

GREYSTONE VILLAGE

A VISIONARY RIVERFRONT COMMUNITY

Exciting Updates on the Greystone Development

It's Time to Begin Servicing and House Construction

The first phase of our site cleanup is complete and now it is time to begin building municipal services, roads and sidewalks for Greystone. Beginning the week of July 11th, equipment from Tomlinson/Greenbelt will be onsite to initiate servicing work for the extension of Hazel Street through the St. Paul's parking area. This public road extension is a key component of the master planning for Greystone and a great future asset for Old Ottawa East.

Shortly thereafter, work will begin for the servicing of the single family homes along Clegg Street and then onto the balance of Phase 1a, generally bounded by the Hazel Street extension, Clegg Street and the river pathway. We anticipate all of the Phase 1a servicing work, including the construction of all roads, sewers, sidewalks and storm outlets, to be complete by the end of the fall of 2016.

House construction in Phase 1a will begin in the mid fall of 2016 and will continue on throughout 2016 and 2017 in both phases 1a and 1b, a small section of land to the north of phase 1a and just to the south of the Deschatalets building. Access to the site during house construction will be strictly prohibited for the safety of our staff, suppliers and trades. We will continue to use the Grand Allée as the principle point of access for deliveries of supplies and materials, though some use of Clegg Street will be required during this first phase. As was committed early on in the process, we will make all efforts to minimize disturbances to our neighbors on Clegg Street, and we will work to notify should planned activities affect them in any way.

The Clean Up Continues ...

Clean up of Phase 1b will continue throughout the course of the summer of 2016. We will continue to use the Grand Allée for access and egress for all trucks coming and going for site cleanup. We have almost completed the delivery of our replacement fill from the Confederation Line excavation. When Phases 1a and 1b are complete, we will have accepted over 110,000 tonnes of clean fill that was removed from the tunneling for the Confederation Line. Available fill from another project within City limits was brought to Greystone, instead of being shipped outside of City limits. This action saved unnecessary transportation emissions, reducing the environmental footprint of the re-development.

Clean-up of future phases around and to the north of the Deschatalets building will begin later in 2016 and into the winter of 2017. Further updates will be provided when definitive dates are available.

Ongoing Community Access

We have worked to provide continued access to the site through the course of the first phase clean up. Now that site servicing has begun, we will start fencing off and limiting access to the property with the exception of the riverside path corridor which will remain open throughout construction. A site plan that illustrates the new site fencing is posted live at <http://oblatesredevelopment.com/>. However, we do anticipate the path to be closed temporarily this fall of 2016 to construct the future storm outlet to the river. The pathway will be re-opened once we are confident and can guarantee safe travel along the trail. We have listened to your feedback during the temporary closing this past winter and as a result have arranged for larger signs announcing the opening and closing of the Trail abutting Springhurst and Brantwood parks. We will also formally announce trail openings and closings at our monthly visits to the Old Ottawa East Community Association meetings.



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Background

The Regional Group of Companies Inc. acquired the land bordering Clegg Street and Springhurst Avenue in the spring of 2014. Since then, we have performed site planning and design and received draft approval of Greystone Village, a 26-acre master-planned community of a range of housing types, sizes and affordability levels, condos and rental units and commercial space set around a vibrant central plaza, complete with pathways, promenades and trails. We have completed the clean-up of Phase 1a and we will be servicing this section of the development in the summer and fall of 2016. We are working with eQ Homes Inc., Barry J. Hobin and Associates Architects Inc., Novatech Engineering Consultants Limited and Golder Associates Ltd. as we continue through the normal approval process on the next phases of the development while we service and build new homes in Phases 1a and 1b.

Four Phases of Development: Description of Construction and Planning Activities that are Now Underway

Greystone is being developed in four phases based on sections of the property. Exact timing of some activities depend on when approvals are received from the City of Ottawa.

Phase 1a is the southern-most area adjacent to Clegg Street. Soil clean-up is complete, servicing will begin the week of July 11th. Home construction will begin in the fall of 2016.

Phase 1b is the southern middle area of the property behind St. Paul University and south of the Deschatelets Residence. Soil clean-up is now underway and should be complete by September, 2016. Servicing with sewers and watermains in the fall of 2016.

Phase 2 is partly in the northwest area of the site bordering Main Street and Oblates Avenue. A temporary sales centre was erected in the spring of 2015, and sales activities continue. No other construction activity is planned for the immediate future. We are in the early stages of the conceptual planning of a mixed-use building for this area and hope to be in a position to bring plans to the Old Ottawa East Community Association for review in the late fall of 2016.

Phase 2 also includes the northeastern area of the site bordering Springhurst Avenue. This area is now called the 'North Village'. We have initiated a pre-consultation for a minor zoning amendment necessary to implement our concept plan for townhouses and single family houses adjacent to our northern property boundary; further community consultation will take place in the fall of 2016.

Phase 3 consists of the Deschatelets Residence and proposed new development around it. We are currently exploring the possibility of a sale of land for a retirement residence in this area. We have also entered into a letter of intent (LOI) with CAHDCO, a non-profit housing provider, to explore the possibility of both converting and expanding the Deschatelets building to provide a mix of non-profit housing, community and arts-based uses.

Construction and Site Activities Calendar from July 2016– December 2016			
ACTIVITIES UNDERWAY	WHAT HAPPENS	SITE LOCATION	WHEN
Phase 1B soil clean-up	Trucks remove soil from the property	Trucks will travel mainly on Main Street and Grande Allée	July-September, 2016
Phase 1a and 1b servicing	Greenbelt/Tomlinson begin installation of sewers, watermains and roads	Southern area adjacent to Clegg Street and rear of St. Paul University	July-January, 2017
Phase 2 'North Village' public consultation and zoning application	We will submit to the City in late July, 2016 and the City will seek feedback in the summer and fall of 2016	Email: Erin.O'Connell@ottawa.ca	Ongoing
Safety fencing around the entire perimeter of the site	Safety fencing will be placed around the perimeter of the site, limiting access for permitted construction vehicles only. Access will be permitted to the sales center and along the river pathway	Around the entire landholding	End of July, 2016
ACTIVITIES COMPLETED			
Clean up of Phase 1a	Site is now clean and has been authorized for a new use by the Ministry of the Environment	Phase 1a area	Completed June 2016
Installation of Webcam	A permanent live webcam feed is now being broadcasted from the roof of the Deschalet building	The webcam is located in the Deschatalet building facing south toward current construction activity and can be accessed live at http://greystonevillage.ca/webcam-feed/	Live now!

FAQ's, Contacts and Getting Involved

When will the perimeter fencing be erected and how long will it be up for?

The fencing will now surround the entire site and will remain up until homeowners begin moving into their new houses. The site fencing is a safety requirement to protect our staff, trades and suppliers. Access to the river pathway will remain open throughout construction, with sporadic closures to allow for certain necessary works.

Will Clegg Street be used for access and egress for construction activity?

We will work to limit access to and from Clegg Street to a minimum number of construction vehicles and only when necessary. Our principal point of access and egress into and out of the site will be the Grand Allée and, in time, the Hazel Street extension.

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How can I get involved in the planning of the North Village?

The North Village is the area adjacent to Springhurst Avenue and it will be developed, as approved in the Master Plan, with low-density townhouses and single family houses. A minor zoning amendment will be filed this summer to ensure that the design can be implemented. Regional will attend OOECA meetings in September and a formal letter will follow from the City planning department to allow for comment and feedback.

Who can I contact if I have any questions?

If you have any questions or concerns regarding the soil removal, and the movement of trucks in the neighborhood, please contact Trevor McKay of Novatech Engineering: t.mckay@novatech-eng.com.

If you have any questions at all about the operations of Eastway Equipment, please contact Simon Hayes of The Eastway Group: simonhayes@theeastwaygroup.ca.

If you have any questions about the operations of Greenbelt or Tomlinson equipment, please contact Simon Plourde, Greenbelt Construction Limited , splourde@greenbeltconstruction.ca

For all other questions or concerns, please contact Josh Kardish at The Regional Group of Companies Inc.: jkardish@regionalgroup.com.

How do I stay up to date?

<http://oblatesredevelopment.com/> will continue to be updated with all municipal planning and relevant community information, including copies of submitted studies, plans and any and all updates. We encourage you to check in at this website regularly for updates.

Community Meeting Info

If you are a purchaser or prospective purchaser at Greystone and you are interested in getting involved with the Old Ottawa East Community Association, we encourage you to check out the Old Ottawa East Website at <http://www.ottawaeast.ca/>. The Regional Group sends a representative to each and every community association meeting to provide an update, when needed, and to answer any questions. The meetings are held at the Church of the Ascension at 253 Echo Drive at 7 PM. Additional details are accessible at the website.

We will continue to provide newsletters for stakeholders, our neighbours and our purchasers on a regular basis as Greystone progresses.

