



December 7th, 2016

Allison Hamlin  
Development Review Planner  
City of Ottawa

Re: Rezoning and site plan applications - 244 Fountain Place

Dear Allison Hamlin:

Action Sandy Hill has reviewed the applications for site plan and a rezoning amendment to permit reductions of: lot area, front and rear yard and interior side yard setbacks, amenity and landscaped areas, visitor parking spaces and depth and sales width of other parking spaces.

ASH opposes the application for the following reasons:

**SITE SIZE AND TOPOGRAPHY:**

The reductions necessary in all yards, amenity, parking, and landscaped areas clearly indicate that the proposal is not appropriate for the site.

**DRAWINGS:**

There are no floor layout drawings to review amenity space and unit counts.  
The developer should submit these as part of the proposal.

**AMENITY AREAS:**

Where are they, other than on the rooftops.

**PARKING:**

6 parking spaces required (5 plus 1 visitor) - 5 parking spaces provided;  
4 of the 5 are 4.67m in length which will only accommodate small vehicles, e.g. a Honda Civic is 4.62m in length. This means that 4 of the 5 spaces are barely adequate for small cars.  
The turning space at 6.0m is very limited. How will it be possible to safely maneuver?  
These are serious deficiencies; most parking probably will spill onto the last block of Besserer Street.  
Bicycles - noted that 17 will be provided, drawings show 3 - where are the others?  
Access to public transportation is not convenient from this location.

**SNOW:**

There is no place on the site to store snow from the driveway, parking spaces, and walkway.

**GARBAGE:**

This is an important and often overlooked issue. How exactly will garbage be stored and removed in all seasons?

**SITE DRAINAGE:**

During a rain storm, notwithstanding the permeable driving/parking areas, there will be surface flow as noted in the Stantec report.

"The subject site maintains emergency overland flow routes for flows deriving from storm events in excess of the maximum design event to the existing Fountain Place ROW and ultimately to the Rideau River as depicted in Drawing GP-1".

In heavy rains, water will flow over the sidewalk at the driveway cut, which will be difficult for pedestrians. The developer should install a series of surface drains to direct this water into a storm drain.

**RETAINING WALL:**

The developer's proposal shows that there will be a concrete retaining wall on the north side, adjacent to Besserer Park. This wall will hold a fairly unstable slope and will be difficult to construct without building on City property, either with tiebacks or with footings.

Either solution would restrict the City's future use of the park property. The developer should find a solution that does not involve any City property.

(See the discussion in Patterson report dated September 1992.)

The west or rear yard is also very steep and currently held together by tree roots - the property above on Besserer Street was severely compromised during construction of 250 Fountain Place and the owner successfully sued the City.

There is leda clay in this area and mitigation measures must be clarified and monitored .

**TREE PRESERVATION:**

Drawing L-101 indicates that trees included in 4 and 5 would be saved; These trees are within about 2-3 feet of a 15-foot-high retaining wall so it will not be possible to retain them.

Vibrations during construction may be catastrophic for the immediate neighbours (as has been the case on St, Andrew Street with the Waterstreet Condo development). There are no indications that vibrations will be carefully monitored and controlled.

ASH also supports the concerns of the immediate neighbours at 250 Fountain Place - light and privacy will be severely compromised. Undue adverse impacts are inevitable.

ASH is therefore opposed to both the above rezoning and site plan applications. A much more sensitive and thoughtful proposal could be worked out for this unusual site.

Yours sincerely,



Chad Rollins, President  
Action Sandy Hill

Cc: Lowertown Community Association attn. Peter Ferguson  
Councillor Fleury - attn. Brenda Bartlett  
CCC 539 - 250 Fountain Place - attn. Philip Cutfield