

New Development Application for 1131 Teron – 21 Dec 2019

Saturday, December 21, 2019

Summary

The lands at 1131 Teron Road have been sold and the new owner is proceeding with development with changes to the zoning, building details and land use. A developer application was made on 6 Dec 2019 and the deadline for initial comments is 20 Jan 2019

There will be a Public Meeting, most likely in early February.



Links

- Site Plan for 3 storey building
https://app01.ottawa.ca/postingplans/appDetails.jsf?lang=en&appld=__BOFGZD
- re-zoning application for 9 storey building (1151 Teron)
https://app01.ottawa.ca/postingplans/appDetails.jsf?lang=en&appld=__BOFGG5

Changes from previous 1131 plans/zoning (201

- The two buildings will be rental (vs. condo) and the owner will provide rental management after construction – total 137 units
- 3 storey – 1131 Teron – will be built using the existing zoning with changes to the North face of the building (the one facing units in the Bethune Condo) eliminating balconies. Discussions are ongoing on window placement and location
- 9 storey – 1151 Teron - The first floor will be commercial so a re-zoning request is being made from residential to mixed use. No other changes to building 'envelope' or location have been requested.

- ◇ The building design has been simplified, including overlook across Teron road and deeper setbacks from both Teron and East facing (towards Bethune Condo)
- While there will be 80 underground parking spots, most will be at ground level under the Hydro One lines.
- A new road entrance/exit will be added on March Rd. (no turn to North bound March Rd.) to avoid commercial delivery and garbage trucks from having to use Teron Rd and to relieve traffic on Teron for tenants and commercial clients.

The new owner (Omnipex Real Estate – Montreal) has met with the KBCA Directors (Sept 2019) and with members from the Bethune Condo Corp. (as they are the ones directly impacted) (8 Dec 2019) where issues were raised and which are in discussion for resolution.

History

The current zoning for 1131 Teron was approved in 2015 for a 3 storey apartment where the existing house is currently located and a 9 storey apartment building defined in a wedge of land between Teron Rd and the Hydro One 230kv lines.

A minor variation was approved in 2017 for reduced setback facing Teron Road.

New owner and building changes

Omnipex Real Estate is a small rental property developer and rental property manager from Montreal. They have a number of buildings in Montreal and area also investing in a 3-4 storey building up March Rd. at the same time.

The organization consists of two partners Ralph Esposito and Edward Hayes. Ralph met with the KBCA directors in Sept and both met with the KBCA, Councillor (Jenna Sudds) and Bethune Condo Corp. members in Dec 2019.

They are looking for commercial tenants for the 1st floor (the reason for an additional re-zoning request) which may be a combination of convenience store and professional offices (e.g. dental, medical, ...)

They have simplified the architecture and design of the 9 storey building to make it easier to construct and to make better use of the building footprint.

They decreased the apt sizes and will only be offering 1 and 2 bedroom units to lower rental costs. Their target market is young hi-tech professionals and downsizing Seniors. This increase the number of units to 137 for the two buildings, up from approx. 120 for the previous developer's design.

3 storey building – some points

The proposed (updated) design has no balconies on the side facing the Bethune Condos (North Elevation), but does have an external walk-way on the 2nd and 3rd floors which are there for fire routes. It has been agreed that the doors to those walk-ways will be alarmed to prevent tenants from casual use of the walk-ways as a balcony.

There is ongoing discussion on the number and placement of windows on the North Elevation to minimize overlook on the facing back yards of units in the Bethune community.

KBCA perspective

The KBCA will not outright oppose this application.

While the community position in the past has been that this development is not desirable, the previous re-zoning was approved by the City and any attempts to reverse it are just not going to happen. So the proposed re-zoning will be passed by the City and the development will happen.

The new owner came to the table with changes from the pre-existing design to minimize the impact and has been willing to work with the community (primarily the Bethune Condo association and residents directly affected) to address concerns of light, noise and overlook.

The KBCA supports discussions with the developer with impacted residents and it's comments on the application will be

- To ensure that the City approves the best possible fit in the community addressing residents directly impacted
- The appropriate (and safe) design for the March rd. entrance/exit access