



City of
Ville d' **Ottawa**

September 24, 1998

ACS1998-1301-137

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(File: OLV1998/001)

Department of Urban Planning and Public
Works

Quartier/Ward

OT1 - Britannia-Richmond

- Planning and Economic Development
Committee / Comité de l'urbanisme et de
l'expansion économique
- City Council / Conseil municipal

Action

Subdivision - 3085 Dumaaurier Avenue

Lotissement - 3085, avenue Dumaaurier

Recommendation

That City Council approve the forwarding of the City's position as contained in Document 1, regarding the application for draft plan of subdivision for 3085 Dumaaurier Avenue, to the Regional Municipality of Ottawa Carleton.

September 28, 1998 (3:10p)

E.M. Robinson
Commissioner of Urban Planning and Public
Works

September 28, 1998 (5:14p)


Approved by
John S. Burke
Chief Administrative Officer

DJ:dj

Contact: Douglas James - 244-5300 ext. 1-3856

Financial Comment

Subject to City Council approval, the Financial Security referred to in Clause 2.0 will be retained by the City Treasurer until advised that all conditions have been met and the security is to be released.


September 28, 1998 (1:59p)

for Mona Monkman
City Treasurer

BH:cds

Executive Report

Reasons Behind Recommendation

Background of Application

A Draft Plan of Subdivision has been received from the Regional Group, on behalf of Braebury Homes Corporation for the property known municipally as 3085 Dumaaurier Avenue. The subject property is located on the south east corner of Dumaaurier and Grenon Avenues and is approximately 3.66 hectares in size. To the north and west of the subject site are developments of predominantly single detached and semi-detached dwellings. To the south is a medium-high density residential development known as Foster Farm. To the east is a City of Ottawa Park, known as Grenon Park.

The subject property has recently been purchased from the Ottawa-Carleton District School Board, by the Braebury Homes Corporation. The new owner wishes to build 12 single detached (lots 1 to 12) and 84 semi-detached dwellings (42 buildings on lots 13 to 54) on the subject property. The proposal calls for the single detached dwellings to be constructed along the Grenon Avenue frontage with the semi-detached dwellings to be constructed around an internal crescent road.

The applicant has also submitted a complementary rezoning application to amend the zoning of the subject property from R1G and R3A. The proposed zoning will allow side yards of a minimum of 1.21 metres and a rear yard of a minimum of 7.5 metres for both the single detached and semi-detached dwellings. The area presently zoned R3A, which is the interior of the site, is also proposed to be rezoned to R3D, to accommodate each semi-detached dwelling unit on lots that are 7.5 metres in width.

Decision and Rationale

The proposed dwellings are consistent with the types of dwellings presently existing in the community. The size of the single lots proposed along Grenon Avenue are also consistent with the size of the existing lots opposite on the north side of Grenon Avenue. Furthermore, the

density of the semi-detached dwellings proposed are compatible with the density of development to the west and south, which consists of single detached dwellings on small lots, semi-detached dwellings and higher density row and apartment dwellings.

The proposed subdivision will have two points of access to Dumaaurier Avenue with a new public road (crescent) to be built. The proposed subdivision can be served by all municipal services and conforms with the criteria as set out in the Planning Act [Section 51(24)] as well as the City's Subdivision Policy and Official Plan. Furthermore, the traffic anticipated to be generated from the proposed development is within the limits established by the Official Plan and is not expected to create an adverse impact on the surrounding residential roads or intersections. It will be the responsibility of the developer to pay the costs of constructing the infrastructure of the proposed development, in accordance with the City's subdivision policy.

Conditions

The Department is recommending the conditions of subdivision approval, contained in Document 1, for the reasons listed below:

- 1.1 This condition includes the standard conditions for subdivision approval and results in the inclusion of all engineering conditions and standards and other items for the subdivision agreement.
- 1.2 This condition will ensure that the sidewalks are completed in a timely manner to accommodate the new residents and people already living in the area
- 1.3 This condition will ensure that the proposed development does not have a detrimental effect to the existing sewer infrastructure.
- 1.4 This condition will ensure that erosion is controlled on site and that during construction, there is no detrimental effect on the surrounding lands.
- 1.5 This condition will help enhance the character of the proposed development and maintain significant mature trees existing on site.
- 1.6 This condition will ensure that sufficient security exists to replace any trees that were originally intended to be retained, but for whatever reason did not survive the development of the site.
- 1.7 This condition will help ensure public safety during construction.
- 1.8 This condition will ensure that the trees are regulated by the City's tree By-law and can not be removed without penalty.
- 1.9 This condition will ensure that materials in the public road allowance are located to the satisfaction of the City.

- 1.10 This condition will add to the land area of Grenon park and help provide a buffer between the proposed development and the City park located immediately to the east.
- 1.11 This condition will help provide a buffer and delineation between the proposed development and the City park located immediately to the east.
- 1.12 This condition will provide for an improved park for both the existing residents and people who will live in the proposed development.
- 1.13 This condition will ensure a timely completion to the works contained in condition 1.12.
- 1.14 This condition will ensure privacy for the rear yard amenity area of homes proposed along the access pathway to Grenon Park.
- 1.15 This condition is intended to maintain the quality of the environment in the surrounding area while construction is taking place.
- 1.16 Is to ensure that future purchasers or residents of the homes in the subdivision are aware of the surrounding land uses, zoning and transportation routes in the area.
- 1.17 This condition will eliminate the negative environmental effects and nuisance associated with topsoil processing.
- 1.18 This condition will ensure that all the proper approvals are in place prior to signing the subdivision agreement.
- 2.0 This is required to ensure that there are sufficient financial resources available to implement works required in the Special conditions for subdivision approval.
- 3.0 This condition is required to provide for a legal agreement between the developer and the City, incorporating all the recommendations and conditions pertaining to the approval of this application.

Economic Impact Statement

If this development proposal proceeds, in 1999, it is expected to bring to the City a net revenue of approximately \$161,399. In the eight years following that, it is expected to bring to the City a net revenue of approximately \$383,528.

Environmental Impact

The Municipal Environmental Evaluation Process (MEEP) checklist has indicated no adverse environmental impact. A study undertaken at the request of the Environmental Management Branch, has determined that there is no underground methane gas seepage on to the subject property, from the lands to the south.

Consultation

All City Departments deemed to have an interest have been consulted and their comments incorporated in this submission. Two responses were received as a result of the posting of the on-site information sign. One person wanted more information regarding the proposal while the second person listed issues of concern about the proposal. No responses were received as a result of the circulation to concerned community groups. A public meeting was held in the community and seven people attended. One written comment was received as a result of the public meeting; that respondent had traffic concerns. At the public meeting, residents also expressed verbally their concerns. These related to landscaping, traffic and parking, sewer and water services, fencing and walkways.

Disposition

Department of Corporate Services

1. Statutory Services Branch to notify:
 - i) agent (The Regional Group, 6th floor, 200 Catherine Street, K2P 2K9
Attention: Dan Botti),
 - ii) the Corporate Finance Branch, Revenue Section, Assessment Control Supervisor and,
 - ii) Regional Municipality of Ottawa-Carleton, Planning and Development Approvals Department, Development Approvals Division (please include a copy of the City Council approved submission and disposition)

List of Supporting Documentation

- | | | |
|------------|---|---|
| Document 1 | - | City Conditions for Regional Subdivision Approval |
| Document 2 | - | Location Map |
| Document 3 | - | Proposed Subdivision Map |
| Document 4 | - | Municipal Environmental Evaluation Process (MEEP) Checklist (on file with City Clerk) |
| Document 5 | - | Compatibility With Public Participation Policy/Input From Other Government Agencies |

Part II - Supporting Documentation

Document 1

The City of Ottawa has no objection to the approval of the following Plan of Subdivision, subject to the listed conditions:

“Draft Plan of Subdivision of Part of Lot 19 Concession 2 (Ottawa Front) Formally the Township of Nepean Now in the City of Ottawa Regional Municipality of Ottawa Carleton”, Prepared by Paul A. Riddell, Ontario Land Surveyors Paul A. Riddell LTD. for Novatech Consulting Engineers and Planners, dated February 17, 1998, Revised to September 8, 1998 and received by the City of Ottawa on September 17, 1998, is approved subject to the following.

1.0 SPECIAL CONDITIONS FOR SUBDIVISION APPROVAL

- 1.1 That the developer will develop the property in accordance with the City of Ottawa subdivision policy except as otherwise amended herein.
- 1.2 That the developer will be required to construct an asphalt sidewalk on the east side of Dumaour Avenue along the entire frontage of this development, to the satisfaction of the Commissioner of Urban Planning and Public Works.
- 1.3 That the stormwater runoff coefficient should not exceed 0.40.
- 1.4 Prior to the issuance of a building permit, the owner agrees to prepare and implement an erosion and sediment control plan to the satisfaction of the Manager of the Environmental Management Branch, appropriate to site conditions, prior to undertaking any site alterations (filling, grading, removal of vegetation, etc) and during all phases of site preparation and construction in accordance with the current Best management Practices for Erosion and Sediment Control.
- 1.5 That the developer acknowledge and agree to integrate where possible, existing trees within the subdivision, and, that the developer submit a written statement prior to the registration of the Plan of Subdivision, clearly specifying the location, number, species, health and stability of all existing trees to be retained within the subdivision, to the Satisfaction of the Commissioner of Urban Planning and Public Works. The inspection of the existing trees and statement must be prepared by a person having qualifications acceptable to the Commissioner of Urban Planning and Public Works and may include, but need not be limited to a qualified Arboriculturalist, Forester, Silviculturalist, landscape Architect, Horticulturist, Botanist, or Landscape Technologist.
- 1.6 a) That prior to the registration of the plan of subdivision, the developer post security in the amount of 100% of the value of the tree compensation deposit

for all existing trees to be retained on the proposed lots. The security shall be retained in the custody of the City Treasurer. For the purpose of this condition, security means cash, certified cheque, or subject to the approval of the City Treasurer, bearer bonds of the Dominion of Canada (except Savings Bonds), provincial bonds or provincial guaranteed bonds, or other municipal bonds provided that the interest coupons are attached to all bonds or letters of credit issued by a chartered bank, credit unions and caisse populaires, or some other form of financial security (including Performance Bonds from institutions acceptable to the City Treasurer).

- b) That the Tree Compensation Deposit shall be retained for a period of three (3) years during which time the deposit is non-retrievable, unless otherwise determined by the Commissioner of Urban Planning and Public Works. The period of time during which the money is non-retrievable shall only commence upon occupancy of the development, or as otherwise determined by the Commissioner of Urban Planning, and Public Works.
- c) That the tree Compensation deposit shall not be released by the City Treasurer until the Registered Owner has provided the Commissioner of Urban Planning and Public Works with a certified inspection and written statement indicating:
 - i) whether the specific trees remain structurally stable and healthy;
 - ii) to what extent a tree(s) has been damaged during construction;
 - iii) whether the trees have or will die primarily as a result of development;
 - iv) whether or not an existing tree(s) will require replacement, primarily as a result of the effects of development.
- d) That the required inspection and statement must be conducted by a person having qualifications acceptable to the Commissioner of Urban Planning and Public Works and may include, but need not be limited to a qualified Arboriculturalist, Forester, Silviculturalist, landscape Architect, Horticulturist, Botanist, or Landscape Technologist.

- 1.7 That during the construction of the proposed development, the developer covenant and agree to erect a temporary fence around the perimeter of the property in order to ensure:

- i) containment of construction activities on the subject property;
- ii) clear demarcation of parkland and private land and;
- iii) public safety.

- 1.8 That the developer will ensure that road allowance trees are to be planted on the road allowance and be located 0.6 metres outside the property line.
- 1.9 That prior to the final registration of the subdivision agreement, the developer shall provide a conceptual streetscaping plan showing the location of sidewalks, roads, lighting, landscaping and street furniture to the satisfaction of the Commissioner of Urban Planning and Public Works.
- 1.10 The Developer shall convey Block 59 to the City, at no cost to the City.
- 1.11 That along the eastern boundary of the subject property, the developer shall construct the following:
- i) for the first six metres south from Grenon Avenue, a black vinyl covered chain link fence;
 - ii) after the first six metres from Grenon Avenue, an opaque barrier on private property. The design and construction of this barrier shall be to the satisfaction of the Commissioner of Community Services and the Commissioner of Urban Planning and Public Works.
- 1.12 That prior to the signing of the subdivision agreement with the City, the developer will retain, at no expense to the City, a landscape architect to prepare plans for improvements to Grenon Park. Such plans are to be approved by the Commissioner of Community Services and the Commissioner of Urban Planning and Public Works.
- 1.13 The developer shall complete all works resulting from condition 1.12 within a reasonable timeframe established by the Commissioner of Community Services, but in any event, no later than the fall of 1999.
- 1.14 The developer shall construct at no cost to the City, an opaque fence 1.8 metres in height along the southern boundary of the subject site, to the satisfaction of the Commissioner of Urban Planning and Public Works.
- 1.15 That the developer shall undertake the following measures during the construction of any development on any part of the proposed subdivision:
- a) That no parking of construction vehicles including the vehicles of any construction worker, will be allowed on Alanmede Crescent, Barwell Avenue and Torsa Court, Noren Avenue, Highfield Crescent or Lovitt Road.

- b) That the developer shall be responsible for the cleaning, to include scraping and washing of Dumaaurier and Grenon Avenues at least once a week to the satisfaction of the Commissioner of Urban Planning and Public Works.

1.16 That the developer covenants and agrees that prospective purchasers are to acknowledge in writing in the agreement of purchase and sale of being notified of the following items by the registered owner:

- a) The location of the purchaser's lot on the registered plan of subdivision,
- b) The location of the purchaser's unit on the plan showing the lot line and the existing proposed surrounding structures,
- c) The drainage and topographic plan of the subdivision,
- d) The landscape plan for the area of the subdivision,
- e) Information, such as brochures and plans explaining the whole development including, but not limited to the location of all future external roads leading to the proposed subdivision, the proposed land uses of all blocks, the proposed road alignment and lands uses of the undeveloped areas of the subdivision and the proposed location for future transit routes or stops near the subdivision as well as the fact that further information pertaining to the above is available from the City of Ottawa,
- f) The location of the purchaser's lot and/or block in relation to the surrounding area within 200 metres of the proposed block,
- g) A plan showing the ownership of the blocks and land and proposed roads surrounding each individual proposed residential block,
- h) City Council and the Ontario Municipal Board approved zoning plan for subdivision and surrounding area,
- i) The location and function of the pedestrian paths and parks in the surrounding area in relation to the purchaser's lot,
- j) The location, type and size of any utility plant or easement, including, hydro electric facility to be located on or near the purchaser's lot,
- k) That the activities and lighting within the City park may be a nuisance and an inconvenience to the enjoyment of the outdoor amenity areas for the properties abutting or in the vicinity of the City park,

- l) That the purchaser whose lot and/or block is adjacent to any sound fencing is responsible to maintain the integrity of that fence in a good and safe condition, including the replacing or reconstructing of the fence.
- 1.17 That the developer shall not engage in the practice of processing topsoil (i.e., filtering and cleaning) on the subject site nor the abutting sites.
- 1.18 That the City shall not sign the subdivision agreement until the proposed zoning is final and binding.

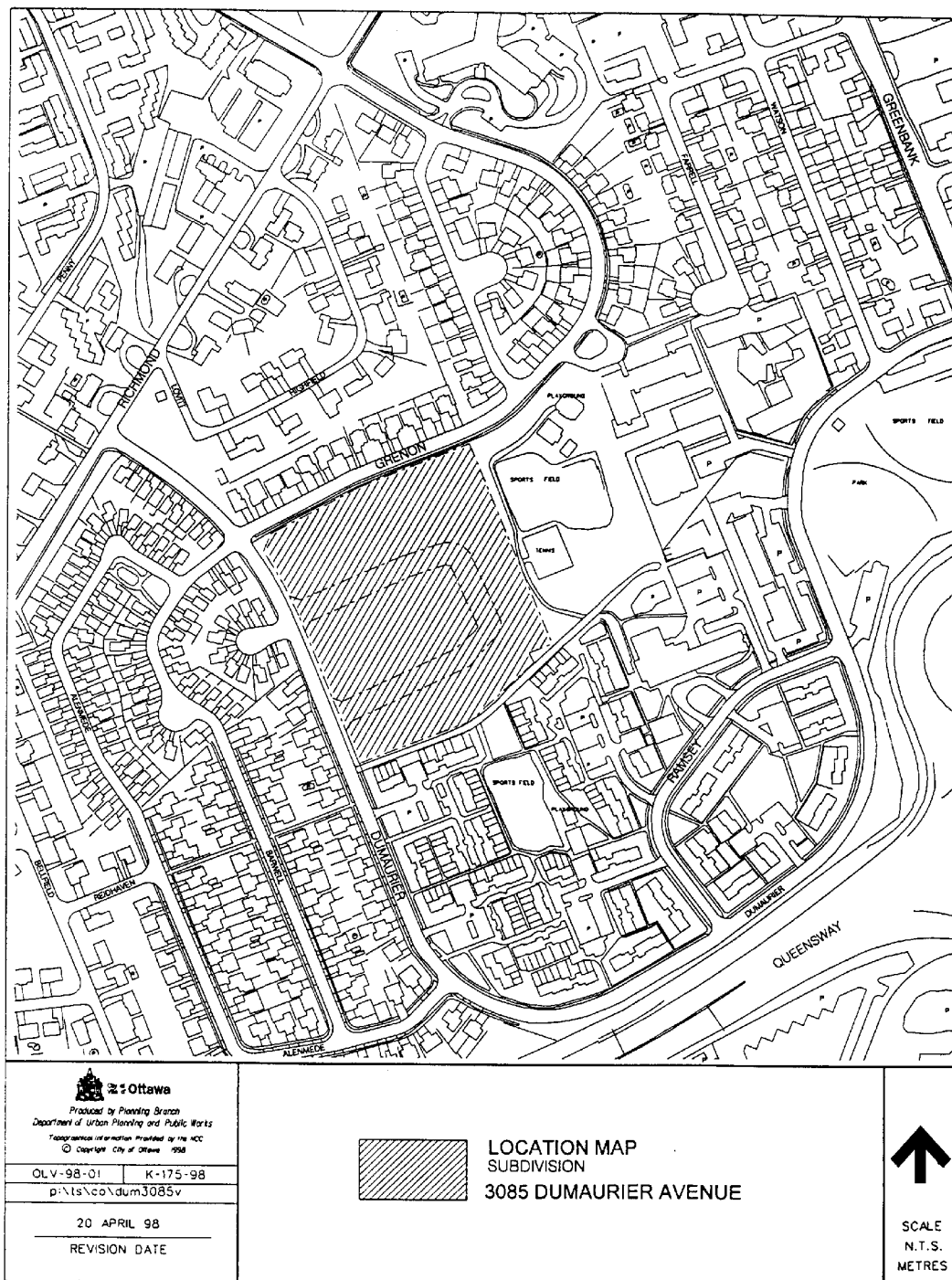
2.0 FINANCIAL SECURITY FOR SUBDIVISION APPROVAL

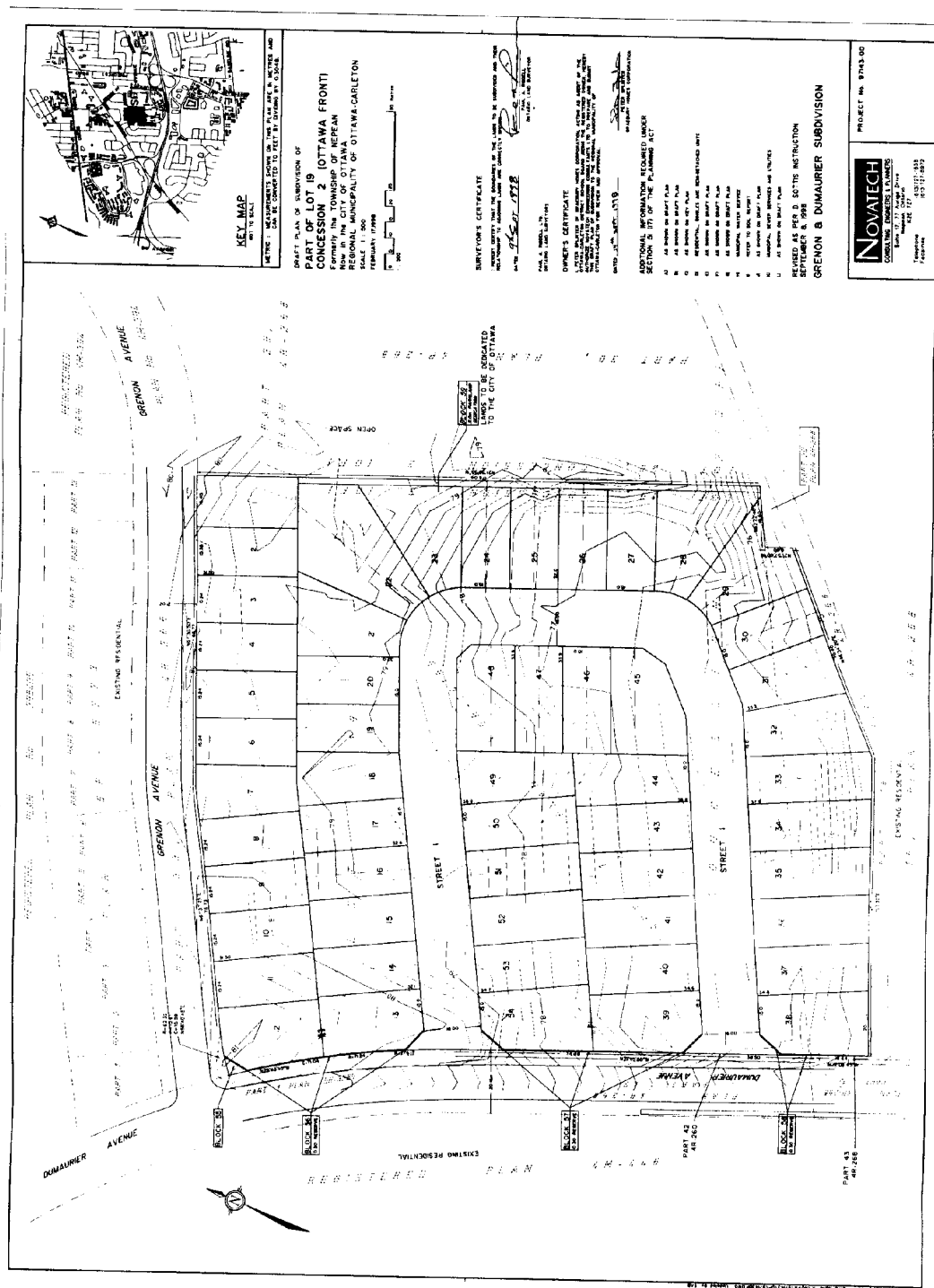
That the following requirements shall apply regarding the provision of financial security for the subject subdivision:

- 2.1 That financial security for the amount of 100 percent of the action and works required in recommendations:
 - a) 1.1, 1.2, 1.6, 1.11, 1.12, 1.14 shall be filed by the developer with the City Solicitor prior to the execution of the Subdivision Agreement by the Corporation.

3.0 AGREEMENT FOR SUBDIVISION APPROVAL

- 3.1 That the Registered Owner shall sign a subdivision agreement with the City of Ottawa with respect to all matters contained in Conditions 1 and 2 above.





COMPATIBILITY WITH PUBLIC PARTICIPATION

Document 5

NOTIFICATION AND CONSULTATION PROCESS

Notification and consultation procedures were carried out in accordance with the Early Notification Procedure P&D\PPP\N&C #1 approved by City Council for subdivision applications. The on-site information signs placed on the property were joint signs for both the rezoning and subdivision applications.

SUPPLEMENTAL NOTIFICATION

The Environmental Advisory Committee was sent a copy of the technical notification. A public meeting to discuss the proposed development was held on June 29, 1998, in the surrounding community. The comments from the public meeting are presented below.

SUMMARY OF PUBLIC INPUT

Two responses were received as a result of the posting of the on-site information sign. One person wanted more information about the development proposal while the second wished to state some concerns. No responses were received from the circulation to concerned Community Associations. One written comment was received as a result of the public meeting held in the community. Other people in attendance at the meeting verbally stated their concerns. A summary of the public's concerns and the Department's responses are provided as follows.

Concerns From Posting of On-site Sign

1. What will the impact of increased traffic and parking be on the community?
2. Can existing utilities (water, sewer, etc.) serve this additional number of people without affecting our community? Our water pressure is already less than optimum.
3. What is the builders reputation?

Response to Comments From On-Site Sign

1. A traffic study completed by the developer and reviewed by City engineering staff, has determined that the proposed development is expected to have minimal impact on the surrounding streets and no impact on the level of service provided at intersections. While it is recognized that certain intersections in the area are approaching or are at capacity, this is a result of existing traffic and not the proposed development.

With respect to parking, the proposed development will provide on-site parking for each unit in accordance with the City's comprehensive Zoning By-law. On-street parking will also be expected to occur in accordance with the City's Transportation and Parking By-law.

2. It is expected that the existing facilities (water, sanitary and storm sewers) in the area have sufficient capacity to accommodate the proposed development.
3. The reputation of the applicant is not a consideration in a rezoning or subdivision application.

Concerns From Public Meeting

A public meeting was held on June 29, 1998. Seven local residents were in attendance.

1. At Dumaaurier Avenue, there is a need for a flashing green phase for traffic turning left from Pinecrest onto Dumaaurier Avenue. Dumaaurier and Richmond residents have to avoid that corner, at least during peak hours. There have already been accidents there, one involving a school bus.
2. Will the walkway at the southern end of the property be maintained?
3. Will the applicant be keeping the trees on site?
4. Will the applicant be planting new trees on site?
5. Where will fences be built and how high will they be?
6. Can the existing utilities service the property?
7. Where will all the new cars park?

Response to Concerns from Public Meeting

1. As mentioned, the traffic study completed to determine the impact of this development has indicated that it is not expected to change the level of service provided at the intersection of Dumaaurier Avenue and Pinecrest Road. Consequently, an advanced green light to turn from Pinecrest on to Dumaaurier cannot be required through this proposal.
2. The walkway on the southern end of the property will be maintained.
3. The applicant has indicated on the Plan of Subdivision, the existing trees to be maintained. The City will be taking financial security for these trees in case they are accidentally damaged during construction.
4. In accordance with the City's subdivision policy, the applicant will be providing additional trees on site. This equates to a minimum of two trees for corner lots and one tree for each remaining lot.

5. Wooden barriers will be constructed along the southern and eastern boundaries of the development, as a condition of subdivision. The barrier along the eastern boundary shall be 2.4 metres high while the barrier along the southern boundary shall be 1.8 metres high.
6. As mentioned above, the proposed development is not expected to have a negative effect on existing facilities (water, sewers) in the area.
7. Each new unit constructed will be required to have one parking space on the subject property, in accordance with the zoning by-law. It is the intention of the applicant to provide one additional parking space in the driveway of each unit.

APPLICATION PROCESS TIMELINE STATUS

This application was received on April 30, 1998 and was subject to a project management timeline, as recommended by the "A Better Way Task Force Report". A process chart establishing critical milestones was prepared and circulated as part of the technical and early notification process. This application was to proceed to Planning and Economic Development Committee (PEDC) on August 25, 1998. However, because of the removal of delegated authority, as well as a need to address recreational and traffic concerns, this submission has been rescheduled to October 13, 1998.

INPUT FROM OTHER DEPARTMENTS OR GOVERNMENT AGENCIES

COUNCILLOR'S COMMENTS

Councillor Kolbus provided the following comments.

I have no objection to the proposal. It is my understanding that the applicant is prepared to provide significant improvements to the park that abuts the site. It is also my understanding that these improvements will be completed in association with the president of the Foster Farm Recreational Association and the Foster Farm Community Centre. It is important that a substantial landscape buffer and a fence be provided along the eastern boundary of the property.

As expressed at the community meeting, I have concerns about traffic and the possible need for a traffic light at Dumaurier Avenue and Richmond Road. It is also important that the surrounding community be notified of this proposed development.

Response to Councillor's Comments

Conditions relating to making significant improvements to the adjacent City park and providing a fence and buffer along the eastern boundary of the proposed development have been included in the Subdivision submission to Committee and Council.

As mentioned earlier in this submission, the proposed development is not expected to affect the level of service provided at the intersection of Richmond Road and Dumaurier Avenue. In fact, the traffic study does not recommend signalization of this intersection at this time. However, based on existing traffic volumes, a left turn lane from Richmond Road west to Dumaurier Avenue south is warranted. As Richmond Road is a Regional Road, the construction of such a turn lane would be the responsibility of the Regional Government.

Everyone who responded to the on-site sign, the circulation to Community Groups, or who provided their address at the public meeting, were notified of this Planning and Economic Development Committee Meeting. Furthermore, in accordance with the Planning Act, everyone within 120 metres of the subject property has received a notice that the proposed plan of subdivision will be considered by PEDC on this date.

At the request of the Councillor, additional copies of the proposed rezoning and subdivision application have been provided to him for his own circulation purposes.