



21 June 2013

Nina Maher
Planning & Growth Management
Department, City of Ottawa
110 Laurier Ave West
Ottawa (ON) K1P 1J1

Re: 17-19-23 Robinson

Dear Ms. Maher:

Action Sandy Hill has reviewed the proposal for construction of a six storey condo building at the above location and offers the following comments and concerns:

1. This area, known as Robinson Village, is a quiet neighbourhood bordering a park and the Rideau River. Although the allowable height limit is about four storeys (14.5 metres), there are currently no structures higher than three and a half storeys in Robinson Village so a six storey (18.9 metre) condominium building would be very much out of character. Six storeys combined with a reduced rear yard setback will have a negative effect on the light in adjacent properties.
2. The proposed parking will accommodate more vehicles than required (37 units, 46 parking spaces on two levels). Why? There is good transit service nearby. Also, the driveway slope is extremely steep - 18%. Most problematic is the depth that two levels of parking will require. According to the geotechnical report prepared by Stantec Consulting Ltd, the lower level will be below the water table and much lower than any other foundation in the area. Pumping will result in constant excess water flow to city sewers - is this permitted and if so are owners charged for this unusual water/sewer service and/or are there plans for a clay dam or other mitigation measures around the site?
3. The same geotechnical report suggests that adjacent properties may settle one inch as a result of the depth of the lower level garage! This could have catastrophic consequences for the neighbours.
4. The rear yard setback will only be 5.6 metres which is not standard on that street. The setback should be 7.5 metres and there is no reason not to respect that minimum requirement, though it appears that the developer is relying on the park as part of the rear yard and amenity space.
5. The noise from exhaust fans and cooling systems could be unbearable for neighbours unless noise mitigation measures are compulsory.

Best regards,

A handwritten signature in blue ink, appearing to read 'Chad Rollins', is written over a horizontal line.

Chad Rollins
Co-chair ASH Planning & Development Committee

Cc: Mathieu Fleury, Councillor Ward 12