10) à R3YY[XXX1] Secteur C devant être rezoné de GM16[1470] H(10) à R3YY[XXX2]	
		 NOT TO SCALE	

## Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1837 and 1849 Maple Grove Road:

1. Rezone the lands shown in Document 1 as follows:
  - a. In Area A, from DR1 to R3YY[XXX1].
  - b. In Area B, from GM16 [1470] H(10) to R3YY[XXX1].
  - c. In Area C, from GM16 [1470] H(10) to R3YY[XXX2].
2. Add a new exception XXX1 to Section 239 – urban exceptions with provisions similar in effect to the following:
  - a. In Column II, add the text:
    - R3YY [XXX1]
  - b. In Column V, add the text:

### General Provisions:

- These lands are considered one lot for zoning purposes.
- For the purposes of Section 59, these lands are considered one lot for zoning purposes.
- Despite Section 59, a lot is considered to have frontage where it abuts a private way that serves as a driveway leading to a public street.
- For corner lots abutting a private way, the curved portion of the front and corner side lot lines is considered to be a corner lot line. The minimum setback from the corner lot line is 0 metres.
- A chimney, chimney box, fireplace box, eaves, eave-troughs, gutters and ornamental elements such as sills, belts, cornices, parapets and pilasters may project 1 metre into a required front, corner side or interior side yard but no closer than 0.2 metres to the lot line.
- Balconies and porches may project to within 0 metres of a corner lot line.

- Despite Table 65 Row 6(b), the steps of a porch may project 2.5 metres into a required yard, but no closer than 0.5 metres to a lot line.
- Despite Table 65, Row 6(a), a deck with a walking surface higher than 0.3 metres but no higher than 0.6 metres above adjacent grade may project to within 0.6 metres of a lot line, and any portion of a deck with a walking surface less than 0.30 metres may project to within 0.3 metres of a lot line.
- An air conditioning unit may project 2 metres into a required yard, but no closer than 0.2 metres to a lot line and may not be located in a front yard except in the case of a back-to-back townhouse dwelling.
- Despite Section 57, the size of the required corner sight triangle will be as per the approved Plan of Subdivision.
- In the case of a home-based business operating within a townhouse or semi-detached dwelling, a parking space is only required if a non-resident employee works on-site.
- A maximum of 60 per cent of the area of the front yard may be used for a driveway.

Zone requirements for detached dwellings:

- minimum lot area: 220 square metres
- minimum front yard setback: 5.2 metres
- minimum front yard setback for an attached garage: 3.5 metres
- minimum total interior side yard setback is 1.8 metres with a minimum of 0.6 metres on at least one side
- Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback is 0.6 metres
- minimum corner side yard: 2.5 metres
- maximum lot coverage: 55 per cent

Zone requirements for semi-detached dwellings:

- minimum lot area: 137 square metres

- minimum lot width: 5.5 metres
- minimum front yard setback: 5.2 metres
- minimum interior side yard setback: 1.2 metres
- minimum corner side yard setback: 2.5 metres
- maximum building height: 14 metres
- maximum lot coverage: 65 per cent

Zone requirements for townhouse dwellings:

- minimum lot area: 81 square metres
- minimum lot width: 5.5 metres
- minimum front yard setback: 5.2 metres
- minimum rear yard setback where dwellings are attached back-to-back: 0 metre
- minimum interior side yard setback: 1.2 metres
- minimum corner side yard setback: 2.5 metres
- maximum building height: 14 metres

3. Amend Urban Exception 1470 as follows:

- a. In Column IV, delete the following provision “All uses except bank, office, retail store limited to the sales of crafts and antiques and an enclosed area accessory to a permitted use”, and replace it with “All uses except Bank, Office, Detached dwelling, Dwelling Unit, Retail Store, Personal Service Business, Medical Facility, Artist Studio and, Restaurant”.
- b. In Column V, add the text:
  - Minimum rear yard setback: 5.9 metres
  - minimum interior side yard setback is 4.8 metres

4. Add a new exception XXX2 to Section 239 – urban exceptions with provisions similar in effect to the following:

a. In Column II, add the text:

- R3YY [XXX2]

b. In Column V, add the text:

- Minimum front yard setback: 3.6 metres

## Document 3 – Consultation Details

### Notification and Consultation Process

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. A virtual statutory public meeting was held in the community on April 27, 2021 and was attended by approximately 20 residents. Numerous comments were received through the public notification and consultation process.

### Public Comments and Responses

#### 1. Destruction of Greenspace

- Concerns with the removal of trees
- Loss of neighbourhood greenspace

#### Response:

The applicant submitted a Tree Conservation Report (TCR), which discusses the vegetation onsite. A retaining wall will be required around the site due to the site's grading, which prevents the ability to retain many of the trees on the property lines. To offset vegetation loss, native tree and shrub species must be planted. The landscape plan for the site must include tree planting at a minimum density equivalent to one tree per house lot. Additional trees should also be planted within public areas to support an objective of 40% canopy cover (at maturity) over the entire site. These measures will be reviewed in detail during detailed design for the plan of subdivision and the submission of a landscape plan.

#### 2. Loss of Privacy, Construction, Blasting and Noise, Lot Premiums, Snow Storage

- Concerns with overlook into existing rear yards
- Blasting will ruin existing homes
- Paid for lot premiums and was told nothing would be developed on this property
- Where will the snow be stored?

Response:

The proposed development's townhouses will be sited to minimize privacy and overlook concerns for existing private, rear yard amenity spaces that abut the subject lands. There is no request for an increase in height for this development, and these townhomes will be similar in nature to the existing surrounding homes.

If blasting is required, there are conditions of approval related to blasting in order to protect neighbouring properties.

All construction activities must adhere to the City's Noise By-law, which states that construction can only occur between 7:00 am and 10:00 pm. Any infractions can be reported to 3-1-1.

This property is not considered to be a wooded area, nor private greenspace, that is to be protected by the City; it is a private property not in City ownership. Furthermore, should the developers of other properties choose to sell lots at a premium, that is between the potential purchaser and developer.

The owner or future owners will be responsible for snow removal as well as snow storage. Conditions of approval are included to ensure that snow is removed responsibly.

### 3. Increased Traffic, On-street Parking

- Concerned with the increase in traffic this development will bring
- Concerned with visitors parking on neighbouring streets where parking is already limited

Response:

The applicant submitted a Transportation Impact Assessment in support of the application. Staff reviewed the report and are satisfied with its findings. On-street parking will be provided in select locations on the subject lands, where the right-of-way is of sufficient width. Garages will be designed to function as intended and allow for vehicles to park inside.

### 4. Increased Density

- The introduction of all these homes is too dense.

Response:

The proposal is in line with Official Plan policies regarding the General Urban Area designation. Policy 3.6.5 of the Official Plan supports intensification where it will complement the existing pattern and scale of development and planned function of the area. The proposal of townhouses is in keeping with the existing character of the community.

Document 4 – Draft Plan of Subdivision

