

8. Zoning By-law Amendment – 1110 Fisher Avenue
Modification du *Règlement de Zonage* – 1110, avenue Fisher

Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 1110 Fisher Avenue to permit a nine-storey apartment building, as detailed in Document 2.

Recommandation du Comité

Que le Conseil approuve la modification du Règlement de zonage (no 2008-250) proposée pour le 1110, avenue Fisher afin de permettre la construction d'un immeuble d'appartements de neuf étages, comme l'indique le document 2.

Documentation/Documentation

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated June 12, 2020 (ACS2020-PIE-PS-0066)

Rapport du Directeur, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 12 juin 2020 (ACS2020-PIE-PS-0066)
2. Extract of draft Minutes, Planning Committee, June 25, 2020

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 25 juin 2020

Report to
Rapport au:

Planning Committee
Comité de l'urbanisme
25 June 2020 / 25 juin 2020

and Council
et au Conseil
15 July 2020 / 15 juillet 2020

Submitted on 12 June 2020
Soumis le 12 juin 2020

Submitted by
Soumis par:
Douglas James

Acting Director / Directeur par intérim
Planning Services / Services de la planification
Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique

Contact Person / Personne ressource:
Kelby Lodoen Unseth, Planner / Urbaniste, Development Review South / Examen
des demandes d'aménagement sud
613-580-2424, 12852, Kelby.LodoenUnseth@ottawa.ca

Ward: RIVER (16) / RIVIÈRE (16)

File Number: ACS2020-PIE-PS-0066

SUBJECT: Zoning By-law Amendment – 1110 Fisher Avenue

OBJET: Modification du *Règlement de Zonage* – 1110, avenue Fisher

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1110 Fisher Avenue to permit a nine-storey apartment building, 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 15, 2020", 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 la modification du Règlement de zonage (no 2008-250) proposée pour le 1110, avenue Fisher afin de permettre la construction d'un immeuble d'appartements de neuf étages, comme l'indique le document 2.
2. Que le Comité de l'urbanisme donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation, 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 15 juillet 2020», à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

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

1110 Fisher Avenue

Owner

Prestige Design and Construction (Fisher) Ltd.

Applicant

Nick Sutherland, FOTENN Consultants Inc.

Description of site and surroundings

The subject property is currently vacant, located on the west side of Fisher Avenue, approximately 60 metres south of Trent Street. The property is approximately 1,536 square metres, with 32 metres of frontage along Fisher Avenue. To the south of the property is Turnbull School, two 22-storey residential towers, and one nine-storey residential building. To the west and north of the site is low-rise residential, predominately single detached and semi-detached residences. Running along the east side of the property is Fisher Avenue, and beyond that is the Central Experimental Farm.

Summary of requested Zoning By-law amendment proposal

The current zoning for the site is Residential Third Density Zone, Subzone A, Exception 2229 (R3A [2229]), which includes several performance standards, including a maximum height of four-storeys and 14 metres.

The proposed zoning is for Residential Fifth Density Zone, Subzone B, Maximum height 31 metres (R5B [xxxx] Sxxx), in order to permit a nine-storey, 62-unit apartment building with three levels of underground parking. Setback exceptions being requested include:

	Required for R5B	Proposed for R5B[xxxx]
Minimum Rear Yard Setback	7.5 metres	6.44 metres
Minimum Interior Side Yard Setback (South)	1.5 metres within 21 metres of front lot line; six metres beyond 21 metres from front lot line.	1.5 metres
Minimum Interior Side Yard Setback (North)	7.5 metres when abutting a lot in an R2 zone	1.5 metres for first floor, 7.5 metres for all floors above.

Brief history of proposal

Council had previously approved a Zoning By-law amendment for the property on March 25, 2015, to permit a 14-metre high, nine-unit Planned Unit Development. The prior report for D02-02-13-0008 may be found [here](#).

DISCUSSION

Public consultation

A public meeting was held on Wednesday, June 27, 2019 at the Alexander Community Centre. The applicant, staff, and Councillor were in attendance to discuss the proposal and application process. 38 people attended this public meeting. Further public consultation was conducted in accordance with the procedure for Zoning By-law amendment applications. Owners within 120 metres of the subject site were notified through a direct mailing and a sign was posted on the site. Through the notification process, 23 people and organizations responded with comments and concerns related to parking, increased density, traffic, and protection of trees. Comments and responses have been attached to this report as Document 4.

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

Official Plan designation

Schedule B of the Official Plan (OP) identifies the subject property as General Urban Area. The General Urban Area designation permits the development of a range of housing types to meet the needs of all ages, incomes and life circumstances.

The site is located on Fisher Avenue, which is defined as an Arterial Street on Schedule E, as well as a Transit Priority Corridor on Schedule D. Schedule C identifies Fisher Avenue as a Cycling Spine Route, and Multi-Use Pathways run along Fisher Avenue north to Carling Avenue, and west of the site to Merivale Road.

Planning rationale

Built form

The Official Plan (OP) under Schedule B identifies the site as General Urban Area, which encourages a range of housing types to meet needs of all ages, incomes, and life circumstances. Policy 3.6.1.3 notes that building height within the General Urban Area will continue to be predominately low-rise, which are four storeys or fewer; however, Policy 3.6.1.4 provides criteria for where a building may exceed four storeys in height.

New taller buildings may be considered for sites which front an Arterial Street as shown on Schedule E, and where the site is on a Transit Priority Corridor, as identified on Schedule D of the OP. The subject property meets both criteria. Additionally, Schedule C identifies Fisher Avenue as a Cycling Spine Route, and Multi-Use Pathways run along Fisher Avenue north to Carling Avenue, and west of the site to Merivale Road. These features allow the site to be accessed by multiple modes of transportation.

Policy 3.6.1.4.b further states that new taller buildings may be considered in an area already characterised by taller buildings. The site is on the edge of a community, on the Fisher Avenue corridor, and is located approximately 100-200 metres from two existing high-rise (22 storeys) and one mid-rise (nine storeys) buildings. The locational context supports the proposed built form and height. An illustration of this transition in height is included under Document 5.

Policy 3.6.1.5 states that when considering a proposal for residential intensification through infill or redevelopment in the General Urban Area, the City will assess the compatibility of new development as it relates to existing community character so that it enhances and builds upon desirable established patterns of built form and open spaces, and consider its contribution to the maintenance and achievement of 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.

The proposed development provides a transition from the high-rise buildings to the south towards the low-rise residential neighborhood to the north. The design is generally sensitive to adjacent low-rise dwellings and features a stepped back envelope on its north face to reduce the impacts of a taller building on the existing dwellings. The relatively small tower footprint (624 square metres) for floors two to nine minimizes impacts and the interface to the abutting community and school. The concept has included quality masonry materials and has included inset balconies to help address concerns of privacy.

A zoning schedule is included in the zoning amendment to restrict certain areas of the property to certain heights. The maximum height of the residential tower is 31 metres; however, the mechanical penthouse is an approved height projection under Section 64 of the Zoning By-Law. The maximum height of the first floor is capped at 6 metres due to the grades prior to development, although the actual height of the ground floor will be less than four metres. The proposed new apartment building also provides for additional

rental units to the community increasing the range and mix of housing supply to the area.

Heritage

The property is on the west side of Fisher Avenue, across from the Central Experimental Farm (the Farm). A Cultural Heritage Impact Statement (CHIS) was submitted in support of the Zoning By-law amendment application, as required in Section 2.4 of the OP. Key elements of the CHIS identified the need to blend into the surroundings of the area, retain existing trees and hedgerows, and develop the building as a “backdrop building.” Review by Heritage staff noted that development on this lot should be sensitive to the cultural heritage value of the Farm, and any development on this lot should be a backdrop building. Additionally, the landscape plan should include new tree planting along Fisher Avenue to ensure screening of the building and provide a softer transition from fields to buildings. Through the Site Plan Control process, the applicant will need to demonstrate how the mitigation measures proposed in the CHIS are being considered for the site design. The National Capital Commission was circulated on the application and raised no concerns.

Tree conservation

The Official Plan sets an overall 30 per cent tree cover objective. The retention of existing trees where possible is an important aspect to achieve the objective. A Tree Conservation Report (TCR) was submitted in support of the application, and several trees were identified on, or in proximity to, the subject property boundary, where jointly owned trees, and trees off-site may be impacted by the development. Through the application review process, the applicant agreed to an additional one metre setback between the parking garage and the southern property boundary to provide additional space for the critical rootzone of several large trees on the neighbouring property. Additionally, the City of Ottawa Urban Tree Conservation By-law protects trees 50cm in diameter or larger on properties less than one hectare in size, and trees 10 cm or larger on properties greater than one hectare in size. In the submitted TCR, a number of trees were identified that will require protective measures during construction. This will be implemented through the Site Plan Control Approval Process.

Setback reductions

The proposal seeks setback relaxations for the south, west, and north property boundaries. Along the southern boundary, the current policy requires a 1.5 metres setback for the first 21 metres from the roadway, and then a six-metre setback beyond

that. The relaxation would permit a 1.5 metre setback for the length of the building along this boundary. This is considered an acceptable amendment as communal amenity space is aggregated to the rear yard of the property, and the property exceeds the minimum requirement for communal amenity space. Furthermore, the alteration to this setback does not negatively affect the property to the south. For the western boundary the setback requirement would be for a 7.5 metre setback, where the relaxation would allow for a 6.44 metre setback. Along the northern property line the current setback requires a 7.5 metre separation when adjacent to an R2 zone. The application requests a 1.5 metre setback for the first floor, however, floors two through nine would adhere to the 7.5 metre setback. The 1.5 metre setback proposed for the first storey would be typical for buildings of this height, such as a single detached dwelling and the setback of 7.5 metres starting on the second floor respects the space between the building and the existing residences to the north.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2014 and 2020 Provincial Policy Statements.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Brockington provided the following comment:

“I am aware of the zoning bylaw amendment application for 1110 Fisher Avenue.

This property, formerly the site of a farmhouse, has been the subject of multiple development attempts, both formal and informal, preceding my time on Ottawa City Council. This has created on-going anxiety and frustration in the neighbourhood.

Council's most recent decision on this property came in March 2015 when a new development application was submitted for a Planned Unit Development consisting of three four-storey semi-detached dwellings and one row of four-storey townhomes, for a total of nine, four-storey units. Although there was some push back from the local community, this application was generally supported and was approved for development given that past attempts to develop this site were far more egregious in nature.

After several years had passed after both zoning and site plan approvals were granted for the nine-unit development, I was approached in the Spring of 2019 by the owner and his representatives who advised me they had submitted a new development application which is before us now, a nine-storey, 62-unit development.

A number of issues were brought to the developer's and City's attention from the local community at the public meeting I hosted on July 25, 2019 including but not limited to the height, access and egress into the property, setbacks, tree conservation, parking, massing, loss of privacy, grading and heritage impact as the site is in proximity to the Experimental Farm. Following that public meeting and for most of the last 10 months, the City's Planning Department stated their opposition to this application for many of the reasons I stated above.

Not one of the major concerns identified by the community has been addressed in any way through the zoning proposal. We have significant concern with the Transportation Assessment specifically related to northbound movement in the morning peak period as well as the interaction with the signalled intersection which is mere meters away from the access and egress. There will be interactions between pedestrians, cyclists, vehicles and public transit at the access and egress point to the site. This is another example of the Planning Department recommending an application which will increase the risks for all road users, especially vulnerable road users.

I continue to have significant concerns with the overall mass and setbacks from the property lines as well as the impact to the root protection zone of the neighbouring trees on the south side of the property. In my opinion, no trees on the south side of the property will survive excavation, not one. Moving the setback 1m further north is not enough for the tree protection. I also have serious concern with the R5 zoning designation that will encourage others to build the same. How can City Planning staff state their opposition to this file and then recommend approval due to a setback modification of one metre from the south?

The community supports smart development on this site. The Carlington community has embraced many infill projects, large, medium and small in nature without opposition. With respect to 1110 Fisher Avenue, I take issue with the density that is brought forward and the significant height of this proposal. Staff opposed 6-storeys at this site a few years ago and yet nine-storeys is now permitted?

I remain steadfast in my opposition to this development application. The community remains committed to work with the property owner to facilitate a development that

respects the existing neighbourhood.”

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

There are no direct asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

Development of the subject property will require Site Plan Control review to ensure that the City of Ottawa's Accessibility Design Standards are followed and building permits will ensure all buildings are constructed to the standards of the Ontario Building Code.

ENVIRONMENTAL IMPLICATIONS

A Tree Conservation Report (TCR) was submitted in support of the Zoning By-law Amendment application. The TCR identified trees along the property boundary, and on neighbouring properties located near the site, that are subject to the City of Ottawa Tree Conservation By-law (2009-200). The TCR reviewed the condition of the trees, and which trees would require protective measures to be retained through the construction process. Concerns were brought forward by the City as to the negative impact of construction within the critical root zone of trees on the south side of the property line. The applicant has pulled the foundation wall of the underground parking garage one metre away from this property line to help mitigate impacts on these trees. Specific measures for tree protection will be implemented through the Site Plan Control process. The retention of existing trees where possible is an important aspect of the City of Ottawa objective of achieving a 30 per cent tree cover.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

Thriving Communities: Promote safety, culture, social and physical well-being for our residents.

APPLICATION PROCESS TIMELINE STATUS

This application D02-02-19-0059 was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to complexity of issues needing to be resolved.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Proposed Zoning By-law Amendment

Document 3 Zoning Schedule

Document 4 Public Consultation Details

Document 5 Proposed Elevation and Streetscape

Document 6 Proposed Site Plan

CONCLUSION

The Planning, Infrastructure and Economic Development Department recommends approval of the application to rezone the lands from R3A [2229] to R5B [xxxx] Sxxx to permit a nine-storey apartment building, as detailed in Document 2. The application is consistent with the Provincial Policy Statement and the Official Plan.

DISPOSITION

Legislative Services, Office of the City Clerk to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

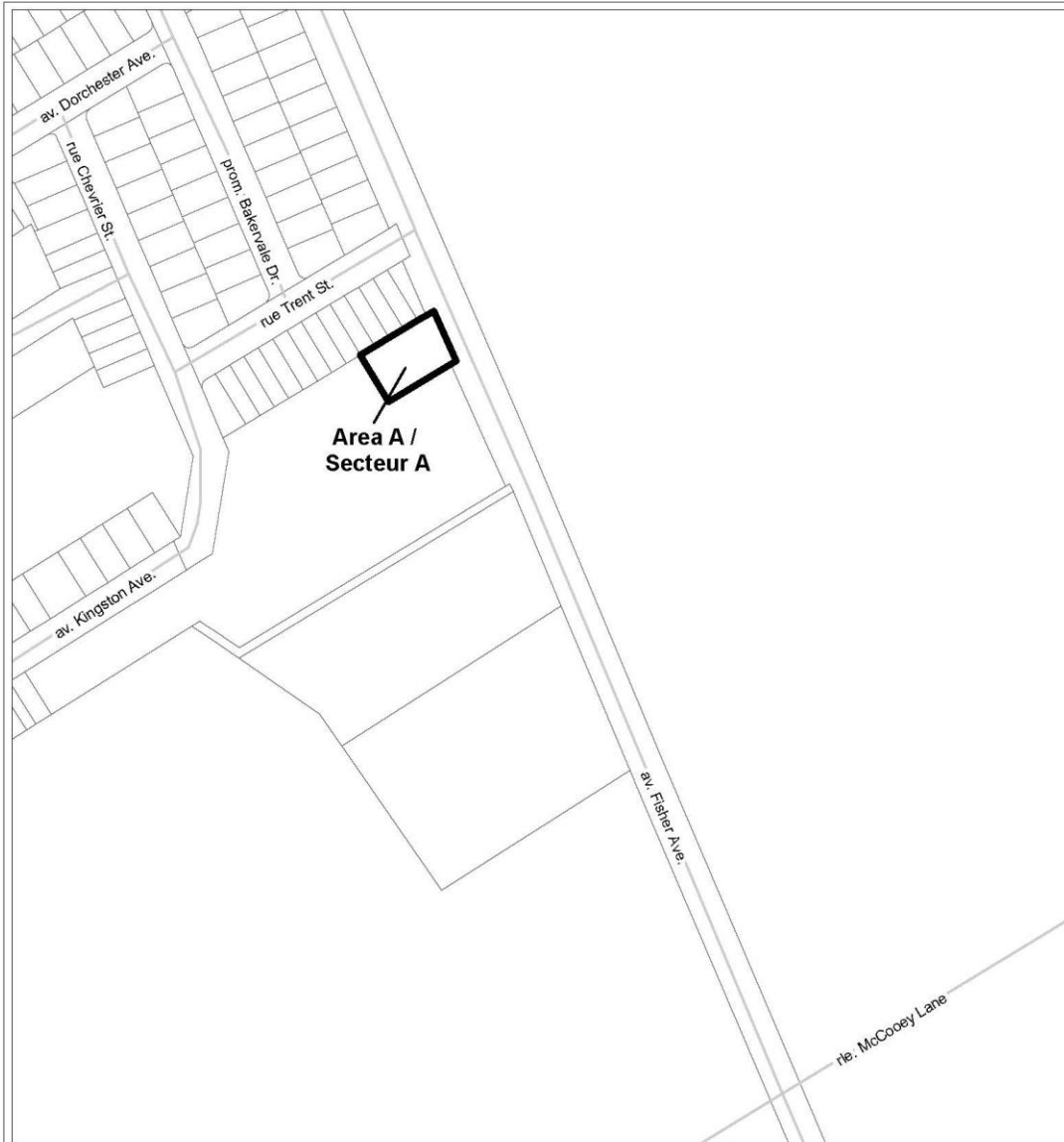
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.



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



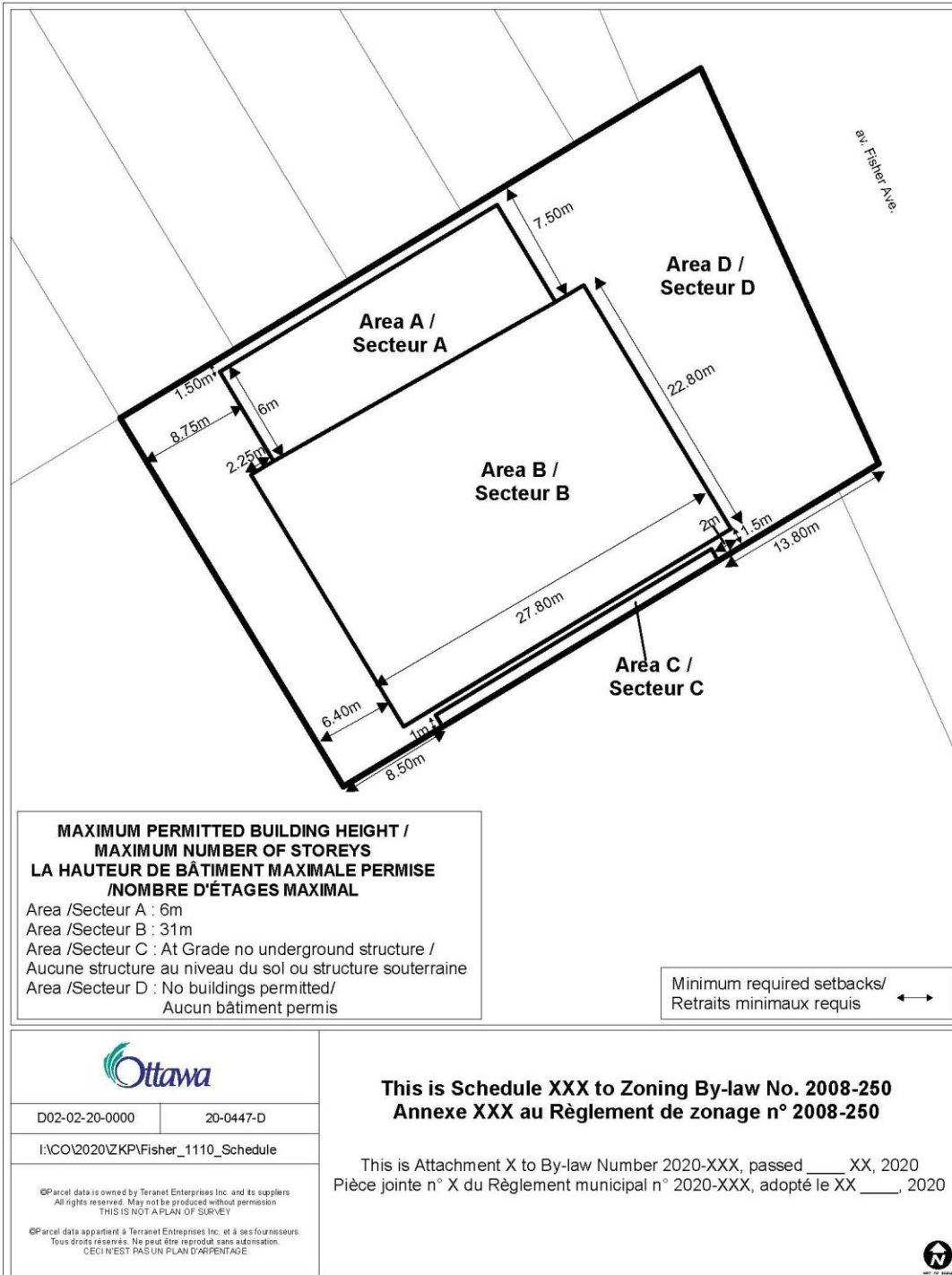
		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-19-0059	19-0626-D	1110 av. Fisher Ave	
I:\CO\2019\Zoning\Fisher_1110		 Area A to be rezoned from R3A [2229] to R5B H32[XXXX] Le zonage du secteur A sera modifié de R3A [2229] à R5B H32[XXXX]	
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small>			
<small>©Les données de parcelles appartient à Teranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2019 / 06 / 11			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1110 Fisher Avenue:

1. Rezone the lands as shown as Area A in Document 1:
 - a. Area A from R3A [2229] to R5B [xxxx] Sxxx
2. Add a new exception, R5B [xxxx] to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a. In Column II, add the text "R5B [xxxx] Sxxx"
3. Add a new schedule, Sxxx, to Part 17 – Schedules as shown in Document 3.

Document 3 – Zoning Schedule



Document 4 – 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. One public meeting was held on Wednesday, June 27, 2019 at the Alexander Community Centre.

Public Comments and Responses

Comment:

The development will increase traffic and parking issues on Trent Street. The proposal does not include enough visitor parking.

Response

The site is located on an arterial road, with a sidewalk and multi-use pathway, and is in close proximity to a bus route. These features allow the site to be accessed by multiple modes of transportation.

Vehicle and bicycle parking provided within the proposed development needs to meet the minimum requirements for tenant, visitor, and bicycle parking outlined within the Zoning By-law parking requirements.

Comment:

The development will set a precedent for the neighbourhood.

Response:

The General Urban Area policy 3.6.1.4. provides criteria for where a building may exceed 4 storeys in height. New taller buildings may be considered for sites which front an Arterial Street as shown on Schedule E, and where the site is on a Transit Priority Corridor, as identified on Schedule D of the OP. Between Fisher and Merivale, most streets are local, with only one collector roadway designation. There are also three existing mid and high-rise buildings in the vicinity area, including two 22-storey towers and one nine-storey tower.

Comment:

The applicant was previously approved for a townhome project, how often can the

applicant change their plans?

Response:

A landowner is permitted to submit development applications for the City to review.

Comment:

The neighbourhood and Fisher Avenue are not identified for intensification.

Response:

Provisions within the Official Plan identifies locations where increased building height may be permitted when certain location criteria are met. In this instance, the location of the site fronting onto an arterial street, which is also identified as a transit priority corridor may allow for mid-rise buildings (up to nine storeys).

Comment:

Access into and out of the site will be difficult and traffic at Trent and Fisher is already congested.

Response:

A Traffic Impact Assessment (TIA) is to be reviewed as part of the Site Plan Control application. A TIA study is required in support of all development proposals requiring a development agreement. The TIA Guidelines outline to developers what the City requires of them in terms of transportation review for their development application.

The design of the vehicle access on the site is intended to improve the flow of vehicles into and out of the site, with direct access from the street into the parking garage. The design also considered future right-of-way widening for Fisher Avenue.

Comment:

Privacy concerns for residents along Trent Street.

Response:

The residential portion of the building starting from the second floor is setback 7.5 metres from the property boundary is consistent with the zoning by-law when abutting properties within the R2 zone.

Comment:

Shading of Trent Street properties from the new structure.

Response:

A sun shadow study was completed in support of the Zoning By-law Amendment application. This study notes that the building design and setbacks act to mitigate some of the shadow impacts on adjacent properties. The shadow impacts vary during the seasons, with most impacts occurring prior to noon. During the winter months, shadowing currently occurs on the residential properties due to the existing towers to the south. Staff have reviewed the shadow analysis and found the shadow impacts are acceptable.

Comment:

The development will decrease property values in the neighbourhood.

Response:

The City of Ottawa Official Plan, through the General Urban Area designation, encourages a mix of residential and local services across the City with the intention of improving the sense of community and improve access to services.

Comment:

The proposal does not fit within the neighbourhood.

Response:

Two existing 22-storey structures, and one nine-storey structure sit south of the Turnbull School site, approximately 100-200 metres to the south. The site is also considered to be on the periphery of the neighbourhood as it is located on an arterial street and not a centrally located collector road.

Comment:

Has the servicing infrastructure been reviewed, ie. Sewer systems, water systems, etc. The development cannot cause back-ups or floods for the existing residents.

Response:

Servicing infrastructure information related to water, sanitary systems, stormwater

management, as well as drainage have been submitted for review by the City's engineering staff as part of the application. Detailed review will be implemented through the Site Plan Control process.

Comment:

Concerns from noise, dust and disturbance from excavation, noise from the HVAC system, and rooftop parties.

Response:

The City of Ottawa Noise By-law applies to a number of causes of noise to promote public health, safety, welfare and peace and quietness of the inhabitants of the City. The Noise By-law applies to such causes of noise, including but not limited to, shouting, sound amplification devices, mechanical equipment (i.e. exhaust systems), garbage collection, and deliveries.

A noise assessment was completed as part of the application to determine potential noise impacts for living spaces within the building as well as the impacts of the Heating Ventilation and Air Condition (HVAC) equipment. The equipment will be located within a mechanical penthouse which will shield the equipment from noise-sensitive surrounding land uses. Prior to building permit, a review of the mechanical equipment and drawings should be conducted by a qualified acoustic engineer to ensure compliance with the stationary sound level limits outlined in the Environmental Noise Control Guidelines of the City of Ottawa.

Comment:

Impacts on neighbouring structures and foundations

Response:

Conditions of approval will be discussed with the applicant during Site Plan Control to ensure any impacts on neighbouring structures and foundations will be properly reviewed and mitigated. Such conditions may be included in the Conditions of Approval and Site Plan Control Agreement.

Comment:

The development of this property will destroy the existing trees, which are over 30 years old and contribute to carbon capture.

Response:

A Tree Conservation Report (TCR) was completed as part of the application submission which identifies distinctive trees on and near the property. A number of the trees were identified within the TCR, and through negotiation with the applicant, a portion of the southern underground parking garage wall was moved away from the property line to create additional space for the critical rootzone of mature trees.

Comment:

Will Fisher Avenue be widened to better deal with increased traffic?

Response:

The section of Fisher Avenue in front of the property has a right of way width of 34 metres as identified in the Official Plan. Through the Site Plan Control process, a portion of the property fronting onto Fisher Avenue would be dedicated for road widening. The depth of the dedication would range from 4.85 metres – 5.65 metres from the north property boundary to the south property boundary.

Comment:

The property previously had a single-detached dwelling on it, and the application is not a moderate increase in density. The towers south of the Turnbull should not be considered in the context of this application as there are no low-rise homes adjacent to those sites.

Response:

The General Urban Area notes that development will predominantly continue to be low-rise, which are 4-storeys or fewer. However, Policy 3.6.1.4. provides criteria for where a building may exceed 4 storeys in height. New taller buildings may be considered for sites which front an Arterial Street as shown on Schedule E, and where the site is on a Transit Priority Corridor, as identified on Schedule D of the OP. There are also three existing mid and high-rise buildings in the vicinity area, including two 22-storey towers and one nine-storey tower.

Comment:

Has information related to depth of bedrock, contamination of soil, site grading, and snow placement been reviewed?

Response:

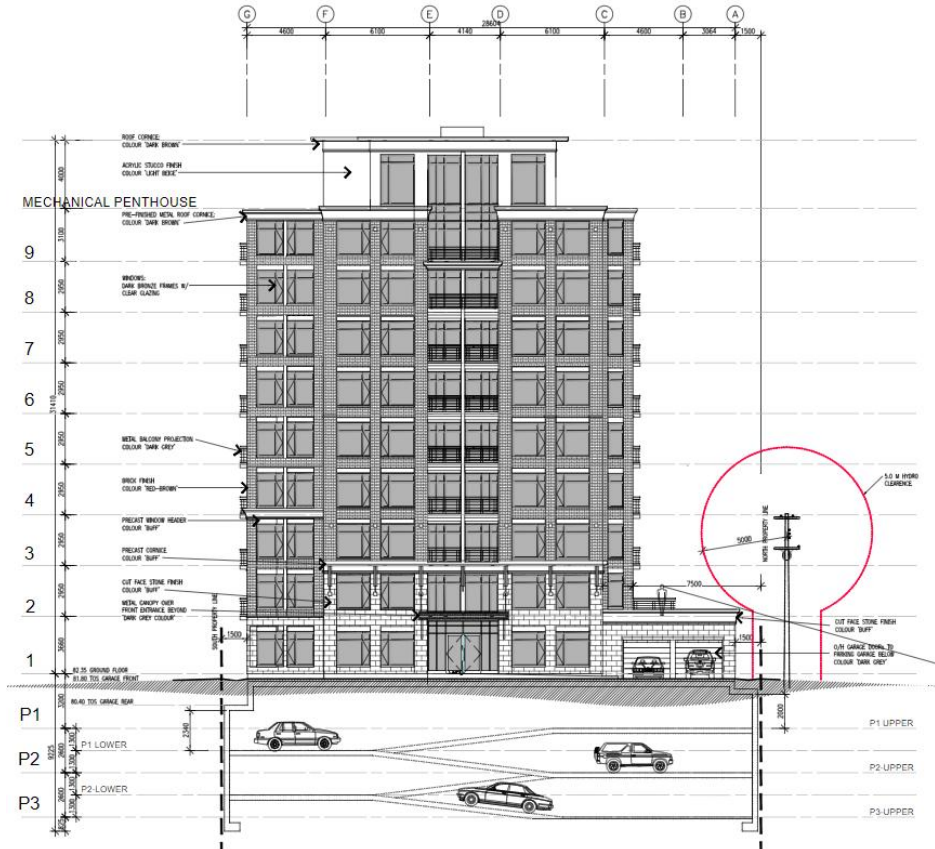
A Geotechnical Investigation was submitted in support of the Zoning By-law Amendment application. Temporary shoring will be required to support the surrounding lands during the construction of the foundation. The report notes the presence of buildings on neighbouring properties. Through the Site Plan Control process further review will be required by the geotechnical engineer to ensure the stabilization of the bedrock.

The Phase I Environmental Site Assessment submitted in support of the Zoning By-law Amendment application did not find evidence of environmental concerns and from this, a Phase II Environmental Site Assessment is not being requested.

A Storm Drainage Report identified the pre-development and post-development flows taking into account site coverage, and infiltration into landscaped areas. The site will be connected to a storm sewer drainage pipe and will require an underground storage tank where storm flows can be contained and directed to the storm sewer.

Snow storage areas are identified on the Site Plan through the Site Plan Control process. It is not anticipated that snow will be stored on site.

Document 5 – Proposed Elevations



Document 6 – Proposed Site Plan

