Committee of Adjustment

Panel 1

Wednesday, August 7, 2024

1:00 PM

Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive, and by electronic participation

The hearing can be viewed on the Committee of Adjustment YouTube page. For more information, visit Ottawa.ca/CommitteeofAdjustment

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by calling the Committee information number at least 72 hours in advance of the hearing.

Coordinator: Sarah Shuel

Panel Members:
Chair: Ann M. Tremblay
Members: John Blatherwick, Simon Coakeley, Arto Keklikian, Sharon Lécuyer

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CALL TO ORDER

OPENING REMARKS

DECLARATIONS OF INTEREST

CONFIRMATION OF MINUTES

ADJOURNMENT REQUESTS

HEARING OF APPLICATIONS

1. 167 Powell (Ward 17 - Capital)
   D08-02-24/A-00168

   Minor Variance Application

   Applicant(s): Patrick Szlanta

   To permit a front-facing attached garage and increased driveway gradient for the construction of garage beneath the existing dwelling.

2. 633 Edison (Ward 15 - Kitchissippi)
2.1 D08-01-24/B-00114 - 00116

2.2 D08-02-24/A-00169 - 00171

Consent & Minor Variance Applications

Applicant(s): Fawaz Lawrence Saleh and Lindsay Reghan Monroe
Agent: C. Jalkotzy

To subdivide the lot into three parcels of land with reduced lot areas, landscape buffers, rear yard setbacks, increased driveway width and building height for the construction of a detached dwelling and a semi-detached dwelling.

3. 87 Mann (Ward 12 - Rideau-Vanier)
D08-02-24/A-00174

Minor Variance Application

Applicant(s): REII 87 Mann GP Inc.
Agent: S. Zhang

To permit an increased number of dwelling units for the conversion of office space into four new residential dwelling units.

4. 82, 84 Norman, 117 Pamilla (Ward 14 - Somerset)
D08-02-24/A-00140

Minor Variance Application

Applicant(s): 1395195 Ontario Inc.
Agent: J. Grant-Henley

To permit relief from Zoning By-law section 144(8) for the construction of a two-storey dwelling containing a studio space.

5. 18 Elliot (Ward 17 - Capital)
D08-02-24/A-00139

Minor Variance Application

Applicant(s): Marc Gregorie and Heather Trail

To permit a front yard parking space, a front-facing carport and reductions in parking space length, rear yard setback and interior side yard (west) setback.

6. 946 Colonel By (Ward 17 - Capital)
D08-02-24/A-00167

Minor Variance Application

Applicant(s): Billy Triantafilos
Agent: R. Labelle

To permit increased building height and a reduced rooftop terrace setback for the construction of an addition on top of the existing dwelling.

7. 309 Montfort (Ward 12 - Rideau-Vanier)
D08-02-24/A-00179 - 00180

Minor Variance Applications

Applicant(s): Brandon Ibrahim
Agent: C. Jalkotzy

To permit reduced lot areas, front yard setbacks, a corner side yard setback and a recessed façade area for the construction of a semi-detached dwelling.

8. 263 St. Laurent (Ward 13 - Rideau-Rockcliffe)
8.1 D08-01-23/B-00350 - 00353

8.2 D08-02-23/A-00323 - 00326

Consent & Minor Variance Applications

Applicant(s): Donald Wight and Michael Szczygiel
Agent: J. Bolduc

To sever the lot for four townhouse dwellings with reduced lot areas and increased building height.

OTHER BUSINESS

ADJOURNMENT

Comité de dérogation

Groupe 1

le mercredi 7 août 2024

13 h 00

Place-Ben-Franklin, salle du Conseil, premier étage, 101, promenade Centrepointe, et participation par voie électronique

L'audience pourra être visionnée sur la chaîne YouTube du Comité de dérogation. Pour en savoir plus, allez au Ottawa.ca/Comitedederogation

Les participants pourront bénéficier d'une interprétation simultanée dans les deux langues officielles et de formats accessibles et d'aides à la communication pour toute question à l'ordre du jour s'ils en font la demande par téléphone auprès du service d'information du Comité au moins 72 heures à l'avance.

Coordonnatrice : Sarah Shuel

Membres du Groupe:
Présidente: Ann M. Tremblay
Membres: John Blatherwick, Simon Coakeley, Arto Keklikian, Sharon Lécuyer

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APPEL NOMINAL

MOT D'OUVERTURE

DÉCLARATIONS D'INTÉRÊT

RATIFICATION DU PROCÈS-VERBAL

DEMANDES D'AJOURNEMENT

AUDIENCE DES DEMANDES

1. 167 Powell (Quartier 17 - Capitale)
   D08-02-24/A-00168

   Demande de dérogation mineure

   Requérant(e)(s) : Patrick Szlanta

   Permettre un garage attenant faisant face à l'avant et l'augmentation de la pente de l'entrée de cour pour la construction d'un garage sous l'habitation existante.

2. 633 Edison (Quartier 15 - Kitchissippi)
2.1 D08-01-24/B-00114 - 00116

2.2 D08-02-24/A-00169 - 00171

Demandes d'autorisation et de dérogations mineures

Requérant(e)(s) : Fawaz Lawrence Saleh et Lindsay Reghan Monroe
Agent : C. Jalkotzy

Lotir la propriété en trois parcelles en réduisant la superficie de lots, des zones paysagères et des marges de recul arrière, et en augmentant la largeur des entrées de cour et la hauteur pour la construction d'une maison isolée et d'une maison jumelée.

3. 87 Mann (Quartier 12 - Rideau-Vanier)
D08-02-24/A-00174

Demande de dérogation mineure

Requérant(e)(s) : REII 87 Mann GP Inc.
Agent : S. Zhang

Permettre l'augmentation du nombre de logements pour la conversion d'espaces de bureaux en quatre nouveaux logements.

4. 82, 84 Norman, 117 Pamilla (Quartier 14 - Somerset)
D08-02-24/A-00140

Demande de dérogation mineure

Requérant(e)(s) : 1395195 Ontario Inc.
Agent : J. Grant-Henley

Permettre de déroger au paragraphe 144(8) du Règlement de zonage pour la construction d'une maison de deux étages qui abritera un studio.

5. 18 Elliot (Quartier 17 - Capitale)
D08-02-24/A-00139

Demande de dérogation mineure

Requérant(e)(s) : Marc Gregorie and Heather Trail

Permettre une place de stationnement dans la cour avant, un abri d'auto faisant face à l'avant ainsi que la réduction de la longueur de la place de stationnement, de la marge de recul arrière et de la marge de recul latérale intérieure (ouest).

6. 946 Colonel By (Quartier 17 - Capitale)
D08-02-24/A-00167

Demande de dérogation mineure

Requérant(e)(s) : Billy Triantafilos
Agent : R. Labelle

Permettre l'augmentation de la hauteur de bâtiment et la réduction du retrait du toit-terrasse pour la construction d'un rajout sur l'habitation existante.

7. 309 Montfort (Quartier 12 - Rideau-Vanier)
D08-02-24/A-00179 - 00180

Demandes de dérogation mineure

Requérant(e)(s) : Brandon Ibrahim
Agent : C. Jalkotzy

Permettre la réduction de la superficie des lots, de la marge de recul des cours avant, de la marge de recul de la cour latérale d'angle et du retrait de la façade pour la construction d'une maison jumelée.

8. 263 St. Laurent (Quartier 13 - Rideau-Rockcliffe)
8.1 D08-01-23/B-00350 - 00353

8.2 D08-02-23/A-00323 - 00326

Demandes d'autorisation et de dérogations mineures

Requérant(e)(s) : Donald Wight et Michael Szczygiel
Agent : J. Bolduc

Morceler le terrain pour construire quatre maisons en rangée sur des lots de superficie réduite et d'une hauteur accrue.

AUTRES QUESTIONS

AJOURNEMENT

Committee of Adjustment **Comité de dérogation**

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Minor Variance Application

Panel 1
Wednesday, August 7, 2024
1 p.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.

The hearing can also be viewed on the Committee of Adjustment YouTube page.

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.

File No.:	D08-02-24/A-00168
Application:	Minor Variance under section 45 of the *Planning Act*
Applicant:	Patrick Szlanta
Property Address:	167 Powell Avenue
Ward:	17 – Capital
Legal Description:	Lot 71, Part of Lot 70 and Part of the Rear Passage (Lying between Percy Street and Lyon Street), Registered Plan 4M-19
Zoning:	R3P
Zoning By-law:	2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION:

The Applicant wants to construct a below grade garage beneath the existing house with a reverse grade driveway, as shown on plans filed with the Committee.

REQUESTED VARIANCES:

The Applicant requires the Committee's authorization for minor variances from the Zoning By-law as follows:

a) To permit an increased driveway gradient of 14.2%, whereas the By-law requires a driveway gradient not exceed an average of 8%.

b) To permit a front-facing attached garage, whereas the By-law does not permit a front-facing attached garage based on the conclusions of a Streetscape Character Analysis.

The subject property is not the subject of any other current application under the *Planning Act.*

FIND OUT MORE ABOUT THE APPLICATION

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

Visit **Ottawa.ca/CommitteeofAdjustment** and follow the link to **Next hearings** to view panel agendas and application documents, including **proposal cover letters, plans, tree information, hearing notices, circulation maps, and City planning reports.** Written decisions are also published once issued and translated.

If you don't participate in the hearing, you won't receive any further notification of the proceedings.

If you want to be notified of the decision following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, send a written request to the Committee.

HOW TO PARTICIPATE

Submit written or oral comments before the hearing: Email your comments to cofa@ottawa.ca at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

Register to Speak at the hearing at least 24 hours before by contacting the Committee Coordinator at 613-580-2436 or at cofa@ottawa.ca. You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

Be aware that, in accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, all information presented to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence and during the hearing, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent and any other interested individual, and potentially posted online and become searchable on the Internet.

COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consent to sever land and minor variances from the zoning requirements.

DATED: July 19, 2024

Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
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Committee of Adjustment **Comité de dérogation**

AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demande de dérogations mineures

Groupe 1
Mercredi 7 août 2024
13 h

Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience peut aussi être visionnée sur la page YouTube du Comité de dérogation.

Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.

Dossier :	D08-02-24/A-00168
Demande :	Dérogations mineures en vertu de l'article 45 de la *Loi sur l'aménagement du territoire*
Requérant :	Patrick Szlanta
Adresse municipale :	167, avenue Powell
Quartier :	17 – Capitale
Description officielle :	Lot 71, partie du lot 70 et partie de l'allée arrière (entre la rue Percy et la rue Lyon), plan enregistré 4M-19
Zonage :	R3P
Règlement de zonage :	nº 2008-250

PROPOSITION DU REQUÉRANT ET OBJET DE LA DEMANDE :

Le requérant souhaite construire un garage souterrain sous la maison existante avec une entrée de cour à pente inversée, conformément aux plans déposés auprès du Comité.

DÉROGATIONS DEMANDÉES :

Le requérant demande au Comité d'accorder les dérogations mineures au Règlement de zonage décrites ci-après :

a) Permettre l'augmentation de la pente de l'entrée de cour à 14,2 %, alors que le Règlement exige que la pente de l'entrée de cour n'excède pas une moyenne de 8 %.

b) Permettre un garage attenant faisant face à l'avant, alors que le Règlement ne permet pas un garage attenant faisant face à l'avant, selon les conclusions d'une analyse du caractère du paysage de rue.

La propriété en question ne fait l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

POUR EN SAVOIR PLUS SUR LA DEMANDE

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité de dérogation via l'adresse, le courriel, le site Web ou le code QR ci-dessous.

Visitez le site **Ottawa.ca/Comité de dérogation** et suivez le lien **Prochaines audiences** pour consulter l'ordre du jour du Comité et les documents relatifs aux demandes, y compris **les lettres d'accompagnement des propositions, les plans, l'information sur les arbres, les avis d'audience, les cartes de diffusion et les rapports d'urbanisme de la Ville**. Les décisions écrites sont également publiées une fois rendues et traduites.

Si vous ne participez pas à l'audience, vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décision prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, faites-en la demande par écrit au Comité.

COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

Inscrivez-vous au moins 24 heures à l'avance en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à cded@ottawa.ca. Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Sachez que, conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée et pourront éventuellement être affichés en ligne et faire l'objet d'une recherche sur Internet.

COMITÉ DE DÉROGATION

Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de *la Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 19 juillet 2024

This document is also available in English.

Committee of Adjustment
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613-580-2436

Committee of Adjustment
Comité de dérogation

CIRCULATION MAP /
PLAN DE CIRCULATION

SUBJECT LAND / TERRAIN EN QUESTION

167-169 av. Powell Avenue

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Committee of Adjustment
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2024-06-25
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Comité de dérogation

Cover Letter: P Szlanta, Minor Variance Application for 167 & 169 Powell Avenue
RATIONALE FOR REVERSE GRADE DRIVEWAY AND BELOW GRADE GARAGE:

1. The proposed below-grade garage, being beneath the existing house, frees up the rear accessory building to be a coach house, enabling greater density (a return to 3 units on the lot).

2. Contemplated Alternatives: Visually disruptive options: removing the seamless 1930s east side addition, cantilevering over alleyway, subterranean lifts (3 quotes obtained).

3) This plan removes a conflict with the neighbour's leaning tree (branches projecting 1'-2' into driveway) and mini split compressor, and lessens a conflict with overhead branches of city trees. With potential for new ROW tree/plantings.

4) The proposal provides a more discrete garage compared to having it at the rear and is also similar in terms of other recently constructed/renovated houses with below grade garages in the neighbourhood, including on this street (recent vintages). Plantings help obscure, suggestion to setback within structure will be adhered to, further obscuring the change.

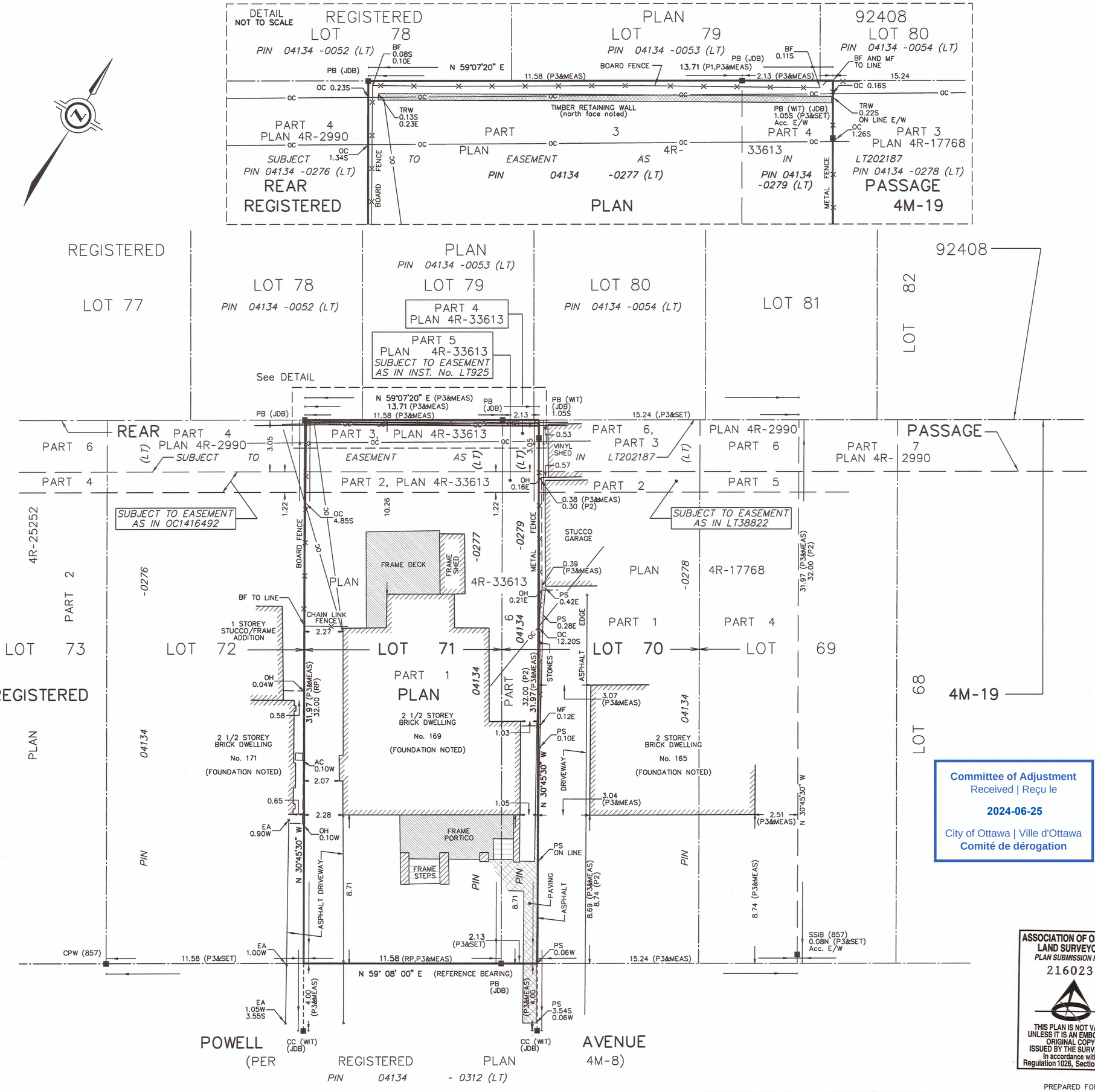
5) Existing living space and entrance at grade will not change through this construction, so the street interaction will not be lost.

6) No reduction of street parking, given prescribed minimum lengths and setback from the end of driveways (anecdotally no instance of multiple cars parked out front).

7) Interior side yard is less than 2.6 metres wide and there is no existing easement over the neighbour's property, so the proposed garage is an improvement for the parking situation.

8) Given the unaltered section of city owned RoW and reduced hardscape, there will be less surface rainwater runoff to the street than an at grade driveway.

4 Tests: Is This Proposal:	**Front Yard Parking**	**Reverse slope driveway to below grade garage.**
Minor in Nature?	Present in neighbourhood, recently put in (current zoning). Presently parking for 2 cars, no increase sought.	Much of the area is already covered by walkway and driveway adjacent pavers that have been present for decades. The garage entrance would be in line with the existing window and be mostly obscured by the slope, the height of the city ROW (4m), and plantings.
Appropriate and desirable for the neighbourhood?	Allows for avoidance of neighbour's leaning tree and any projections into alleyway space. Plus increased safety of not driving through narrow passage. Increases green space by removing much of the asphalt in the alleyway and existing driveway.	Allows for noisy woodworking to take place behind 1'-2' concrete and stone walls, more neighbour friendly setup. Increases clearances under existing branches of city owned trees. Powell Avenue is serviced by separate storm and sanitary sewers, proposal would reduce the amount of runoff.
In keeping with purpose/intent of zoning?	Protection of tree canopy and soft landscaping is prioritized. 24m+ of asphalt drastically reduced.	Street facing garage is a dominant characteristic. Reverse slope driveway enables obscuring garage entrance from streetscape.
In keeping with purpose and intent of Official Plan?	Small but meaningful contribution to intensification by enabling detached approved structure at rear to be repurposed into a coach house.	Small but meaningful contribution to intensification by enabling detached approved structure at rear to be repurposed into a coach house.Increases greenspace & permeable area



SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN SHOWING

LOT 71
AND
PART OF LOT 70
AND
PART OF THE REAR PASSAGE
(LYING BETWEEN PERCY STREET AND LYON STREET)
REGISTERED PLAN 4M-19
CITY OF OTTAWA

J.D. BARNES LIMITED

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SCALE 1 : 150

2.5 0 2.5 5 10 metres

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE MTM GRID AND ARE REFERRED TO THE NORTHERLY LIMIT OF POWELL AVENUE AS SHOWN ON PLAN 4R-33613, HAVING A BEARING OF N 59°08'00" E.

DISTANCES ARE GROUND.

COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

PART 2 - SURVEY REPORT

- **DESCRIPTION**
  LOT 71 ON REGISTERED PLAN 4M-19 AND PART OF THE REAR PASSAGE (LYING BETWEEN PERCY STREET AND LYON STREET) BEING ALL OF PIN 04134-0277 (LT) AND
  PART OF LOT 70 ON REGISTERED PLAN 4M-19 AND PART OF THE REAR PASSAGE (LYING BETWEEN PERCY STREET AND LYON STREET) BEING ALL OF PIN 04134-0279 (LT), IN THE CITY OF OTTAWA

- **REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY**
  PIN 04134-0277 (LT) IS SUBJECT TO AN EASEMENT OVER PART 3, PLAN 4R-33613 AS IN INST. No. LT202187.

  PIN 04134-0279 (LT) IS SUBJECT TO EASEMENTS OVER PART 4, PLAN 4R-33613 AS IN LT202187 AND OVER PART 5, PLAN 4R-33613 AS IN INST. No. LT925

- **BOUNDARY FEATURES**

  NOTE LOCATION OF THE BOARD FENCE, THE OVERHEAD CABLES, THE OVERHANG, THE AIR CONDITIONER AND THE ASPHALT DRIVEWAY ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY.

  NOTE LOCATION OF THE BOARD FENCE, THE TIMBER RETAINING WALL AND THE OVERHEAD CABLES ALONG THE NORTHERLY LIMIT OF THE SUBJECT PROPERTY.

  NOTE LOCATION OF THE METAL FENCE, THE STUCCO GARAGE AND OVERHANG, THE OVERHEAD CABLES AND THE PAVING STONES ALONG THE EASTERLY LIMIT OF THE SUBJECT PROPERTY.

  NOTE LOCATION OF THE PAVING STONES ALONG THE SOUTHERLY LIMIT OF THE SUBJECT PROPERTY.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
SSIB	DENOTES	SHORT STANDARD IRON BAR
PB	DENOTES	PLASTIC BAR
CC	DENOTES	CUT CROSS
CPW	DENOTES	CONCRETE PIN AND WASHER
MEAS	DENOTES	MEASURED
Acc.	DENOTES	ACCEPTED
No.	DENOTES	NUMBER
WIT	DENOTES	WITNESS
RP	DENOTES	REGISTERED PLAN 4M-19
P1	DENOTES	PLAN 4R-2990
P2	DENOTES	PLAN 4R-17768
P3	DENOTES	PLAN 4R-33613
JDB	DENOTES	J.D. BARNES LTD.
857	DENOTES	FAIRHALL, MOFFATT & WOODLAND LTD.
INST	DENOTES	INSTRUMENT
BF	DENOTES	BOARD FENCE
MF	DENOTES	METAL FENCE
TRW	DENOTES	TIMBER RETAINING WALL
EA	DENOTES	EDGE OF ASPHALT
PS	DENOTES	PAVING STONE
AC	DENOTES	AIR CONDITIONER
OH	DENOTES	OVERHANG
PIN	DENOTES	PROPERTY IDENTIFICATION NUMBER
–oc–	DENOTES	OVERHEAD CABLE

N=NORTH / S=SOUTH / E=EAST / W=WEST

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON DECEMBER 8, 2020.

JULY 20, 2021
DATE

GEORGE ZERVOS
ONTARIO LAND SURVEYOR

Committee of Adjustment
Received | Reçu le
2024-06-25
City of Ottawa | Ville d'Ottawa
Comité de dérogation

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2160234
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3).

PREPARED FOR: PATRICK SZLANTA

J.D.BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9
T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

DRAWN	RP
CHECKED	GZ
DATED:	07/20/21
Ref. No.	20-10-181-00

PLOTTED 7/20/2021 G:\20-10-181\00\Drawing\SRPR\2010181_SRPR.dgn

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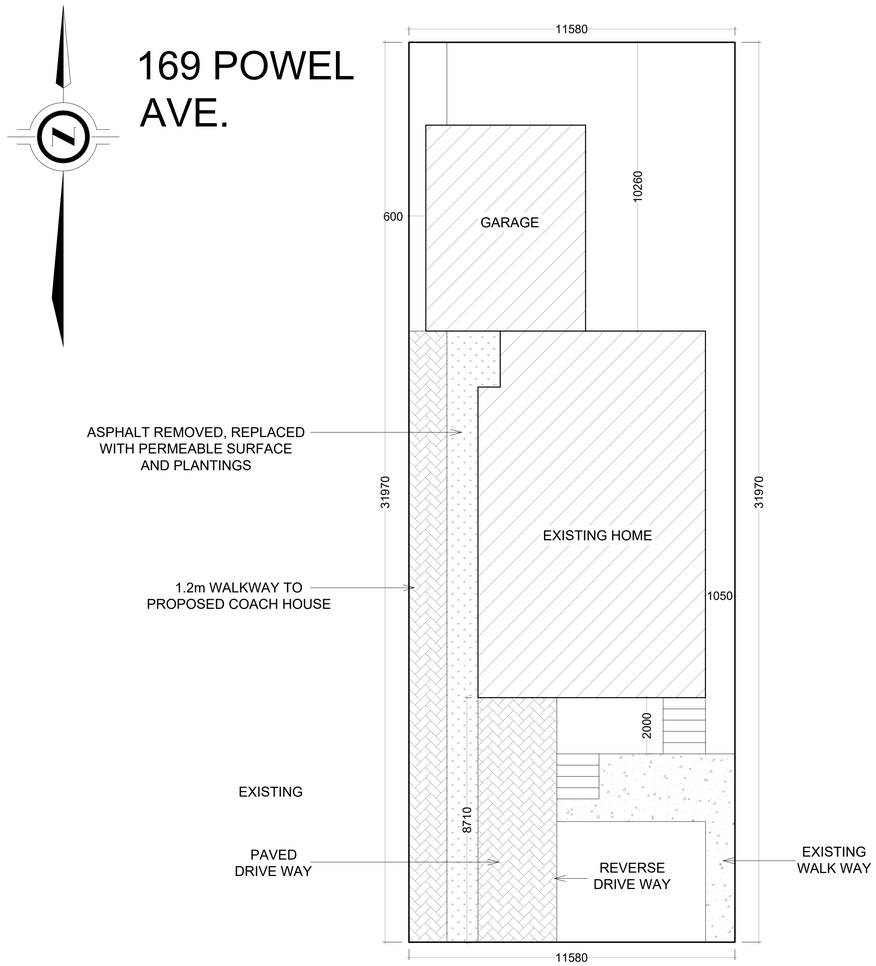
City of Ottawa | Ville d'Ottawa
Comité de dérogation



SITE PLAN

SCALE 1:100 @ ARCH D (914mm x610mm)

GENERAL NOTES:

1.

REV.	DESCRIPTION:	BY:	DATE:
7			
6			
5			
4			
3			
2			
1			

STATUS:
CONSTRUCTION ISSUE

DESIGNED BY:

PROJECT ADDRESS:

CLIENT:

ARCHITECT:

DRAWING TITLE:
SITE/ SURVEY PLAN

SCALE: AS SHOWN	DATE:	DRAWN:	CHECKED:
PROJECT NO.	DRAWING NO: A01		REVISION:

PROPOSED FRONT ELEVATION

SCALE 1:30 @ @ ARCH D (914mm x610mm)

GENERAL NOTES:

1.

REV.	DESCRIPTION:	BY:	DATE:
7			
6			
5			
4			
3			
2			
1			

STATUS:
CONSTRUCTION ISSUE

DESIGNED BY:

PROJECT ADDRESS:

CLIENT:

ARCHITECT:

DRAWING TITLE:

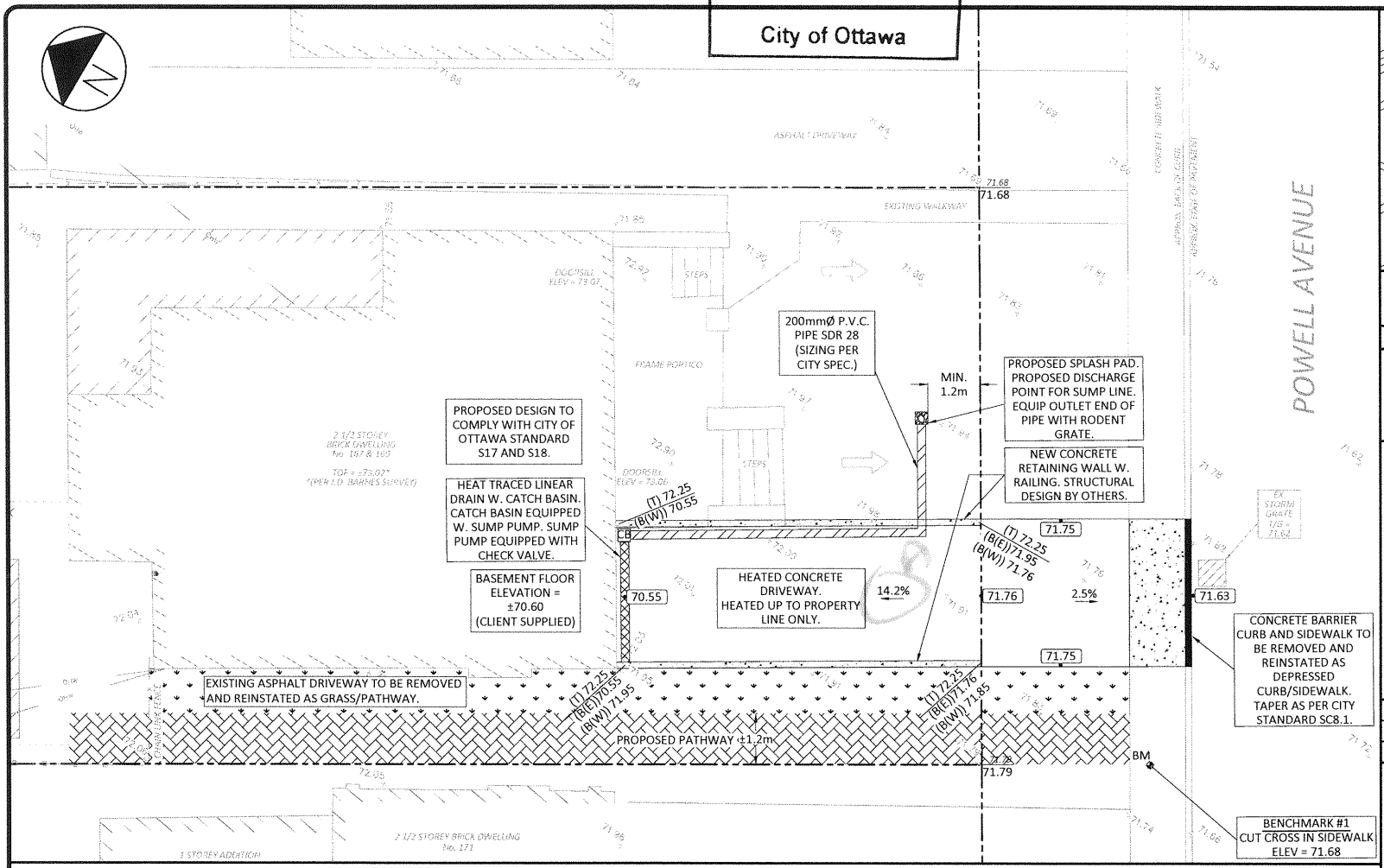
PROPOSED RONT ELEVATION

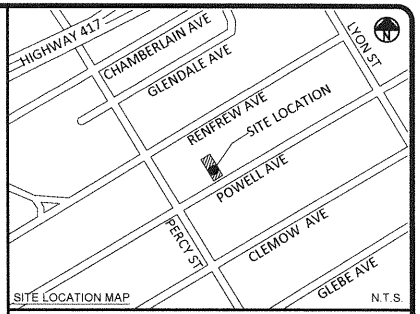
SCALE: AS SHOWN	DATE:	DRAWN:	CHECKED:
PROJECT NO.	DRAWING NO: A02		REVISION:

Committee of Adjustment

JUN 2 4 2024

City of Ottawa





SCALE BAR 0 2 4m

ALL DIMENSIONS ARE IN METRES. DO NOT SCALE DRAWING

PAGE SIZE	11" x 17"	SCALE	1:100

SHADE GROUP INC.
4625 MARCH ROAD
ALMONTE, ONTARIO
K0A 1A0

t: 613-889-9733 e:monica@shadegroup.ca

SHADE GROUP INC

LEGEND

- PROPERTY LINE
- EX. EDGE OF ASPHALT
- EX. FENCE LINE
- EX. BOARD FENCE
- EX. OVERHEAD UTILITIES
- EX. STRUCTURE
- EX. SPOT ELEVATION
- EX. UTILITY POLE
- EX. OVERLAND FLOW ROUTE
- EXISTING / PROPOSED PROPERTY LINE ELEVATION
- 71.17 DESIGN GRADE POINT
- 2% OVERLAND FLOW, SLOPE AND DIRECTION
- (T) 72.25 / (B(E))71.76 / (B(W)) 71.85 RETAINING WALL ELEVATIONS (T) - TOP; (B(E)) - BOTTOM, EAST SIDE; (B(W)) - BOTTOM, WEST SIDE

REV.	DESCRIPTION	DATE
01	REVISED PER CITY COMMENTS	APRIL 08, 2024
00	ISSUED TO CLIENT	MARCH 15, 2024

STAMP

LICENSED PROFESSIONAL ENGINEER
M. K. SHADE
100170995
APRIL 8, 2024
PROVINCE OF ONTARIO

CLIENT	PATRICK SZLANTA
PROJECT ADDRESS	169 POWELL AVE OTTAWA, ON K1S 2A2
PROJECT TITLE	PROPOSED SUB-GRADE ENTRANCE/DRIVEWAY
DRAWING TITLE	GRADING AND DRAINAGE PLAN

GENERAL NOTES

1. ALL TOPOGRAPHY, GROUND ELEVATIONS AND SURVEY DATA ARE SHOWN FOR INFORMATION PURPOSES ONLY AND IMPLY NO GUARANTEE OF ACCURACY. ALL DIMENSIONS AND ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. THIS PLAN HAS BEEN PREPARED IN REFERENCE TO THE SURVEYOR'S REAL PRPOERTY REPORT PART 1 - PLAN SHOWING LOT 71 AND PART OF LOT 80 AND PART OF THE REAR PASSAGE - REGISTERED PLAN 4M-19 DATED JULY 20, 2021, WHICH REFERS TO PLAN 4R-33613 DATED JANUARY 20, 2021. BOTH PREPARED BY J.D. BARNES LIMITED.
3. TOPOGRAPHIC INFORMATION WAS SUPPLIED BY J.D. BARNES VIA EMAIL ON 2023/06/06. ADDIITONAL TOPOGRAPHIC INFORMATION WAS COLLECTED BY SHADE GROUP INC. ON MARCH 6, 2024, USING A SPECTRA SP60 GNSS RECEIVER.
4. THIS PLAN HAS BEEN PREPARED IN REFERENCE TO INFORMATION PROVIDED BY THE OWNER. THIS IS NOT A SITE PLAN.
5. THE OWNER IS RESPONSIBLE FOR ALL PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES PRIOR TO CONSTRUCTION.
6. LAYOUT BY OTHERS.
7. THIS PLAN HAS BEEN PROVIDED IN SUPPORT OF A PERMIT FOR THE WORKS SHOWN HEREIN. IT HAS NOT BEEN PREPARED TO ADDRESS ANY PRE-EXISTING ON-SITE OR OFF-SITE DRAINAGE CONCERNS, IF APPLICABLE.
8. COMPILED DATA IS LIMITED TO APPLICABILITY AS IT RELATES TO THE PROPOSED PERMIT APPLICATION.
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
10. RETAINING WALL DESIGN BY OTHERS.
11. CONTRACTOR TO FIELD FIT TERMINATION POINTS OF RETAINING WALL. RETAINING WALL TO BE MIN. 0.3m ABOVE SURROUNDING GRADE.
12. CONCRETE HEATED DRIVEWAY DESIGN BY OTHERS.
13. GIVEN OTTAWA'S COMPLEX WEATHER CONDITIONS, SHADE GROUP CANNOT GUARANTEE THE SUCCESS OF SUBGRADE ENTRANCES FROM A DRAINAGE PERSPECTIVE. INDUSTRY RECOMMENDED PRACTICES HAVE BEEN PROPOSED FOR THE MANAGEMENT OF RUNOFF, HOWEVER IN LARGE STORM EVENTS, OR SIGNIFICANT SNOWFALL/SNOWMELT EVENTS, RUNOFF MAY STILL ENTER THE SUBGRADE ENTRANCE. INSTALLATION OF PROPER DOOR SEALS AND CONTINUED ON-GOING MAINTENANCE OF THE SUMP PUMP, CATCH BASIN, AND LINEAR DRAIN WILL BE PERTINENT TO THE SUCCESS OF THE PROPOSED WORKS.
14. ANY CHANGES MADE TO THIS PLAN ARE TO BE VERIFIED AND APPROVED BY SHADE GROUP INC.
15. SHADE GROUP INC. CANNOT WARRANTY OR GUARANTEE WORKS INSTALLED BY OTHERS AND NOT OVERSEEN BY SHADE GROUP INC.

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

169 POWELL AVENUE

TREE INFORMATION REPORT

Committee of Adjustment
Received | Reçu le

2024-06-25

City of Ottawa | Ville d'Ottawa
Comité de dérogation

DATE: APRIL 23, 2024

OTTAWA TREE REPORTS
SCOTT PETRIE

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Introduction

Ottawa Tree Reports was retained by Patrick Szlanta to complete a Tree Information Report in support of a Variance Application for the property located at 169 Powell Avenue in Ottawa, Ontario.

The work plan for this Tree Information Report included the following:

- Prepare inventory of the tree resources on the subject property and within vicinity of impact on adjacent neighbouring property;
- Evaluate potential tree protection and preservation opportunities based on proposed site plans; and
- Document the findings in a Tree Information Report.

Contact Information

Owner Information:

Name: Patrick Szlanta
Phone #: 343-364-0643
Email: patrickvachonszlanta@icloud.com

Arborist Information:

Name: Scott Petrie
Phone #: 613-204-8687
Email: info@ottawatreereports.com

Contractor Information:

Name:
Phone #:
Email:

Policy Framework

The subject property is subject to the provisions of the City of Ottawa's Tree Protection By-law 2020-340. The purpose of this by-law is for the protection of municipal trees and municipal natural areas in the City of Ottawa and trees on private property in the urban area of the City of Ottawa.

City of Ottawa tree protection requirements were applied during the Tree Information Report planning process. These protection requirements indicate a minimum distance at which the critical root zone (CRZ) must be protected.

The CRZ distances allow for maximum development potential while providing sufficient space to ensure the tree(s) are not subject to any long term adverse due to the impacts of development. In instances where the CRZ will be encroached upon and impacted, an Adjusted Tree Protection Zone (Adj TPZ) has been calculated based upon impacts to the CRZ; further mitigation measure may be required to ensure there are no adverse long-term impacts to the tree(s).

Tree Information

Field assessments were conducted on April 22, 2024, the results of the assessment are provided in the Tree Information Table found in Appendix "A".

Tree Inventory and Assessment Methodology

All trees on the subject property and those that maybe impacted on adjacent properties were inventoried and assessed, with specific focus on trees that are protected and thus subject to the provisions of the City of Ottawa's Tree Protection By-law 2020-340.

Tree inspections were limited to visual, on-ground examinations. No boring, probing, or sonic tomography was employed during the assessments. Any data and information collected is based on the conditions at the time of inspection.

Subject Trees

A total of 2 trees were inventoried and assessed for the project, it has been determined that only 1 protected tree and will be directly impacted by the installation of the new private approach. Please refer to the table below for the number of trees, number of impacted trees, and the distribution of protection status and type of impact.

Table 1 – Tree Information Dashboard

# of Trees Inventoried	# of Protected Trees	# Protected Tree Impacts	Protected Tree Removals		Protected Tree Injuries	
			# of City Trees	# of Private Trees	# of City Trees	# of Private Trees
2	2	1	0	0	1	0

Impacted Trees

In total, 1 tree will be impacted by the proposed work, and it is protected under the City of Ottawa's Tree Protection By-law 2020-340. No protected trees are to be removed; Tree # 1 is the protected tree that has been identified for CRZ injury, based on their location and proximity to proposed work, and the nature of impact to be incurred will be further discussed. Even though, Tree #2 will not be directly impacted by the proposed works it will be also be discussed for potential injury.

Table 2 – Tree Impact Table

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Condition (Poor/Fair/Good)			Arborist Recommendations
	Common	Botanical				Trunk Integrity	Canopy Structure	Canopy Vigour	
1	Norway Maple	*Acer plataniodes*	48	City	Yes	F	F	F	Injure
2	Norway Maple	*Acer plataniodes*	45	City	Yes	F	F	G	Other

Tree 1 is a 48 cm Norway Maple *Acer plantanoides*, that is completely located on City property (asset ID 8194980), in front of the subject property, approximately 6.3 m east of the current private approach. This tree has a CRZ of 4.8m, the proposed private approach will be installed at 4m west of this tree, and approximately less than 10% of the trees CRZ will be impacted by the proposed works. The installation of the 200mm pipe and splash pad will also occur within the CRZ estimated at 4.3m north west of the base of this tree, it is recommended that the installation of the splash pad be moved 0.5m north and outside the CRZ.

Considering **Tree 1** is a City of Ottawa owned tree, it is recommended that the owner contact City of Ottawa Forestry Operations to perform a root pruning (grinding) operation on a perpendicular line, 4 m from the base (west) of the tree, from the back of sidewalk north to the property line of 169 Powell Avenue. This will cleanly severe all roots according to arboricultural best practices, and at this distance from the trunk flare the static relevant zone or stability of Tree 1 will not be impacted. If the City's Forestry Operations cannot meet the timelines associated with the proposed works, it is recommended the owner receive written authorization to perform the root grinding as prescribed, under the supervision of Ottawa Tree Reports.

Tree 2 is a 45 cm Norway Maple *Acer plantanoides*, completely located on City property (asset ID 8194983) in front of 171 Powell Avenue, approximately 2.1 m west of the existing private approach of 169 Powell Ave. The 4.5m CRZ of this tree potentially extends under the existing private approach by approximately 2.4m. Considering there is a positive grade change down from the trunk flare of this tree, the absence of any bulges or ridges (indicating settlement around roots) on the existing private approach surface, would suggest that structural surface roots may not present. In discussion with the property owner, only the surface of the existing private approach will be removed at this location, therefore the granular, or subsurface layer will not be removed.

However, if roots are encountered during excavation to remove the private approach (for 169 Powell Avenue), it is recommended that any, and all roots that are exposed or damaged during excavation, shall be pruned in accordance with good arboricultural practices under the guidance of Ottawa Tree Reports.

Tree Protection Details

Both protected trees are required to have tree protection measures installed as outlined in the City of Ottawa's Tree Protection Specification and Tree Protection Plan found in Appendix "B". Tree protection measures are recommended to be installed prior to the commencement of the proposed works to ensure tree resources designated for retention and protection are not impacted by the development. The tree protection measures should be maintained throughout the duration of the proposed works until final grading and landscaping are complete, or as otherwise directed by City of Ottawa staff.

Unless otherwise indicated, tree protection shall be installed at the minimum extent of the CRZ.

Table 3 – Tree Protection Table

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Arborist Rec	CRZ (m)	CRZ Impacted	Rec Excavation Limit (m)	Adj TPZ (m)	Specification Rec	Notes
	Common	Botanical										
1	Norway Maple	*Acer plataniodes*	48	City	Yes	Injure	4.8	Yes	4.0	4.0	Snow fence	Root severing is recommended to occur parallel to the private approach surface, perpendicular to the back of sidewalk to the property line.
2	Norway Maple	*Acer plataniodes*	45	City	Yes	Other	4.5	Yes*	NA	2.1	Snow fence	any, and all roots that are exposed or damaged during excavation, shall be pruned in accordance with good arboricultural practices

*See notes in the Impacted Trees section

Tree 1 is a 48 cm Norway Maple *Acer plantanoides*, completely located on City property (asset ID 8194980), in front of 169 Powell Avenue. It is recommended that snow fence (in accordance to the City's specification) be installed perpendicular at the adjusted tree protection zone limit of 4m, from the back (means towards home) of sidewalk, towards the property line for 4.8 m. The tree will protection will act as a barrier to ensure construction related material are not stored on CRZ, nor are the roots subject to compaction. The Contractor should also ensure that exhaust fumes from all equipment must NOT be directed towards this trees canopy.

Tree 2 is a 45 cm Norway Maple *Acer plantanoides*, completely located on City property (asset ID 8194983) in front of 171 Powell Avenue. It is recommended that snow fence (in accordance to the City's specification) be installed perpendicular at the adjusted tree protection zone limit of 2.1m from the back (means towards home) of sidewalk along the driveway edge, towards the property line for 4.5 m. The tree will protection will act as a barrier to ensure construction related material are not stored on CRZ, nor are the roots subject to compaction. The Contractor should also ensure that exhaust fumes from all equipment must NOT be directed towards this trees canopy

Tree Compensation and Replanting

No trees are proposed to be removed with the associated works; therefore, Tree Compensation and Replanting is not required. However, once all proposed construction works are completed, it is strongly encouraged that the owner contact the City of Ottawa to participate in the Trees and Trust planting program for streetscape tree planting.

Summary

Ottawa Tree Reports was retained by Patrick Szlanta to complete a Tree Information Report in support of a Variance Application for the property located at 169 Powell Avenue in Ottawa, Ontario.

The findings of the tree inventory indicate a total of 1 protected tree on the subject property will be impacted, and 1 protected tree on neighbouring property potentially will be impacted by the proposed

works. Both protected trees have been identified for retention and the installation of tree protection measures.

The following recommendations are suggested to minimize impacts to trees identified for protection. Refer to Tree Protection Drawing in Appendix “B” for additional tree preservation plan notes and the tree protection fence details.

- Tree protection barriers and fencing should be erected at locations prescribed on Tree Protection Drawing in accordance to the Tree Protection Specification in Appendix “B”.

- Tree protection measures will have to be implemented prior to construction phase to ensure the trees identified for preservation and protection are not impacted by the development.

- Roots that extend past prescribed critical root zone and/or adjusted tree protection zones that require pruning must be pruned by a qualified Arborist or other tree professional. All pruning of tree roots must be in accordance with good arboricultural practices.

- Site visits, pre, during and post construction is recommended by Ottawa Tree Reports to ensure proper utilization of tree protection barriers.

Trees should also be inspected for damage incurred during construction to ensure appropriate corrective pruning or other mitigation measures are implemented**.**

Application Fees

At this time no tree removals are required to facilitate the proposed works, therefore no additional tree removal or compensation fees should be required. Application fees outlined are not considered final until confirmed by the City of Ottawa.

Respectfully Submitted,

Scott Petrie

Scott Petrie, Dip EMT, EDDM
Ottawa Tree Reports

APPENDIX A

Tree Information Table

Table 4 – Tree Information Table

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Condition (Poor/Fair/Good)			Arborist Rec	Tree Planting Required	Planting #s	CRZ (m)	CRZ Impacted	Rec Excavation Limit (m)	Adj TPZ (m)	Specification Recommendations	Notes
	Common	Botanical				Trunk Integrity	Canopy Structure	Canopy Vigour									
1	Norway Maple	*Acer plataniodes*	48	City	Yes	F	F	F	Injure	No	NA	4.8	Yes	4.0	4.0	Snow fence	Root severing is recommended to occur parallel to the private approach surface, perpendicular to the back of sidewalk to the property line.
2	Norway Maple	*Acer plataniodes*	45	City	Yes	F	F	G	Other	No	NA	4.5	Yes	NA	2.1	Snow fence	any, and all roots that are exposed or damaged during excavation, shall be pruned in accordance with good arboricultural practices

Tree Identification Plan

169 Powell Avenue

Tree Identification Plan

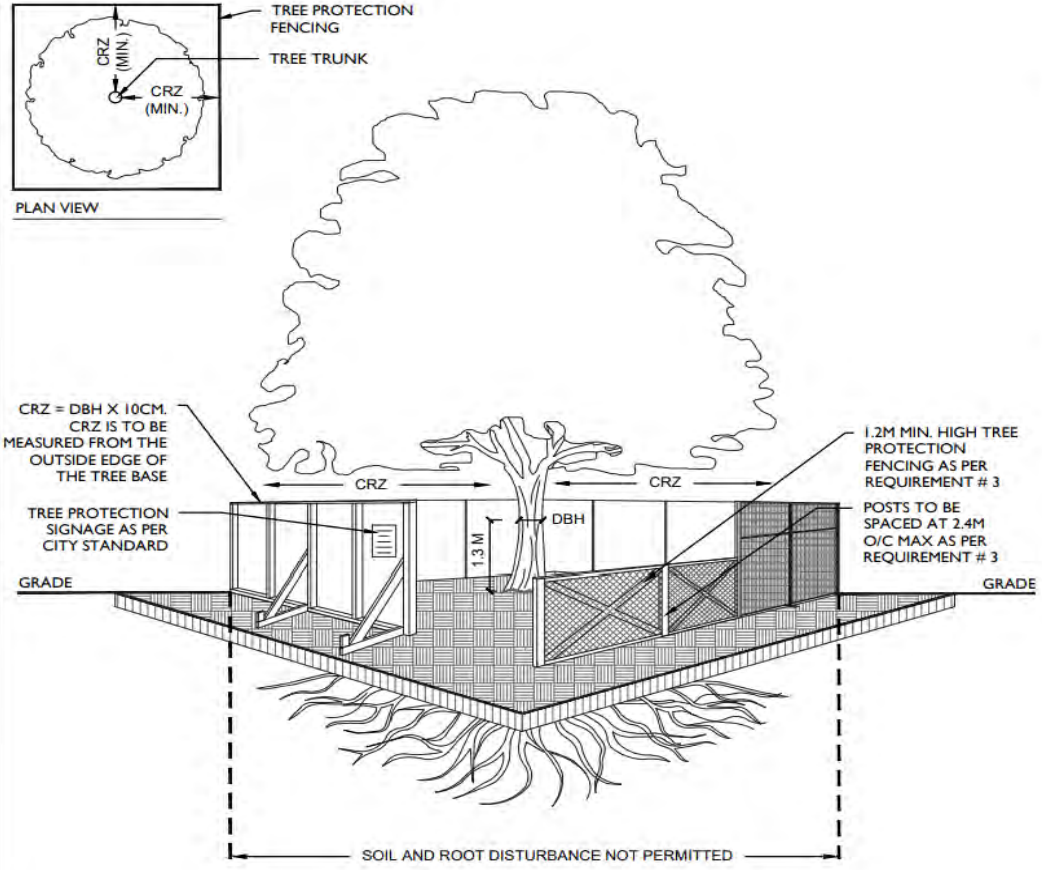
Tree Information Table

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Condition (Poor/Fair/Good)			Arborist Rec	Tree Planting Required	Planting #	CRZ (m)	CRZ Impacted	Rec Excavation Limit (m)	Adj TPZ (m)	Specification Recommendations	Notes
	Common	Botanical				Trunk Integrity	Canopy Structure	Canopy Vigour									
1	Norway Maple	*Acer platanoides*	48	City	Yes	F	F	F	Injure	No	NA	4.8	Yes	4.0	4.0	Snow fence	Root severing is recommended to occur parallel to the private approach surface, perpendicular to the back of sidewalk to the property line.
2	Norway Maple	*Acer platanoides*	45	City	Yes	F	F	G	Other	No	NA	4.5	Yes	NA	2.1	Snow fence	any, and all roots that are exposed or damaged during excavation, shall be pruned in accordance with good arboricultural practices

OTTAWA TREE REPORTS
www.ottawatreereports.com
info@ottawatreereports.com
613-204-8687

APPENDIX B

Tree Protection Specification



TREE PROTECTION REQUIREMENTS:

1. PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
2. UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
   - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTHOUSES;
   - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
   - DO NOT RAISE OR LOWER THE EXISTING GRADE;
   - TUNNEL OR BORE WHEN DIGGING;
   - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY TREE;
   - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY.
   - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING
3. TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC - STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"X4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMISE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
4. THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE INFORMATION REPORT, ETC). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
5. IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.

THE CITY'S TREE PROTECTION BY-LAW, 2020-340 PROTECTS BOTH CITY-OWNED TREES, CITY-WIDE, AND PRIVATELY-OWNED TREES WITHIN THE URBAN AREA. PLEASE REFER TO WWW.OTTAWA.CA/TREEBYLAW FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.

ACCESSIBLE FORMATS AND COMMUNICATION SUPPORTS ARE AVAILABLE, UPON REQUEST

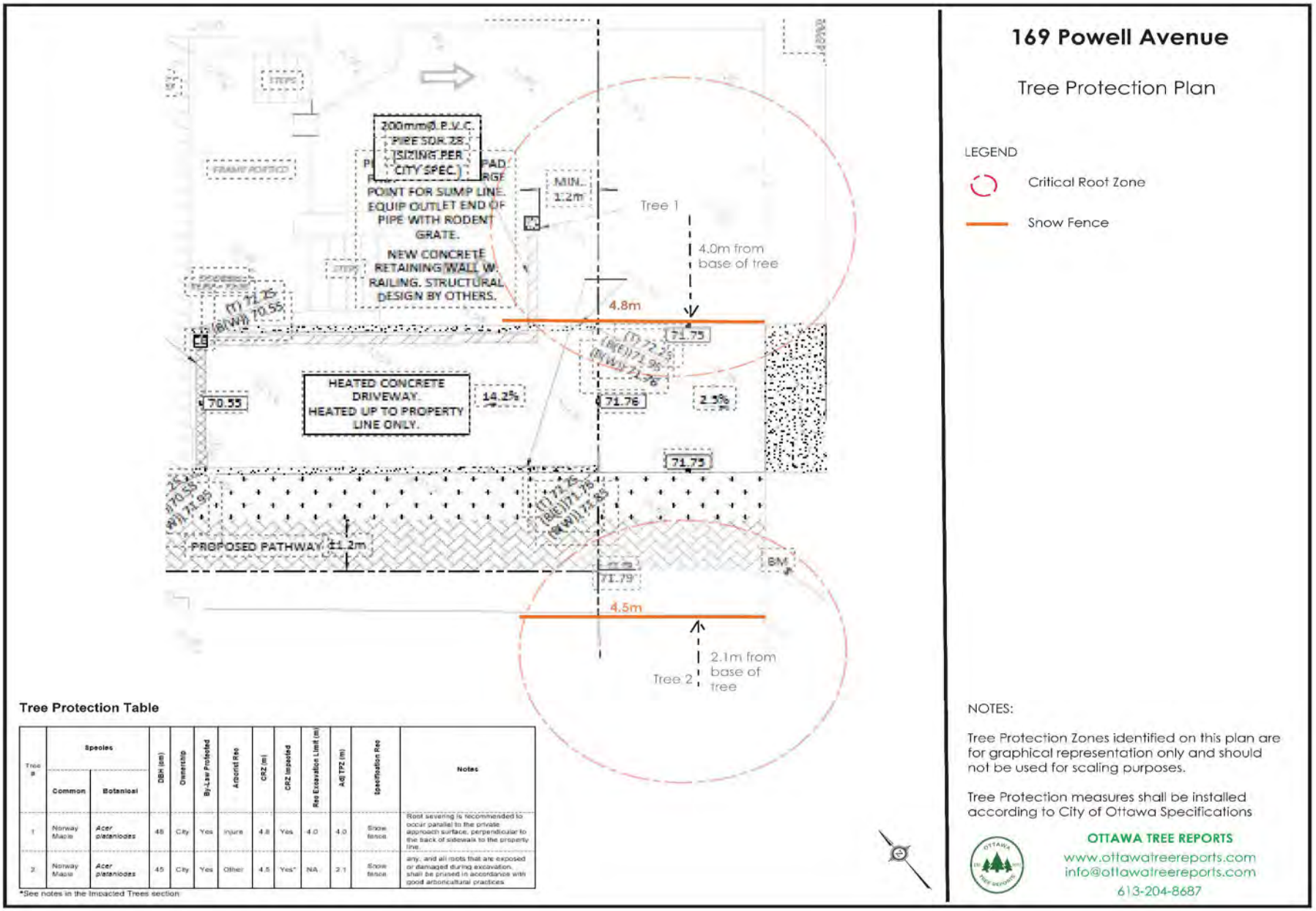
Ottawa

TREE PROTECTION SPECIFICATION

TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

SCALE:	NTS
DATE:	MARCH 2021
DRAWING NO.:	1 of 1

Tree Protection Plan



Tree Protection Table

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Arborist Rec	CRZ (m)	CRZ Impacted	Rec Excavation Limit (m)	Adj TPZ (m)	Specification Rec	Notes
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2	Norway Maple	*Acer platanoides*	45	City	Yes	Other	4.5	Yes*	NA	2.1	Snow fence	any, and all roots that are exposed or damaged during excavation, shall be pruned in accordance with good arboricultural practices

*See notes in the Impacted Trees section

Self-Declaration Statement

By signing this application declaration, the owner, arborist and contractor (if known at time of application) which confirms that all parties agree with the information provided and will respect the proposed work and mitigation measures (if required). Furthermore, the signature of the owner is also acknowledging and understanding that a City of Ottawa Forestry Staff may enter your property at a reasonable time for the purpose of carrying out an inspection. You also acknowledge and understand that failure to abide by the recommendations of the approved Tree Information Report, damaging or destructing trees identified for protection, you will be responsible to bear fully the cost of compensation, removal and replacement.

It is the owner/applicant's responsibility to ensure that all protection and mitigation measures described in the Tree Information Report are followed, and where necessary are done so under the supervision of an arborist.

Owner/Applicant

Patrick Szlanta — Print Name

— Signature

Arborist

Scott Petrie — Print Name

Scott Petrie — Signature

Contractor

Print Name

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 1
Wednesday, August 7, 2024
1 p.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.

The hearing can also be viewed on the Committee of Adjustment YouTube page.

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.

File Nos.:	D08-01-24/B-00114 to D08-01-24/B-00116 D08-02-24/A-00169 to D08-02-24/A-00171
Application(s):	Consent under section 53 of the *Planning Act* Minor Variance under section 45 of the *Planning Act*
Applicant(s):	Fawaz Saleh & Lindsay Monroe
Property Address:	633 Edison Avenue
Ward:	15 – Kitchissippi
Legal Description:	Lot 43 (East Edison Avenue), Registered Plan 204
Zoning:	R4UA [2686] H(8.5)
Zoning By-law:	2008-250

APPLICANTS PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Applicants wants to subdivide their property into three separate parcels of land for the construction of a detached dwelling and a semi-detached dwelling, as shown on the plans filed with the Committee. The existing dwelling and detached garage will be demolished.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Applicants require the Committee's consent to sever land and grant easements/rights-of-way. The property is shown as Parts 1-5 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

Table 1 Proposed Parcels

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00114	8.4 m	18.76 m	157.8 sq. m	1	633 Edison Street One half of the proposed semi-detached dwelling.
B-00115	11.71 m	18.76 m	219.8 sq. m	2, 3	635 Edison Street One half of the proposed semi-detached dwelling.
B-00116	11.69 m	20.12 m	235.6 sq. m	4, 5	329 Dovercourt Avenue Proposed detached dwelling.

The application proposes to establish the following easements/rights-of-way.

- Easement/right-of-way over Part 3 in favor of Parts 1, 4 & 5, for access.
- Easement/right-of-way over Part 4 in favor of Parts 1, 2 & 3, for access.

Approval of these applications will have the effect of creating separate parcels of land, which along with the proposed development, will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (File Nos. D08-02-24/A-00169 to D08-02-24/A-00171) have been filed and will be heard concurrently with this these applications.

REQUESTED VARIANCES:

The Applicants require the Committee's authorization for minor variances from the Zoning By-law as follows:

A-00169: 633 Edison Street, Part 1 on 4R-Draft Plan, one half of the proposed semi-detached dwelling:

a) To permit a reduced interior (north) side yard setback of 1.2 metres, whereas the By-law requires a minimum side yard setback of 1.5 metres.
b) To permit a reduced lot area of 157.8 square metres, whereas the By-law requires a minimum lot area of 180 square metres.
c) To permit a reduced rear yard landscaped buffer of 0 metres, whereas the By-law requires a rear yard landscape buffer of 4.5 metres.
d) To permit an increased shared driveway width of 5.2 metres, whereas the By-law permits a maximum shared driveway width of 3.0 metres.
e) To permit a reduced rear yard setback of 3.84 metres, or 20% of the lot depth, whereas the By-Law requires a minimum rear yard setback of 25% of the lot depth, or in this case, 4.69 metres.
f) To permit an increased building height of 10.7 metres, whereas the By-law permits a maximum building height of 10.0 metres.

A-00170: 635 Edison Street, Parts 2 & 3 on 4R-Draft Plan, one half of the proposed semi-detached dwelling:

g) To permit a reduced rear yard landscaped buffer of 0.0 metres, whereas the By-law requires a rear yard landscape buffer of 4.5 metres.
h) To permit an increased shared driveway width of 5.2 metres, whereas the By-law permits a shared driveway width of 3.0 metres.
i) To permit a reduced rear yard setback of 3.84 metres, or 20% of the lot depth, whereas the By-Law requires a minimum rear yard setback of 25% of the lot depth, or in this case 4.69 metres.

A-0071: 329 Dovercourt Avenue, Parts 4 & 5 on 4R-Draft Plan, proposed detached dwelling:

j) To permit a reduced interior (east) side yard of 1.2 metres, whereas the By-law requires a minimum side yard of 1.5 metres.

k) To permit a reduced lot area of 235.6 square metres, whereas the By-law requires a minimum lot area of 300 square metres.

l) To permit an increased shared driveway width of 5.2 metres, whereas the By-law permits a maximum shared driveway width of 3.0 metres.

m) To permit an increased building height of 10.7 metres, whereas the By-law permits a maximum building height of 10.0 metres.

The subject property is not the subject of any other current application under the *Planning Act.*

FIND OUT MORE ABOUT THE APPLICATION(S)

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

Visit **Ottawa.ca/CommitteeofAdjustment** and follow the link to **Next hearings** to view panel agendas and application documents, including **proposal cover letters, plans, tree information, hearing notices, circulation maps, and City planning reports.** Written decisions are also published once issued and translated.

If you don't participate in the hearing, you won't receive any further notification of the proceedings.

If you want to be notified of the decision following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, send a written request to the Committee.

HOW TO PARTICIPATE

Submit written or oral comments before the hearing: Email your comments to cofa@ottawa.ca at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

Register to Speak at the hearing at least 24 hours before by contacting the Committee Coordinator at 613-580-2436 or at cofa@ottawa.ca. You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

Be aware that, in accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, all information presented to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence and during the hearing, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent and any other interested individual, and potentially posted online and become searchable on the Internet.

COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consent to sever land and minor variances from the zoning requirements.

DATED: July 19, 2024

Ce document est également offert en français.

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Committee of Adjustment **Comité de dérogation**

AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demandes d'autorisation et de dérogations mineures

Groupe 1
Mercredi 7 août 2024
13 h

Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience peut aussi être visionnée sur la page YouTube du Comité de dérogation.

Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.

Dossiers :	D08-01-24/B-00114 à D08-01-24/B-00116 D08-02-24/A-00169 à D08-02-24/A-00171
Demandes :	Autorisation en vertu de l'article 53 de la *Loi sur l'aménagement du territoire*
Requérants :	Fawaz Saleh et Lindsay Monroe
Adresse municipale :	633, avenue Edison
Quartier :	15 – Kitchissippi
Description officielle :	Lot 43 (est de l'avenue Edison), plan enregistré 204
Zonage :	R4UA [2686] H(8.5)
Règlement de zonage :	nº 2008-250

PROPOSITION DES REQUÉRANTS ET OBJET DES DEMANDES :

Les requérants souhaitent lotir leur propriété en trois parcelles distinctes en vue de la construction d'une maison isolée et d'une maison jumelée, conformément aux plans déposés auprès du Comité. Il est prévu démolir la maison et le garage isolé qui se trouvent sur la propriété.

AUTORISATION REQUISE :

Les requérants nécessitent l'autorisation du Comité pour morceler le bien-fonds et accorder des servitudes/emprises. La propriété est représentée par les parties 1-5 sur le plan 4R préliminaire qui accompagne les demandes. Les parcelles distinctes sont décrites-ci-après :

Tableau 1 Parcelles proposées

Dossier	Façade	Profondeur	Superficie	Parties	Adresse municipale
B-00114	8,4 m	18,76 m	157,8 m^2	1	633, rue Edison Une moitié de la maison jumelée proposée
B-00115	11,71 m	18,76 m	219,8 m^2	2, 3	635, rue Edison Une moitié de la maison jumelée proposée
B-00116	11,69 m	20,12 m	235,6 m^2	4, 5	329, avenue Dovercourt La maison isolée proposée

La proposition vise à établir les servitudes/emprises suivantes :

- Servitude/emprise sur la partie 3 au bénéfice des parties 1, 4 et 5, aux fins d'accès.
- Servitude/emprise sur la partie 4 au bénéfice des parties 1, 2 et 3, aux fins d'accès.

L'approbation des demandes aura pour effet de créer des parcelles distinctes. Ces parcelles ainsi que l'aménagement proposé ne seront pas conformes aux exigences du Règlement de zonage. Par conséquent, des demandes de dérogations mineures (D08-02-24/A-00169 à D08-02-24/A-00171) ont été déposées et seront entendues en même temps que les présentes demandes.

DÉROGATIONS DEMANDÉES :

Les requérants demandent au Comité d'accorder les dérogations mineures au Règlement de zonage comme elles sont décrites ci-après :

A-00169 : 633, rue Edison, partie 1 du plan 4R préliminaire, une moitié de la maison jumelée proposée :

a) Permettre la réduction de la marge de recul intérieure (nord) à 1,2 mètre, alors que le Règlement exige une marge de recul latérale d'au moins 1,5 mètre.

b) Permettre la réduction de la superficie du lot à 157,8 mètres carrés, alors que le Règlement exige une superficie de lot d'au moins 180 mètres carrés.
c) Permettre la réduction de la zone tampon paysagère à 0 mètre, alors que le Règlement exige une zone tampon paysagère de 4,5 mètres dans la cour arrière.
d) Permettre l'augmentation de la largeur de l'entrée de cour commune à 5,2 mètres, alors que le Règlement permet une largeur maximale de 3,0 mètres pour les entrées de cour communes.
e) Permettre la réduction de la marge de recul de la cour arrière à 3,84 mètres, soit 20 % de la profondeur du lot, alors que le Règlement exige une marge de recul d'au moins 25 % de la profondeur du lot, soit de 4,69 mètres dans le cas présent.
f) Permettre l'augmentation de la hauteur de bâtiment à 10,7 mètres, alors que le Règlement permet une hauteur de bâtiment maximale de 10,0 mètres.

A-00170 : 635, rue Edison, parties 2 et 3 sur le plan 4R préliminaire, une moitié de la maison jumelée proposée :

g) Permettre la réduction de la zone tampon paysagère à 0 mètre, alors que le Règlement exige une zone tampon paysagère de 4,5 mètres dans la cour arrière.
h) Permettre l'augmentation de la largeur de l'entrée de cour commune à 5,2 mètres, alors que le Règlement permet une largeur maximale de 3,0 mètres pour les entrées de cour communes.
i) Permettre la réduction de la marge de recul de la cour arrière à 3,84 mètres, soit 20 % de la profondeur du lot, alors que le Règlement exige une marge de recul d'au moins 25 % de la profondeur du lot, soit de 4,69 mètres dans le cas présent.

A-00171 : 329, avenue Dovercourt, parties 4 et 5 sur le plan 4R préliminaire, maison isolée proposée :

j) Permettre la réduction de la marge de recul intérieure (est) à 1,2 mètre, alors que le Règlement exige une marge de recul latérale d'au moins 1,5 mètre.
k) Permettre la réduction de la superficie du lot à 235,6 mètres carrés, alors que le Règlement exige une superficie de lot d'au moins 300 mètres carrés.

l) Permettre l'augmentation de la largeur de l'entrée de cour commune à 5,2 mètres, alors que le Règlement permet une largeur maximale de 3,0 mètres pour les entrées de cour communes.

m) Permettre l'augmentation de la hauteur de bâtiment à 10,7 mètres, alors que le Règlement permet une hauteur de bâtiment maximale de 10,0 mètres.

La propriété en question ne fait l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

POUR EN SAVOIR PLUS SUR LES DEMANDES

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité de dérogation via l'adresse, le courriel, le site Web ou le code QR ci-dessous.

Visitez le site **Ottawa.ca/Comité de dérogation** et suivez le lien **Prochaines audiences** pour consulter l'ordre du jour du Comité et les documents relatifs aux demandes, y compris **les lettres d'accompagnement des propositions, les plans, l'information sur les arbres, les avis d'audience, les cartes de diffusion et les rapports d'urbanisme de la Ville**. Les décisions écrites sont également publiées une fois rendues et traduites.

Si vous ne participez pas à l'audience, vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décision prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, faites-en la demande par écrit au Comité.

COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

Inscrivez-vous au moins 24 heures à l'avance en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à cded@ottawa.ca. Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Sachez que, conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée et pourront éventuellement être affichés en ligne et faire l'objet d'une recherche sur Internet.

COMITÉ DE DÉROGATION

Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de *la Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 19 juillet 2024

This document is also available in English.

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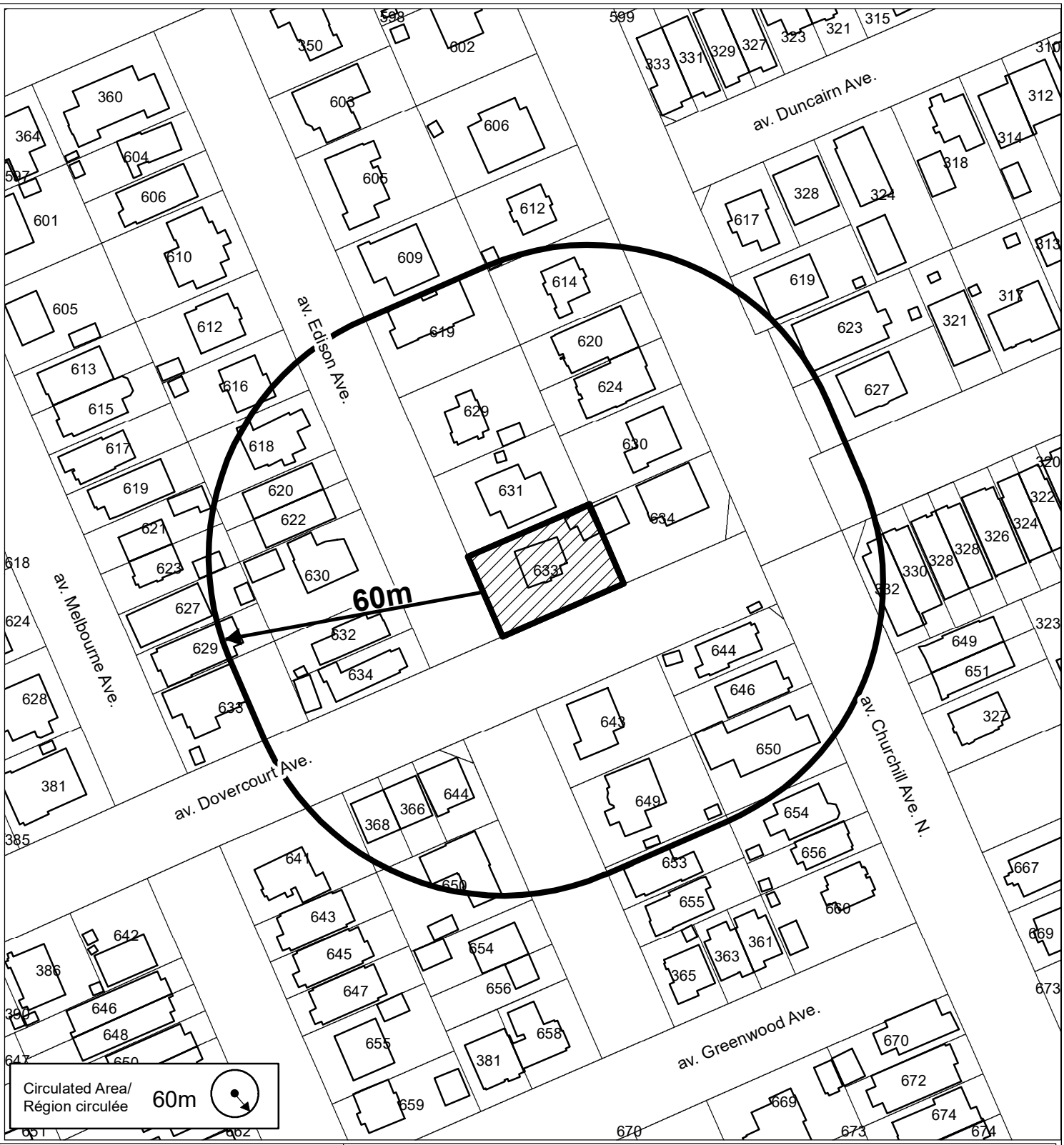

Committee of Adjustment
Comité de dérogation

CIRCULATION MAP /
PLAN DE CIRCULATION

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SUBJECT LAND / TERRE EN QUESTION

633 av. Edison Avenue

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Committee of Adjustment
Received | Reçu le
2024-06-24
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Variance Rational
Chris Jalkotzy
Modulink, Planning & Design
21 June 2024

Contents:

1.0 INTRODUCTION and PROJECT OVERVIEW: Page 2

2.0 SITE OVERVIEW & COMMUNITY CONTEXT: Page 2

3.0 DEVELOPMENT PROPOSAL Page 10

4.0 POLICY AND REGULATORY FRAMEWORK: Page 12

5.0 CONCLUSION: Page 16

1.0 INTRODUCTION and PROJECT OVERVIEW:

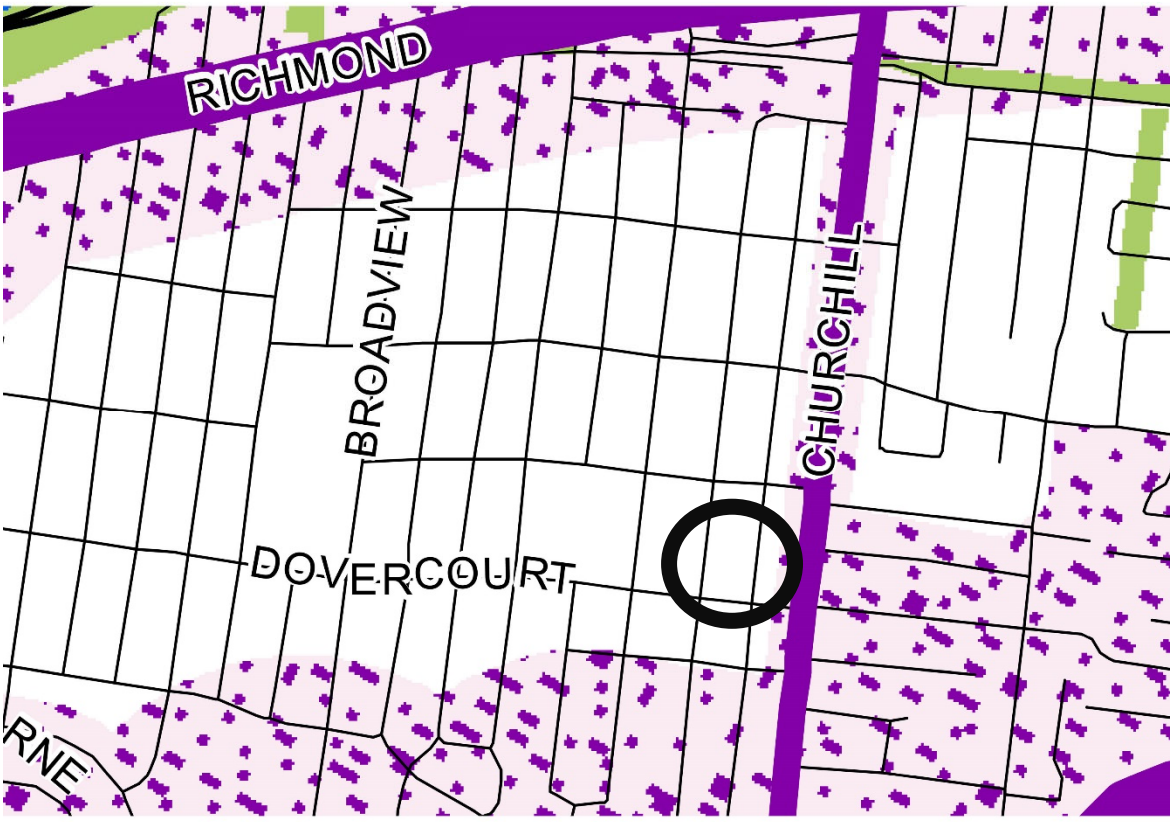
This report has been prepared in support of the application for variances and consent sever a lot to permit the construction of 1 detached dwellings and 2 semidetached dwellings by demolishing 1 existing detached dwelling unit. The variances requested are for lot area and building height. The proposed unit mix is all 2 bedroom units.

2.0 SITE OVERVIEW & COMMUNITY CONTEXT:

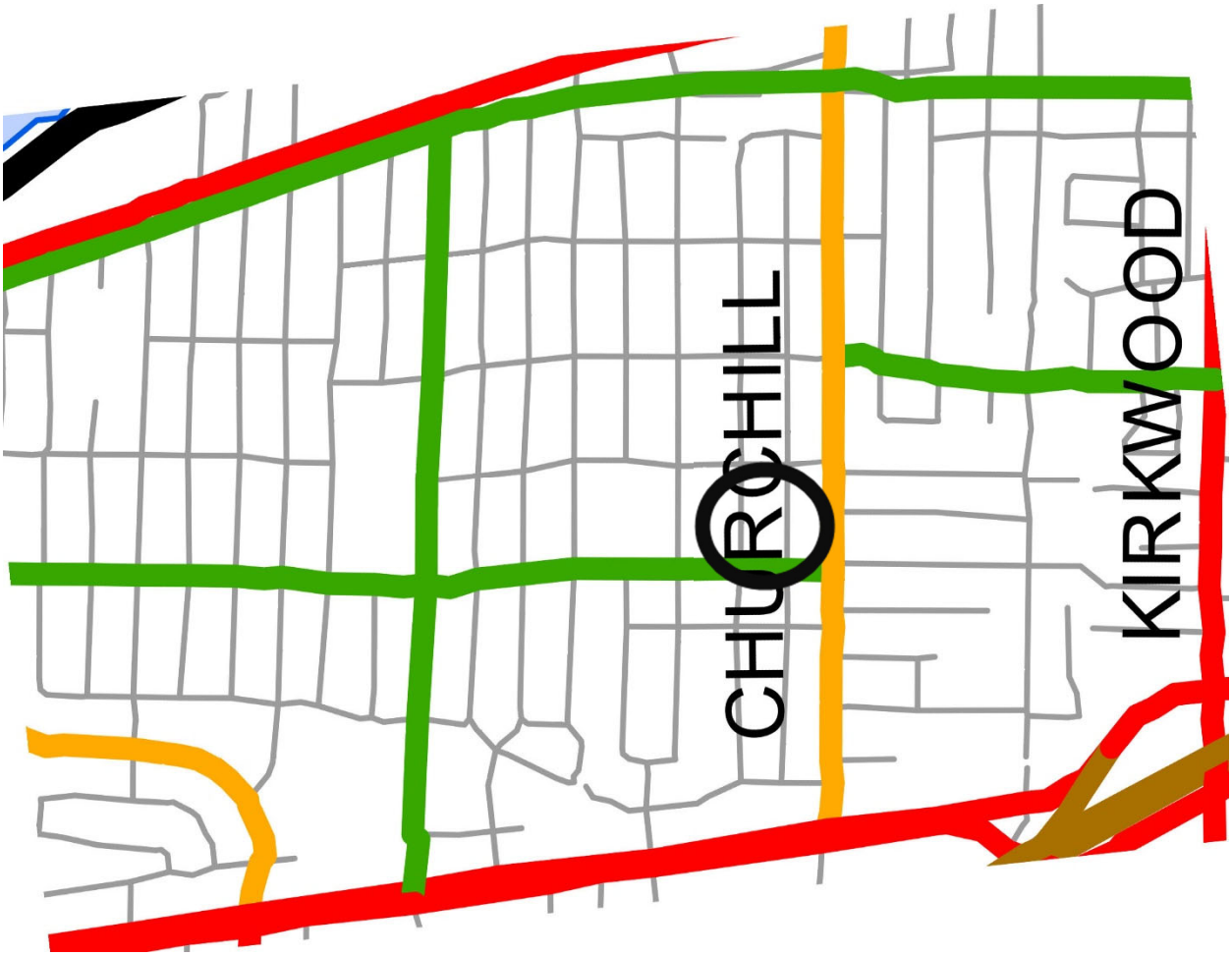
The property is currently occupied by a three-storey dwelling constructed in the 50's and earlier. The property is in the City of Ottawa. It has a street frontage width of 20.12m (north/south) and a depth of 30.48m (east/west). It has a lot area of 613.2sqm. The zoning is R4UA[2686] H(8.5).

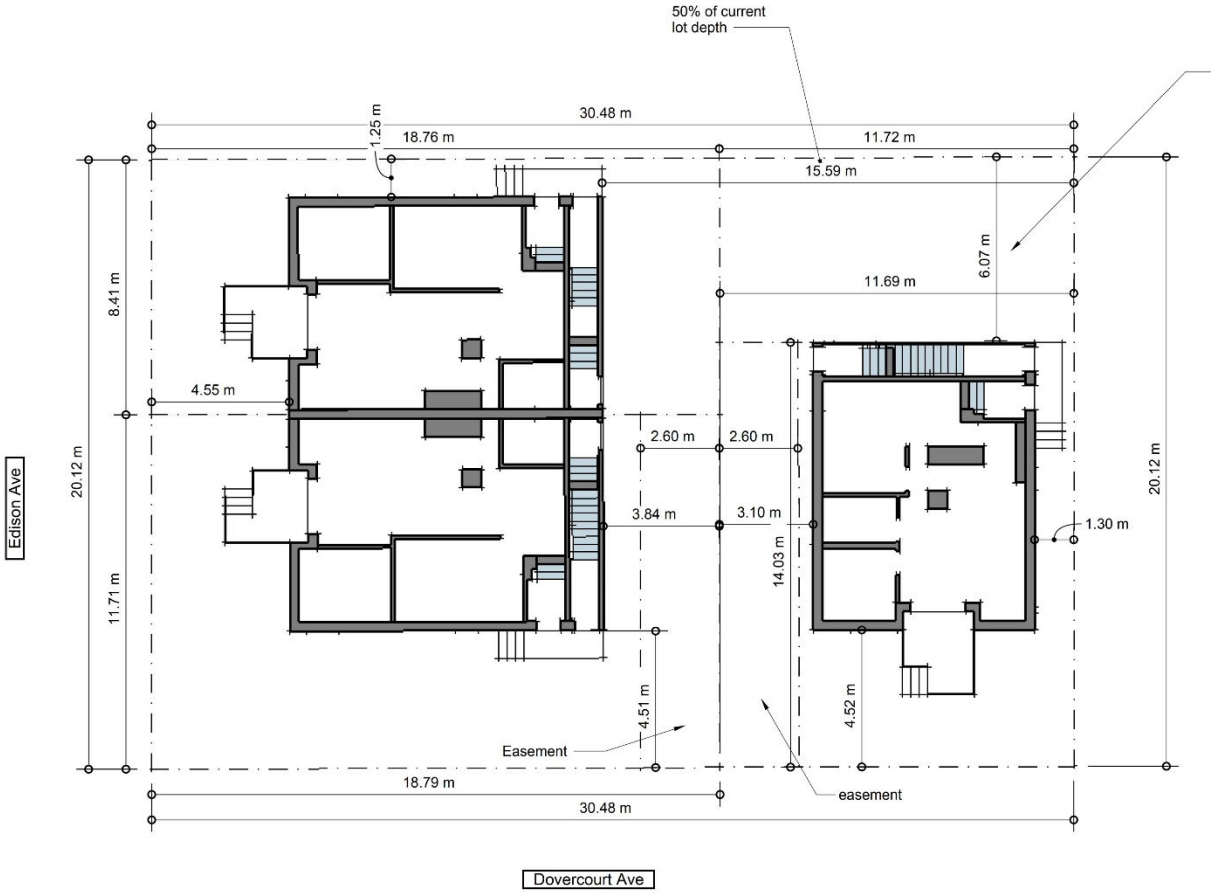
It is located in the Schedule B2 Inner Urban Transect on corner of Edison Ave and Dovercourt Ave. The site is in a designated neighbourhood.

It is also subject to Westboro Development Overlay (Section 146).



On Schedule C4 - Urban Road Network, Edison Ave is classified as a local road and Dovercourt Ave is on Schedule C4 - Urban Road Network. The site is in a designated neighbourhood.





Subject Site

Surrounding Land Uses:

The property is bounded by detached dwellings on the South, North, East and West. Churchill Ave. is on east side the immediate block. The property to the east is zoned as R4UD[2684]-c

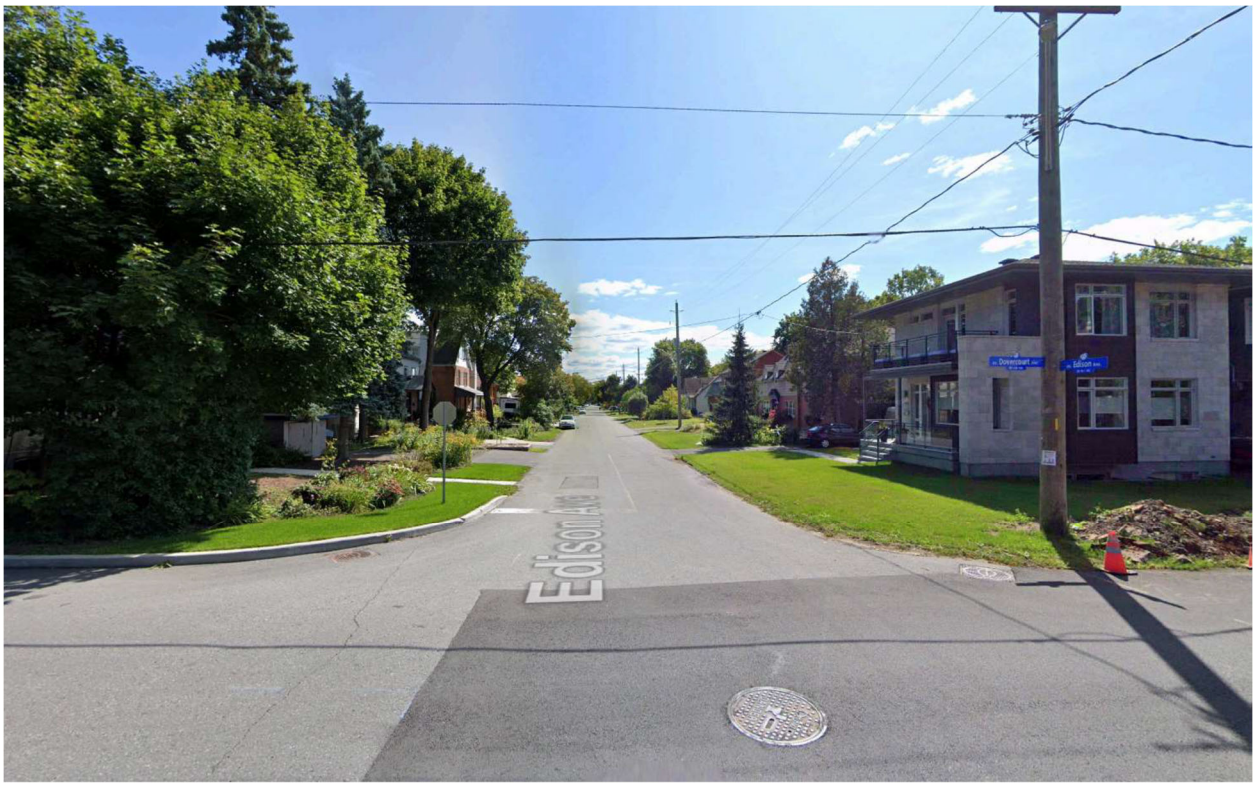
1) Subject Property

2) Dovercourt looking to the West

3) Dovercourt looking to the East

4) Edison looking North

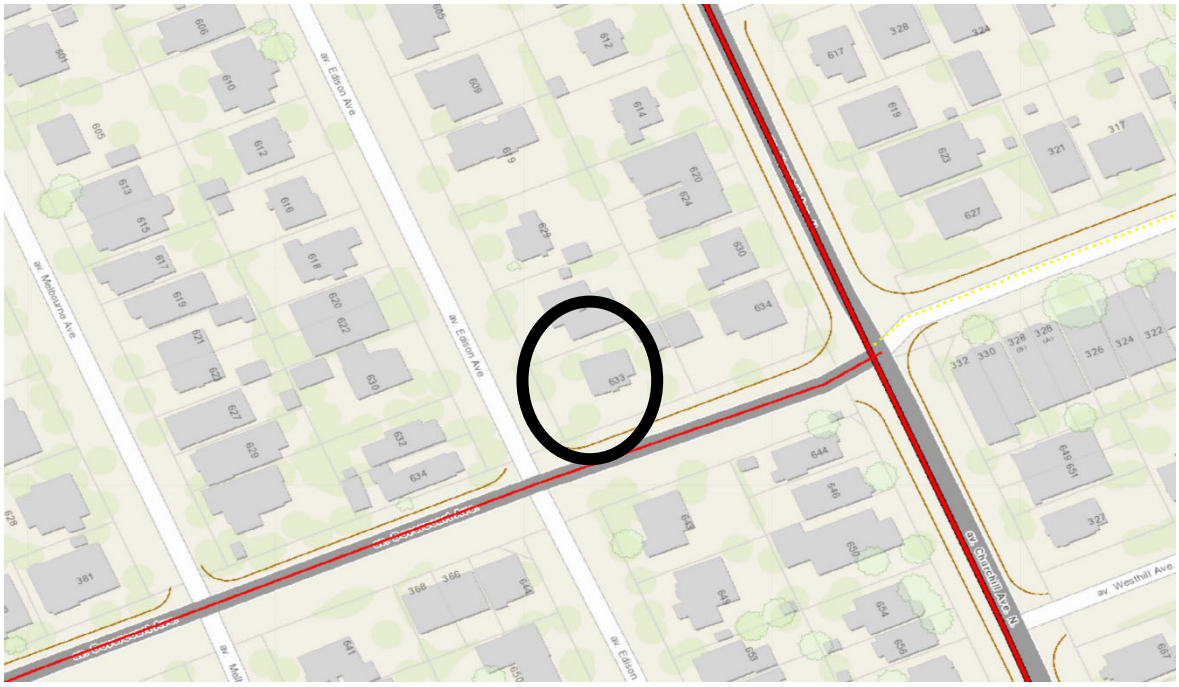
5) Edison looking South



Bicycle Network:

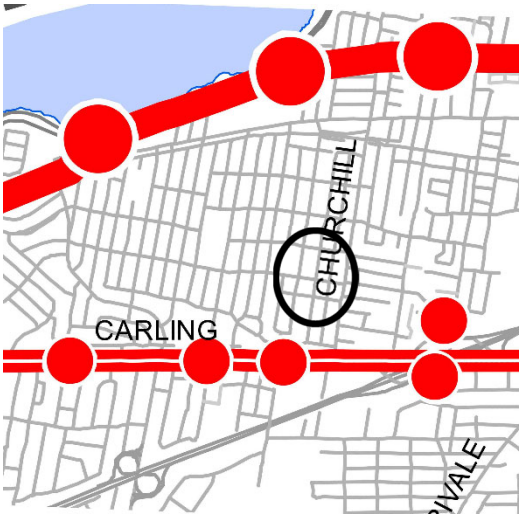
The active transportation mapping identifies Churchill and Dovercourt as important parts of active transportation networks in the City.

New Active Transportation Plan



Transit Services:

The site is within 500m of Carling Avenue an important future transit corridor.



Community Services:

The site is located within easy walking distance to numerous schools, many restaurants, shops, parks along Richmond and Caring Ave.and is in a quintessentially 15 min walking neighbourhood.

3.0 DEVELOPMENT PROPOSAL AND VARIANCES

The proposal is to subdivide the property into 3 lots. Two Lots will have frontage on Edison Ave. One Lot will have frontage on Dovercourt. The 2 lots on Edison Ave will each have one semidetached dwelling. Consent for an easement for access to one surface parking space for each semidetached dwelling is proposed. The 1 lot on Dovercourt Ave will be a detached dwelling. Consent for an easement to access a single surface parking space at the rear is proposed. These three surface parking spaces are all accessed with one 2.6m shared lane. The design of the building has a 1:2 sloped roof and a building height of 10.7m. The parking spaces and laneway will consist of porous material.

There are 3 aspects of the zoning bylaw that apply to this site R4UA[2686] H(8.5).

a) Westboro Development Overlay (Section 146)
b) Exception 2686 (By-law 2021-75) and
c) all aspects of the zoning bylaw not affected by a) and b)

Section 146(1) Westboro Development Overlay states that: “The provisions of this section apply to all areas located within Schedule 430 and take precedence over any other section to the contrary, except for those contained in Part 15 – Exceptions”

The order in which the bylaw is applied is

1) exceptions
2) Section 146
3) The remainder of the bylaw

Exception 2686 is as follows

2686 (By-law 2021-75)	R4-UA[2686] H(8.5)		**-Apartment dwelling, low rise containing more than 6 dwelling units**	-Minimum interior side yard setback: 1.5 m -Minimum lot width for all uses except semi-detached and townhouse dwelling: 10 m -Minimum lot area for all uses except semi-detached and townhouse dwelling: 300 m^2 -Townhouse dwelling subject to the same lot width, lot area, and yard setback standards as a semi-detached dwelling.

The requested variances are as follows (R4UA[2686] H(8.5).):

Parts	1 (semidetached dwelling)	2 and 3 (semidetached dwelling)	4 and 5 (detached dwelling
A)Exception 2686 min sideyard of 1.5m	Permit a sideyard of 1.2		Permit a sideyard of 1.2m
B)Exception 2686 requires a lot area of 300 sqm for a detached dwelling			Permit a lot area of 235.6 sqm
C)Required lot area for a semidetached dwelling is 180 sqm (Table 162A V)	Permit a lot area of 157.8 sqm		
D)Required building height is 10.0m or 10.7m (section 146 (6)(i) and (ii), roof slope 1:2 or greater	Permit a building height of 10.7m, interior lot	Complies with a building height of 10.7m corner lot	Permit a building height of 10.7m interior lot
E)Required rear yard landscaped buffer zone of 4.5m (Table 146A)	Permit a rear yard landscaped buffer zone of 0.0m (may comply 146(5))	Permit a rear yard landscaped buffer zone of 0.0m (may comply 146(5))	
F)Max permitted shared driveway width 3m (Table 139 (3) (iv)	Permit a driveway width of 6m	Permit a driveway width of 6m	Permit a driveway width of 6m
G)Rear yard (front setback 4.5m), lot depth 23.5m or less, 25% of lot depth (Table 144A (i))	Permit a rear yard of 3.84m, lot depth 18.76m, required 4.69m	Permit a rear yard of 3.84m, lot depth 18.76m, required 4.69m	Complies rear yard 6.0m, lot depth 20.12

Variances are all primarily a result of the developing of a large corner lot (613.2 sqm). While exception 2686 prohibits an apartment dwelling with over 6 units, it is may be possible to build 2 apartment dwellings with 6 dwellings each with a variance for lot area, 306.6 sqm lots vs the required 360 sqm. (the required lot width can be provided). However, it was deemed more appropriate to have a building typology of 2 semidetached dwelling and a detached dwelling consistent with the building typology to the north and west of the property and provides some transition to the zoning along Churchill Ave.

The soft landscaping at the rear and the front follow the general requirements of the zoning bylaw and a built form consisting of just 2 large semidetached, 2 detached or 2 6 unit apartment buildings would have as of right the same landscape requirements.

The reduction in landscaped area in the rear reflects the desirability of providing one at grade parking spot in the rear utilizing one shared lane. In this way the development protects the current street parking space, permits additional landscaped space for existing trees at the front and rear of the existing

properties. It is in character of a front facing garage free area. The request to create the access easement make this lane possible.

A) The side yard setback reduction from 1.5m to 1.2m reflects the building type which is characteristically 1.2m for detached and semidetached dwellings.
B) The lot area reduction to permit a lot area of 235.6 sqm for a detached dwelling whereas Exception 2686 requires a lot area of 300 sqm for a detached dwelling is minor in that the lot width requirement is met as are all the yard requirement other than the east side yard. This is offset by the increase in the rear yard to 30% of the lot depth, whereas the bylaw requires only 25%.
C) The lot area reduction to permit a lot area of 157.8 sqm for a semidetached dwelling whereas required lot area for a semidetached dwelling is 180 sqm is minor in that the semidetached dwellings occupy a corner lot and the corner semidetached dwelling has a lot area of 219,8 sqm. When this is combined with the northerly semidetached dwelling lot area the total is 377.6 sqm whereas the bylaw requirement for 2 semidetached dwellings is 360 sqm.
D) The increased building height to 10.7m for the northly semidetached and the detached dwelling is minor in that the bylaw permits a height of 10.7m for a roof with a slope over 1:2 on a corner lot. Firstly the semidetached dwelling is connected to the southerly semidetached which is permitted to have a 10.7m and secondly the restriction of the bylaw to require a 10m height is a function of creating 2 interior lots through severance. The existing property, if kept as one lot would permit a height of 10,7m.
E) The proposed zero rear yard landscaping requirement for the 2 semidetached dwellings is minor in that it permits access for 3 parking spots through one lane for 3 properties. This preserves a continuous strip of soft landscaping in front of all 3 new dwellings as well as preserving the existing trees adjacent to the street.
F) The proposed variance to permit a 6m wide shared laneway whereas the bylaw permits 3m is minor in that the widening of the laneway is required to access the southerly semidetached at grade parking spot.
G) The proposed variance to permit a reduced rear yard should be considered minor in that is backing on a side yard that is internal to the overall proposed project and will have no impact on neighbouring properties. Amenity space is available in parks close to the site and the decks provided for on the west side of the northerly semidetached and the side yard of the southerly semidetached dwelling.

4.0 POLICY AND REGULATORY FRAMEWORK:

Provincial Policy Statement (2020)

The Provincial Policy Statement is issued under the authority of section 3 of the Planning Act and came into effect on May 1, 2020. In respect of the exercise of any authority that affects a planning matter, section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

Under the PPS, settlement areas are intended to be the primary focus of growth in the province.

Policy 1.1.1. Healthy, liveable and safe communities are sustained by:

a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;

b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

c) avoiding development and land use patterns which may cause environmental or public health and safety concerns*;*

d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;

e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;

f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;

g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;

h) promoting development and land use patterns that conserve biodiversity*;*

and

i) preparing for the regional and local impacts of a changing climate.

The subject lands are situated within the urban boundary of the City of Ottawa and constitute a settlement area. Accordingly, the lands are a logical and preferred location for new development. Within settlement areas, the PPS encourages land use patterns that make efficient use of land, effective use of infrastructure and public services, support active modes of transportation and are transit-supportive (Policy 1.1.1).

City of Ottawa Official Plan

The Ottawa Official Plan has been reviewed. The site is designated General Urban Area on Schedule B of the City of Ottawa Official Plan. Lands within this designation are meant to provide a full range and choice of housing options in combination with conveniently located employment, retail, service, entertainment and institutional uses. The project site does not fall within any of Schedule C7-A - Design Priority Areas – Urban. It is classified as “Neighbourhood” under Schedule B2 Inner Urban Transet

The Proposal supports 15 min neighbourhood through the following:

a) No front facing garages, one lane to provide one at grade parking space for each semidetached and detached dwelling so there will be little traffic impact.
b) Amenity space is provided in the rear yard for the detached dwelling.
c) Lighting will be for safety purposes and will respect the dark skies initiative.
d) The building will not generate additional noise.
e) The building height generally complies with the zoning bylaw
f) The additional people living in the neighbourhood will increase the number of commercial services that might chose to locate in the area as well as better utilize transit services.

OP Section 3. Growth Management Framework
OP 3.2 Support Intensification
Table 3b
"Housing density
Inner Urban Transect, 60 to 80,"

This project helps move the inner urban transact closer to 60 to 80 units per hectare with a net potential density of 146 units per hectare (3 primary units and 6 additional units.)

OP Section 4. City-Wide Policies

OP 4.2 Housing

"4.2.1 Enable greater flexibility and an adequate supply and diversity of housing options throughout the city

2) The City shall support the production of a missing middle housing range of mid-density, low-rise multi-unit housing, in order to support the evolution of healthy walkable 15-minuteneighbourhoods by:

a) Allowing housing forms which are denser, small-scale, of generally three or more units per lot in appropriate locations, with lot configurations that depart from the traditional lot division and put the emphasis on the built form and the public realm, as-of-right within the Zoning By-law;

b) Allowing housing forms of eight or more units in appropriate locations as-of-right within the Zoning By-law;".

OP Section 5. Transects

OP 5.1.5 Provide direction to the Neighbourhoods located within the Inner City Transect

"5.2.4 Provide direction to the Neighbourhoods located within the Inner Urban Transect

1) Neighbourhoods located in the Downtown Core shall accommodate residential growth to meet the Growth Management Framework as outlined in Subsection 3.2, Table 3b. The Zoning By-law shall implement the density thresholds in a manner which adheres to the following:

a) Allows and supports a wide variety of housing types with a focus on missing-middle housing, which may include new housing types that are currently not contemplated in this Plan;

c)Provides for a Low-rise built form, by requiring in Zoning a minimum built height of 2 storeys, generally permitting 3 storeys, and where appropriate, will allow a built height of up to 4 storeys to permit higher-density Low-rise residential development;

d)Building on Table 6, provides an emphasis on regulating the maximum built form envelope that frames the public right of way; and

e) In appropriate locations, to support the production of missing middle housing, prohibit lower-density typologies.

OP Section 6. Urban Designations:

The site is designated a Neighbourhood under 6.3 of the OP

"6.3.1 Define neighbourhoods and set the stage for their function and change over the life of this Plan.

2) Permitted building heights in Neighbourhoods shall be Low-rise…"

And

"4) The Zoning By-law and approvals under the Planning Act shall allow a range of residential and non-residential built forms within the Neighbourhood designation, including:

a) Generally, a full range of Low-rise housing options sufficient to meet or exceed the goals of Table 2 and Table 3b;

b) Housing options with the predominant new building form being missing middle housing, which meet the intent of Subsection 6.3.2, Policy 1);"

The proposed building responds to these requirements by proposing a three storey stacked residential dwelling.

Urban Design Guidelines for Low-rise Residential Buildings

The proposal maintains the current lot pattern and keeps the exiting building fronting on the street, some characteristics of the buildings in the neighbourhood with a modern architectural style.

City of Ottawa Comprehensive Zoning By-law 2008-250:

Purpose of the Zone

The property is currently R4UA[2686] H(8.5)

Purpose of the Zone

The purpose of the R4 - Residential Fourth Density Zone is to:

1. allow a wide mix of residential building forms ranging from detached to low rise apartment dwellings, in some cases limited to four units, and in no case more than four storeys, in areas designated as General Urban Area in the Official Plan;

2. allow a number of other residential uses to provide additional housing choices within the fourth density residential areas;

3. permit ancillary uses to the principal residential use to allow residents to work at home;

4. regulate development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced: and

5. permit different development standards, identified in the Z subzone, primarily for areas designated as Developing Communities, which promote efficient land use and compact form while showcasing newer design approaches.

5.0 CONCLUSION:

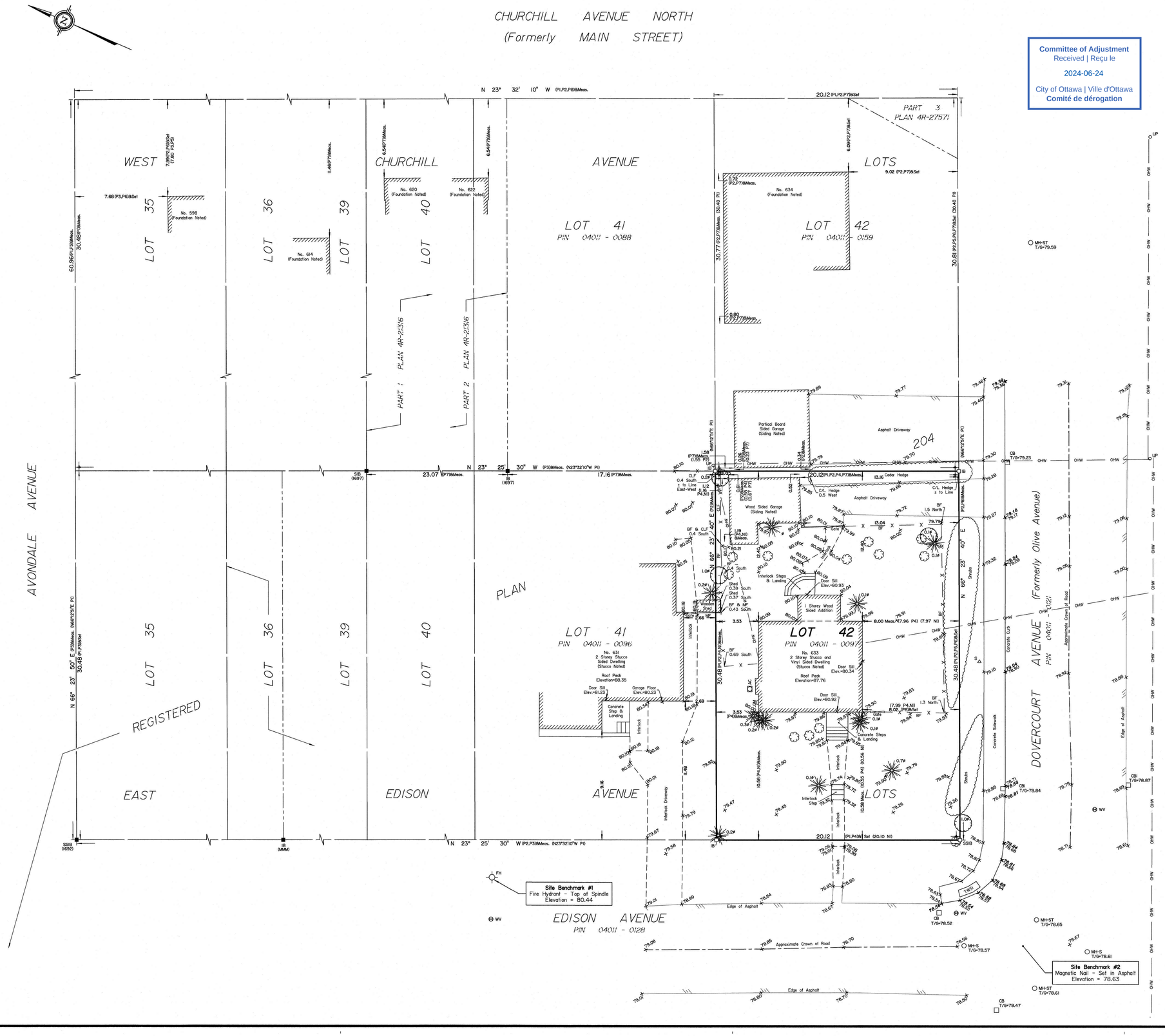
The proposed development has been designed to meet the current planning framework. It is consistent with the Provincial Policy Statement and conforms to the City of Ottawa Official Plan.

The proposed variance should be considered minor for the following reasons:

1. They are minor and desirable.
    a. They reflect the current character of the neighbourhood with semidetached and detached dwellings
2. The general intent and purpose of the Zoning By-law is maintained
    a. the intent of the bylaw is to permit the low rise dwellings/apartments.
    b. The intent of the bylaw that the new infill properties respect the existing character of the neighbourhood.
3. The general intent and purpose of the Official Plan is maintained;
    a. The official plan supports this kind of gentle intensification of land uses compatible with the current urban fabric.
4. The Ontario Planning Act supports intensification in residential urban areas

The Consent to Sever with a plan of subdivision complies with the Planning Act in that it represents orderly development:

a. Adequate services, sewer, hydro, water and transportation are available
b. No new public infrastructure is created or required
c. No changes in land use are being made



Committee of Adjustment
Received | Reçu le
2024-06-24
City of Ottawa | Ville d'Ottawa
Comité de dérogation

TOPOGRAPHIC PLAN OF SURVEY OF

LOT 42
(EAST EDISON AVENUE)
REGISTERED PLAN 204
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 150

6 4.5 3.0 1.5 0 3 6 Metres

Metric

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate

I CERTIFY THAT :

1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the regulations made under them.
2. The survey was completed on the 9th day of February, 2024.

March 11, 2024
Date

T. Hartwick
Ontario Land Surveyor

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-69228

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29 (3).

Notes & Legend

—□—	Denotes	Survey Monument Planted
—■—	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
(WIT)	"	Witness
Meas.	"	Measured
(AOG)	"	Annis, O'Sullivan, Vollebekk Ltd.
(P1)	"	Registered Plan 204
(P2)	"	(AOG) Plan dated November 15, 1991
(P3)	"	(1692) Plan dated January 7, 2019
(P4)	"	(647) Plan dated June 16, 1972
(P5)	"	(857) Plan dated September 10, 2010
(P6)	"	(MMM) Plan dated April 15, 2011
(P7)	"	(AOG) Plan dated July 21, 2021
(P8)	"	Plan 4R-27571
(N1)	"	(647) Field Noted dated June 14, 1972 Ref. 21-204
(N2)	"	(AOG) Field Notes dated October 15, 1991 Ref. 204-25
CLF	"	Chain Link Fence
BF	"	Board Fence
MF	"	Metal Fence
TWSI	"	Tactile Walking Surface Indicator
C/L	"	Centreline
T/G	"	Top of Grate
□ CB	"	Catch Basin
□ CBI	"	Catch Basin - Inlet
○ MH-ST	"	Maintenance Hole (Storm Sewer)
○ MH-S	"	Maintenance Hole (Sanitary)
⊖ WV	"	Water Valve
⊸○ FH	"	Fire Hydrant
—— OHW ——	"	Overhead Wires
○ UP	"	Utility Pole
▭ GM	"	Gas Meter
▭ HM	"	Hydro Meter
△ S	"	Sign
▭ AC	"	Air Conditioner
	"	Shrub
	"	Deciduous Tree
	"	Coniferous Tree
ø	"	Diameter
+ 65.00	"	Location of Elevations
+ 65.00	"	Location of Top of Curb Elevations

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°31'40" counter-clockwise was applied to bearings on plans (P1) and (P2), a rotation of 0°00'55" counter-clockwise was applied to bearings on plan (P3), and a rotation of 0°00'25" clockwise was applied to bearings on plan (P8).

ELEVATION NOTES

1. Elevations shown are geodetic, derived from City of Ottawa Vertical Control Monument No. N-10 (Index No. 80), having an elevation of 80.081, and are referred to the CGVD28 geodetic datum.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Topographic data was collected under Winter Conditions. Snow cover and ice preclude determining location and elevation of some topographical data that is otherwise visible.

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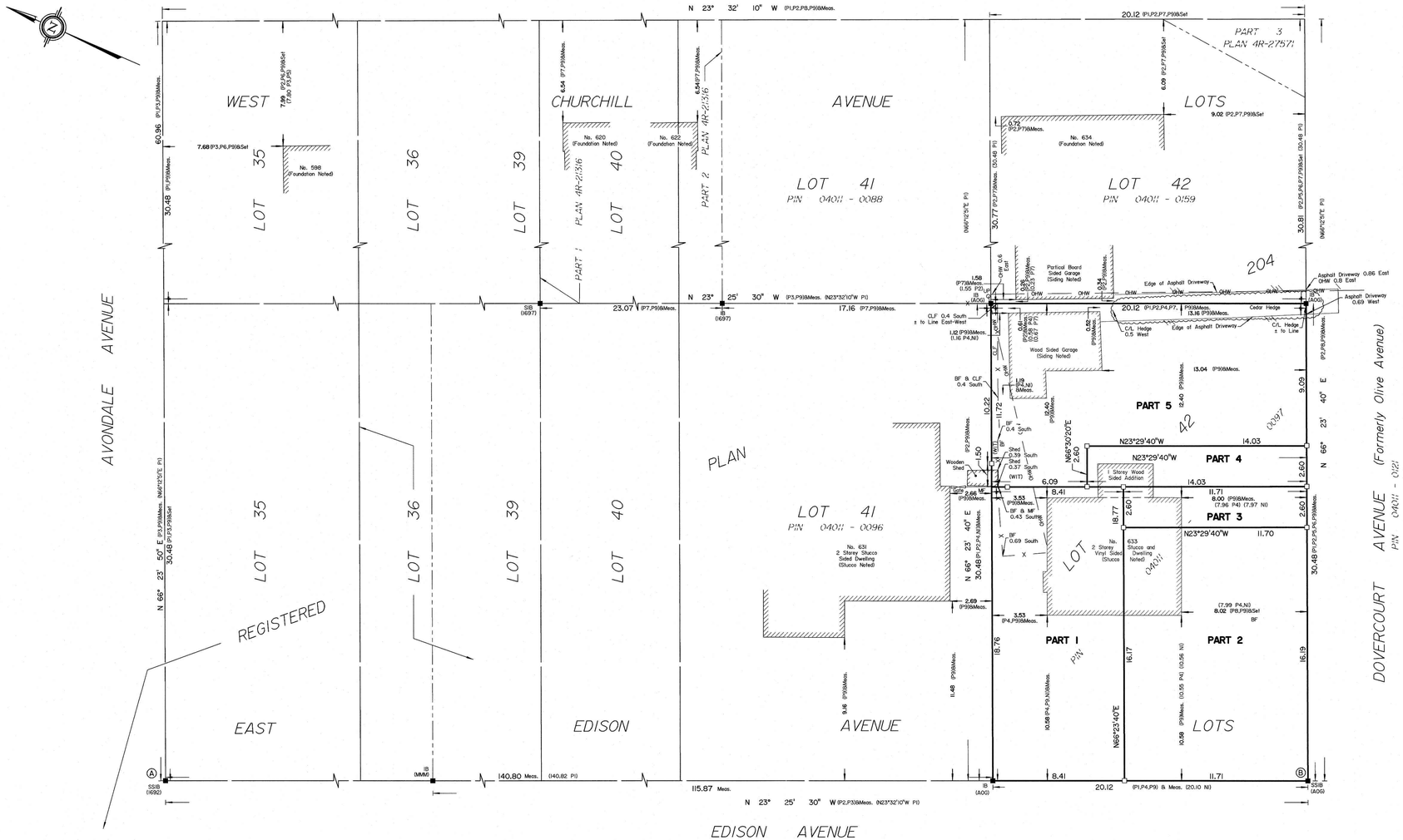
Email: Nepean@aovltd.com
Ontario Land Surveyors

Job No. 24149-24 Solah L142 RP204 D F ISW



SCHEDULE				
AREA (Sq.m.)	PART	LOT	PLAN	PIN
157.8	1	42	204	ALL OF 04011-0097
189.3	2			
30.5	3			
36.5	4			
199.1	5			

DRAFT PLAN OF SURVEY OF

LOT 42
(EAST EDISON AVENUE)
REGISTERED PLAN 204
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Notes

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999930.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N23°25'30"W and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°31'40" counter-clockwise was applied to bearings on plans (P1) and (P2), a rotation of 0°00'55" counter-clockwise was applied to bearings on plan (P3), and a rotation of 0°00'25" clockwise was applied to bearings on plan (P8).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

. 01919680005	Northing	5027191.26	Easting	361496.76
. 01919680105	Northing	5024915.16	Easting	373971.65
. Point A	Northing	5027547.87	Easting	363474.31
. Point B	Northing	5027400.23	Easting	363538.27

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

Legend

—□—	Denotes	Survey Monument Planted
—■—	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
(WIT)	"	Witness
Meas.	"	Measured
(AOG)	"	Annis, O'Sullivan, Vollebekk Ltd.
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(P9)	"	(AOG) Plan dated March 11, 2024
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CLF	"	Chain Link Fence
BF	"	Board Fence
— OHW —	"	Overhead Wires
o UP	"	Utility Pole
C/L	"	Centreline

Surveyor's Certificate

I CERTIFY THAT :

1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
2. The survey was completed on the __ day of _____, 2024.

_____ Date

T. Hartwick
Ontario Land Surveyor

Scale 1 : 150

6 4.5 3.0 1.5 0 3 6 Metres

The intended plot size of the plan is 610 mm in width by 457 mm in height when plotted at a scale of 1:150

Metric

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

This plan of survey relates to AOLS Plan Submission Form Number V-

Ontario Land Surveyors

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aovltd.com

Job No. 25403-24 Sdeh LI42 RP204 R Dj | ns

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Types	IV Minimum Lot Width (m)[11]	V Minimum Lot Area (m^2)[12]	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI End-notes (see Table 162B)
R4-UA (By-law 2020-290)		Detached	7.5	225	10	4.5	4.5	varies[4]	1.2/0.6	10, 11, 12, 13
		Linked-detached	7.5	225	10	4.5	4.5	varies[4]	1.2/0.6	10, 11, 12, 13
		Semi-detached	6	180	10	4.5	4.5	varies[4]	1.2	10, 11, 12, 13
		Long Semi-detached	10	300	10	4.5	4.5	varies[4]	1.2/0.6	11, 12, 13
		Duplex	7.5	225	10	4.5	4.5	varies[4]	1.2/0.6	11,12,13
		Townhouse	4.5	135	10	4.5	4.5	varies[4]	1.2	10,11, 12,13
		Three Unit	10	300	11	4.5	4.5	varies[4]	1.2	11, 12, 13
		Stacked	14	420	11	4.5	4.5	varies[4]	1.5	11,12,13
		Low-rise Apartment, maximum of 8 units	12	360	11	4.5	4.5	varies[4]	1.5	11,12,13
		PUD	NA	1,400	as per dwelling type	4.5	4.5	varies[4]	varies[7]	1,10, 11,12,13

Urban Exceptions 2,601-2,700

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
2686 (By-law 2021-75)	R4-UA[2686] H(8.5)		**-Apartment dwelling, low rise containing more than 6 dwelling units**	-Minimum interior side yard setback: 1.5 m -Minimum lot width for all uses except semi-detached and townhouse dwelling: 10 m -Minimum lot area for all uses except semi-detached and townhouse dwelling: 300 m^2 -Townhouse dwelling subject to the same lot width, lot area, and yard setback standards as a semi-detached dwelling.

633 EDISON AVE
Project
Modulink

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Zoning R4UA[2686]H(8.5)

A0-A1: 20.11 m (65.98 ft)

A1-A2: 30.67 m (100.63 ft)

A2-A3: 20.10 m (65.96 ft)

A3-A0: 30.65 m (100.55 ft)

Total Perimeter: 101.54 m (333.12 ft)

Total Area: 616.43 m² (6635.16 ft²) (0.06 ha)

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CLIENT

PROJECT
633 Edison

Scale

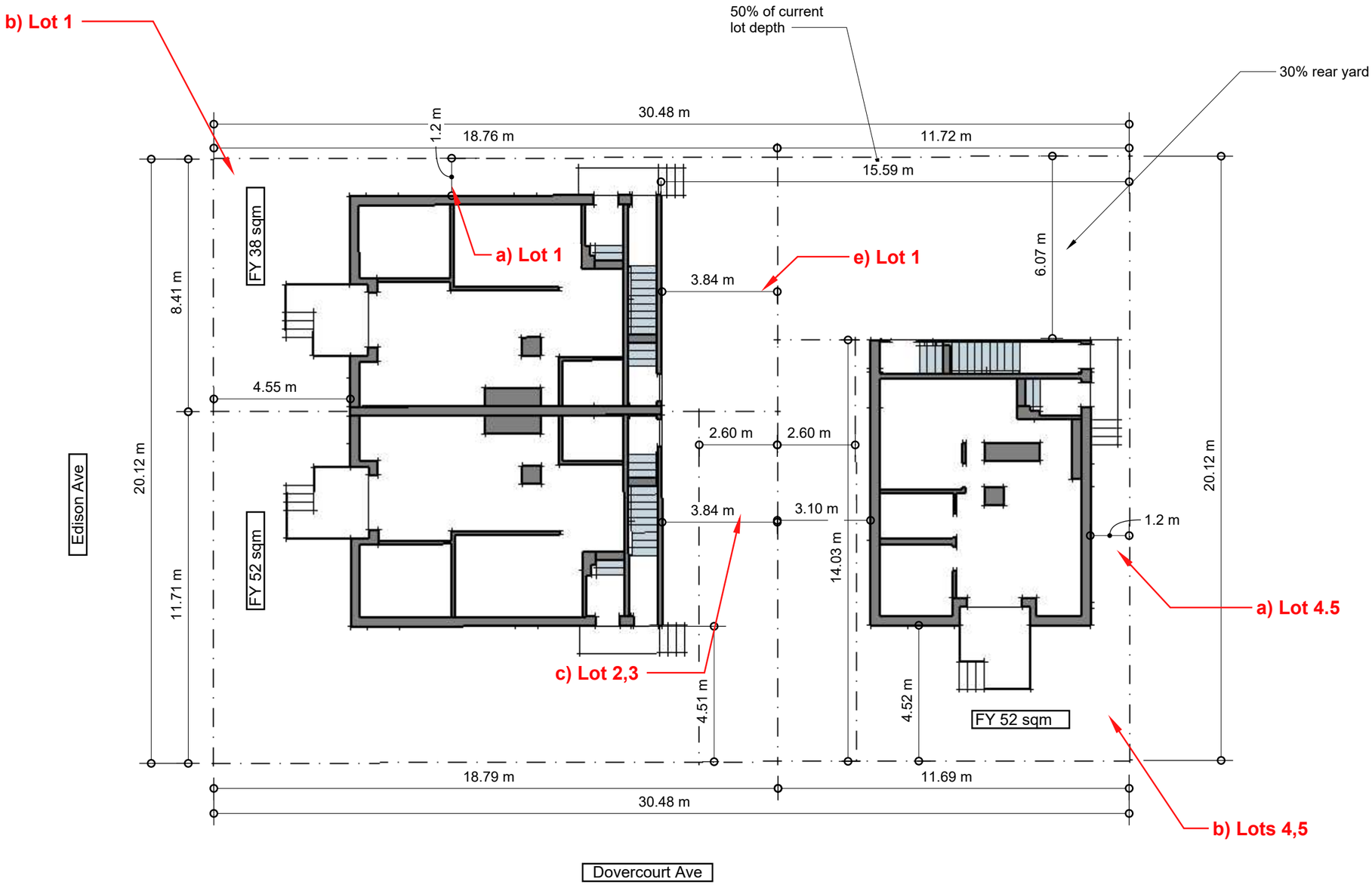
ISSUE

DRAWN BY
CJ

PROJECT NO.
2023

June 21, 2024
neighbourhood

A.01



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June 21, 2024
site dims

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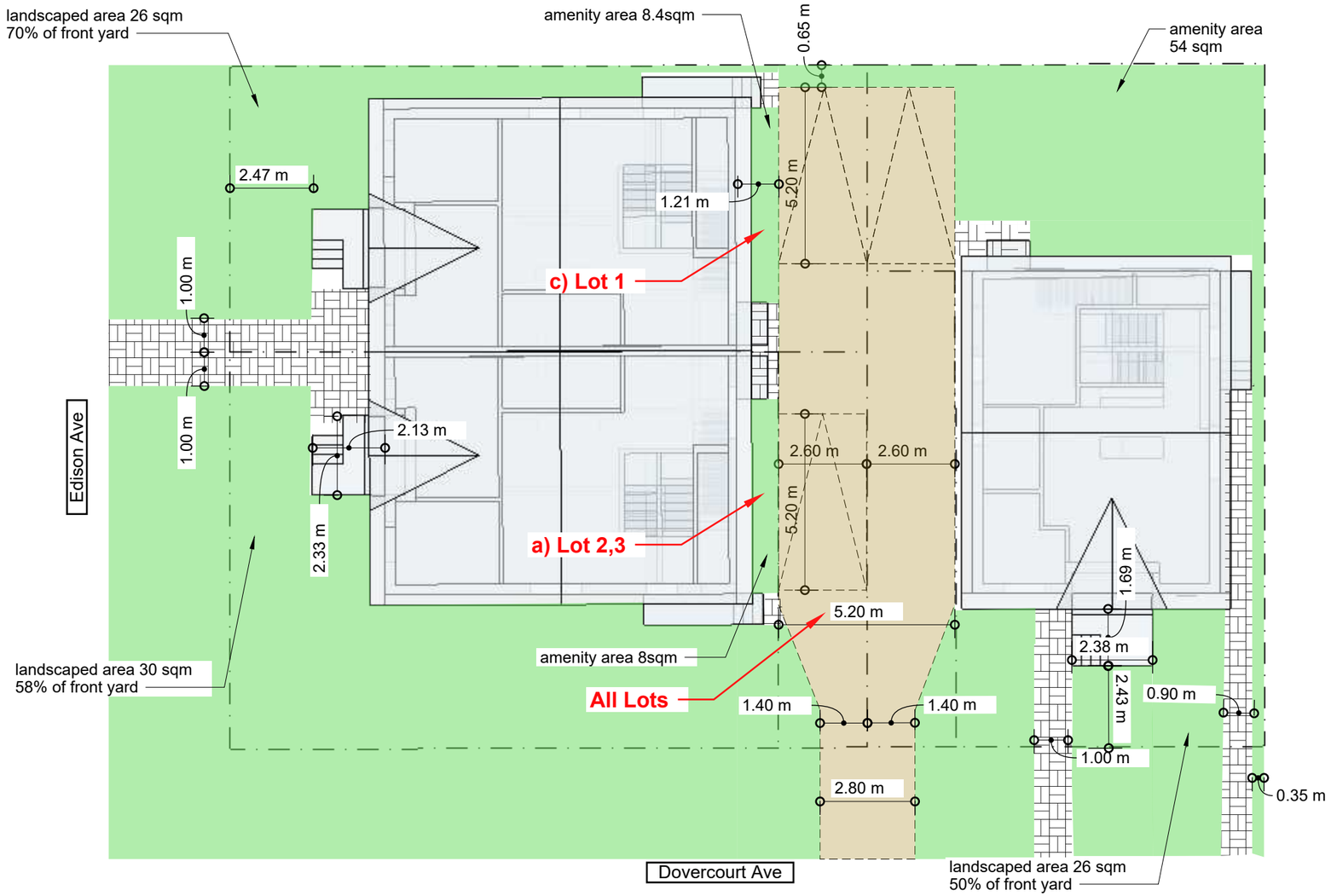
A.02



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633 Edison

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2023

ISSUE

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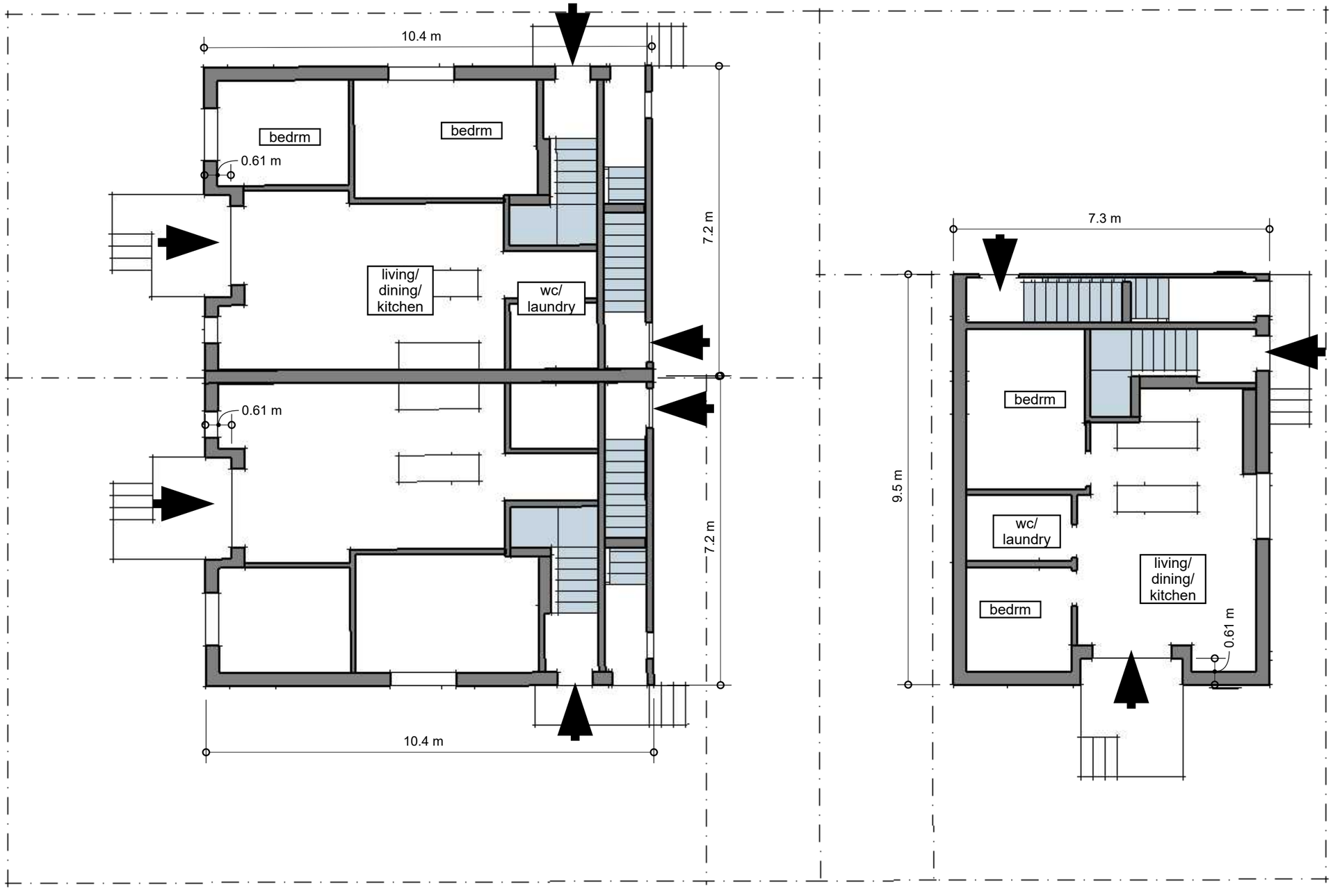
June 21, 2024
proposed site

A.03



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June 21, 2024

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2023

Scale
1/8" = 1'0"

1st fl

A.04

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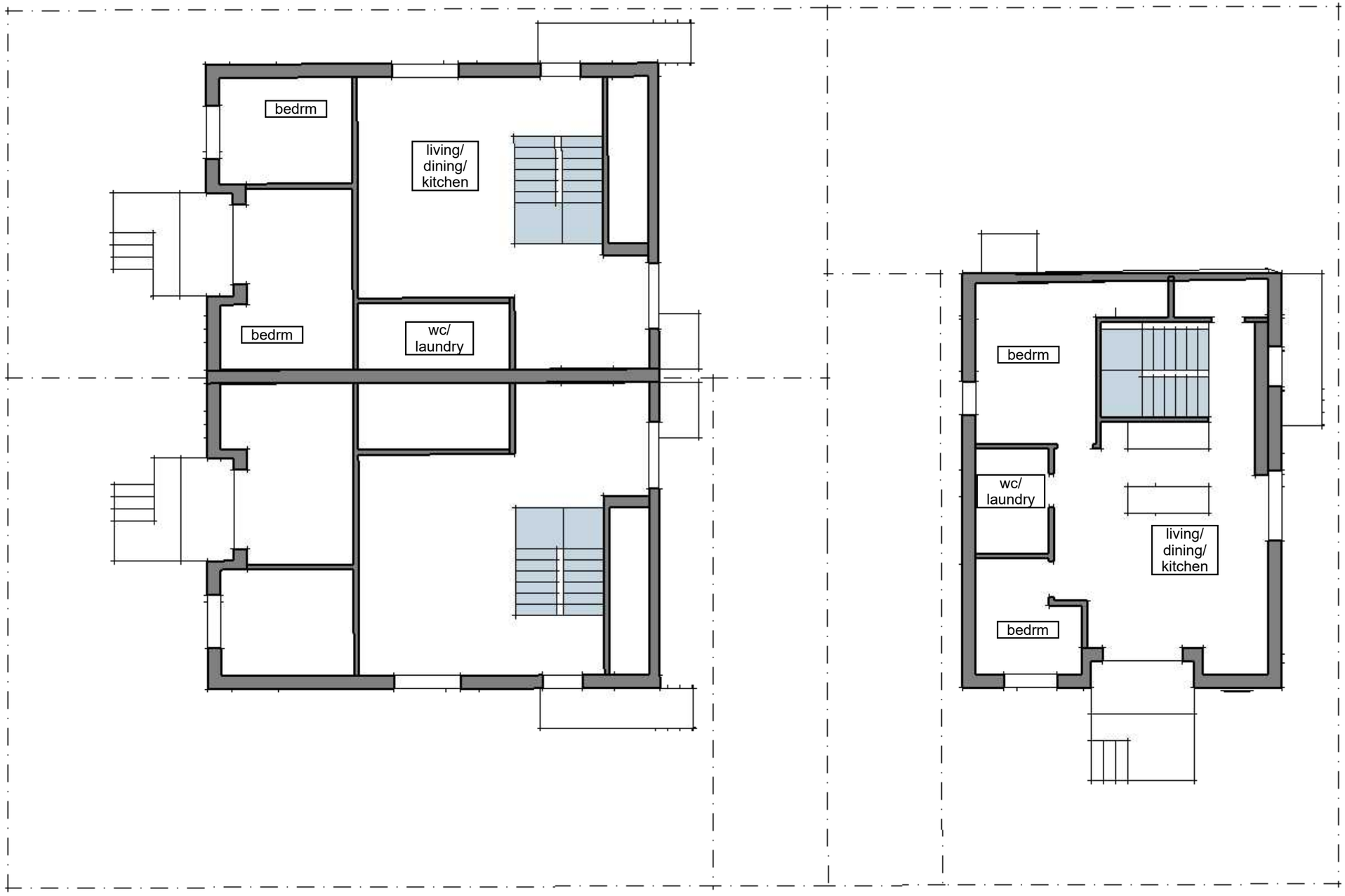
June 21, 2024
2cd fl

A.05



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ISSUE
June 21, 2024
3rd fl

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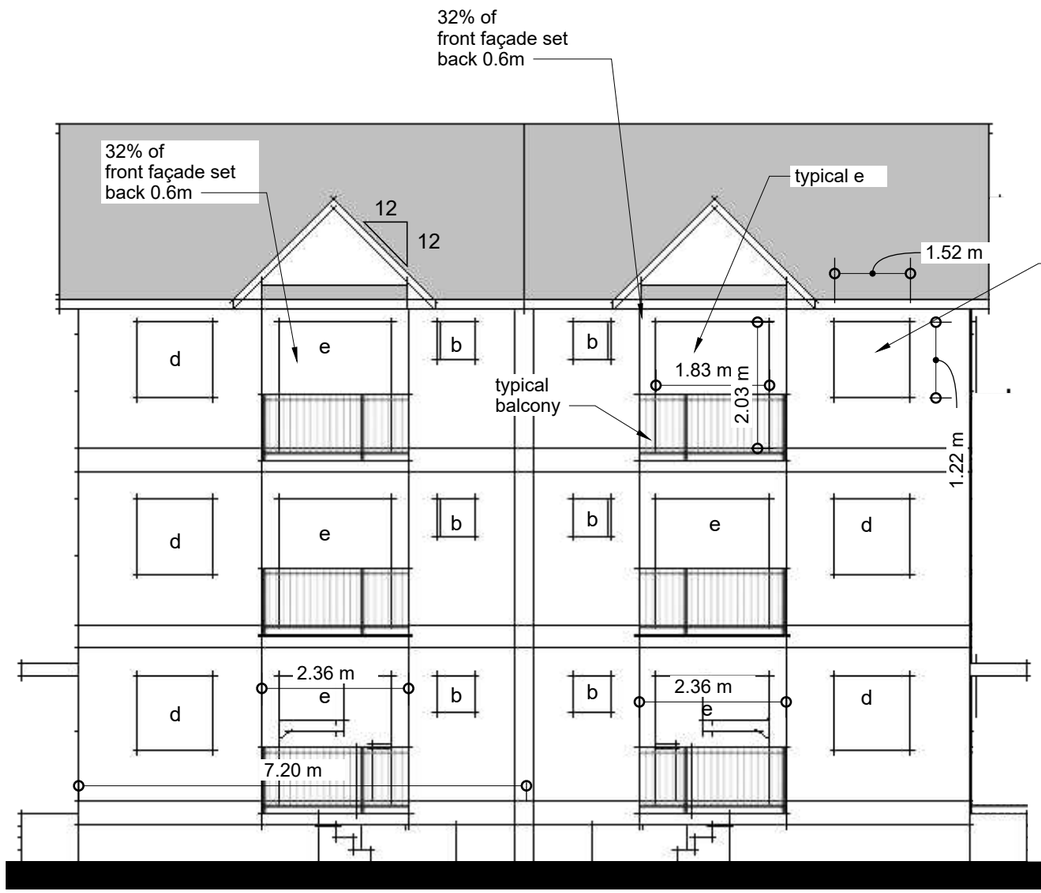
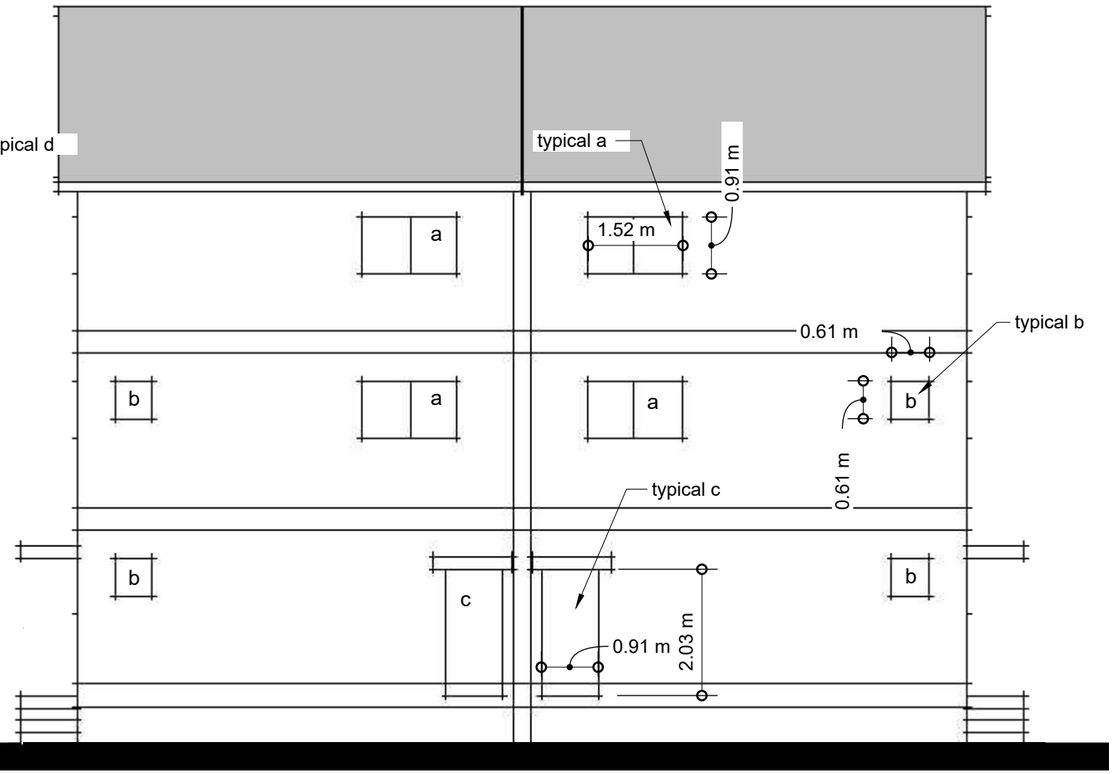
A.06



WEST ELEVATION

wall area 63 sqm
glazed area 17.8sqm
28%



EAST ELEVATION

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Scale
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PROJECT
633 Edison

PROJECT NO.
2023

ISSUE

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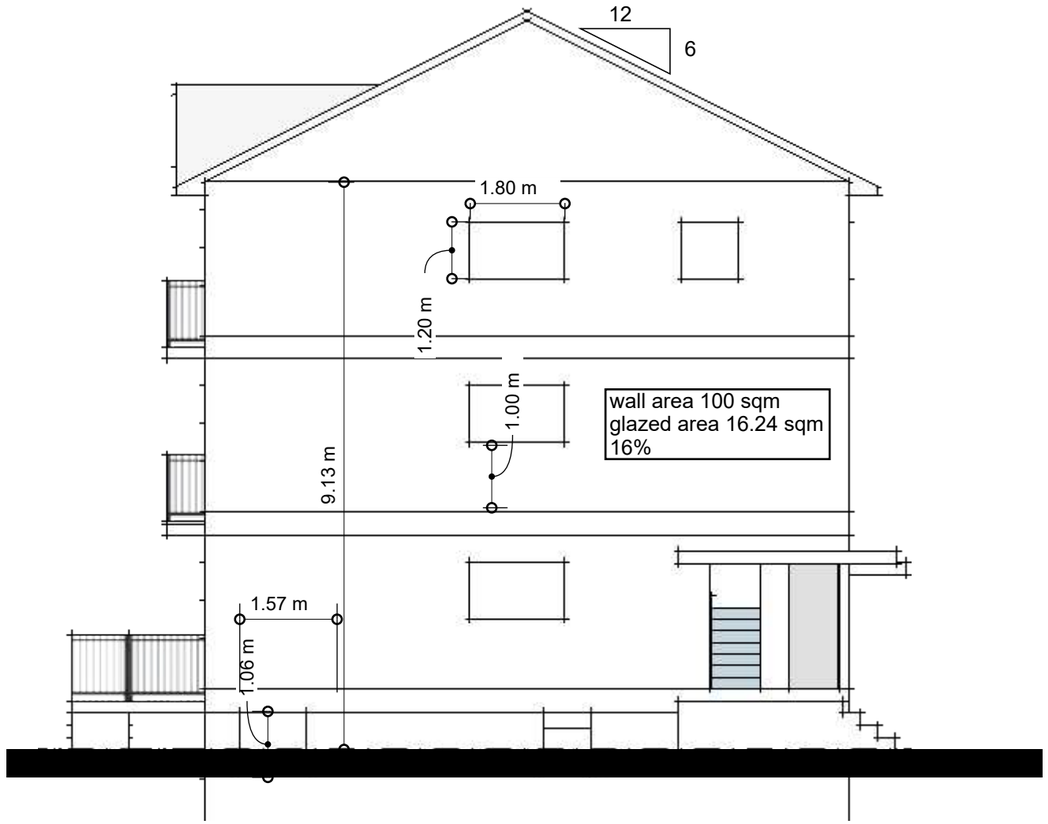
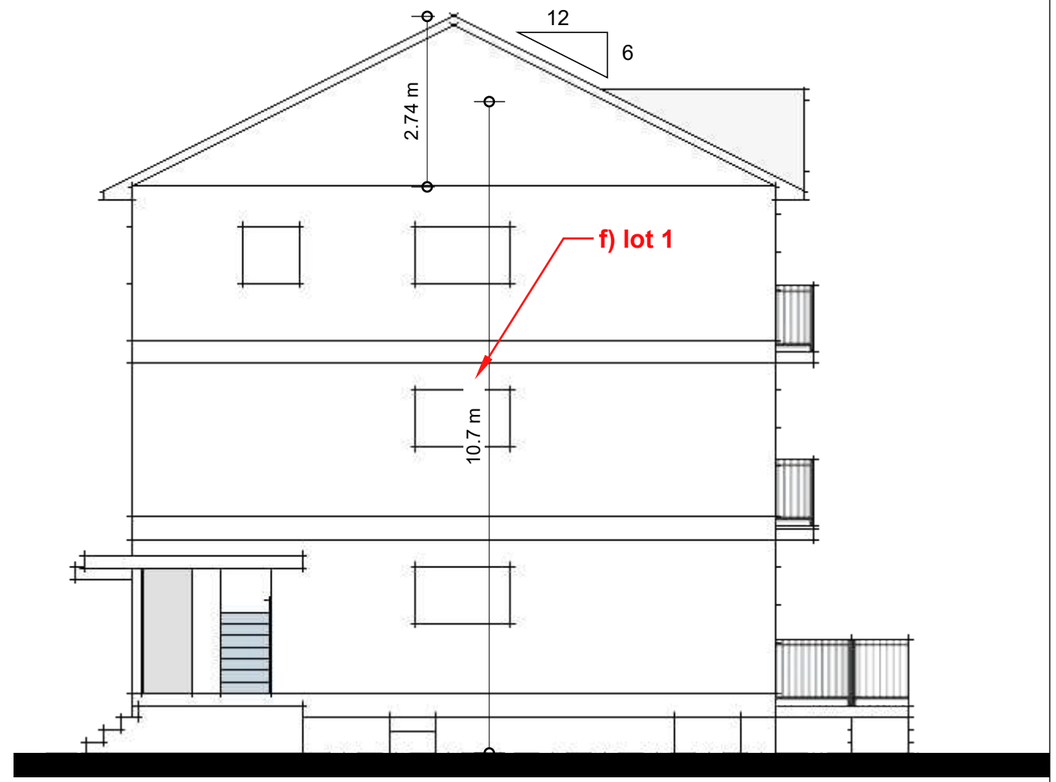
CJ

June 21, 2024
SemiDetached

A.07



SOUTH ELEVATION



NORTH ELEVATION

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Ottawa, On
K1J 7G7

CLIENT

Scale
1/8" = 1'0"

PROJECT
633 Edison

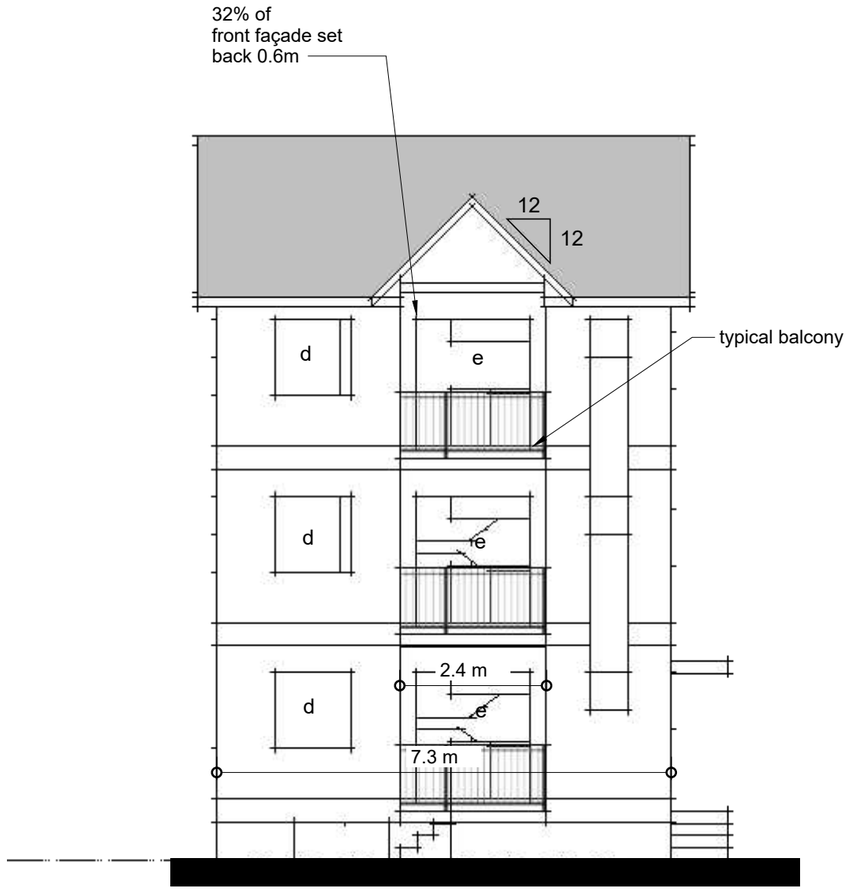
PROJECT NO.
2023

ISSUE

DRAWN BY
CJ

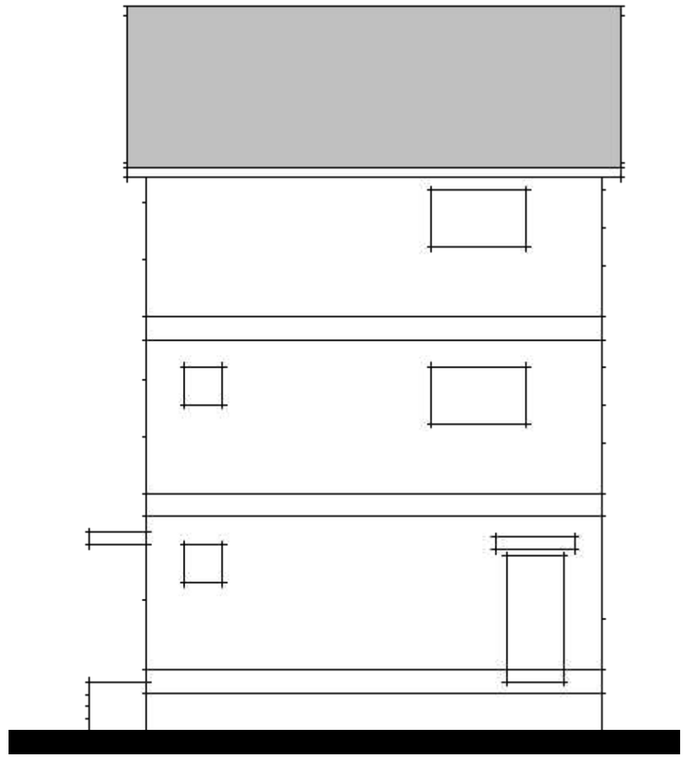
June 21, 2024
SemiDetached

A.08



wall area 63 sqm
glazed area 16.8sqm
27%

SOUTH ELEVATION



NORTH ELEVATION

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Planning & Design
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Ottawa, On
K1J 7G7

CLIENT

Scale
1/8" = 1'0"

PROJECT
633 Edison

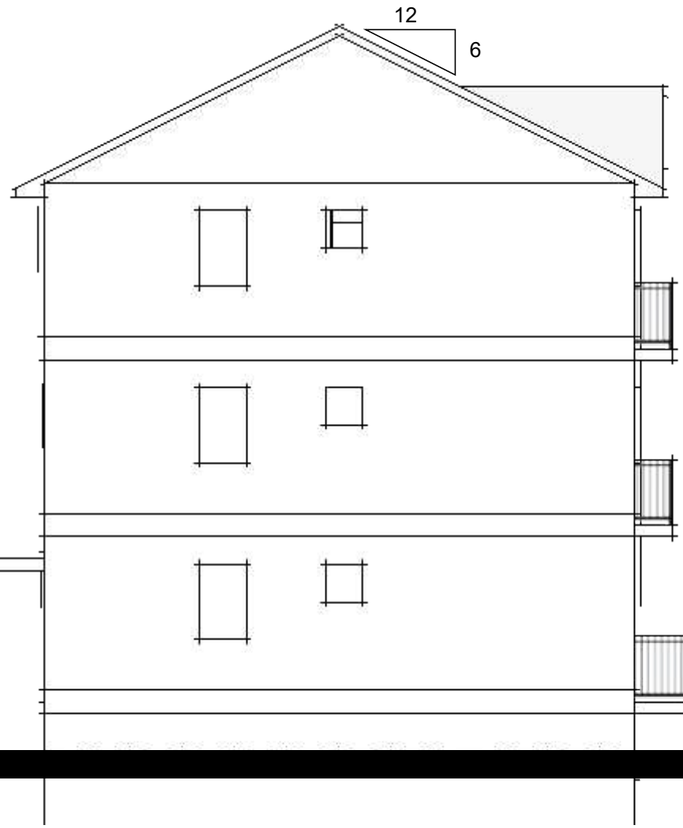
PROJECT NO.
2023

ISSUE

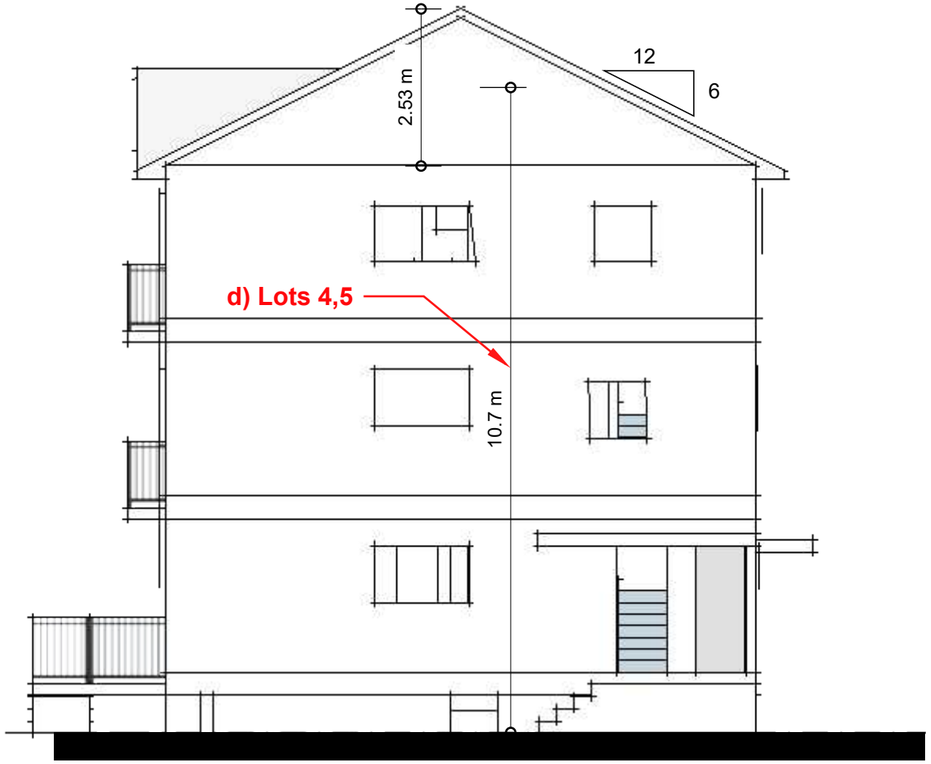
DRAWN BY
CJ

June 21, 2024
Detached

A.09



WEST ELEVATION



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PROJECT
633 Edison

PROJECT NO.
2023

ISSUE

DRAWN BY
CJ

June 21, 2024
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A.10

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PROJECT
633 Edison

PROJECT NO.
2023

DRAWN BY
CJ

ISSUE
June 21, 2024
perspective

Scale
1/8" = 1'0"

A.11

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PROJECT
633 Edison

ISSUE
June 21, 2024
Google Earth

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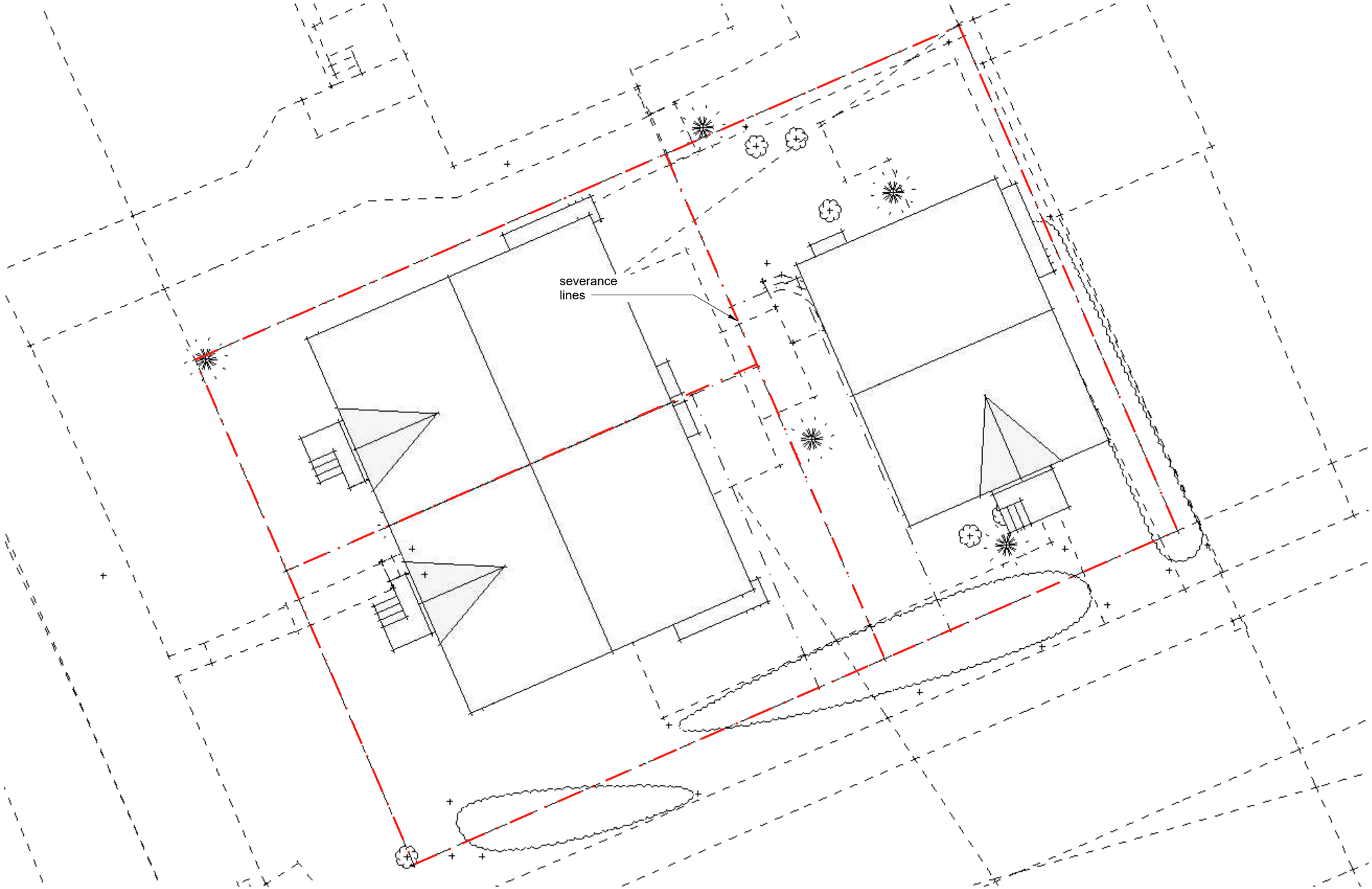
CJ

PROJECT NO.
2023

Scale
1/8" = 1'0"

A.12



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Scale
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PROJECT
633 Edison

PROJECT NO.
2023

ISSUE
June 21, 2024
severance lines

DRAWN BY
CJ

A.13

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

Dendron Forestry Services
www.dendronforestry.ca
613.805.WOOD (9663)
info@dendronforestry.ca

Preliminary Tree Information Report

Committee of Adjustment
Received | Reçu le
2024-06-24
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Address: 633 Edison

Date of Report: October 7, 2022

Date of Site Visit: October 6, 2022

Prepared by: Astrid Nielsen, RPF, ISA Certified Arborist ®
131 Smirle Ave, Ottawa, K1Y 0S4
Astrid.nielsen@dendronforestry.ca

Client: RG Trading Ltd, Majed Rostamian, majedro@gmail.com

This Report must be read in its entirety, including the Assumptions and Limiting Conditions attached herein.

Purpose of the Report

The purpose of this report is to provide the client with a detailed description of all protected trees on site as per the City of Ottawa's Tree Protection By-law No. 2020-340. This report is a Preliminary Report that will feed into a full Tree Information Report as required as part of applications to the Committee of Adjustment and for a Building Permit. The assessment of the suitability of tree retention is based on the information provided at the time of report preparation which includes tree health only. No additional information regarding the proposed development has been provided at this stage. A survey was not provided as part of this report preparation, and the tree locations are only an approximation using the City of Ottawa online mapping tool, GeoOttawa.

This assessment does not consider additional factors that could influence tree retainability such as:

- site grading
- installation of services for the new units
- capping of existing water and sewer services
- installation of gas lines for the new units
- site access

The potential for retaining those tree(s) identified for retention in this report may change as more information on the site-specific construction details is provided during subsequent phases. For those trees that are recommended for retention, mitigation measures are provided to reduce the impact during construction. It should be noted that the construction phase includes all site works that could impact trees, from the capping of services at the beginning to the final landscaping steps at the end.

Methodology

The following materials were reviewed as part of this report:

- GeOttawa tree inventory layer and aerial photography
- Google© Street View imagery – various years

A site visit was conducted to collect the following information from each tree classified as protected under the City of Ottawa's Tree Protection By-law No. 2020-340:

- Diameter at breast height (1.3 m from grade)
- Species
- Tree health
- Relevant measurements such as distance to the existing structures like fences, driveways, etc

Tree Information:

The following is an inventory of all trees that are protected under City of Ottawa Tree Protection (By-law No. 2020-340) on the site and adjacent City property. This includes Distinctive Trees (private trees with a diameter at breast height (dbh) of 30 cm or greater) and city-owned trees of all sizes. It also includes Distinctive Trees on adjacent properties whose Critical Root Zone (CRZ) extend into the subject area. The CRZ is an area around the trunk with a radius equivalent to 10 times the diameter of the trunk. This does not take into account infrastructure such as buildings and asphalt and assumes the tree has no restrictions on root growth.

Tree[1]	Species	Diameter at breast height (cm)	Ownership[2,3]	Condition	Recommendations
1[4]	Norway spruce (*Abies abies*)	56 cm	Private	Good/fair; asymmetric crown due to shading by previous Norway maples	Most likely within building footprint with any level of intensification on the site
2[4]	Norway maple (*Acer platanoides*)	89 cm	To be confirmed, possibly jointly owned with city	Fair/poor; wound (60 X 100 cm) at 1.3 m on upper side of lean with significant decay – tree was unable to fully close wound; large 2nd wound (canker), 130 X 80 cm at base of tree on underside of lean; 20% of roots are girdled, and canker and dieback present in crown; decay pockets in old pruning wounds throughout crown	Not a suitable candidate for retention during construction; in the absence of construction, tree should be monitored annually; assessment for removal likely over the next 2-3 years
3[4]	Norway maple (*Acer platanoides*)	100 cm (estimate)	To be confirmed with survey; likely jointly owned with adjacent	Full assessment not possible as access to rear yard not provided; from a distance, large canker as well as included bark for junction of 2 codominant stems visible, large wound in stem leaning over	Large branch hanging over property will likely conflict with any new building; depending on further assessment and level of decay in stem leaning over subject property, either

			property at 631 Edison	subject property likely with decay leading up trunk	full branch or full stem removal will be recommended

[1] Please refer to the attached Tree Information map for tree numbers. Note that this includes a tree layer added to the GeoOttawa image plan (in pdf format) provided by the client.
[2]Ownership of the tree in this report is based on the information provided and should not be used as a determination of ownership. For ownership disputes, a survey should be relied on. For boundary trees, consent from the adjacent property owner is required for removal as part of the application.
[3]Trees on adjacent properties do not include a full assessment. The diameters are estimated, and the health is estimated based on what is visible from the subject property. Trees along the property line may also have limited health assessments if part of the tree is not visible. Note that the rear yard was not accessible for this assessment, so tree 3 could not be assessed properly.
[4]The location of these trees was not provided and has been estimated

The undersigned personally inspected the property and issues associated with this report on Oct 6, 2022. On Behalf of Dendron Forestry Services,

Astrid Nielsen, MFC, RPF (Registered Professional Forester)
ISA Certified Arborist ®, ON-1976
ISA Tree Risk Assessment Qualified
Principal, Dendron Forestry Services
Astrid.nielsen@dendronforestry.ca
(613) 805-9663 (WOOD)

Figure 1: Tree 1, Privately owned Norway spruce

Figure 2: Tree 2, Norway maple in fair/poor condition, ownership undetermined

Figure 3: Tree 2, large wound on trunk, tree has attempted to seal it off, but has been unsuccessful as decay extends 20 cm into trunk

m

Figure 4: Tree 2, large wound (possibly canker) at base of tree on underside of lean

Figure 5: Tree 3, appears to be jointly owned with neighbour at 631 Edison (taken from Edison looking east)

Figure 6: Tree 3 taken from end of driveway of 633 Edison, facing north; note the old branch wound, likely with significant decay extending up along the stem

ASSUMPTIONS AND LIMITING CONDITIONS

Intended Use of the Report

This Report was prepared by Dendron Forestry Services (hereafter "Dendron") at the request of the Client. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report are to be used solely for the purposes outlined within this Report. All other uses are impermissible and unintended, unless specifically stated in writing in the Report.

Intended User of the Report

This Report was prepared by Dendron for the exclusive use of the Client and may not be used or relied upon by any other party. All other users are unintended and unauthorized, unless specifically stated in writing in the Report.

Limitations of this Report

This Report is based on the circumstances and on-site conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to Dendron. On-site conditions may limit the extent of the on-site inspection(s) conducted by Dendron, including weather events such as rain, flooding, storms, winds, tornados, snowfall, snow cover, hail; obstructions including fencing, dwellings, buildings, sheds, plants, and animals; lack of access to the entire perimeter of the tree due to adjacent properties; the shape of the tree; and accessibility of the tree crown, branches, trunk, or roots for examination.

In the event that information provided by the Client or any third parties, including but not limited to documents, records, site and grading plans, permits, or representations or any site conditions are updated or change following the completion of this Report, this Report is no longer current and valid and cannot be relied upon for the purpose for which it was prepared. Dendron and its agents, assessors, and/or employees are not liable for any damages, injuries, or losses arising from amendments, revisions, or changes to the documents, records, site and grading plans, permits, representations, or other information upon which Dendron relied in preparing this Report.

No assessment of any other trees or plants has been undertaken by Dendron. Dendron and its agents, assessors, and/or employees are not liable for any other trees or plants on or around the subject Property except those expressly identified herein. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report apply only to the trees identified herein.

Trees and plants are living organisms and subject to change, damage, and disease, and the results, observations, interpretations, analysis, recommendations, and conclusions as set out in this Report are valid only as at the date any inspections, observations, tests, and analysis took place. No guarantee, warranty, representation, or opinion is offered or made by Dendron as to the length of the validity of the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report. As a result the Client shall only rely upon this Report as representing the results, observations, interpretations, analysis, recommendations, and conclusions that were made as at the date of such inspections, observations, tests, and analysis. The trees discussed in this Report should be re-assessed periodically and at least within one year of the date of this Report.

No Opinion regarding ownership of the Tree

This Report was not prepared to make a determination as to ownership of the subject tree(s). Where ownership of the subject tree(s) is identified within this Report, said identification is based on the information provided by the Client and third parties, including surveys, permits, and site and grading plans and may not be relied upon as a guarantee, warranty, or representation of ownership.

Assumptions

This Report is based on the circumstances and conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to Dendron. Where documents, records, site and grading plans, permits, representations, and any other information was provided to Dendron for the purpose of preparing this Report, Dendron assumed that said information was correct and up-to-date and prepared this Report in reliance on that information. Dendron and its agents, assessors, and/or employees, are not responsible for the veracity or accuracy of such information. Dendron and its agents, assessors, or employees are not liable for any damages, injuries, or losses arising from inaccuracies, errors, and/or omissions in the documents, records, site and grading plans, permits, representations, or other information upon which Dendron relied in preparing this Report.

For the purpose of preparing this Report, Dendron and its agents, assessors, and/or employees assumed that the property which is the subject of this Report is in full compliance with all applicable federal, provincial, municipal, and local statutes, regulations, by-laws, guidelines, and other related laws. Dendron and its agents, assessors, and/or employees are not liable for any issues with respect to non-compliance with any of the above-referenced statutes, regulations, bylaws, guidelines, and laws as it may pertain to or affect the property to which this Report applies.

For the purpose of preparing this Report, Dendron and its agents, assessors, and/or employee assumed that there are no hidden or unapparent conditions affecting the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report.

No Publication

The Client acknowledges and agrees that all intellectual property rights and title, including without limitation, all copyright in this Report shall remain solely with Dendron Forestry. Possession of this Report, or a copy thereof, does not entitle the Client or any third party to the right of publication or reproduction of the Report for any purpose save and except where Dendron has given its prior written consent.

Neither all nor any part of the contents of this Report shall be disseminated to the public through advertising, public relations, news, sales, the internet or other media (including, without limitation, television, radio, print or electronic media) without the prior written consent of Dendron Forestry.

Implementing the Report Recommendations

Dendron and its agents, assessors, and/or employees accept no responsibility for the implementation of any part of this Report unless specifically requested to provide oversight on the implementation of the recommendations. In the event that inspection or supervision of all or part of the implementation of the within recommendations is requested, that request shall be in writing and the details agreed to in writing by both parties.

Dendron and its agents, assessors, and/or employees are not liable for any damages or injuries arising from the manner in which the recommendations in this Report are implemented, including failure to, incorrect, or negligent implementation of the recommendations.

Further Services

Neither Dendron nor any assessor employed or retained by Dendron for the purpose of preparing or assisting in the preparation of this Report shall be required to provide any further consultation or services to the Client, save and except as already carried out in the preparation of this Report and including, without limitation, to act as an expert witness or witness in any court in any jurisdiction unless the Client has first made specific arrangements with respect to such further services, including, without limitation, providing the payment of the Report's regular hourly billing fees.

Limits of Liability

In carrying out this Report, Dendron and its agents, assessors, and/or employees have exercised a reasonable standard of care, skill, and diligence as would be customarily and normally provided in carrying out this Report. While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered, or implied, that these trees, or all parts of them will remain standing. It is professionally impossible to predict with absolute certainty the behaviour of any single tree or group of trees, or all their component parts, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential to fall, lean, or otherwise pose a danger to property and persons in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Without limiting the foregoing, no liability is assumed by Dendron for:

a) any legal description provided with respect to the Property;
b) issues of title and or ownership respect to the Property;
c) the accuracy of the Property line locations or boundaries with respect to the Property; and
d) the accuracy of any other information provided to Dendron by the Client or third parties;
e) any consequential loss, injury or damages suffered by the Client or any third parties, including but not limited to replacement costs, loss of use, earnings and business interruption; and
f) the unauthorized distribution of the Report.

The total monetary amount of all claims or causes of action the Client may have as against Dendron Forestry, including but not limited to claims for negligence, negligent misrepresentation, and breach of contract, shall be strictly limited solely to the total amount of fees paid by the Client to Dendron Forestry pursuant to the Contract for Services dated October 5, 2022, for which this Assessment was carried out.

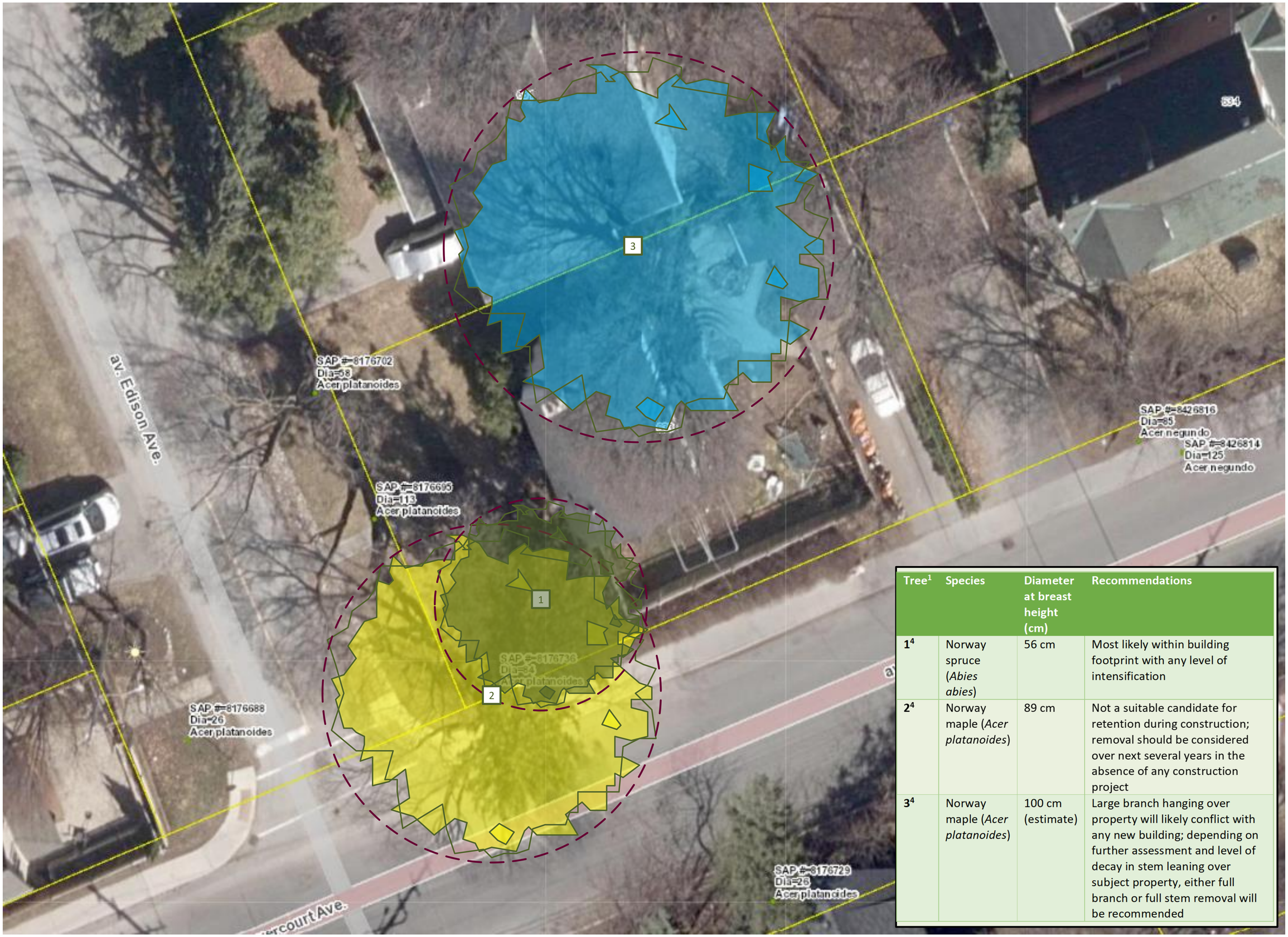
Further, under no circumstance may any claims be initiated or commenced by the Client against Dendron or any of its directors, officers, employees, contractors, agents, assessors, or Assessors, in contract or in tort, more than 12 months after the date of this Report.

No Third Party Liability
This Report was prepared by Dendron exclusively for the Client for the purpose set out in the Report. Any use which a third party makes of this Report, or any reliance on or decisions a third party may make based upon this Report, are made at the sole risk of any such third parties. Dendron Forestry accepts no responsibility for any damages or loss suffered by any third party or by the Client as a result of decisions made or actions based upon the unauthorized use or reliance of this Report by any such party.

General

Any plans and/or illustrations in this Report are included only to help the Client visualize the issues in this Report and shall not be relied upon for any other purpose. This report is best viewed in colour. Any copies printed in black and white may make some details difficult to properly understand. Dendron accepts no liability for misunderstandings due to a black and white copy of the report.

Notwithstanding any of the above, nothing in this Report is taken to absolve the Client of the responsibility of obtaining a new Report in the event that the circumstances of the tree change.



Tree[1]	Species	Diameter at breast height (cm)	Recommendations
1[4]	Norway spruce (*Abies abies*)	56 cm	Most likely within building footprint with any level of intensification
2[4]	Norway maple (*Acer platanoides*)	89 cm	Not a suitable candidate for retention during construction; removal should be considered over next several years in the absence of any construction project
3[4]	Norway maple (*Acer platanoides*)	100 cm (estimate)	Large branch hanging over property will likely conflict with any new building; depending on further assessment and level of decay in stem leaning over subject property, either full branch or full stem removal will be recommended

Critical Root Zone

Private Tree

Tree either fully or partly on city property

Tree either fully or partly on adjacent property

Note that the tree locations are approximations only. Actual locations and ownership should be confirmed with a survey.
This tree layer has been provided as an overlay on the City of Ottawa online mapping tool, GeoOttawa.

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Minor Variance

Panel 1
Wednesday, August 7, 2024
1 p.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.

The hearing can also be viewed on the Committee of Adjustment YouTube page.

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.

File No:	D08-02-24/A-00174
Application:	Minor Variance under section 45 of the *Planning Act*
Applicant:	REII 87 Mann GP Inc.
Property Address:	87 Mann Avenue
Ward:	12 – Rideau-Vanier
Legal Description:	Lots 13,14 and 15 (East Side Russell Avenue), Registered Plan 32846
Zoning:	R4UB [2146]
Zoning By-law:	2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION:

The Applicant wants to add four additional dwelling units to the existing 58-unit residential building, as shown on the plans filed with the Committee.

REQUESTED VARIANCE:

The Applicant requires the Committee's authorization for a minor variance from the Zoning By-law to permit 62 residential dwelling units, whereas the Zoning By-law permits a maximum of 58 residential dwelling units.

The subject property is not the subject of any other current application under the *Planning Act.*

FIND OUT MORE ABOUT THE APPLICATION

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

Visit **Ottawa.ca/CommitteeofAdjustment** and follow the link to **Next hearings** to view panel agendas and application documents, including **proposal cover letters, plans, tree information, hearing notices, circulation maps, and City planning reports.** Written decisions are also published once issued and translated.

If you don't participate in the hearing, you won't receive any further notification of the proceedings.

If you want to be notified of the decision following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, send a written request to the Committee.

HOW TO PARTICIPATE

Submit written or oral comments before the hearing: Email your comments to cofa@ottawa.ca at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

Register to Speak at the hearing at least 24 hours before by contacting the Committee Coordinator at 613-580-2436 or at cofa@ottawa.ca. You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

Be aware that, in accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, all information presented to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence and during the hearing, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent and any other interested individual, and potentially posted online and become searchable on the Internet.

COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consent to sever land and minor variances from the zoning requirements.

DATED: July 19, 2024

Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436

Comité de dérogation
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cded@ottawa.ca
613-580-2436

Committee of Adjustment **Comité de dérogation**

AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demande de dérogation mineure

Groupe 1
Mercredi 7 août 2024
13 h

Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience peut aussi être visionnée sur la page YouTube du Comité de dérogation.

Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.

Dossier :	D08-02-24/A-00174
Demande :	Dérogation mineure en vertu de l'article 45 de la *Loi sur l'aménagement du territoire*
Requérante :	REII 87 Mann GP Inc.
Adresse municipale :	87, avenue Mann
Quartier :	12 – Rideau-Vanier
Description officielle :	Lots 13,14 et 15 (côté est de l'avenue Russell), plan enregistré 32846
Zonage :	R4UB [2146]
Règlement de zonage :	nº 2008-250

PROPOSITION DE LA REQUÉRANTE ET OBJET DE LA DEMANDE :

La requérante souhaite aménager quatre logements supplémentaires dans son immeuble d'habitation qui abrite actuellement un maximum de 58 logements, conformément aux plans déposés auprès du Comité.

DÉROGATION DEMANDÉE :

La requérante demande au Comité d'accorder une dérogation mineure au Règlement de zonage afin de permettre 62 logements, alors que le Règlement permet un maximum de 58 logements.

La propriété en question ne fait l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

POUR EN SAVOIR PLUS SUR LA DEMANDE

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité de dérogation via l'adresse, le courriel, le site Web ou le code QR ci-dessous.

Visitez le site **Ottawa.ca/Comité de dérogation** et suivez le lien **Prochaines audiences** pour consulter l'ordre du jour du Comité et les documents relatifs aux demandes, y compris **les lettres d'accompagnement des propositions, les plans, l'information sur les arbres, les avis d'audience, les cartes de diffusion et les rapports d'urbanisme de la Ville**. Les décisions écrites sont également publiées une fois rendues et traduites.

Si vous ne participez pas à l'audience, vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décision prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, faites-en la demande par écrit au Comité.

COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

Inscrivez-vous au moins 24 heures à l'avance en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à cded@ottawa.ca. Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Sachez que, conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à

l'agent, l'agente, ainsi qu'à toute autre personne intéressée et pourront éventuellement être affichés en ligne et faire l'objet d'une recherche sur Internet.

COMITÉ DE DÉROGATION

Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de *la Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 19 juillet 2024

This document is also available in English.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436

Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
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cded@ottawa.ca
613-580-2436

Committee of Adjustment
Comité de dérogation

CIRCULATION MAP /
PLAN DE CIRCULATION

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SUBJECT LAND / TERRE EN QUESTION

87 av. Mann Avenue

NOT TO SCALE
NON À L'ÉCHELLE

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

Forum

Forum House at Brookfield Place
East Podium, 2nd Floor
181 Bay Street
Toronto, ON M5J 2T3

Committee of Adjustment
Received | Reçu le

2024-06-28

City of Ottawa | Ville d'Ottawa
Comité de dérogation

June 24, 2024

Committee of Adjustment
101 Centrepointe Drive, 4th Floor
Ottawa, ON
K2G 5K7

Re: Minor Variance Application Cover Letter
87 Mann Avenue, Ottawa, ON

REII 87 Mann GP Inc. ("Forum") is the owner of 87 Mann Avenue ("Subject Lands" or "Site"). We are pleased to formally submit a Minor Variance application for consideration on the July 17th, 2024, Committee of Adjustment hearing date.

In support of the application, the following items are enclosed and attached for your review. The enclosed package will be supplemented with a digital copy sent via email to cofa@ottawa.ca:

- One (1) copy of a completed Application Form;
- One (1) copy of a written confirmation from the City's Infill Forester that a TIR is not necessary (refer to Appendix A);
- One (1) copy of a Survey Plan;
- One (1) copy of a Site Plan with floorplans outlining the proposed changes;
- One (1) cheque, in the amount of three thousand, one hundred and ninety-six dollars ($3,196) payable to the City of Ottawa dated June 25, 2024 (refer to Appendix B for a scanned copy of the cheque).

Forum is proposing the conversion of the existing underutilized leasing room on the ground floor (level 1) and leasing office on the fourth floor (level 4) of an existing 58 unit residential rental building, to accommodate an additional 4 residential dwelling units and increased amenity space of 27m².

The requested variance seeks relief from site specific Zoning By-law 2014-253 (Exception 2146) to increase the maximum unit count as follows:

1. Increase the maximum number of units from 58 to 62.

The Subject Lands is designated as Neighbourhood in the Downtown Core Transect Policy Area per City of Ottawa Official Plan, 2022, and is zoned Residential Fourth Density, Exception 2146 (site specific by-law 2014-253) as per City of Ottawa Zoning By-law 2008-250.

The Subject Lands originally comprised of a 4-storey church which was constructed in 1955. Through the previous owner, the Site was subject to a Zoning By-law amendment (by-law 2014-253, exception 2146) and Site Plan Approval to permit the conversion of the existing church to residential use along

Forum

Forum House at Brookfield Place
East Podium, 2nd Floor
181 Bay Street
Toronto, ON M5J 2T3

with the construction of an addition, to permit 58 residential units. Zoning and Site Plan was approved in 2014 with renovations and construction completed in 2016.

Forum is an alternative asset manager, investor, and developer operating across North America for over 28 years who obtained ownership of the Site in 2021. Forum intends to improve the existing underutilized spaces within the existing building to create 4 new fully furnished units and contribute 27m² towards the existing amenity space already provided within the building.

In our opinion, the requested variance addresses the four tests under Section 45(1) of the *Planning Act* as per the rationale below:

1. **Is the variance minor in nature?**

Yes, the proposed variance is minor in nature.

The proposed variance includes a modest increase of 4 units to the existing 58 units, representing a 6% increase in the total unit count. This small change slightly adjusts the overall density while preserving the development's character. Importantly, the additional units do not cause any negative land use impacts on neighboring properties and do not involve any alterations to the building's exterior or its current footprint.

2. **Is it desirable for the appropriate development or use of the land, building, or structure?**

Yes, the proposed variance is desirable for the appropriate development, use of the land and building in question.

The proposed variance is desirable and appropriate for the Subject Lands, as it enables the construction of essential purpose-built rental housing by repurposing underutilized space within the building. This supports Ottawa's pressing need for more housing supply. Moreover, the variance demonstrates a judicious use of urban land, in accordance with the City's principles of smart growth. The additional units will contribute to the local economy by bringing more residents who will support nearby businesses and services, thus enhancing community vibrancy. The proposed changes are strictly internal to the building, with no impact to the surrounding land uses.

3. **Does it maintain the general intent of and purpose of the Zoning By-law?**

Yes, the proposed variance maintains the general intent and purpose of the Zoning By-law.

The Site is regulated by City of Ottawa Zoning By-law 2008-250, as amended by By-law 2014-253 (Residential Fourth Density Zone with exception 2146), which outlines specific zoning requirements for the Site. The overarching goal of the R4 – Residential Fourth Density Zone is to accommodate a diverse range of residential building types while expanding housing options. The proposed variance

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remains aligned with this objective. The modest increase of 4 units within the existing 58-unit residential building stays true to the intended residential function and even enhances it by offering additional housing opportunities, all while preserving the core intent and purpose of the Zoning By-law. Importantly, this application does not seek any other zoning amendments for the Subject Lands.

4. Does it maintain the general intent and purpose of the Official Plan?

Yes, the proposed variance maintains the general intent and purpose of the Official Plan.

The Site is designated as Neighbourhood in the Downtown Core Transect Policy Area per the City of Ottawa Official Plan, 2022. This area is to be planned for ongoing gradual, integrated, sustainable, and context-sensitive development (Policy 6.3) while ensuring that they form the cornerstone of liveability in Ottawa (Policy 6.3.3). The proposed variance aligns seamlessly with the intent and purpose of the Neighbourhood designation by facilitating gradual growth in an area well-connected by transit, situated less than 1 kilometer from both Lees and uOttawa West O-Train stations.

In summary, it is our opinion that the requested minor variance meets all four tests under Section 45(1) of the *Planning Act*. The variance is minor in nature, desirable for the efficient use of the building, maintains the general intent of both the Zoning By-law and the Official Plan, and supports broader planning objectives for residential growth and transit-oriented development.

We trust the enclosed letter and supporting documents supports your review of the minor variance application. Should you have any questions, please do not hesitate to contact Sydney Zhang at (437) 220-5242 or sydneyz@forumam.com.

Yours truly,

Dayna Gilbert
Managing Director, Real Estate Development

Forum Asset Management
M: 416-587-7283
daynag@forumam.com
LinkedIn | Website

Forum

Forum House at Brookfield Place
East Podium, 2nd Floor
181 Bay Street
Toronto, ON M5J 2T3

APPENDIX A

From: Committee of Adjustment Trees/Comité de Dérogation Arbres
To: Sydney Zhang
Cc: Linker, Margot
Subject: RE: Minor Variance - TIR Confirmation
Date: Wednesday, June 5, 2024 11:33:05 AM
Attachments: image001.png
image003.png

Hello Sydney,

Thanks for your emails.

Confirmed that a TIR is not required with your minor variance application. Please share this email with your COA coordinator as confirmation.

Kind regards,

Julian Alvarez-Barkham (he/him/il)
Planning Forester (T) | Forestier – Plannification (T)
Strategic Initiatives Department | Direction générale des initiatives stratégiques
City of Ottawa | Ville d'Ottawa

From: Sydney Zhang <sydneyz@forumam.com>
Sent: Wednesday, June 5, 2024 7:23 AM
To: Committee of Adjustment Trees/Comité de Dérogation Arbres <cofa_trees@ottawa.ca>
Cc: Linker, Margot <margot.linker@ottawa.ca>
Subject: RE: Minor Variance - TIR Confirmation

CAUTION: This email originated from an External Sender. Please do not click links or open attachments unless you recognize the source.

ATTENTION : Ce courriel provient d'un expéditeur externe. Ne cliquez sur aucun lien et n'ouvrez pas de pièce jointe, excepté si vous connaissez l'expéditeur.

Good morning!

I am following up on this again. Could you please advise at your earliest convenience?

Thank you,
Sydney

Sydney Zhang
Associate, Real Estate Development

Forum Asset Management
M: 437-220-5242
sydneyz@forumam.com
LinkedIn | Website

Forum

Forum House at Brookfield Place
East Podium, 2nd Floor
181 Bay Street
Toronto, ON M5J 2T3

APPENDIX B

72 0072

SCOTIABANK
P.O. BOX 4234, STN A
TORONTO, ONTARIO M5W 5P6

REII 87 MANN LP
1471 JOHN COUNTER BLVD., SUITE 300
KINGSTON, ONTARIO K7M 8S8

2024/06/25

Amount

PAY ***Three Thousand One Hundred Ninety Six Dollars And 00/100 ********** $3,196.00

TO THE ORDER OF
City of Ottawa
PO Box 3441
Ottawa, ON K1P 1J5
Canada

REII 87 MANN LP
PER
PER

⑈00000721⑈ ⑆67876⑈002⑆ 05857⑈18⑈

REII 87 MANN LP — Date: Jun 25, 2024 — Total: $3,196.00 — Bank: Scotia Bank — CHEQUE — 0072

Payee: City of Ottawa (ciot)

	Property	Date	Invoice Number	Description	Amount Due	Amount Paid
1	87 Mann	06/25/2024	JUN24-MVAF	Jun24 - Minor Variance Application Fee	$3,196.00	$3,196.00
						$3,196.00

REII 87 MANN LP — Date: Jun 25, 2024 — Total: $3,196.00 — Bank: Scotia Bank — 0072

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1	87 Mann	06/25/2024	JUN24-MVAF	Jun24 - Minor Variance Application Fee	$3,196.00	$3,196.00
						$3,196.00

Product HS9085 Use with 775 Double Window or 776 Single Window Envelope Printed in Canada To reorder call DELUXE® 1 800 461 7572 Order on-line at www.deluxe.ca

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TOPOGRAPHICAL PLAN OF

LOTS 13, 14 And 15
(East Side Russell Avenue)
REGISTERED PLAN 32846
CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebekk Ltd.
Field Work Completed May 8, 2013

Scale 1 : 200

8.0 6.0 4.0 2.0 0 4 8 Metres

Metric

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

May 14/2013 — Edward M. Lancaster
Date — Edward M. Lancaster, O.L.S.

Notes & Legend

○ MH-ST	Denotes	Maintenance Hole (Storm Sewer)
○ MH-S	"	Maintenance Hole (Sanitary)
○ MH	"	Maintenance Hole (Unidentified)
○ UP	"	Utility Pole
□ CB	"	Catch Basin
T/G	"	Top of Grate
▭ GM	"	Gas Meter
○ LS	"	Light Standard
△ S	"	Sign
	"	Deciduous Tree
	"	Coniferous Tree
CLF	"	Chain Link Fence
BF	"	Board Fence
Ø	"	Diameter
+ 65.00	"	Location of Elevations
+ 65.00	"	Top of Concrete Curb Elevation
C/L	"	Centreline
OHW	"	Overhead Utility Wires
	"	Property Line

SITE AREA = 1453.1 m²

BOUNDARY INFORMATION DERIVED FROM REGISTRY OFFICE RESEARCH AND OFFICE RECORDS.

ELEVATION NOTES

1. Elevations shown are referred to geodetic datum.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

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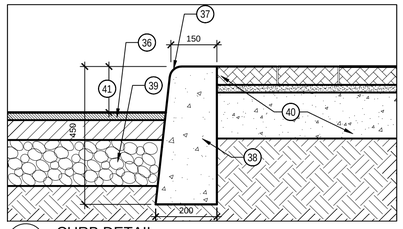
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aovltd.com
Ontario Land Surveyors

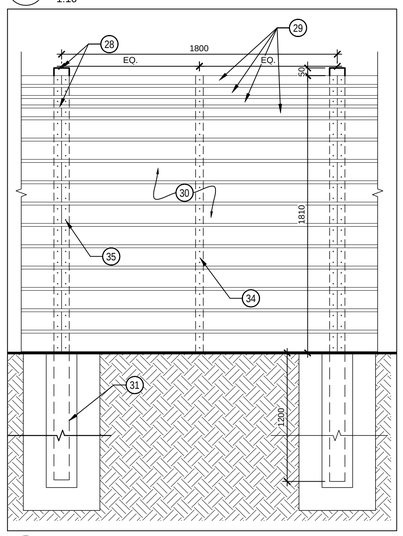
Job No. 13934-13 Abaza Lts 13 14 15 RP 32846 T F — N

JOB BENCHMARK
Spike in Utility Pole
Elev=67.59

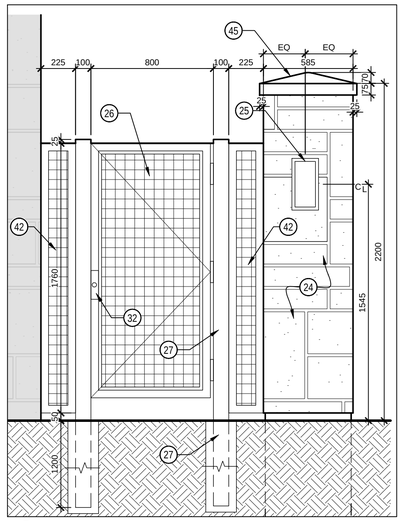
Y:\2013\13934-13\DWG\13934-13 Abaza Lts 13 14 15 RP 32846 T F.dwg, 14/05/2013 9:22:47 AM



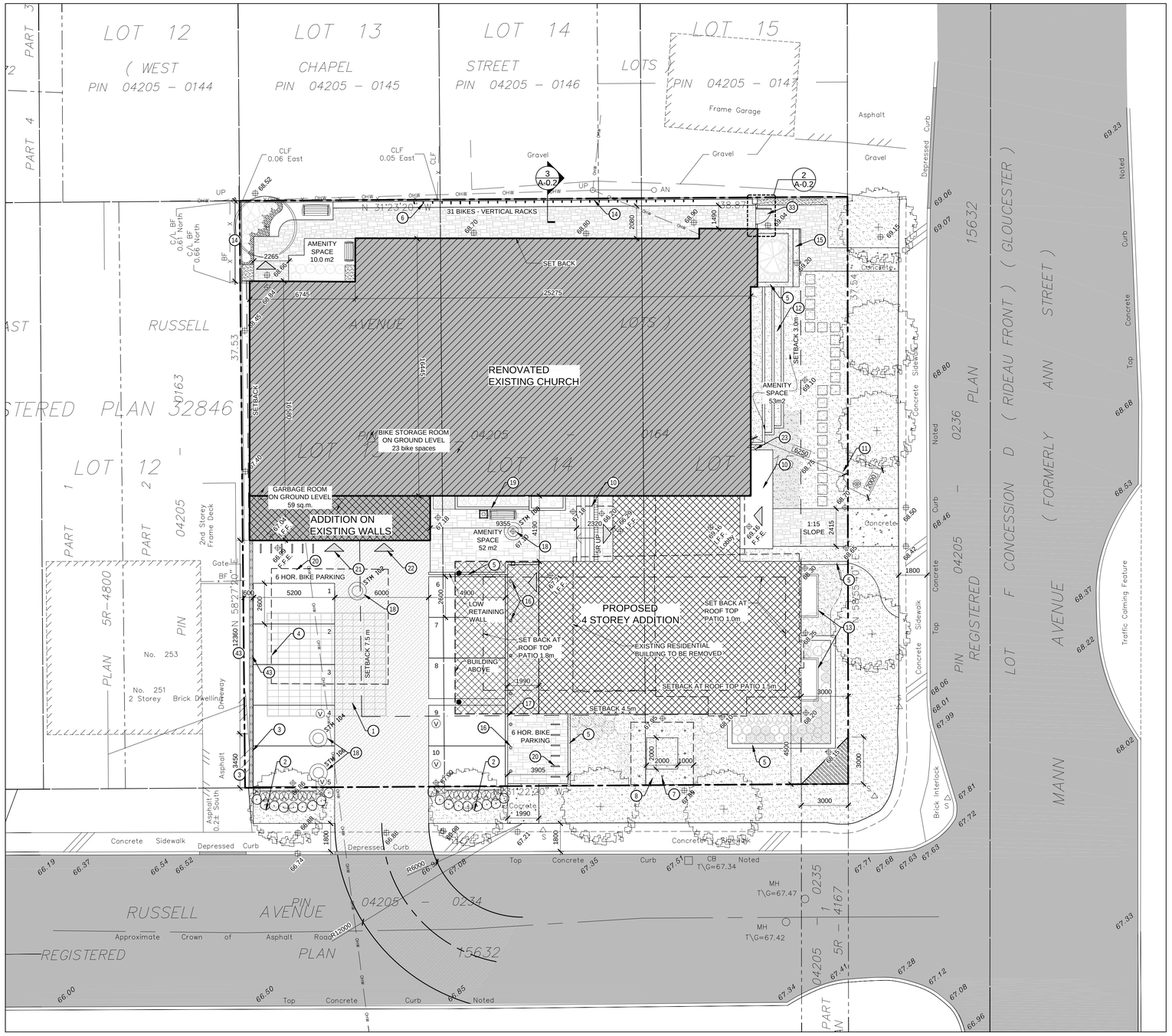
4 A-0.2 CURB DETAIL
1:10



3 A-0.2 FENCE DETAIL
1:20



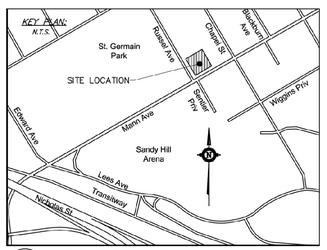
2 A-0.2 GATE DETAIL
1:20



1 A-0.2 SITE PLAN
1:150

NOTES

1. CIVIL STORM MANAGEMENT. STORAGE TANKS. REFER TO SITE SERVICING PLAN.
2. LANDSCAPING PLANTING. CONCRETE PIERS WITH STONE CLADDING AND DECORATIVE METAL FENCE. REFER TO LANDSCAPING DETAIL D17/L3.
3. TECHO BLOCK RETAINING WALL WITH DECORATIVE WOOD SCREEN 1000mm HEIGHT. REFER TO LANDSCAPING DETAIL D13/L2.
4. EXISTING GARAGE TO BE DEMOLISHED.
5. TECHO BLOCK RETAIN WALL OR PLANTER. REFER TO LANDSCAPING DETAIL D7/L2.
6. TYPICAL BICYCLE RACK. REFER TO LANDSCAPING DETAIL D8/L2.
7. 100mm GALVANIZED CONCRETE FILLED BOLLARD.
8. PAD MOUNT TRANSFORMER BY HYDRO OTTAWA. REFER TO ELECTRICAL.
9. EXISTING RESIDENTIAL BUILDING TO BE DEMOLISHED.
10. ENTRANCE CANOPY.
11. PRIVATE FIRE HYDRANT. REFER TO SITE SERVICING PLAN.
12. LANDSCAPED STEPPED TERRACES. REFER TO LANDSCAPING DETAIL D16/L3.
13. SHALLOW CONCRETE CURBED WINDOW WELL WITH SOFT LANDSCAPING, CONNECT TO PERMEABLE DRAIN.
14. WOOD FENCE. REFER TO DETAIL 3 A/0.2.
15. BACKLESS WOOD BENCHES. REFER TO LANDSCAPING DETAIL D10/L2.
16. STAINLESS STEEL BOLLARDS. REFER TO LANDSCAPING DETAILS D12/L2.
17. CONCRETE CURB / PAVED SIDEWALK. REFER TO DETAIL 4 A/0.2.
18. MANHOLE COVER.
19. COURTYARD PLANTERS. REFER TO LANDSCAPING DETAIL D15/L2.
20. BICYCLE RACK.
21. ENTRANCE TO GARBAGE ROOM.
22. ENTRANCE TO BIKE ROOM.
23. SIAMESE CONNECTION.
24. PIER.STONE CLADDING FROM SALVAGED STONE ON CONCRETE CORE.
25. LIGHT SCONCE.
26. GALVANIZED WIRE MESH GATE WITH 50X50mm GALVANIZED STEEL FRAME.
27. 100X100mm GALVANIZED STEEL POSTS POURED IN CONCRETE. BACKFILL COMPACT WITH 25mm AGGREGATE.
28. 100X100mm WOOD POST.
29. 25X60mm FIRST 4 CEDAR BOARDS. 20mm GAP.
30. 25X120mm CEDAR BOARDS 20mm GAP.
31. WOOD POST POURED IN CONCRETE BACKFILL WITH 25mm AGGREGATE.
32. LOCK.
33. SIDE GATE. REFER TO DETAIL 3 A/0.2
34. VERTICAL 2X4" POST.
35. TYPICAL, STAINLESS STEEL FASTENERS.
36. HOT LAID ASPHALT.
37. 38mm RADIUS.
38. 25MPA CONCRETE CURB.
39. COMPACTED GRANULAR FILL.
40. PERMEABLE PAVERS BY UNILOCK. REFER TO LANDSCAPING DETAIL D6-L2.
41. VARIES. REFER TO CIVIL.
42. GALVANIZED WIRE MESH FIXED PANEL WITH 50X50mm GALVANIZED STEEL FRAME.
43. TECHO BLOCK RETAINING WALL WITH DECORATIVE WOOD SCREEN 1200mm HEIGHT. REFER TO LANDSCAPING DETAIL D13/L2.
44. PRECAST CONCRETE CAP.
45. CONCRETE CAP.



5 A-0.2 LOCATION MAP
N.T.S.

LOTS 13, 14 And 15
(East Side Russell Avenue)
REGISTERED PLAN 32846
CITY OF OTTAWA
Based on Annis, O'Sullivan, Vollebekk Ltd.
Field Work Completed May 8, 2013

Zoning R4H [2146]	
Minimum rear yard setback: 0	
Minimum interior side yard setback: 1.9m	
Minimum distance of a permited projection from a rear lot line: 0	
Maximum building height: 12.3m	
Maximum number of dwelling units: 58	
Total max. gross floor area for non residential uses: 135.5m2	
Total Site AREA: 1446 m2	
Landscaped Proposed Area	441 m2 - 30.5% of Site Area
Maximum Building Height Proposed	12.27 m
Storey Proposed	4
Total Building Area	795 m2
Proposed Lot Coverage	55%
Proposed Gross Area	2950 m2
First floor	746 m2
Second floor	795 m2
Third floor	778 m2
Fourth floor	631 m2
Non residential space provided at Ground floor 109m2	

Parking By Law Requierements

Parking Calculations.

Parking Summary
Total required for all uses: 10 spaces
Parking provided: 6 spaces + 4 Visitors parking total : 10 spaces

Bicycle Parking
Minimum number : 66 Spaces
Maximum vertical spaces: 37
Maximum number in landscaped area: 43

Provided bicycle parking
23 interior (6 vertical, 17 horizontal)
43 Exterior (31 vertical, 12 Horizontal)
Total provided = 66 Spaces

Amenities space (Section 137)		
Requiered 6 m2 per unit - 58 Units = 348m2		
Outdoor Amenity Area		
Courtyard 52m2	In front of Church 53m2	Rear North East 10m2
Provided at Roof top 111m2		
Indoor		
Room 119 - 26.5m2	Room 117 - 85m2	Room 122 - 18.5m2
Total Provided	356m2	

Waste Collection

A 59 sq.m. Garbage Room is located at the first floor.
4 x 3 Cu. Yd. Bins are provided for garbage.
4 x 2 Cu. Yd. Bins are provided for recycling.
2 x 240 L. Bins are provided for compost.

Private collection as needed.

LEGEND

- PROPERTY LINE
- SET BACK
- DEMOLITION UNLESS OTHERWISE INDICATED
- PROPOSED 4 STOREY ADDITION
- RENOVATED EXISTING
- PERMEABLE PAVING
- ADDITION ON EXISTING WALLS
- MH–ST MAINTENANCE HOLE (STORM SEWER)
- MH–S MAINTENANCE HOLE (SANITARY)
- MH MAINTENANCE HOLE (UNIDENTIFIED)
- UP UTILITY POLE
- CB CATCH BASIN
- T/G TOP OF GRATE
- GM GAS METER
- LS LIGHT STANDARD
- S SIGN
- F.F.E. FINISH FLOOR AT ENTRANCE
- BF BOARD FENCE
- Ø DIAMETER
- +65.00 TOP OF CONCRETE CURB ELEVATION
- 65.00 EXISTING ELEVATION
- 65.00 NEW ELEVATION
- OHW OVERHEAD UTILITY WIRES
- MAIN DOOR / EXIT DOOR
- I.F.F. INTERIOR FINISH FLOOR
- TURNING RADIUS FOR HEAVY VEHICLES
- CONCRETE
- LAWN / LANDSCAPE
- V INDICATES VISITORS PARKING
- SIAMESE CONNECTION
- FIRE HYDRANT
- NEW TREES AND PLANTING REFER TO LANDSCAPING
- FIRE ACCESS
- SIGHT TRIANGLE

Robertson Martin Architects
216 Pretoria Ave.,
Ottawa, ON, K1S1X2
Phone.: 613-567-1361
Fax.: 613-567-9462
Email: mail@robertsonmartin.com

SEAL:

ASSOCIATION OF ARCHITECTS
ROBERT PHILIP HUGH MARTIN
LICENCE 5672

Committee of Adjustment
Received | Reçu le
2024-06-28
City of Ottawa | Ville d'Ottawa
Comité de dérogation

APPROVED ☐ REFUSED ☐

DATE _____

John Smit, MCIP RPP, Manager, Development Review Urban Services

----	----	----
----	----	----
----	----	----
----	----	----
8	ISSUED FOR TENDER	2014/10/28
7	ISSUED FOR PERMIT REVISION	2014/10/10
6	ISSUED FOR PERMIT	2014/08/19

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DO NOT COPY. DO NOT SCALE DRAWINGS.
ALL DIMENSIONS TO BE CHECKED AND VERIFIED

NORTH:

PROJECT:

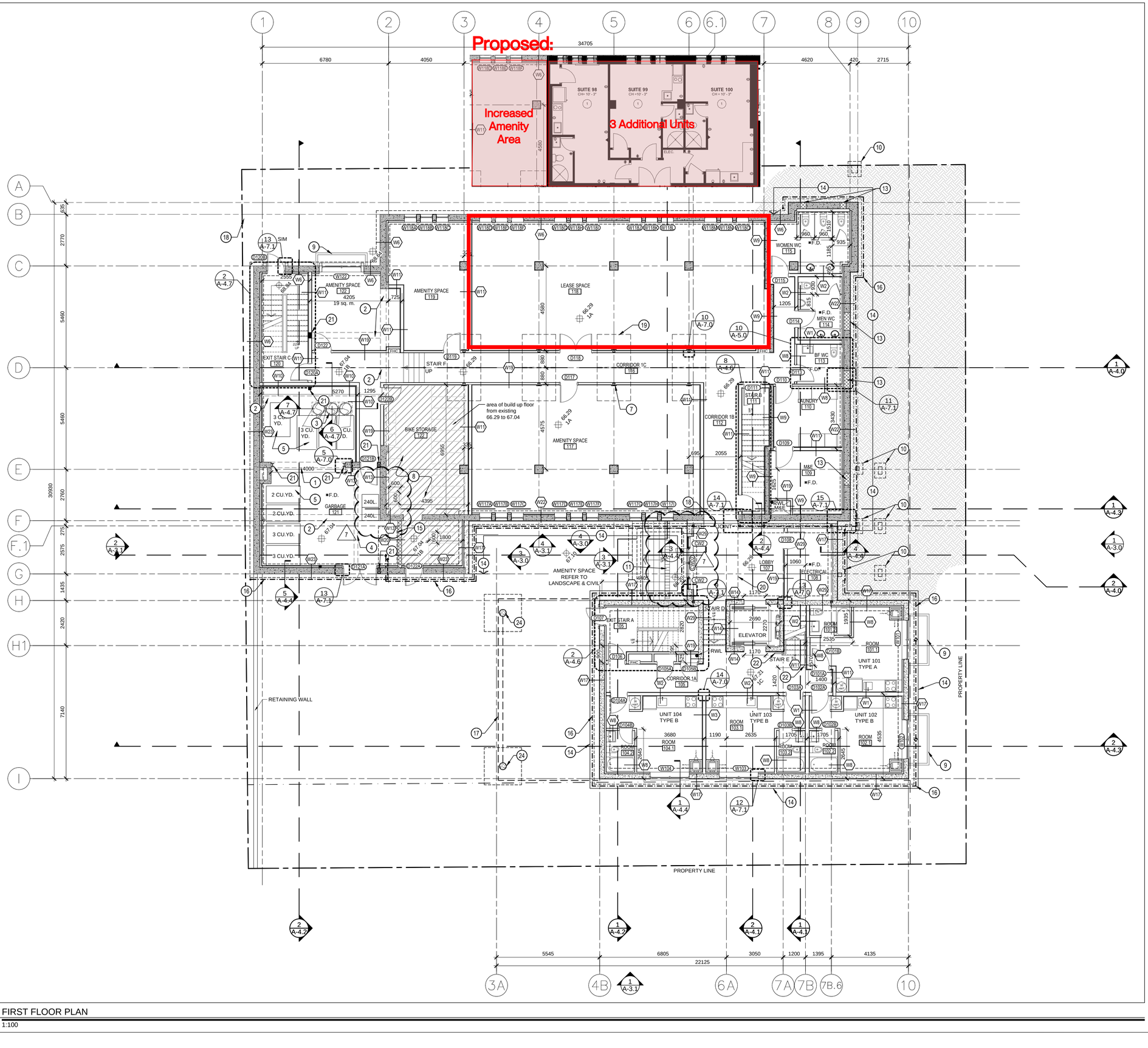
ST. CLEMENT'S APARTMENTS

87 MANN AVENUE *OTTAWA, ONTARIO*

DRAWING:

SITE PLAN

DESIGNED BY: RM, LB	APPROVED BY: RM
DRAWN BY: LB	
DATE: APRIL, 2014	SCALE: AS SHOWN
RMA PROJECT NUMBER 13330	SHEET NUMBER: A-0.2



1 FIRST FLOOR PLAN
1:100

NOTES

1. OPENING IN EXISTING WALL. REFER TO STRUCTURAL.
2. DASHED LINE INDICATES EXISTING CONCRETE BEAM ABOVE. REFER TO STRUCTURAL.
3. CHUTE SYSTEM FOR GARBAGE.
4. DASHED LINE INDICATES EXISTING WALL DEMOLITION. REFER TO STRUCTURAL.
5. GARBAGE BINS. SHOWN FOR REFERENCE.
6. TRANSFORMER ON CONCRETE PAD, REFER TO ELECTRICAL.
7. TYPICAL HSS COLUMN. REFER TO STRUCTURAL.
8. AREA OF BUILD UP FLOOR. EXISTING FLOOR HEIGHT: 66.29, NEW FLOOR FINISH HEIGHT 67.04, REFER TO STRUCTURAL.
9. CONCRETE CURB.
10. FOUNDATION FOR PIER - REFER TO DETAIL 2 / A0.2 & STRUCTURAL.
11. TRENCH DRAIN. REFER TO CIVIL.
12. GALVANIZED STEEL CANOPY ABOVE.
13. INFILL EXISTING OPENING IN CONCRETE WALL WITH REINFORCED CONCRETE BLOCK. REFER TO STRUCTURAL.
14. EXTENT OF FOUNDATION WATERPROOFING & INSULATION.
15. WEEPING PIT USE SUPREMA BLIND SIDING WATERPROOFING.
16. WEEPING TILE.
17. DASHED LINE INDICATES BUILDING ABOVE.
18. HORIZONTAL EXPANSION CONTROL SYSTEM, WABO® NB5-600C SEISMAX PLUS II FLOOR.
19. DASHED LINE INDICATES NEW FOUNDATION. REFER TO STRUCTURAL.
20. DASHED LINE INDICATES OVERHEAD SLAB.
21. NEW COLUMN. REFER TO DETAIL 5 / A7.0 & STRUCTURAL.
22. BOTTOM HANDRAIL EXTENSION 1 TREAD DEPTH + 300mm.

PLAN ENLARGEMENTS
FOR UNIT **TYPE A** REFER TO 1 / A-5.0
FOR UNIT **TYPE B** REFER TO 2 / A-5.0

LEGEND

- CONCRETE
- EXISTING ELEMENT
- CONCRETE BLOCK WALL
- RWL — RAIN WATER LEADER
- FHC — FIRE HOSE CABINET
- HEATER
- 30 GAL HOT WATER TANK
- WEEPING TILE

Robertson Martin Architects
216 Pretoria Ave.,
Ottawa, ON, K1S1X2
Phone.: 613-567-1361
Fax.: 613-567-9462
Email: mail@robertsonmartin.com

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
ROBERT PHILIP HUGH MARTIN
LICENCE 5672

Committee of Adjustment
Received | Reçu le
2024-06-28
City of Ottawa | Ville d'Ottawa
Comité de dérogation

.....	.....	.....
.....	.....	.....
.....	.....	.....
8	ISSUED FOR TENDER	2014/10/28
7	ISSUED FOR PERMIT REVISION	2014/10/10
6	ISSUED FOR PERMIT	2014/08/19

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ALL DIMENSIONS TO BE CHECKED AND VERIFIED

NORTH:

PROJECT:

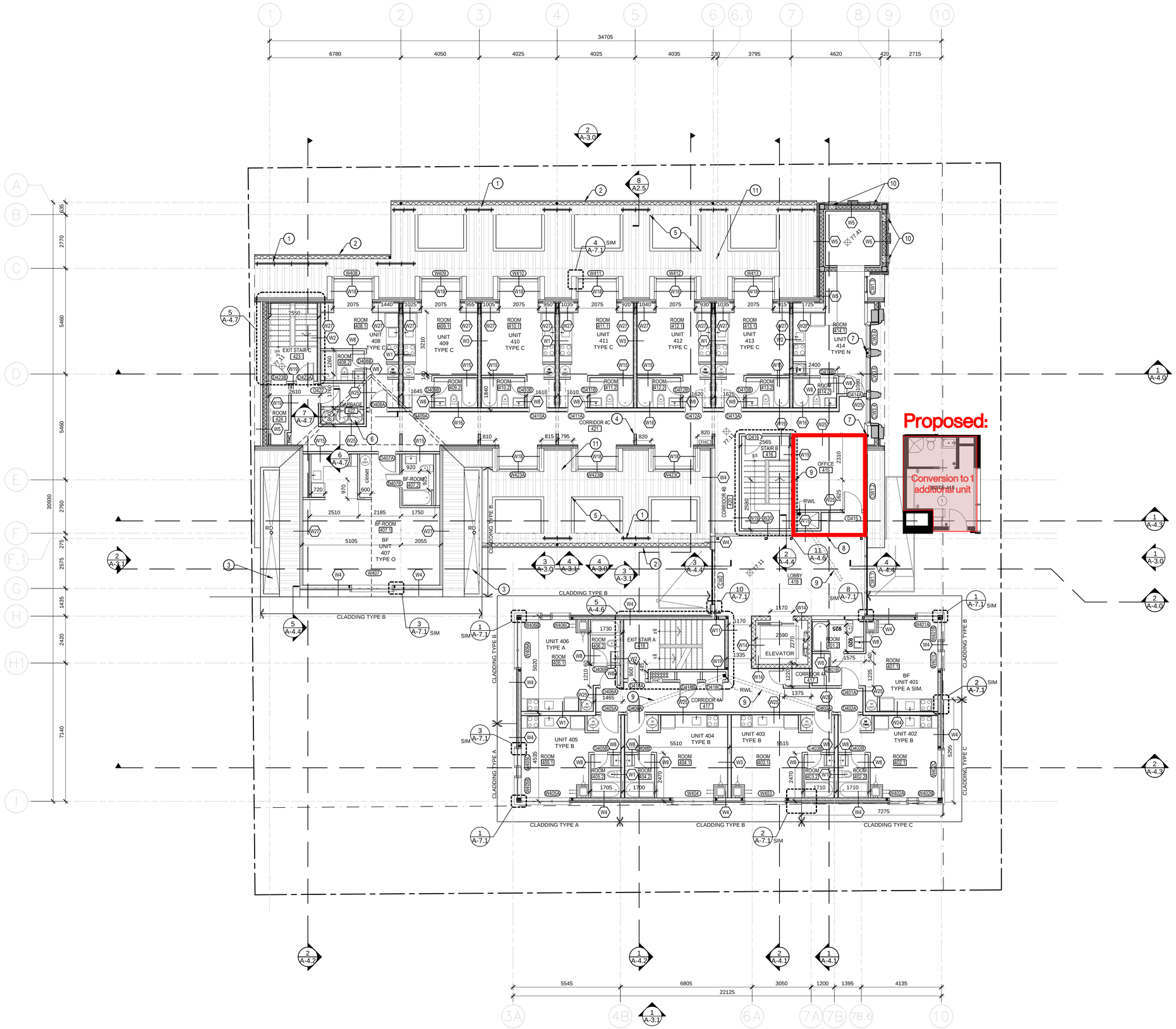
ST. CLEMENT'S APARTMENTS

87 MANN AVENUE. OTTAWA, ONTARIO

DRAWING:

FIRST FLOOR PLAN

DESIGNED BY: RM, LB	APPROVED BY: RM
DRAWN BY: LB	
DATE: APRIL, 2014	SCALE: AS SHOWN
RMA PROJECT NUMBER 13330	SHEET NUMBER: A-2.1



1 FOURTH FLOOR PLAN
A-2.4
1:100

NOTES

1. TYPICAL - TWO HOLE SNOW & ICE GUARD WITH FOUR SUPPORTS BY *IDEAL ROOFING* . REFER TO STRUCTURAL FOR SNOW GUARDS BLOCKING.
2. HEAT TRACE GUTTER - REFER TO ELECTRICAL.
3. CONCEALED GUTTER WITH HEAT TRACE.
4. EXISTING WOOD STRUCTURE.
5. TYPICAL - DORMER FLAT ROOF (MEMBRANE).
6. GARBAGE CHUTE.
7. NEW COLUMN. REFER TO STRUCTURAL.
8. EXPANSION JOINT. REFER TO STRUCTURAL.
9. ROOF DRAIN ABOVE & RWL SLOPED TO CONNECT TO RWL DOWN PIPE.
10. INFILL EXISTING OPENING IN CONCRETE WALL WITH REINFORCED CONCRETE BLOCK. REFER TO STRUCTURAL.
11. TYPICAL - MAIN PITCHED ROOF AREAS TO BE CLAD IN 'COMMERCIAL RIB' METAL ROOFING BY *IDEAL ROOFING*.

PLAN ENLARGEMENTS

FOR UNIT **TYPE A** REFER TO 1 / A-5.0
FOR UNIT **TYPE B** REFER TO 2 / A-5.0
FOR UNIT **TYPE C** REFER TO 3 / A-5.0
FOR UNIT **TYPE N** REFER TO 6 / A-5.1
FOR UNIT **TYPE O** REFER TO 7 / A-5.1

LEGEND

- SHEAR WALL - REFER TO STRUCTURAL
- EXISTING ELEMENT
- CONCRETE BLOCK WALL
- RWL — RAIN WATER LEADER
- FHC — FIRE HOSE CABINET
- HEATER
- HWT — 30 GAL HOT WATER TANK
- RD — ROOF DRAIN

Robertson Martin Architects
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Phone.: 613-567-1361
Fax.: 613-567-9462
Email: mail@robertsonmartin.com

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
Robert Martin
LICENCE 5672

Committee of Adjustment
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7	ISSUED FOR PERMIT REVISION	2014/10/10
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DRAWINGS COPYRIGHT ROBERTSON MARTIN ARCHITECTS
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ALL DIMENSIONS TO BE CHECKED AND VERIFIED

NORTH:

PROJECT:

ST. CLEMENT'S APARTMENTS

87 MANN AVENUE *OTTAWA, ONTARIO*

DRAWING:

FOURTH FLOOR PLAN

DESIGNED BY: *RM, LB*
APPROVED BY: *RM*
DRAWN BY: *LB*
DATE: *MAY, 2013*
SCALE: *AS SHOWN*
RMA PROJECT NUMBER *13330*
SHEET NUMBER: *A-2.4*

Committee of Adjustment **Comité de dérogation**

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Minor Variance Application

Panel 1
Wednesday, August 7, 2024
1 p.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.

The hearing can also be viewed on the Committee of Adjustment YouTube page.

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.

File Nos.:	D08-02-24/A-00140
Application:	Minor Variance under section 45 of the *Planning Act*
Owner/Applicant:	1395195 Ontario Inc.
Property Address:	82 and 84 Norman Street, 117 Pamilla Street
Ward:	14 - Somerset
Legal Description:	Lot 1512 & 1517, Registered Plan 38.
Zoning:	R4UD
Zoning By-law:	2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION:

The Applicant wants to construct a two-storey detached dwelling containing a studio space, as shown on plans submitted with the application. The three existing detached dwellings on the consolidated lots will be demolished.

REQUESTED VARIANCE:

The Applicant requires the Committee's authorization for a minor variance from the Zoning By-law to permit Section 144(8) to not apply, whereas By-law Section 144(8) requires that, on a through lot with a depth of 60 metres or greater, the minimum rear yard area of 139.49 square metres and minimum rear yard setback of 9.15 metres apply to a hypothetical lot line bisecting the lot at 50% of the lot depth.

The proposed dwelling will be setback 4.3 metres from the lot line fronting on Norman Street and 1.5 metres from the lot line fronting on Pamilla Street

The subject property is not the subject of any other current application under the *Planning Act.*

If you do not participate in the hearing, it may proceed in your absence, and you will not receive any further notice of the proceedings.

If you want to be notified of the decision following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, submit a written request to the Committee.

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

In accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, a written submission to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent, and any other interested individual.

HOW TO PARTICIPATE

Submit written or oral comments before the hearing: Email your comments to cofa@ottawa.ca at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

Register to Speak at the hearing at least 24 hours before by contacting the Committee Coordinator at 613-580-2436 or at cofa@ottawa.ca. You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consents to sever land and minor variances from the zoning requirements.

DATED: July 19, 2024

Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
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cofa@ottawa.ca
613-580-2436

Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
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cded@ottawa.ca
613-580-2436

Committee of Adjustment **Comité de dérogation**

AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demande de dérogation mineure

Groupe 1
Mercredi 7 août 2024
13 h

Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience peut aussi être visionnée sur la page YouTube du Comité de dérogation.

Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.

Dossier :	D08-02-24/A-00140
Demande :	Dérogation mineure en vertu de l'article 45 de la *Loi sur l'aménagement du territoire*
Requérante :	1395195 Ontario Inc.
Adresse municipale :	82 et 84, rue Norman, 117, rue Pamilla
Quartier :	14 - Somerset
Description officielle :	Lots 1512 et 1517, plan enregistré 38
Zonage :	R4UD
Règlement de zonage :	nº 2008-250

PROPOSITION DE LA REQUÉRANTE ET OBJET DE LA DEMANDE :

La requérante souhaite construire une maison isolée de deux étages abritant un studio, conformément aux plans joints à la demande. Les trois maisons isolées situées sur les lots regroupés seront démolies.

DÉROGATION DEMANDÉE :

La requérante demande au Comité d'accorder une dérogation mineure au Règlement de zonage pour permettre que le paragraphe 144(8) ne s'applique pas, alors que le Règlement exige dans ce même paragraphe que, sur un lot traversant d'une profondeur de 60 mètres et plus, la superficie minimale de la cour arrière de 139,49 mètres carrés et la marge de recul minimale de la cour arrière de 9,15 mètres s'appliquent à une ligne de lot hypothétique divisant le lot en deux à 50 % de la profondeur de ce dernier.

La maison proposée sera en retrait de 4,3 mètres de la ligne de lot donnant sur la rue Norman et de 1,5 mètre de la ligne de lot donnant sur la rue Pamilla.

La propriété en question ne fait l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

POUR EN SAVOIR PLUS SUR LA DEMANDE

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité de dérogation via l'adresse, le courriel, le site Web ou le code QR ci-dessous.

Visitez le site **Ottawa.ca/Comité de dérogation** et suivez le lien **Prochaines audiences** pour consulter l'ordre du jour du Comité et les documents relatifs aux demandes, y compris **les lettres d'accompagnement des propositions, les plans, l'information sur les arbres, les avis d'audience, les cartes de diffusion et les rapports d'urbanisme de la Ville**. Les décisions écrites sont également publiées une fois rendues et traduites.

Si vous ne participez pas à l'audience, vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décision prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, faites-en la demande par écrit au Comité.

COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

Inscrivez-vous au moins 24 heures à l'avance en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à cded@ottawa.ca. Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Sachez que, conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée et pourront éventuellement être affichés en ligne et faire l'objet d'une recherche sur Internet.

COMITÉ DE DÉROGATION

Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de *la Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 19 juillet 2024

This document is also available in English.

Committee of Adjustment
City of Ottawa
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Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436

Committee of Adjustment
Comité de dérogation

CIRCULATION MAP /
PLAN DE CIRCULATION

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SUBJECT LAND / TERRE EN QUESTION

82 rue Norman St.
117 rue Pamilla St.

NOT TO SCALE
NON À L'ÉCHELLE

Committee of Adjustment

Minor Variance Application for 82 Norman Street/117 Pamilla Street

Ottawa, Ontario

Overview/Cover Letter

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

June 21, 2024

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2024-06-27

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Members of the Committee,

Introduction

The Owner of the property at 82 Norman Street and 117 Pamilla Street, Joe Cotroneo, wishes to construct a new home with large studio space to house his rare Italian motorcycle and car art collection. The private collection is unique in North America and focuses primarily on pieces from the 1930's through the 1970's. All the pieces are decommissioned, except for 3 or 4 small vehicles that are brought out once a year for a parade as part of Ottawa's long running Italian week Festival. Mr. Cortroneo's collection has been part of the community of Little Italy for many years, housed in rented spaces and garages throughout the neighborhood. He would like to construct the proposed 2-storey dwelling to permanently house his collection.

The property is a consolidation of three lots including 82 and 84 Norman Street and 117 Pamilla Street.

There is a single family home on each of these three lots which will be demolished as part of the site development for our proposed project.

Detailed description of request for Minor Variance:

The following describes our minor variance request as set out in the municipal By-Law:

> "The Owner/Applicant requires the Committee's authorization for a minor variance from the Zoning By-law to permit Section 144(8) to not apply, whereas By-law section 144(8) requires that, on a through lot with a depth of 60 metres or greater, the minimum rear yard area of XX metres and minimum rear yard setback of 9.15 metres apply to a hypothetical lot line bisecting the lot at 50% of the lot depth."

Site Context and Conditions

The site context for our proposed building includes a mixture of single-family homes, muti-storey residential units and a diverse mixture of commercial buildings housing offices, restaurants, pubs, clothing stores, food stores, banks, and more. The property lots vary in size throughout the community given the mixture of residential and commercial zoning. A similar through-lot condition to what we are seeking exists at 54 Pamilla Street, one block to the East of our site, with an overall site length of over 65 meters.

The site conditions for our project are unique as the proposed building will be located between residential homes to the west and face the back of commercial businesses to the east. These business front onto Preston Street. Further, our proposed building will face a newly constructed muti-residential low/high rise apartment to the North on Norman Street and residential and commercial shops at the corner of Pamilla Street to the south. We feel that this very diverse community of buildings and building types will suitably frame our proposed 2-storey dwelling.

Required zoning conditions/Setbacks

The minimum side yard setbacks for a building on a through-lot in this area are 0.6m and 1.2m. Our proposed building will be set back a minimum of 2.0m on the east (greater for half the lot) and 2.0m on the west side to provide additional space around the building and distance from the abutting properties. The building will be a modest two stories in height with red brick facades facing Norman and Pamilla Streets, offering a familiar scale and feel to some older industrial style buildings found scattered through out the Preston Street community.

A tree report is included with this application. It should be noted that there is only one tree to be retained, though in poor condition, which is unlikely to be impacted by the construction of our proposed building.

Summary of the 4-tests

We feel that these site conditions and proposed design elements make our application minor in nature and desirable as an improvement to the neighborhood and the Preston Street community at large. Further, we feel our project is in keeping with the general intent of the By-Law and that our request for an additional 1.03m in length is minor in nature. We also feel that our proposed project is in keeping with the Official Plan and the Planning Act encouraging greater density and diversity of building types in the downtown core, particularly in areas close to walking and cycling paths and key transit routes, as is the case with our property.

We have reached out to the Planning and Building Code review departments, both of whom are in general support of our proposed project. We have also received general support from the immediate neighbors as well as the BIA, and local Councillor's office.

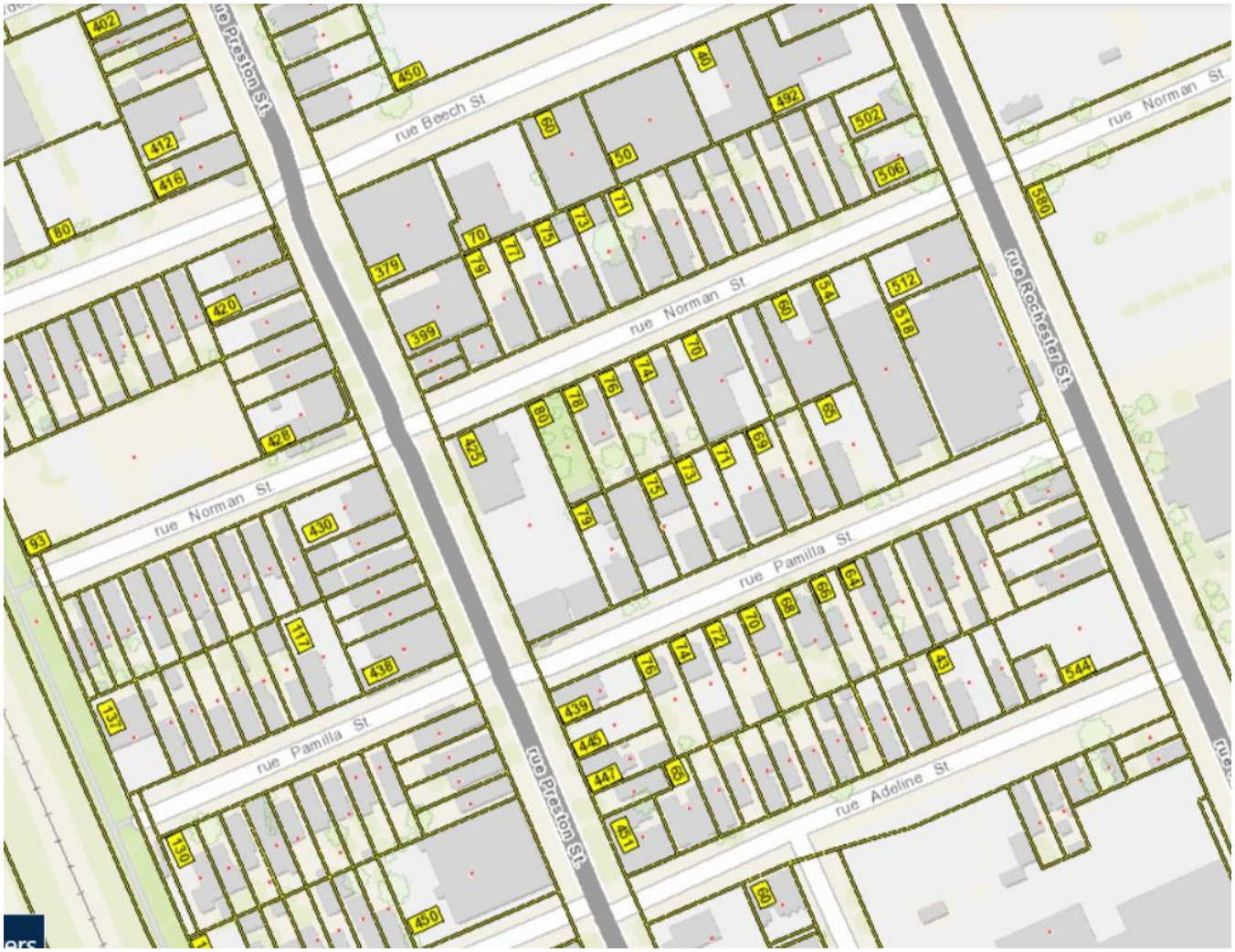
Thank you for your review and attention to our request and application.

Yours truly,

Jason Grant

Agent for the Registered Owner

82 Norman Street/117 Pamilla Street


rue Preston St.
rue Beech St
rue Norman St
rue Rochester St.
rue Pamilla St
rue Adeline St
402
412
416
80
420
428
93
430
117
438
137
130
450
379
399
425
439
445
447
451
492
502
506
560
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518
544

82 NORMAN / 117 PAMILLA

PROPOSED DWELLING & PERSONAL ART COLLECTION

Committee of Adjustment
Received | Reçu le

2024-05-27

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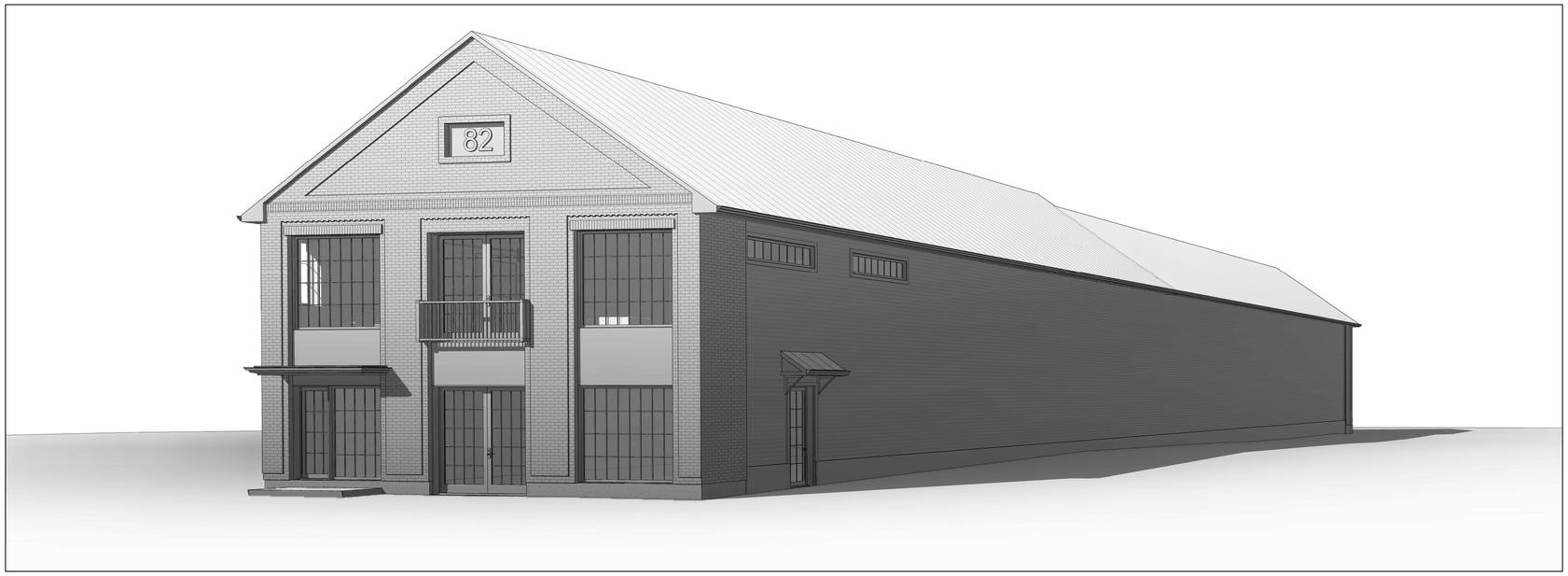
Comité de dérogation



MINOR VARIANCE DRAWING LIST

A0.0	
A0.1	SITE PLAN
A1.0	FOUNDATION AND GROUND FLOOR PLAN
A1.1	SECOND AND ROOF PLAN
A2.1	NORTH ELEVATION (NORMAN ST)
A2.2	SIDE ELEVATION
A2.3	SOUTH ELEVATION (PAMILLA ST)

DECLARATION OF DESIGNER:

I, Jason Grant, declare that I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/catagories.

Individual BCIN: 41118

Firm BCIN: 100426

I certify that:
1.The information contained in this schedule is true to the best of my knowledge.
2.I have submitted this application with the knowledge and consent of the firm.

Signature of Designer: _____

Date: _____

GENERAL NOTES
APPLICABLE TO ALL DRAWINGS INCLUSIVE

·GC/PROJECT MANAGER TO PROVIDE SAMPLES FOR ANY PRODUCTS THAT ARE SUBSTITUTED FOR THOSE SPECIFIED IN THE FOLLOWING CONSTRUCTION DOCUMENTS OR ANY OTHER GENERAL SCOPE OF WORK ISSUED DOCUMENTS. ALTERNATE SAMPLES TO BE APPROVED BY DESIGNER AND CLIENT. ALL MATERIALS TO BE STORED AS PER MANUFACTURE'S SPECIFICATIONS.

·GC AND ALL SUBCONTRACTORS (SUBC) ASSOCIATED WITH THE CONSTRICTION OF THIS PROJECT MUST COMPLY WITH ALL MUNICIPAL BYLAWS ANN ALL APPLICABLE BUILDING CODES, SPECIFICALLY THE ONTARIO BUILDING CODE, 2012 AND ALL UPDATED AMENDMENTS.

·THE GC/PM IS RESPONSIBLE FOR MAINTAINING A CLEAN AND SAFE SITE AT ALL TIMES AND FOR THE REMOVAL AND DISPOSAL OF ALL DEBRIS FROM THE SITE ON A REGULAR BASIS. THE WORK SITE IS TO BE BROOM SWEPT AT THE END OF EACH DAY WHEN APPLICABLE.

·THE GC/PM AND ANY OF HIS/HER SUBCONTRACTORS ARE REQUESTED TO REPORT ANY DISCREPANCIES IN THE FOLLOWING CONSTRUCTION DOCUMENTS TO GRANT & HENLEY DESIGN GROUP (2465359 ONTARIO INC.) PRIOR TO COMMENCEMENT OF WORK.

·ALL WORK TO BE PERFORMED TO THE HIGHEST STANDARDS. ALL TRADES TO PROTECT ALL WORK AND MATERIALS OF OTHER TRADES WHILE PERFORMING WORK.

·DAMAGE TO THE BUILDING OR PREMISES CAUSED BY THE GC/PM OR HIS EMPLYEE(S) OR SUBCONTRACTORS SHALL BE REPAIRED AT HIS/HERS EXPENSE. ALL SURFACES DAMAGED BY CONSTRUCTION TO BE MADE GOOD.

·THE GC/PM IS REQUESTED TO PROVIDE THE CLIENT WITH ALL LEFT OVER FINISHING PRODUCTS FOR FLOORING, PAINT, WALLS ETC.) AT THE COMPLETION OF THE PROJECT.

·DO NOT SCALE DRAWINGS

·OWNERSHIP OF THE COPYRIGHT OF THE DESIGN AND THE WORKS EXECUTED FROM THE DESIGN REMAIN WITH 2465359 ONTARIO INC. AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF 2465359 ONTARIO INC.

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82 NORMAN / 117 PAMILLA

MAY 22 2024

SCALE:
NOTE: HALF SCALE FOR 11"x17"

A0.0

GRANT HENLEY design

PROPOSED DWELLING & PERSONAL ART COLLECTION

MINOR VARIANCE - PRELIMINARY - NOT FOR CONSTRUCTION

Committee of Adjustment
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2024-05-27
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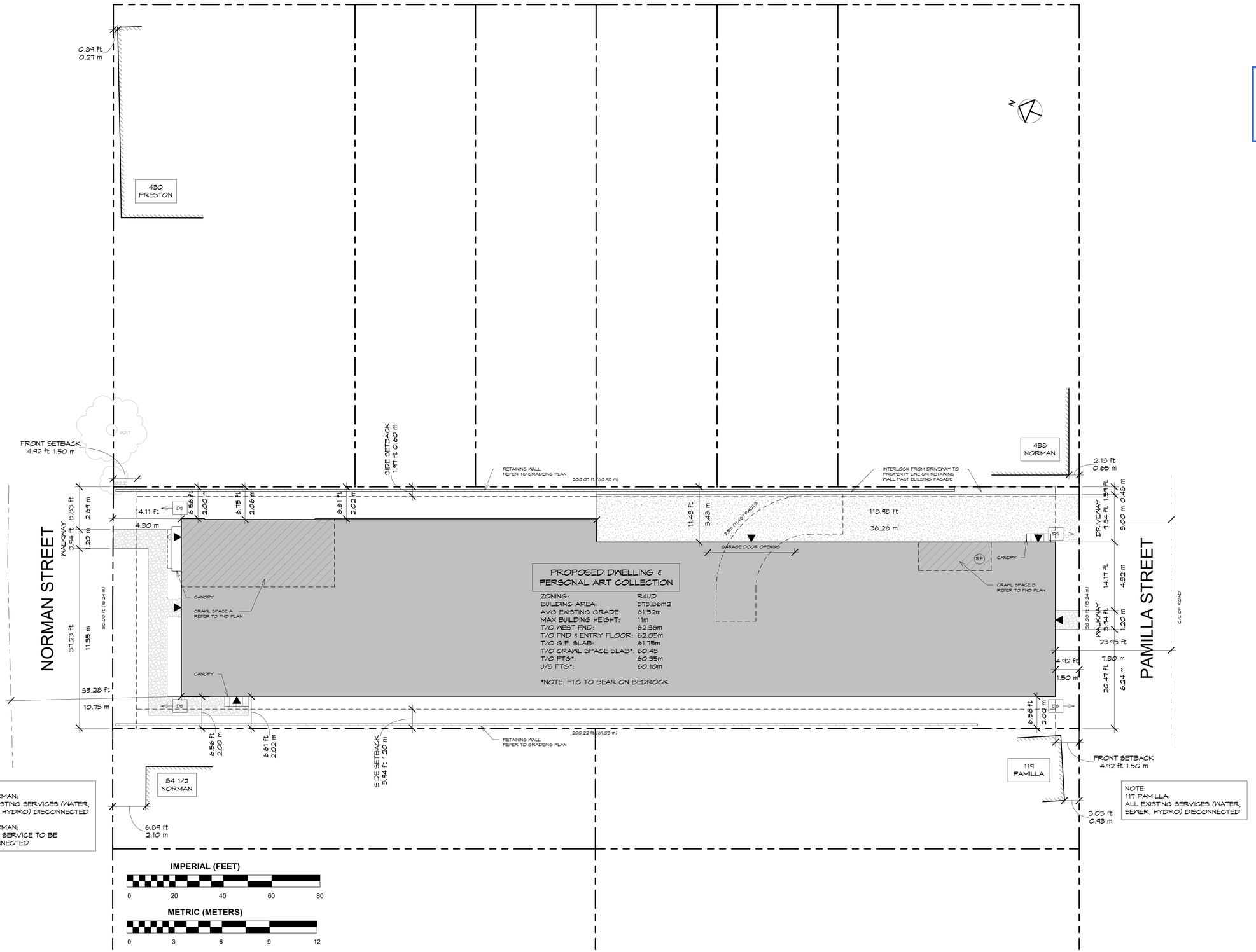

SITE PLAN

82 NORMAN / 117 PAMILLA

MAY 22 2024

SCALE: 1" = 10'-0"
NOTE: HALF SCALE FOR 11"x17"

A0.1

GRANT HENLEY

PROPOSED DWELLING & PERSONAL ART COLLECTION
MINOR VARIANCE - PRELIMINARY - NOT FOR CONSTRUCTION

MATERIALS	
BV	BRICK VANEER
BVS	BRICK VANEER SOLDIER COURSE
CP	CONCRETE PARDGING
IRG	IRON ROD GUARD (ROMEO & JUILET BALCONY)
MF	METAL FLASHING
MF+MS	METAL FLASHING/EAVESTROUGH, & METAL STRIP VENT
MTR	METAL PROFILE ROOF
MTS	METAL SIDING (NON-COMBUSTABLE)
PCR	PRECAST CONCRETE STEP (1" R MAX, 10" RUN MIN)

WALL/WINDOW RATIO (ELEVATION TOTALS)			
ELEVATION	EBO	EBF	RATIO
NORTH	33.70 m²	81.83 m²	41.18%
EAST	17.01 m²	349.98 m²	4.86%
SOUTH	33.70 m²	83.04 m²	40.58%
WEST	5.13 m²	352.85 m²	1.45%
TOTAL	89.53 m²	867.70 m²	10.32%

Committee of Adjustment
Received | Reçu le
2024-05-27
City of Ottawa | Ville d'Ottawa
Comité de dérogation

WINDOWS + DOORS AS SHOWN ARE FOR GENERAL DESIGN REFERENCE ONLY. THE OWNER IS RESPONSIBLE FOR THE SELECTION & APPROVAL FOR THE FINAL SIZE, OPERATOR, STYLE, & FINISH OF WINDOWS + DOORS. OWNER IS RESPONSIBLE FOR THE DISTRIBUTION OF THE APPROVED ORDER TO THE INSTALLING CONTRACTOR. GRANT + HENLEY DESIGN GROUP (2465358 ONTARIO INC.) IS NOT RESPONSIBLE FOR THE FINAL WINDOWS + DOORS SELECTED & INSTALLED FOR THIS PROJECT

WINDOW SCHEDULE Copy 1			
MARK	WIDTH	HEIGHT	TYPE
W1.1	58"	86"	FIXED- SINGLE
W1.2	96"	86"	FIXED- SINGLE
W1.3	96"	86"	FIXED- SINGLE
W1.4	96"	86"	FIXED- SINGLE
W2.1	96"	86"	FIXED- SINGLE
W2.2	96"	86"	FIXED- SINGLE
W2.3	96"	86"	FIXED- SINGLE
W2.4	96"	86"	FIXED- SINGLE
W2.5	96"	22"	AWNING- SINGLE
W2.6	96"	22"	AWNING- SINGLE
W2.7	24"	62"	CASEMENT- SINGLE
W3.1	22 1/2"	TO 1/2"	SKYLIGHT
W3.2	22 1/2"	TO 1/2"	SKYLIGHT
W3.3	22 1/2"	TO 1/2"	SKYLIGHT
W3.4	22 1/2"	TO 1/2"	SKYLIGHT
W3.5	22 1/2"	TO 1/2"	SKYLIGHT
W3.6	22 1/2"	TO 1/2"	SKYLIGHT
W3.7	22 1/2"	TO 1/2"	SKYLIGHT
W3.8	22 1/2"	TO 1/2"	SKYLIGHT
W3.9	22 1/2"	TO 1/2"	SKYLIGHT
W3.10	22 1/2"	TO 1/2"	SKYLIGHT

EXTERIOR DOOR			
MARK	OPEN WIDTH	OPEN HEIGHT	TYPE
DA	36"	84"	FRENCH DOOR
DB	96"	96"	FOLDING DOOR (NANA WALL)
DC	36"	96"	FRENCH DOOR 3
DD	96"	96"	FOLDING DOOR (NANA WALL)
DF	36"	96"	FRENCH DOOR 2
DG	216"	96"	GARAGE
DH	96"	96"	FOLDING DOOR (NANA WALL)
DJ	96"	96"	FOLDING DOOR (NANA WALL)

INTERIOR DOOR				
MARK	OPEN WIDTH	OPEN HEIGHT	TYPE	NOTES
DI1.1	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI1.2	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI1.2	144"	96"	OPENING	C/W 20min FIRE SHUTTER
DI1.3	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI1.5	144"	96"	OPENING	C/W 20min FIRE SHUTTER
DI1.6	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI1.7	144"	96"	OPENING	C/W 20min FIRE SHUTTER
DI1.8	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI2.1	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI2.3	30"	84"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI2.19	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI2.20	30"	84"	SLAB	
DI3.1	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI3.2	30"	84"	SLAB	
DI3.4	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI3.5	144"	96"	OPENING	C/W 20min FIRE SHUTTER
DI3.6	144"	96"	OPENING	C/W 20min FIRE SHUTTER
DI3.7	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI3.8	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI4.1	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI4.2	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI4.3	30"	84"	SLAB	
DI4.4	60"	84"	BARN	
DI4.5	28"	80"	POCKET	
DI4.6	28"	84"	SLAB-DOUBLE	
DI4.7	36"	80"	SLAB-DOUBLE	

NORTH ELEVATION (NORMAN ST)

82 NORMAN / 117 PAMILLA

MAY 22 2024

SCALE: 3/8" = 1'-0"
NOTE: HALF SCALE FOR 11"x17"

A2.1

GRANT HENLEY design group

PROPOSED DWELLING & PERSONAL ART COLLECTION
MINOR VARIANCE - PRELIMINARY - NOT FOR CONSTRUCTION

MATERIALS	
BV	BRICK VANEER
BVS	BRICK VANEER SOLDIER COURSE
CP	CONCRETE PARGGING
IRG	IRON ROD GUARD (ROMEO & JUILET BALCONY)
MF	METAL FLASHING
MF+MS	METAL FLASHING/EAVESTROUGH, & METAL STRIP VENT
MTR	METAL PROFILE ROOF
MTS	METAL SIDING (NON-COMBUSTABLE)
PCR	PRECAST CONCRETE STEP (7" R MAX, 10" RUN MIN)

WALL/WINDOW RATIO (ELEVATION TOTALS)			
ELEVATION	EBO	EBF	RATIO
NORTH	33.70 m²	81.83 m²	41.18%
EAST	17.01 m²	349.98 m²	4.86%
SOUTH	33.70 m²	83.04 m²	40.58%
WEST	5.13 m²	352.85 m²	1.45%
TOTAL	89.53 m²	867.70 m²	10.32%

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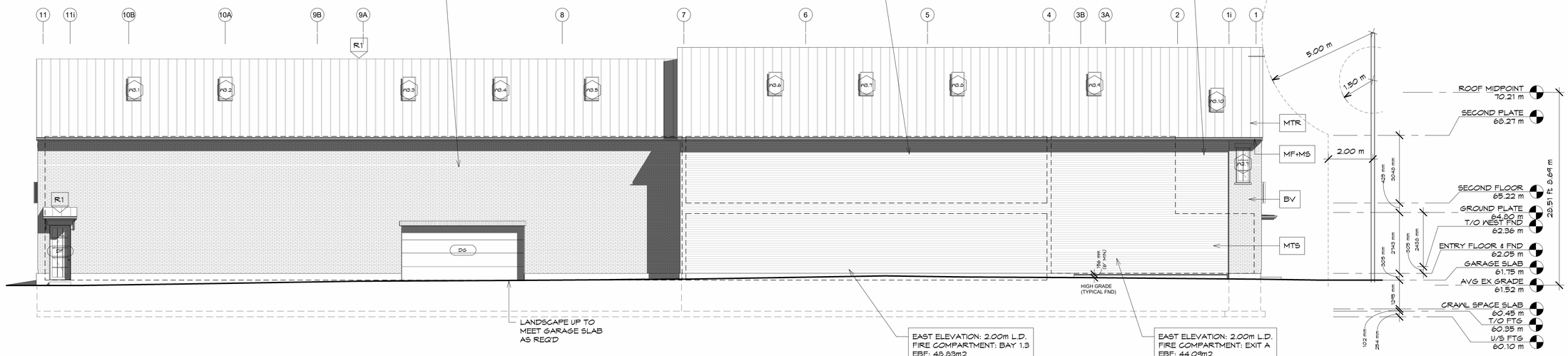
EAST ELEVATION: 3.48m L.D.
(BY 3.48m LIMITING DISTANCE)
EBF: 185.89m2
EBO: 16.04m2
RATIO: 8.62% (18% MAX)

EAST ELEVATION: 3.48m L.D.
FIRE COMPARTMENT: BAY 2.3
EBF: 48.83m2
EBO: 0m2
RATIO: 0% (10% MAX)

EAST ELEVATION: 2m L.D.
FIRE COMPARTMENT: DWELLING
EBF: 10.20m2
EBO: 0.96m2
RATIO: 9.41% (10% MAX)



LANDSCAPE UP TO MEET GARAGE SLAB AS REQ'D

EAST ELEVATION: 2.00m L.D.
FIRE COMPARTMENT: BAY 1.3
EBF: 48.83m2
EBO: 5.32m2
RATIO: 52.15% (10% MAX)

EAST ELEVATION: 2.00m L.D.
FIRE COMPARTMENT: EXIT A
EBF: 44.09m2
EBO: 5.32m2
RATIO: 52.15% (10% MAX)

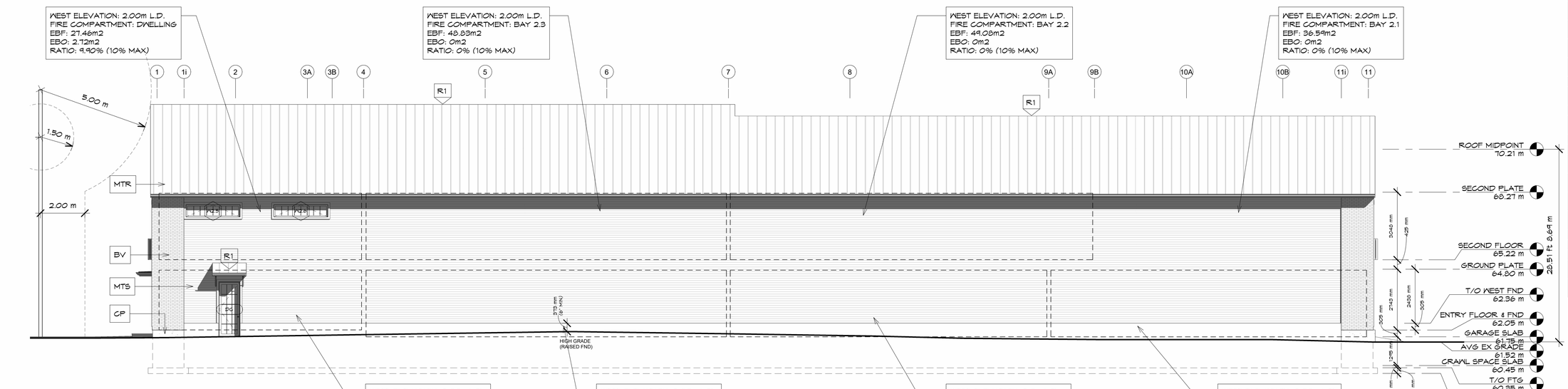
1 EAST ELEV
1/8" = 1'-0"

WEST ELEVATION: 2.00m L.D.
FIRE COMPARTMENT: DWELLING
EBF: 27.46m2
EBO: 2.72m2
RATIO: 9.90% (10% MAX)

WEST ELEVATION: 2.00m L.D.
FIRE COMPARTMENT: BAY 2.3
EBF: 48.83m2
EBO: 0m2
RATIO: 0% (10% MAX)

WEST ELEVATION: 2.00m L.D.
FIRE COMPARTMENT: BAY 2.2
EBF: 49.08m2
EBO: 0m2
RATIO: 0% (10% MAX)

WEST ELEVATION: 2.00m L.D.
FIRE COMPARTMENT: BAY 2.1
EBF: 36.59m2
EBO: 0m2
RATIO: 0% (10% MAX)



WEST ELEVATION: 2.00m L.D.
FIRE COMPARTMENT: BAY 1.4
EBF: 27.46m2
EBO: 2.40m2
RATIO: 8.75% (10% MAX)

WEST ELEVATION: 2.00m L.D.
FIRE COMPARTMENT: BAY 1.3
EBF: 48.83m2
EBO: 0m2
RATIO: 0% (10% MAX)

WEST ELEVATION: 2.0m L.D.
FIRE COMPARTMENT: BAY 1.2
EBF: 42.84m2
EBO: 0m2
RATIO: 0% (10% MAX)

WEST ELEVATION: 2.00m L.D.
FIRE COMPARTMENT: BAY 1.1
EBF: 42.75m2
EBO: 0m2
RATIO: 0% (10% MAX)

2 WEST ELEV
1/8" = 1'-0"

WINDOWS + DOORS AS SHOWN ARE FOR GENERAL DESIGN REFERENCE ONLY. THE OWNER IS RESPONSIBLE FOR THE SELECTION & APPROVAL FOR THE FINAL SIZE, OPERATOR, STYLE, & FINISH OF WINDOWS + DOORS. OWNER IS RESPONSIBLE FOR THE DISTRIBUTION OF THE APPROVED ORDER TO THE INSTALLING CONTRACTOR. GRANT + HENLEY DESIGN GROUP (2465355 ONTARIO INC.) IS NOT RESPONSIBLE FOR THE FINAL WINDOWS + DOORS SELECTED & INSTALLED FOR THIS PROJECT

WINDOW SCHEDULE Copy 1

MARK	WIDTH	HEIGHT	TYPE
W1.1	58"	86"	FIXED- SINGLE
W1.2	96"	86"	FIXED- SINGLE
W1.3	96"	86"	FIXED- SINGLE
W1.4	96"	86"	FIXED- SINGLE
W2.1	96"	86"	FIXED- SINGLE
W2.2	96"	86"	FIXED- SINGLE
W2.3	96"	86"	FIXED- SINGLE
W2.4	96"	86"	FIXED- SINGLE
W2.5	96"	22"	AWNING- SINGLE
W2.6	96"	22"	AWNING- SINGLE
W2.7	24"	62"	CASEMENT- SINGLE
W3.1	22 1/2"	TO 1/2"	SKYLIGHT
W3.2	22 1/2"	TO 1/2"	SKYLIGHT
W3.3	22 1/2"	TO 1/2"	SKYLIGHT
W3.4	22 1/2"	TO 1/2"	SKYLIGHT
W3.5	22 1/2"	TO 1/2"	SKYLIGHT
W3.6	22 1/2"	TO 1/2"	SKYLIGHT
W3.7	22 1/2"	TO 1/2"	SKYLIGHT
W3.8	22 1/2"	TO 1/2"	SKYLIGHT
W3.9	22 1/2"	TO 1/2"	SKYLIGHT
W3.10	22 1/2"	TO 1/2"	SKYLIGHT

EXTERIOR DOOR

MARK	OPEN WIDTH	OPEN HEIGHT	TYPE
DA	36"	84"	FRENCH DOOR
DB	96"	96"	FOLDING DOOR (NANA WALL)
DC	36"	96"	FRENCH DOOR 3
DD	96"	96"	FOLDING DOOR (NANA WALL)
DF	36"	96"	FRENCH DOOR 2
DG	216"	96"	GARAGE
DH	96"	96"	FOLDING DOOR (NANA WALL)
DJ	96"	96"	FOLDING DOOR (NANA WALL)

INTERIOR DOOR

MARK	OPEN WIDTH	OPEN HEIGHT	TYPE	NOTES
DI1.1	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI1.2	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI1.2	144"	96"	OPENING	C/W 20min FIRE SHUTTER
DI1.3	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI1.5	144"	96"	OPENING	C/W 20min FIRE SHUTTER
DI1.6	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI1.7	144"	96"	OPENING	C/W 20min FIRE SHUTTER
DI1.8	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI2.1	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI2.3	30"	84"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI2.19	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI2.20	30"	84"	SLAB	
DI3.1	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI3.2	30"	84"	SLAB	
DI3.4	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI3.5	144"	96"	OPENING	C/W 20min FIRE SHUTTER
DI3.6	144"	96"	OPENING	C/W 20min FIRE SHUTTER
DI3.7	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI3.8	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI4.1	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI4.2	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI4.3	30"	84"	SLAB	
DI4.4	60"	84"	BARN	
DI4.5	28"	80"	POCKET	
DI4.6	28"	84"	SLAB-DOUBLE	
DI4.7	36"	80"	SLAB-DOUBLE	

SIDE ELEVATION

82 NORMAN / 117 PAMILLA

MAY 22 2024

SCALE: 1/8" = 1'-0"
NOTE: HALF SCALE FOR 11"x17"

A2.2

GRANT HENLEY DESIGN GROUP

PROPOSED DWELLING & PERSONAL ART COLLECTION
MINOR VARIANCE - PRELIMINARY - NOT FOR CONSTRUCTION

MATERIALS	
BV	BRICK VANEER
BVS	BRICK VANEER SOLDIER COURSE
CP	CONCRETE PARDGING
IRG	IRON ROD GUARD (ROMEO & JUILET BALCONY)
MF	METAL FLASHING
MF+MS	METAL FLASHING/EAVESTROUGH, & METAL STRIP VENT
MTR	METAL PROFILE ROOF
MTS	METAL SIDING (NON-COMBUSTABLE)
PCR	PRECAST CONCRETE STEP (1" R/ MAX, 10" RUN MIN)

WALL/WINDOW RATIO (ELEVATION TOTALS)			
ELEVATION	EBO	EBF	RATIO
NORTH	33.70 m²	81.83 m²	41.18%
EAST	17.01 m²	349.98 m²	4.86%
SOUTH	33.70 m²	83.04 m²	40.58%
WEST	5.13 m²	352.85 m²	1.45%
TOTAL	89.53 m²	867.70 m²	10.32%

Committee of Adjustment
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WINDOWS + DOORS AS SHOWN ARE FOR GENERAL DESIGN REFERENCE ONLY. THE OWNER IS RESPONSIBLE FOR THE SELECTION & APPROVAL FOR THE FINAL SIZE, OPERATOR, STYLE, & FINISH OF WINDOWS + DOORS. OWNER IS RESPONSIBLE FOR THE DISTRIBUTION OF THE APPROVED ORDER TO THE INSTALLING CONTRACTOR. GRANT + HENLEY DESIGN GROUP (2465358 ONTARIO INC.) IS NOT RESPONSIBLE FOR THE FINAL WINDOWS + DOORS SELECTED & INSTALLED FOR THIS PROJECT

WINDOW SCHEDULE Copy 1			
MARK	WIDTH	HEIGHT	TYPE
W1.1	58"	86"	FIXED- SINGLE
W1.2	96"	86"	FIXED- SINGLE
W1.3	96"	86"	FIXED- SINGLE
W1.4	96"	86"	FIXED- SINGLE
W2.1	96"	86"	FIXED- SINGLE
W2.2	96"	86"	FIXED- SINGLE
W2.3	96"	86"	FIXED- SINGLE
W2.4	96"	86"	FIXED- SINGLE
W2.5	96"	22"	AWNING- SINGLE
W2.6	96"	22"	AWNING- SINGLE
W2.7	24"	62"	CASEMENT- SINGLE
W3.1	22 1/2"	TO 1/2"	SKYLIGHT
W3.2	22 1/2"	TO 1/2"	SKYLIGHT
W3.3	22 1/2"	TO 1/2"	SKYLIGHT
W3.4	22 1/2"	TO 1/2"	SKYLIGHT
W3.5	22 1/2"	TO 1/2"	SKYLIGHT
W3.6	22 1/2"	TO 1/2"	SKYLIGHT
W3.7	22 1/2"	TO 1/2"	SKYLIGHT
W3.8	22 1/2"	TO 1/2"	SKYLIGHT
W3.9	22 1/2"	TO 1/2"	SKYLIGHT
W3.10	22 1/2"	TO 1/2"	SKYLIGHT

EXTERIOR DOOR			
MARK	OPEN WIDTH	OPEN HEIGHT	TYPE
DA	36"	84"	FRENCH DOOR
DB	96"	96"	FOLDING DOOR (NANA WALL)
DC	36"	96"	FRENCH DOOR 3
DD	96"	96"	FOLDING DOOR (NANA WALL)
DF	36"	96"	FRENCH DOOR 2
DG	216"	96"	GARAGE
DH	96"	96"	FOLDING DOOR (NANA WALL)
DJ	96"	96"	FOLDING DOOR (NANA WALL)

INTERIOR DOOR				
MARK	OPEN WIDTH	OPEN HEIGHT	TYPE	NOTES
DI1.1	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI1.2	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI1.2	144"	96"	OPENING	C/W 20min FIRE SHUTTER
DI1.3	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI1.5	144"	96"	OPENING	C/W 20min FIRE SHUTTER
DI1.6	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI1.7	144"	96"	OPENING	C/W 20min FIRE SHUTTER
DI1.8	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI2.1	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI2.3	30"	84"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI2.19	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI2.20	30"	84"	SLAB	
DI3.1	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI3.2	30"	84"	SLAB	
DI3.4	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI3.5	144"	96"	OPENING	C/W 20min FIRE SHUTTER
DI3.6	144"	96"	OPENING	C/W 20min FIRE SHUTTER
DI3.7	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI3.8	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI4.1	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI4.2	36"	96"	SLAB	C/W 20min FRR & SELF CLOSING DEVICE
DI4.3	30"	84"	SLAB	
DI4.4	60"	84"	BARN	
DI4.5	28"	80"	POCKET	
DI4.6	28"	84"	SLAB-DOUBLE	
DI4.7	36"	80"	SLAB-DOUBLE	

SOUTH ELEVATION (PAMILLA ST)

82 NORMAN / 117 PAMILLA

MAY 22 2024

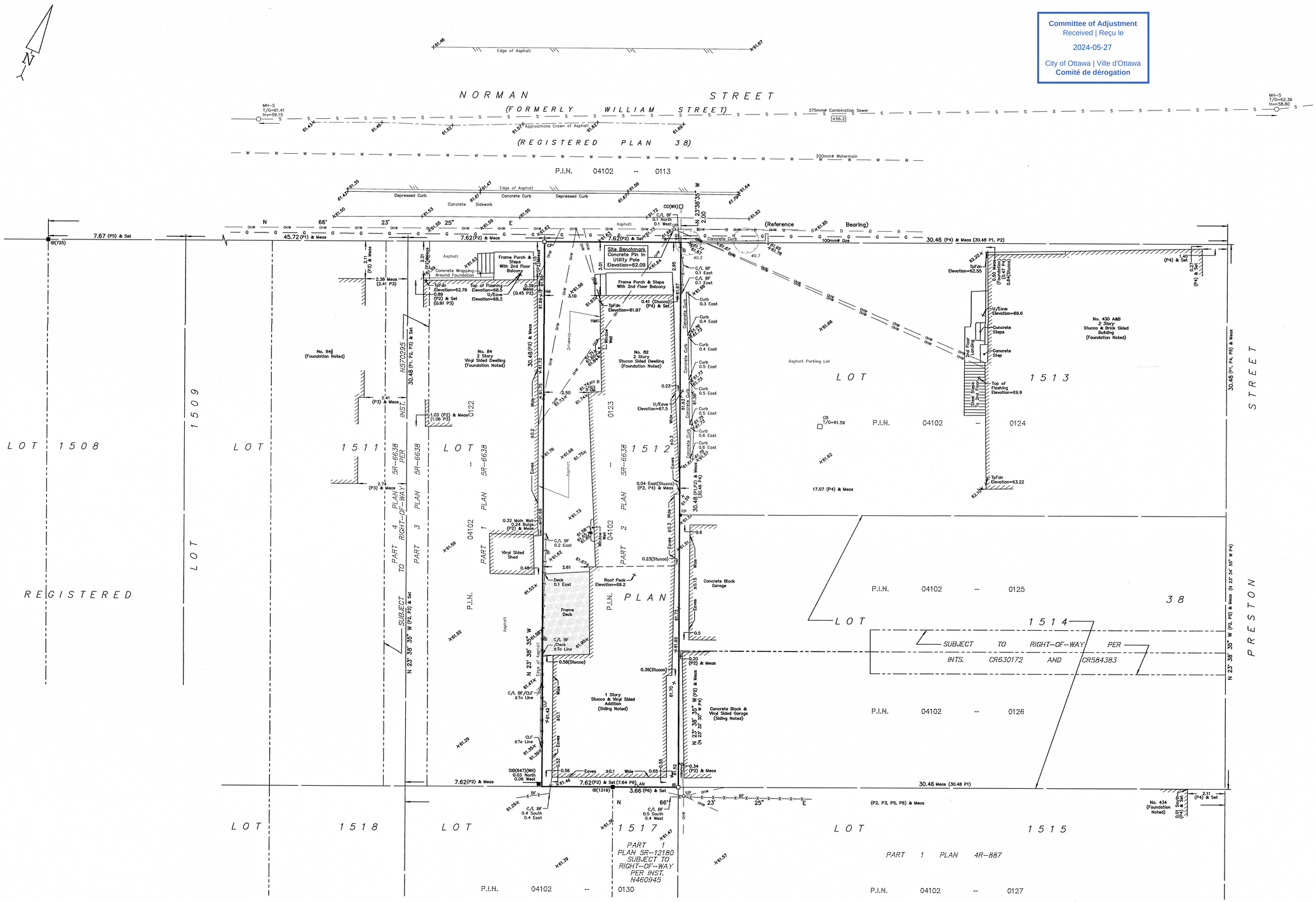
SCALE: 3/8" = 1'-0"
NOTE: HALF SCALE FOR 11"x17"

A2.3

GRANT HENLEY design group

PROPOSED DWELLING & PERSONAL ART COLLECTION
MINOR VARIANCE - PRELIMINARY - NOT FOR CONSTRUCTION

366680, 5029170



TOPOGRAPHIC PLAN OF SURVEY OF

PART OF LOT 1512
REGISTERED PLAN 38
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2021

Scale 1: 100

0 2.5 5 7.5 10 metres

Metric Note

Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

Bearing Note

Bearings are grid, referred to the southerly limit of Norman Street having a bearing of N 66° 23' 25" E and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 0°33'35" counter-clockwise was applied to bearings on P2, P3, P5 & P6.

For bearing comparisons, a rotation of 0°29'55" counter-clockwise was applied to bearings on P4.

Elevation Notes

1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978. (See FSD File No. 42-99)
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

Utility Notes

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. Underground utility data derived from City of Ottawa utility sheet reference: 3278p8p1, 3278p8p2, 15072p6p17 & F-09-16.
4. Sanitary and storm sewer grades and inverts were derived from: Field measurement.
5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Notes & Legend

		Denotes
⊣□⊢	"	Survey Monument Planted
⊣■⊢	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
(Wit)	"	Witness
Meas	"	Measured
(P1)	"	Registered Plan 38
(P2)	"	Plan 5R-6638
(P3)	"	Plan by (647) dated April 29, 1985
(P4)	"	Plan by (1287) dated March 29, 1999 (Job No. 42-99)
(P5)	"	Plan by (AOG) dated September 20, 2005 (Job No. 6574-05)
(P6)	"	Plan 5R-12180
MH-S	"	Maintenance Hole (Combination)
S	"	Underground Combination Sewer
W	"	Underground Water
G	"	Underground Gas
B	"	Underground Bell
OHW	"	Overhead Wires
UP	"	Utility Pole
AN	"	Anchor
CB	"	Catch Basin
GM	"	Gas Meter
HM	"	Hydro Meter
B	"	Bollard
FP	"	Flag Pole
Ø	"	Diameter
BF	"	Board Fence
CLF	"	Chain Link Fence
Inv.	"	Invert
T/G	"	Top of Grate
U/Eave	"	Underside of Eave
TpFdn	"	Top of Foundation
C/L	"	Centreline
+65.00	"	Location of Elevations
+65.00	"	Top of Concrete Curb Elevation
	"	Property Line
	"	Deciduous Tree - The Symbol shown denotes location and trunk diameter only. Size of its' root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

TOPOGRAPHIC DATA WAS COLLECTED UNDER WINTER CONDITIONS. SNOW COVER AND ICE PRECLUDE DETERMINING LOCATION AND ELEVATION OF SOME TOPOGRAPHICAL DATA THAT IS OTHERWISE VISIBLE.

WARNING NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD. © FARLEY, SMITH & DENIS SURVEYING LTD., 2021.

FILE No. : 90-21

Surveyor's Certificate

I certify that :

1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Regulations made under them.
2. The survey was completed on the 23rd day of March, 2021.

April 8/21
Date

Emad Alrefaai
Ontario Land Surveyor

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-10919

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29 (3).

FARLEY, SMITH & DENIS SURVEYING LTD.
ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS
190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5
TEL. (613) 727-8226 FAX. (613) 727-1826

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TOPO 24/36

SURVEYOR'S REAL PROPERTY REPORT

PART 1 Plan of
LOT 1517
REGISTERED PLAN 38
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 100

4 3 2 1 0 2 4 Metres

Metric

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Committee of Adjustment
Received | Reçu le
2024-05-27
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Surveyor's Certificate

I CERTIFY THAT :

1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 12 day of October, 2021.

Dec. 6 2021
Date

E. H. Herweyer
Ontario Land Surveyor

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED:- December 6, 2021

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to 1395195 Ontario Inc. ("The Client"), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

Notes & Legend

	Denotes	
—□—	"	Survey Monument Planted
—■—	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
(WIT)	"	Witness
Meas.	"	Measured
(AOG)	"	Annis, O'Sullivan, Vollebekk Ltd.
(PI)	"	Registered Plan 38
(P2)	"	(AOG) Plan February 24, 2010
(P3)	"	Plan 5R-12180
(P4)	"	(AOG) Plan September 20, 2005
(P5)	"	(1287) Plan January 28, 2002
—— S ——	"	Underground Sanitary Sewer
—— W ——	"	Underground Water
—— G ——	"	Underground Gas
—— OHW ——	"	Overhead Wires
O UP	"	Utility Pole
⊙ AN	"	Anchor
⊙ B	"	Bollard
BF	"	Board Fence
Ø	"	Diameter
+65.00	"	Location of Elevations
+65.00	"	Top of Concrete Curb Elevation
C/L	"	Centreline
⊙ SP	"	Water Stand Post
Fdn.	"	Foundation

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
For bearing comparisons, a rotation of 0°31'40" counter-clockwise was applied to bearings on P2, P3, P4, P5.

ELEVATION NOTES

1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum, derived from City of Ottawa benchmark No.3610 having an elevation of 66.067 metres.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. Underground utility data derived from City of Ottawa utility sheet reference F-09-20
4. Combined sewer grades and inverts were derived from City of Ottawa plan No. 5039 (Sheet 3 of 5)
5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-17050

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29 (3).

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Ontario Land Surveyors

Job No. 21296-21 L:\5\7 Pt.38 D_F

Committee of Adjustment
Received | Reçu le
2024-05-27
City of Ottawa | Ville d'Ottawa
Comité de dérogation

TOPOGRAPHIC PLAN OF SURVEY OF

PART OF LOT 1512
REGISTERED PLAN 38
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 100

4 3 2 1 0 2 4 Metres

Metric

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate

I CERTIFY THAT :

1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 28th day of August, 2023.

Sept 22, 2023
Date

Jamie Leslie
Ontario Land Surveyor

Notes & Legend

Denotes		
—□—	"	Survey Monument Planted
—■—	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
(WIT)	"	Witness
Meas.	"	Measured
(AOG)	"	Annis, O'Sullivan, Vollebekk Ltd.
(PI)	"	Registered Plan 38
(P2)	"	(AOG) Plan December 6, 2021
(P3)	"	(1692) Plan April 8, 2021
—— S ——	"	Underground Sanitary Sewer
—— W ——	"	Underground Water
—— G ——	"	Underground Gas
—— B —— B ——	"	Underground Bell
—— OHW ——	"	Overhead Wires
UP	"	Utility Pole
CB	"	Catch Basin
CBI	"	Catch Basin Inlet
GM	"	Gas Meter
HM	"	Hydro Meter
MH-S	"	Maintenance Hole (Sanitary)
B	"	Bollard
SP	"	Water Stand Post
BF	"	Board Fence
Ø	"	Diameter
+ 65.00	"	Location of Elevations
+ 65.00	"	Top of Concrete Curb Elevation
+ 65.00(E)	"	Eave Elevations
C/L	"	Centreline
T/G	"	Top of Grate
U/Eave	"	Underside of Eave
TpFdn	"	Top of Foundation
Inv	"	Invert
EOA	"	Edge of Asphalt

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°01'55" counter-clockwise was applied to bearings on P2.

ELEVATION NOTES

1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. Underground utility data derived from City of Ottawa utility sheet reference : 3278p & p1, 3278p & p2, 15072p & p17 & F-09-16.
4. Combined sewer grades and inverts were derived from field measurements.
5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-60507

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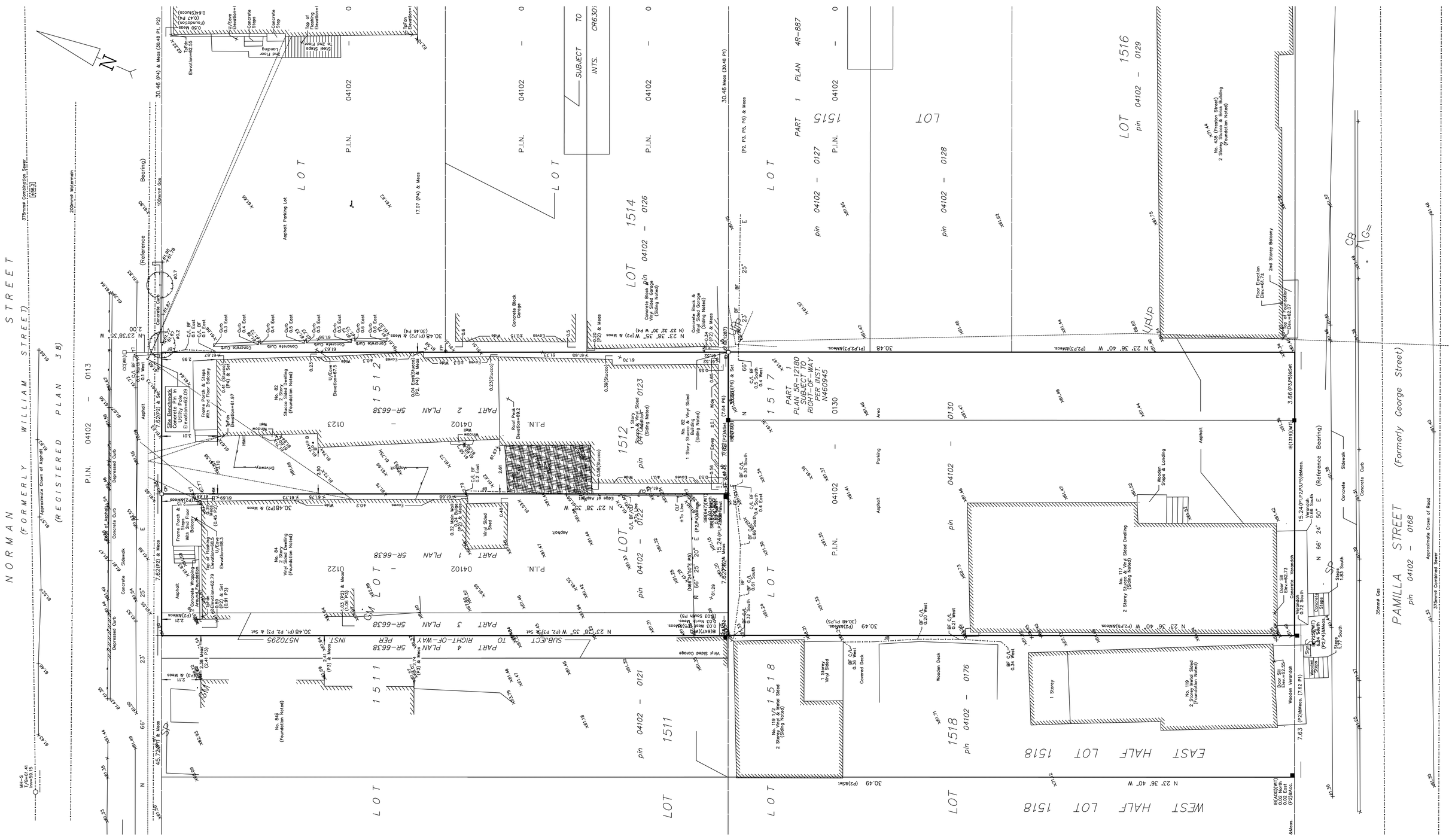
Job No. 24432-23 Grant-HenleyDesign Prt1,11512 RP38 T F DG


NORMAN STREET
(FORMERLY WILLIAM STREET)
(REGISTERED PLAN 38)
PAMILLA STREET
(Formerly George Street)
(Reference Bearing)
P.I.N. 04102 - 0113
P.I.N. 04102 - 0122
P.I.N. 04102 - 0123
P.I.N. 04102 - 0121
P.I.N. 04102 - 0130
P.I.N. 04102 - 0129
P.I.N. 04102 - 0128
P.I.N. 04102 - 0127
P.I.N. 04102 - 0126
P.I.N. 04102 - 0176
P.I.N. 04102 - 0168
LOT 1511
LOT 1512
LOT 1514
LOT 1515
LOT 1516
LOT 1517
LOT 1518
PART 2 PLAN 4R-6638
PART 1 PLAN 4R-6638
PART 3 PLAN 4R-6638
PART 4 PLAN 4R-6638
PART 1 PLAN 4R-887
PART PLAN 5R-12180 SUBJECT TO RIGHT-OF-WAY PER INST. N460945
SUBJECT TO INSTR. N570295
SUBJECT TO INTS. CR6301
EAST HALF LOT 1518
WEST HALF LOT 1518
No. 82 (Foundation Noted)
No. 84 (Foundation Noted)
No. 117 2 Storey Stucco & Brick Building (Foundation Noted)
No. 119 2 Storey Vinyl Sided (Foundation Noted)
Site Benchmark Concrete Pin in Utility Pole Elevation=62.09
Asphalt Parking Lot
Concrete Curb
Depressed Curb
Concrete Sidewalk
Asphalt
Concrete
Driveway
Steps
Wooden Steps
Concrete Steps
Wooden Deck
Covered Deck
Verandah
Window Wall
Roof Peak Elevation=89.2
Top of Foundation Elev=82.55
Top of Parapet Elev=84.55
Top of Roof Elevation=84.3
Top of Foundation Elev=82.79
Top of Parapet Elev=85.29
Top of Roof Elevation=88.3
Top of Foundation Elev=82.73
Top of Parapet Elev=85.23
Top of Roof Elevation=88.23
Top of Foundation Elev=82.74
Top of Parapet Elev=85.24
Top of Roof Elevation=88.24
Top of Foundation Elev=82.73
Top of Parapet Elev=85.23
Top of Roof Elevation=88.23
Door Sill Elev=82.55
Door Sill Elev=82.73
Door Sill Elev=82.54
Floor Elevation Elev=81.74
2nd Storey Balcony
Frame Porch & Steps With 2nd Floor Balcony Above
Concrete Wood Frame Around Foundation
Vinyl Sided Garage
Vinyl Sided Shed
Wooden Shed
Wooden Steps To 2nd Floor Landing
Steel Steps To 2nd Floor
Concrete Step
Top of Foundation Elevation
U/Cave Elevation
Curb 0.3 East
Curb 0.4 East
Curb 0.5 East
Curb 0.6 East
Curb 0.8 East
Curb 0.4 West
Curb 0.5 West
Curb 0.6 West
Curb 0.8 West
Concrete Block Garage
Concrete Block & Vinyl Sided Garage (Siding Noted)
Concrete Block & Vinyl Sided Garage (Siding Noted)
1 Storey Vinyl Sided Dwelling
2 Storey Stucco Dwelling
2 Storey Stucco & Brick Building
2 Storey Vinyl Sided
1 Storey Vinyl Sided
1 Storey Stucco & Vinyl Sided Building
2 Storey Stucco & Metal Sided
2 Storey Vinyl Sided Dwelling
1 Storey
Wooden Deck
Parking
Asphalt
Area
Edge of Asphalt
Approximate Crown of Asphalt
Approximate Crown of Road
Mail Box
Fire Hydrant
Utility Pole
Guy Wire
Light Standard
Sign
Hydro Manhole
Bell Manhole
Bell Pedestal
Bell Maintenance Hole
Gas Valve
Gas Meter
Water Valve
Water Meter
Water Service Box
Sanitary Manhole
Storm Manhole
Storm Catch Basin
Storm Sewer Inlet
Storm Sewer Outlet
Combination Sewer Manhole
Sanitary Cleanout
Storm Cleanout
Combination Sewer Cleanout
Sanitary Sewer Inlet
Sanitary Sewer Outlet
Combination Sewer Inlet
Combination Sewer Outlet
Unknown Manhole
Unknown Cleanout
Unknown Inlet
Unknown Outlet
Unknown Catch Basin
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Unknown Sewer Inlet
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Unknown Sewer Cleanout
Unknown Sewer

Committee of Adjustment
Received | Reçu le
2024-05-27
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Tree Information Report

Submitted as part of Committee of Adjustment Application to the City of Ottawa

Date of Report: May 16, 2024

Property Address: 117 Pamilla Street/82 Norman Street

Prepared for: Jason Grant-Henley; jason@granthenleydesign.com

Prepared by: Kevin Myers, ISA Certified Arborist®; kevin.myers@dendronforestry.ca

Date of Site Visit: May 14, 2024

This Report must be read in its entirety, including the Assumptions and Limiting Conditions.

Purpose of the Report

The purpose of this report is to provide the client with a detailed description of all protected trees on site as per the City of Ottawa's Tree Protection By-law No. 2020-340. This report is part of a Committee of Adjustment application to the City of Ottawa and considers the impact that the proposed development will have on the trees. The assessment of the suitability of tree retention is based on the information provided at the time of report preparation which includes:

- Site plan by Grant + Henley Design Group, dated April 24, 2024

This assessment does not consider additional factors that could influence tree retainability such as:

- site grading, and requirement for retaining walls and/or swales
- installation of services for the new units
- capping of existing water and sewer services
- installation of gas lines for the new units
- site access

The potential for retaining those tree(s) identified for retention in this report may change as more information on the site-specific construction details is provided during the building permitting phase. For those trees that are recommended for retention, mitigation measures are provided to reduce the impact during construction. It should be noted that the construction phase includes all site works that could impact trees, from the capping of services at the beginning to the final landscaping steps at the end.

While a rationale for removing trees may be provided based on document review, **this report does not grant permission to remove trees: a permit from the city must be received before removal of distinctive trees can occur.**

Methodology

The following materials were reviewed as part of this report:

- Site plan
- GeoOttawa tree inventory layer and aerial photography

- Google© Street View imagery – various years

A site visit was conducted to collect the following information from each tree classified as protected under the City of Ottawa's Tree Protection By-law No. 2020-340:

- Diameter at breast height (1.3 m from grade)
- Species
- Tree health

Existing site information

The site is currently occupied by three separate buildings and a parking area. There are a few small, self-seeded, unmaintained Manitoba maples (*Acer negundo*) growing around the base of the buildings at 84 and 82 Norman. There are also two large trees in between the rear yards of 119 and 121 Pamilla. These trees are far enough that their roots are not expected to be impacted by the proposed development, however one of the trees' crowns leans over and crosses onto the subject property. During the site visit, it was confirmed by both the subject property owner and the owner at 119 Pamilla that an arborist had been retained to prune the canopy away from the property line.

Appendix A is an inventory of all trees that are protected under City of Ottawa Tree Protection (By-law No. 2020-340) on the site and adjacent City property. This includes Distinctive Trees (private trees with a diameter at breast height (dbh) of 30 cm or greater) and city-owned trees of all sizes. It also includes Distinctive Trees on adjacent properties whose Critical Root Zone (CRZ) extend into the subject area. The CRZ is an area around the trunk with a radius equivalent to 10 times the diameter of the trunk. This does not take into account infrastructure such as buildings and asphalt and assumes the tree has no restrictions on root growth.

Proposed development and Tree protection

Tree 1 is a Manitoba maple (*Acer negundo*) in poor condition, and currently growing in a very small area of soft surface. It is unlikely it has a rooting zone as shown in the map given the surrounding hard surfaces and infrastructure (sidewalks, parking lot, and existing house foundation). Manitoba maples are known to be relatively hardy to construction impacts, and given the tree's current limited rooting space and the distance of the building, the proposed development is unlikely to severely impact its health condition at this time.

The undersigned personally inspected the property and issues associated with this report on May 14, 2024. On Behalf of Dendron Forestry Services,

Kevin Myers, MFC, RPF in Training
ISA Certified Arborist®, ON-2907A
kevin.myers@dendronforestry.ca
(514) 726-8531

APPENDIX A

TREE INFORMATION TABLE

Tree[1]	Species	DBH (cm)	Ownership[2]	Tree condition	Approximate distance to excavation (m)	Action	Forester recommendation
1[4]	Manitoba maple (*Acer negundo*)	23, 40	Likely City	Poor: very limited rooting space – growing in a small area of soil between sidewalk and parking lot; pruned around wires – 1/3 of canopy missing; large branch attachment wound on scaffold branch – fungal body present	1	Retain	Retain. Due to limited rooting space, no protection of CRZ will be necessary. Pruning is not expected to be required, but if minor pruning is required, it is to be performed by a certified arborist.

[1] Please refer to the attached Tree Information map for tree numbers. Note that this includes a tree layer added to the site plan (in pdf format) provided by the client. This layer includes only information about the trees and the original site plan is not altered in this process.
[2]Ownership of the tree in this report is based on the information provided and should not be used as a determination of ownership. For ownership disputes, a survey should be relied on. For boundary trees, consent from the adjacent property owner is required for removal as part of the application.
[4]The location of these trees was not provided and has been estimated

APPENDIX B

PHOTOGRAPHS

Right: Tree 1 - City maple to be retained.

Below left: base and rooting space of Tree 1.

Below right: fungal body in scaffold branch of Tree 1

APPENDIX C

ASSUMPTIONS AND LIMITING CONDITIONS

Intended Use of the Report

This Report was prepared by Dendron Forestry Services (hereafter "Dendron") at the request of the Client. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report are to be used solely for the purposes outlined within this Report. All other uses are impermissible and unintended, unless specifically stated in writing in the Report.

Intended User of the Report

This Report was prepared by Dendron for the exclusive use of the Client and may not be used or relied upon by any other party. All other users are unintended and unauthorized, unless specifically stated in writing in the Report.

Limitations of this Report

This Report is based on the circumstances and on-site conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to Dendron. On-site conditions may limit the extent of the on-site inspection(s) conducted by Dendron, including weather events such as rain, flooding, storms, winds, tornados, snowfall, snow cover, hail; obstructions including fencing, dwellings, buildings, sheds, plants, and animals; lack of access to the entire perimeter of the tree due to adjacent properties; the shape of the tree; and accessibility of the tree crown, branches, trunk, or roots for examination.

In the event that information provided by the Client or any third parties, including but not limited to documents, records, site and grading plans, permits, or representations or any site conditions are updated or change following the completion of this Report, this Report is no longer current and valid and cannot be relied upon for the purpose for which it was prepared. Dendron and its agents, assessors, and/or employees are not liable for any damages, injuries, or losses arising from amendments, revisions, or changes to the documents, records, site and grading plans, permits, representations, or other information upon which Dendron relied in preparing this Report.

No assessment of any other trees or plants has been undertaken by Dendron. Dendron and its agents, assessors, and/or employees are not liable for any other trees or plants on or around the subject Property except those expressly identified herein. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report apply only to the trees identified herein.

Trees and plants are living organisms and subject to change, damage, and disease, and the results, observations, interpretations, analysis, recommendations, and conclusions as set out in this Report are valid only as at the date any inspections, observations, tests, and analysis took place. No guarantee, warranty, representation, or opinion is offered or made by Dendron as to the length of the validity of the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report. As a result the Client shall only rely upon this Report as representing the results, observations, interpretations, analysis, recommendations, and conclusions that were made as at the date of such inspections, observations, tests, and analysis. The trees discussed in this Report should be re-assessed periodically and at least within one year of the date of this Report.

No Opinion regarding ownership of the Tree

This Report was not prepared to make a determination as to ownership of the subject tree(s). Where ownership of the subject tree(s) is identified within this Report, said identification is based on the information provided by the Client and third parties, including surveys, permits, and site and grading plans and may not be relied upon as a guarantee, warranty, or representation of ownership.

Assumptions

This Report is based on the circumstances and conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to Dendron. Where documents, records, site and grading plans, permits, representations, and any other information was provided to Dendron for the purpose of preparing this Report, Dendron assumed that said information was correct and up-to-date and prepared this Report in reliance on that information. Dendron and its agents, assessors, and/or employees, are not responsible for the veracity or accuracy of such information. Dendron and its agents, assessors, or employees are not liable for any damages, injuries, or losses arising from inaccuracies, errors, and/or omissions in the documents, records, site and grading plans, permits, representations, or other information upon which Dendron relied in preparing this Report.

For the purpose of preparing this Report, Dendron and its agents, assessors, and/or employees assumed that the property which is the subject of this Report is in full compliance with all applicable federal, provincial, municipal, and local statutes, regulations, by-laws, guidelines, and other related laws. Dendron and its agents, assessors, and/or employees are not liable for any issues with respect to non-compliance with any of the above-referenced statutes, regulations, bylaws, guidelines, and laws as it may pertain to or affect the property to which this Report applies.

For the purpose of preparing this Report, Dendron and its agents, assessors, and/or employee assumed that there are no hidden or unapparent conditions affecting the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report.

No Publication

The Client acknowledges and agrees that all intellectual property rights and title, including without limitation, all copyright in this Report shall remain solely with Dendron Forestry. Possession of this Report, or a copy thereof, does not entitle the Client or any third party to the right of publication or reproduction of the Report for any purpose save and except where Dendron has given its prior written consent.

Neither all nor any part of the contents of this Report shall be disseminated to the public through advertising, public relations, news, sales, the internet or other media (including, without limitation, television, radio, print or electronic media) without the prior written consent of Dendron Forestry.

Implementing the Report Recommendations

Dendron and its agents, assessors, and/or employees accept no responsibility for the implementation of any part of this Report unless specifically requested to provide oversight on the implementation of the recommendations. In the event that inspection or supervision of all or part of the implementation of the within recommendations is requested, that request shall be in writing and the details agreed to in writing by both parties.

Dendron and its agents, assessors, and/or employees are not liable for any damages or injuries arising from the manner in which the recommendations in this Report are implemented, including failure to, incorrect, or negligent implementation of the recommendations.

Further Services

Neither Dendron nor any assessor employed or retained by Dendron for the purpose of preparing or assisting in the preparation of this Report shall be required to provide any further consultation or services to the Client, save and except as already carried out in the preparation of this Report and including, without limitation, to act as an expert witness or witness in any court in any jurisdiction unless the Client has first made specific arrangements with respect to such further services, including, without limitation, providing the payment of the Report's regular hourly billing fees.

Limits of Liability

In carrying out this Report, Dendron and its agents, assessors, and/or employees have exercised a reasonable standard of care, skill, and diligence as would be customarily and normally provided in carrying out this Report. While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered, or implied, that these trees, or all parts of them will remain standing. It is professionally impossible to predict with absolute certainty the behaviour of any single tree or group of trees, or all their component parts, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential to fall, lean, or otherwise pose a danger to property and persons in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Without limiting the foregoing, no liability is assumed by Dendron for:

a) any legal description provided with respect to the Property;
b) issues of title and or ownership respect to the Property;
c) the accuracy of the Property line locations or boundaries with respect to the Property; and
d) the accuracy of any other information provided to Dendron by the Client or third parties;
e) any consequential loss, injury or damages suffered by the Client or any third parties, including but not limited to replacement costs, loss of use, earnings and business interruption; and
f) the unauthorized distribution of the Report.

The total monetary amount of all claims or causes of action the Client may have as against Dendron Forestry, including but not limited to claims for negligence, negligent misrepresentation, and breach of contract, shall be strictly limited solely to the total amount of fees paid by the Client to Dendron Forestry pursuant to the Contract for Services dated May 10, 2024, for which this Assessment was carried out.

Further, under no circumstance may any claims be initiated or commenced by the Client against Dendron or any of its directors, officers, employees, contractors, agents, assessors, or Assessors, in contract or in tort, more than 12 months after the date of this Report.

No Third Party Liability

This Report was prepared by Dendron exclusively for the Client for the purpose set out in the Report. Any use which a third party makes of this Report, or any reliance on or decisions a third party may make based upon this Report, are made at the sole risk of any such third parties. Dendron Forestry accepts no responsibility for any damages or loss suffered by any third party or by the Client as a result of decisions made or actions based upon the unauthorized use or reliance of this Report by any such party.

General

Any plans and/or illustrations in this Report are included only to help the Client visualize the issues in this Report and shall not be relied upon for any other purpose. This report is best viewed in colour. Any copies printed in black and white may make some details difficult to properly understand. Dendron accepts no liability for misunderstandings due to a black and white copy of the report.

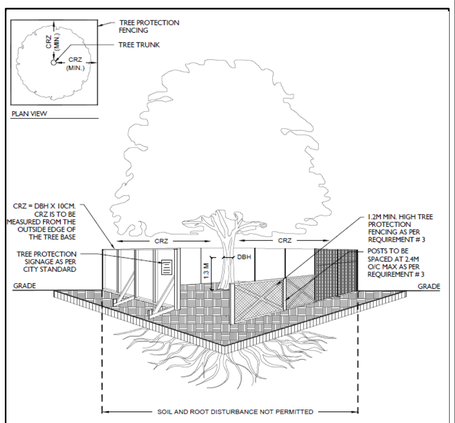
Notwithstanding any of the above, nothing in this Report is taken to absolve the Client of the responsibility of obtaining a new Report in the event that the circumstances of the tree change.

Dendron Forestry Services
dendronforestry.ca

Note: the tree layer has been added to the original base layer supplied by the client in pdf format. This layer refers to the trees only, and the original base has not been altered in the process, although it may be cropped. Refer to the original plan for details as quality is lost when importing the plan into the software used to create the tree layer.
Base Layer: Site plan by Grant + Henley Design Group, dated April 24, 2024

Tree[1]	Species	DBH (cm)	Tree condition	Forester recommendation
1[4]	Manitoba maple (*Acer negundo*)	23, 40	Poor: very limited rooting space – growing in a small area of soil between sidewalk and parking lot; pruned around wires – 1/3 of canopy missing; large branch attachment wound on scaffold branch – fungal body present	Retain. Due to limited rooting space, no protection of CRZ will be necessary. Pruning is not expected to be required, but if minor pruning is required, it is to be performed by a certified arborist.

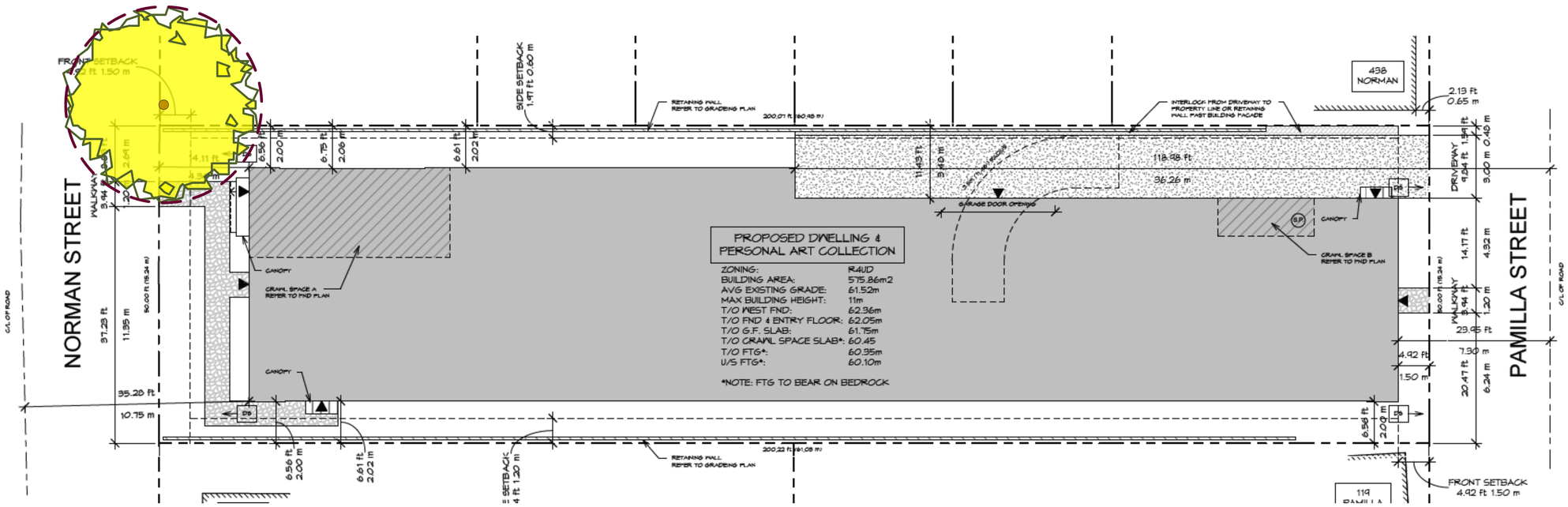
TIR Map – 117 Pamilla/82 Norman		
Date	Revision	Prepared By
15/05/2024	Version 1	KM



Failure to install and maintain fencing as described in this report may result in fines from the city.

TREE PROTECTION REQUIREMENTS:
1. PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
2. UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
   - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTHOUSES;
   - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
   - DO NOT RAISE OR LOWER THE EXISTING GRADE;
   - TUNNEL OR BORE WHEN DIGGING;
   - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY TREE;
   - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY.
   - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING
3. TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC - STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"X4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMISE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
4. THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE INFORMATION REPORT, ETC). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
5. IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.

THE CITY'S TREE PROTECTION BY-LAW, 2020-340 PROTECTS BOTH CITY-OWNED TREES, CITY-WIDE, AND PRIVATELY-OWNED TREES WITHIN THE URBAN AREA. PLEASE REFER TO WWW.OTTAWA.CA/TREEBYLAW FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.



5m 20m

N

Legend

Critical Root Zone
(as defined in By-Law 2020-340)

Tree either fully or partly on city property

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Minor Variance Application

Panel 1
Wednesday, August 7, 2024
1 p.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.

The hearing can also be viewed on the Committee of Adjustment YouTube page.

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.

File Nos.:	D08-02-24/A-00139
Application:	Minor Variance under section 45 of the *Planning Act*
Applicants:	Marc Gregoire & Heather Trail
Property Address:	18 Elliot Avenue
Ward:	17 – Capital
Legal Description:	Lot 36, Registered Plan 261322
Zoning:	R1TT
Zoning By-law:	2008-250

APPLICANTS PROPOSAL / PURPOSE OF THE APPLICATION:

The Applicants want to construct a carport on the west side of the existing dwelling, as shown on the plans filed with the application.

REQUESTED VARIANCES:

The Applicants require the Committee's authorization for minor variances from the Zoning By-law as follows:

a) To permit a front yard parking space, whereas the Zoning By-Law does not permit front yard parking based on the conclusions of a Streetscape Character Analysis.

b) To permit a reduced parking space length of 4.9 metres, whereas the Zoning By-law requires a minimum parking spot length of 5.2 metres.

c) To permit a reduced rear yard setback of 0.86 metres, or 3% of the lot depth, whereas the Zoning By-law requires a minimum rear yard setback of 28% of the lot depth, or in this case, 8.53 metres.

d) To permit a reduced (westerly) interior side yard setback of 0.3 metres, whereas the Zoning By-law requires that both interior side yards total 1.8 metres, with no one side less than 0.6 metres.

e) To permit a front-facing carport setback from the principal entrance way whereas the Zoning By-law does not permit a front-facing carport based on the conclusions of a Streetscape Character Analysis.

The subject property is not the subject of any other current application under the *Planning Act.*

FIND OUT MORE ABOUT THE APPLICATION(S)

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

Visit **Ottawa.ca/CommitteeofAdjustment** and follow the link to **Next hearings** to view panel agendas and application documents, including **proposal cover letters, plans, tree information, hearing notices, circulation maps, and City planning reports.** Written decisions are also published once issued and translated.

If you don't participate in the hearing, you won't receive any further notification of the proceedings.

If you want to be notified of the decision following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, send a written request to the Committee.

HOW TO PARTICIPATE

Submit written or oral comments before the hearing: Email your comments to cofa@ottawa.ca at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

Register to Speak at the hearing at least 24 hours before by contacting the Committee Coordinator at 613-580-2436 or at cofa@ottawa.ca. You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

Be aware that, in accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, all information presented to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence and during the hearing, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent and any other interested individual, and potentially posted online and become searchable on the Internet.

COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consent to sever land and minor variances from the zoning requirements.

DATED: July 19, 2024

Ce document est également offert en français.

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Committee of Adjustment **Comité de dérogation**

AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demande de dérogations mineures

Groupe 1
Mercredi 7 août 2024
13 h

Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience peut aussi être visionnée sur la page YouTube du Comité de dérogation.

Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.

Dossier :	D08-02-24/A-00139
Demande :	Dérogations mineures en vertu de l'article 45 de la *Loi sur l'aménagement du territoire*
Requérants :	Marc Gregoire et Heather Trail
Adresse municipale :	18, avenue Elliot
Quartier :	17 – Capitale
Description officielle :	Lot 36, plan enregistré 261322
Zonage :	R1TT
Règlement de zonage :	nº 2008-250

PROPOSITION DES REQUÉRANTS ET OBJET DE LA DEMANDE :

Les requérants souhaitent construire un abri d'auto du côté ouest de l'habitation existante, conformément aux plans déposés auprès du Comité.

DÉROGATIONS DEMANDÉES :

Les requérants demandent au Comité d'accorder les dérogations mineures au Règlement de zonage décrites ci-après :

a) Permettre une place de stationnement dans la cour avant, alors que le Règlement ne permet pas le stationnement dans la cour avant, selon les conclusions d'une analyse du caractère du paysage de rue.

b) Permettre la réduction de la longueur d'une place de stationnement à 4,9 mètres, alors que le Règlement exige une place de stationnement d'une longueur minimale de 5,2 mètres.

c) Permettre la réduction de la marge de recul arrière à 0,86 mètre, soit 3 % de la profondeur du terrain, alors que le Règlement exige une marge de recul arrière minimale de 28 % de la profondeur du terrain, soit 8,53 mètres dans le cas présent.

d) Permettre la réduction de la marge de recul de la cour latérale intérieure (ouest) à 0,3 mètre, alors que le Règlement exige que les deux cours latérales intérieures totalisent 1,8 mètre, sans qu'aucun côté ne soit inférieur à 0,6 mètre.

e) Permettre un abri d'auto faisant face à l'avant, en retrait de l'entrée principale, alors que le Règlement ne permet pas un abri d'auto faisant face à l'avant, selon les conclusions d'une analyse du caractère du paysage de rue.

La demande indique que la propriété ne fait l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

POUR EN SAVOIR PLUS SUR LA DEMANDE

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité de dérogation via l'adresse, le courriel, le site Web ou le code QR ci-dessous.

Visitez le site **Ottawa.ca/Comité de dérogation** et suivez le lien **Prochaines audiences** pour consulter l'ordre du jour du Comité et les documents relatifs aux demandes, y compris **les lettres d'accompagnement des propositions, les plans, l'information sur les arbres, les avis d'audience, les cartes de diffusion et les rapports d'urbanisme de la Ville**. Les décisions écrites sont également publiées une fois rendues et traduites.

Si vous ne participez pas à l'audience, vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décision prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, faites-en la demande par écrit au Comité.

COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

Inscrivez-vous au moins 24 heures à l'avance en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à cded@ottawa.ca. Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Sachez que, conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée et pourront éventuellement être affichés en ligne et faire l'objet d'une recherche sur Internet.

COMITÉ DE DÉROGATION

Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de *la Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 19 juillet 2024

This document is also available in English.

Committee of Adjustment
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cded@ottawa.ca
613-580-2436

Committee of Adjustment
Comité de dérogation

CIRCULATION MAP /
PLAN DE CIRCULATION

SUBJECT LAND / TERRE EN QUESTION

18 av. Elliot Ave.

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Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2024-07-08

City of Ottawa | Ville d'Ottawa
Comité de dérogation

July 5, 2024

To Whom it May Concern

We recently moved to 18 Elliot Avenue allowing for closer access to The University of Ottawa, St Paul's University and The Ottawa Hospital for our daughter Trinity. She is a full time student at Ottawa U who is currently training to compete for Canada at the 2024 Paralympics in Paris. Trinity is an active individual who suffers from a rare Autoimmune Autonomic Neuropathy which is attacking many of her automatic functions. She is no longer able to eat and is dependent on IV hydration and nutrition. She has been permanently in a wheelchair for the last 2 years.

To learn more about Trinity and her story:
Trinity's Triumph: Despite a daunting health journey, a wheelchair fencer sets her sights on the 2024 Paralympics

The property is a legal duplex built in 2016 to create a multi-generational residence with one unit at ground level and the 2nd unit taking up the top two floors. The design did not take into consideration the goals and objectives of the City of Ottawa's New Official Plan for Safe and Inclusive Communities and we are asking for you to grant four minor variances in keeping with the city's current strategic direction. Through your decision making in granting these five minor variances on the build environment at 18 Elliot Avenue in Old Ottawa East Ward 17, you will be advancing Trinity's ability to thrive and live her fullest life possible.

Obstacles that she currently faces:

Trinity can only drive a car equipped with hand controls, and since the laneway is only single lane, she is unable to move other cars when blocked in, making her dependent on others to shuffle cars or trapped if no one is at home.

Trinity is unable to remove snow and/or ice from the driveway, "walk"way and her vehicle in the wintertime. Winter conditions can make it very treacherous when transitioning between her car and her unit and just miserable in the rain.

To maintain Trinity's dignity and independence we are asking for the proposed changes:

To provide Trinity with **safe and convenient access to transportation.** We propose adding a parking space in the front of our home to ensure Trinity's car is always accessible. The surface would be made from interlock stone to ensure curb appeal within the neighborhood and the space would meet the minimum length requirement of 4.6m. In addition to this, front of the house parking will maintain the urban design goal of creating a sense of space with a welcoming front home view of the second floor entrance.

To provide Trinity with **all season sustainable mobility**, particularly during times of inclement weather, we propose creating a carport that would tie into our existing balcony and the existing

garage to provide shelter from direct overhead precipitation. We would include a ramp to get to the back door of her unit. We propose at the same time to also create additional rooftop terrace above the carport with a privacy screen incorporated into the design (as required per Section 55, Table 55, 8C). Eavestroughing will be installed to ensure water does not flow inappropriately on neighbours property.

A Streetscape Character Analysis was performed by the city to define the applicable Character Groups.

A Tree Information Report (TIR) was performed to determine impact of changes on the Norway maple in the front yard.

Applicable by-laws and requested variances:

Variance Request #1 - Permit Front Yard Parking and allow variance Section 140, Table 140B which states that a single driveway or shared driveway is permitted for Character Group B. The softscape in the front yard will be 46% of the area. No new private approach will be needed. The existing private approach with the reduced curb and asphalt walkway can be used to access the new parking space. A TIR has been completed and extending the front parking will not impact the Norway Maple tree.

Variance Request #2 - Permit parking space length of 4.44 m and allow variance from By-law 2021-218 (106. (1) (c)) which states that any motor vehicle parking space must be at least 5.2m long. Clearance of 4.44m is from the concrete porch at the front entrance to the city right of way line.

Variance Request #3 - Permit relief for rear yard setback of 0.86 m and allow variance from by-law section 144, Table 144B, which states that a minimum rear setback of 28% of lot depth (30.48 m) shall be maintained. (Note: the existing stand alone garage is at this position and the rear setback requirement is applicable now that the carport will tie in the garage to the house as one continuous structure).

Variance Request #4 - Permit relief for side yard setback of 0.30 m and allow variance from by-law section 156, Table 156A, Subzone TT, which states that side setback total shall be 1.8m, with one yard, no less than 0.6m. (Note: the existing stand alone garage constrains the side setback requirement for the new carport).

Variance Request #5 - Permit front facing carport, which is set back from principal entranceway and allow variance from Section 140, Table 140A Character Group A (i) which states that no front-facing or cornerfacing attached carport is permitted 140 (8) (b).

We believe these features will create a more accessible place of living for Trinity and will also be beneficial for any future occupants of this unit, as wheelchair accessible living spaces are not currently plentiful in the city.

We have met with our neighbours and they are in support of our proposed changes.

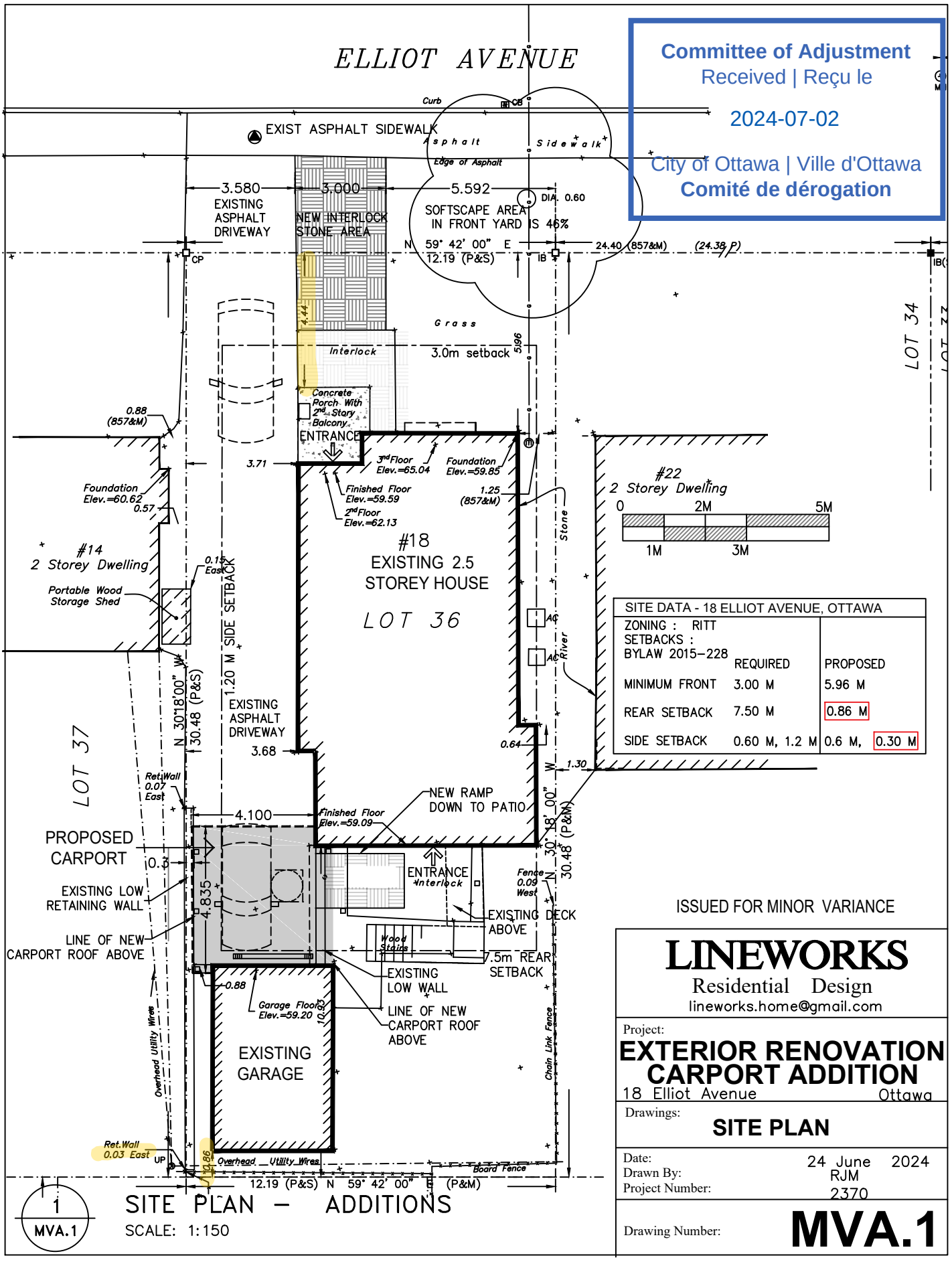
Therefore we believe the changes are appropriate for the use of the land and building and the general intent and purpose of the relevant by-laws are maintained.

As you have stated in the City of Ottawa's New Official Plan 2.2.4 Healthy and Inclusive Communities shall be liveable communities that foster health, inclusivity and sustainability to meet the challenges of the 21st century. Here you acknowledge that the built environment can influence the quality of life and well-being. We ask for your support and approval to make these changes to allow Trinity to be safe and active year round. These improvements will allow Trinity to safely and effectively further her education, independently maintain her health care needs and participate in both social and athletic activities that are vital to her overall mental health.

Kindly

Heather Trail and Marc Gregoire

Heather Trail and Marc Gregoire



SITE DATA - 18 ELLIOT AVENUE, OTTAWA		
ZONING : RITT		
SETBACKS : BYLAW 2015–228	REQUIRED	PROPOSED
MINIMUM FRONT	3.00 M	5.96 M
REAR SETBACK	7.50 M	0.86 M
SIDE SETBACK	0.60 M, 1.2 M	0.6 M, 0.30 M

1
MVA.1

SITE PLAN – ADDITIONS
SCALE: 1:150

ISSUED FOR MINOR VARIANCE

Committee of Adjustment
Received | Reçu le
2024-07-02
City of Ottawa | Ville d'Ottawa
Comité de dérogation

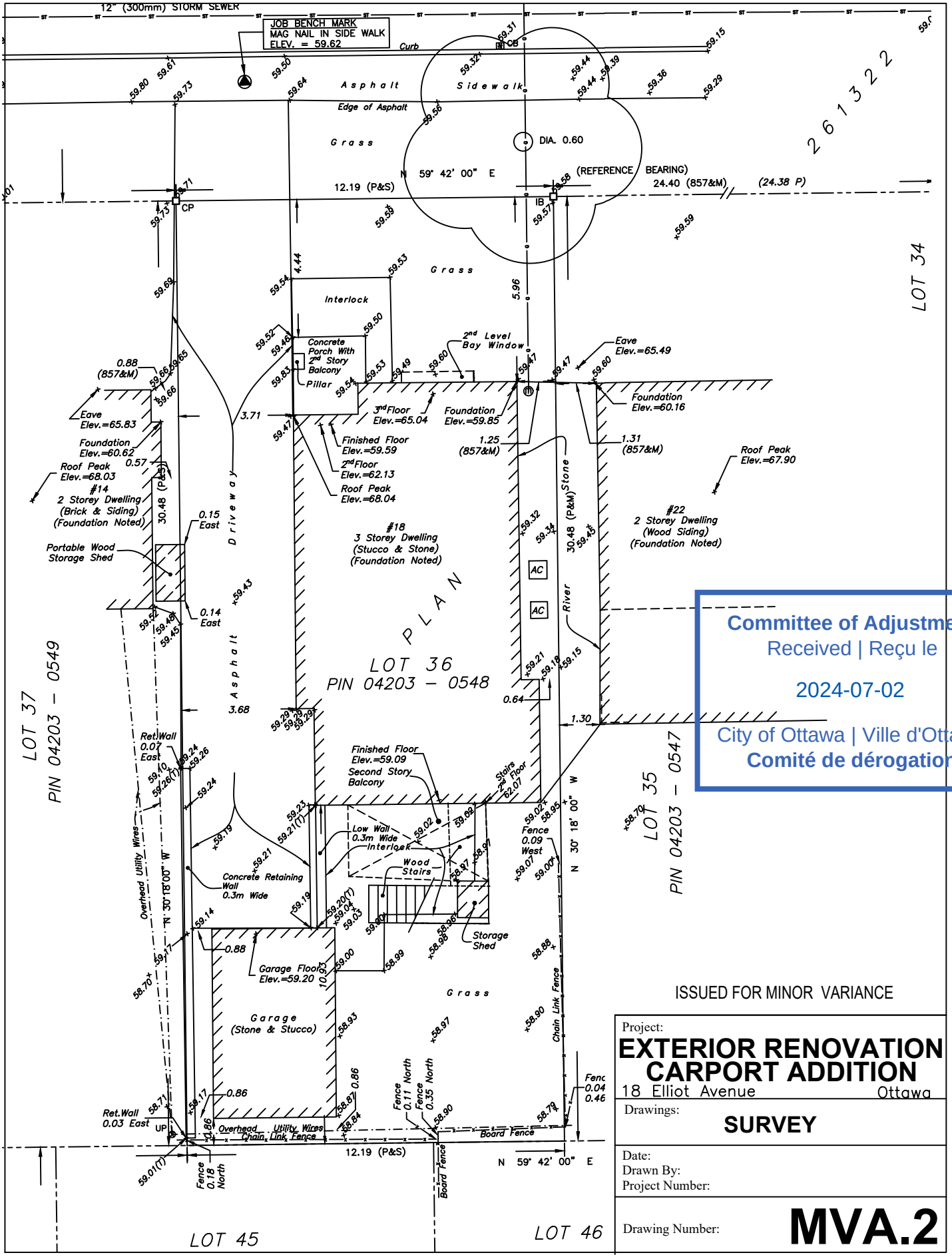
LINEWORKS
Residential Design
lineworks.home@gmail.com

Project:
EXTERIOR RENOVATION
CARPORT ADDITION
18 Elliot Avenue Ottawa

Drawings:
SITE PLAN

Date: 24 June 2024
Drawn By: RJM
Project Number: 2370

Drawing Number: **MVA.1**



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2024-07-02
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Comité de dérogation

ISSUED FOR MINOR VARIANCE

Project:
EXTERIOR RENOVATION CARPORT ADDITION
18 Elliot Avenue Ottawa

Drawings:
SURVEY

Date:
Drawn By:
Project Number:

Drawing Number: **MVA.2**

METRIC
DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

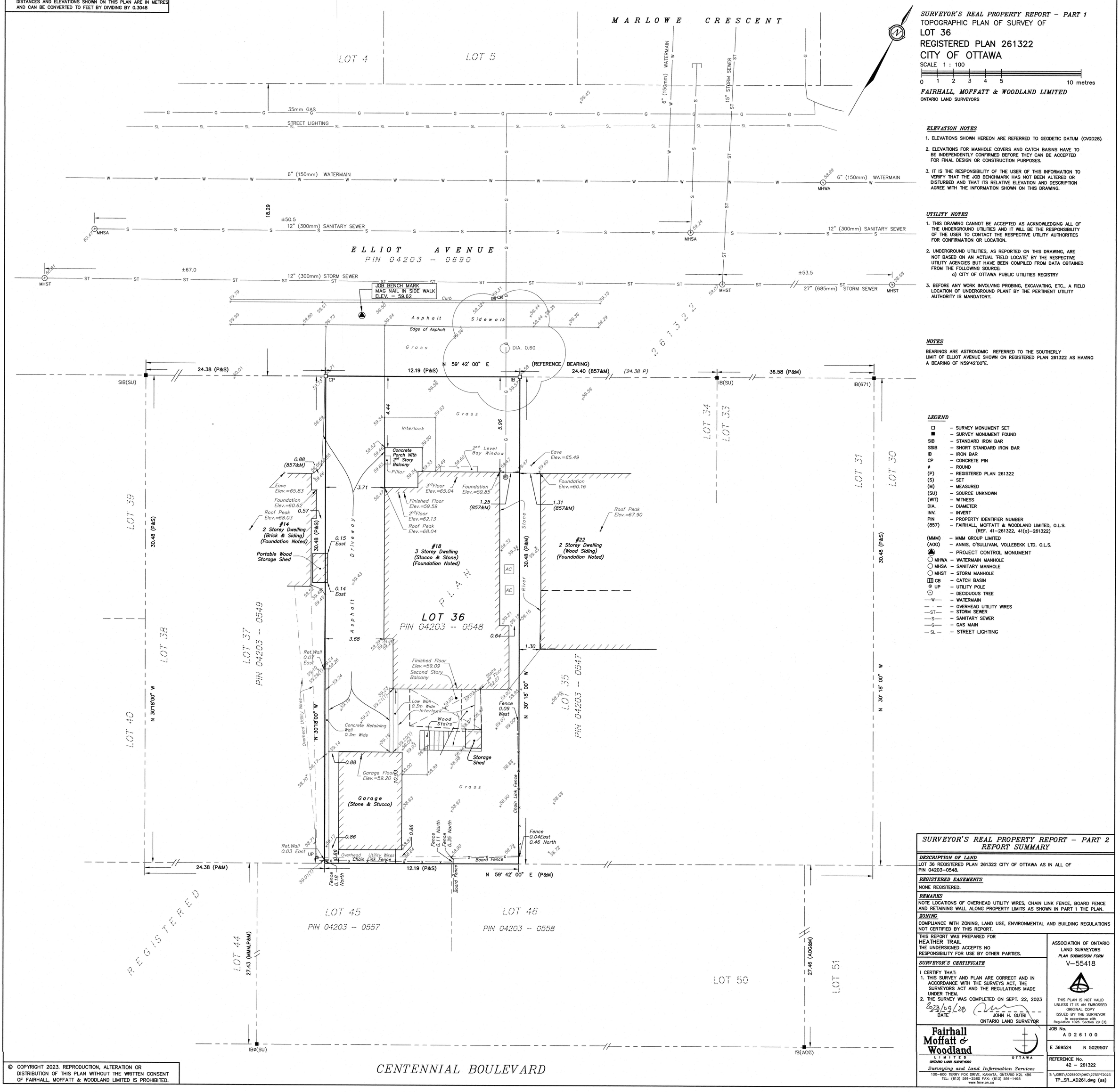
SURVEYOR'S REAL PROPERTY REPORT – PART 1

TOPOGRAPHIC PLAN OF SURVEY OF
LOT 36
REGISTERED PLAN 261322
CITY OF OTTAWA

SCALE 1 : 100

0 1 2 3 4 5 10 metres

FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS



ELEVATION NOTES

1. ELEVATIONS SHOWN HEREON ARE REFERRED TO GEODETIC DATUM (CVGD28).
2. ELEVATIONS FOR MANHOLE COVERS AND CATCH BASINS HAVE TO BE INDEPENDENTLY CONFIRMED BEFORE THEY CAN BE ACCEPTED FOR FINAL DESIGN OR CONSTRUCTION PURPOSES.
3. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.

UTILITY NOTES

1. THIS DRAWING CANNOT BE ACCEPTED AS ACKNOWLEDGING ALL OF THE UNDERGROUND UTILITIES AND IT WILL BE THE RESPONSIBILITY OF THE USER TO CONTACT THE RESPECTIVE UTILITY AUTHORITIES FOR CONFIRMATION OR LOCATION.
2. UNDERGROUND UTILITIES, AS REPORTED ON THIS DRAWING, ARE NOT BASED ON AN ACTUAL 'FIELD LOCATE' BY THE RESPECTIVE UTILITY AGENCIES BUT HAVE BEEN COMPILED FROM DATA OBTAINED FROM THE FOLLOWING SOURCE:
   a) CITY OF OTTAWA PUBLIC UTILITIES REGISTRY
3. BEFORE ANY WORK INVOLVING PROBING, EXCAVATING, ETC., A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY.

NOTES

BEARINGS ARE ASTRONOMIC REFERRED TO THE SOUTHERLY LIMIT OF ELLIOT AVENUE SHOWN ON REGISTERED PLAN 261322 AS HAVING A BEARING OF N59°42'00"E.

LEGEND

- □ – SURVEY MONUMENT SET
- ■ – SURVEY MONUMENT FOUND
- SIB – STANDARD IRON BAR
- SSIB – SHORT STANDARD IRON BAR
- IB – IRON BAR
- CP – CONCRETE PIN
- ø – ROUND
- (P) – REGISTERED PLAN 261322
- (S) – SET
- (M) – MEASURED
- (SU) – SOURCE UNKNOWN
- (WIT) – WITNESS
- DIA. – DIAMETER
- INV. – INVERT
- PIN – PROPERTY IDENTIFIER NUMBER
- (857) – FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S. (REF. 41–261322, 41(a)–261322)
- (MMM) – MMM GROUP LIMITED
- (AOG) – ANNIS, O'SULLIVAN, VOLLEBEKK LTD. O.L.S.
- ▲ – PROJECT CONTROL MONUMENT
- ○ MHWA – WATERMAIN MANHOLE
- ○ MHSA – SANITARY MANHOLE
- ○ MHST – STORM MANHOLE
- ▥ CB – CATCH BASIN
- ⊗ UP – UTILITY POLE
- ⬠ – DECIDUOUS TREE
- —W— – WATERMAIN
- — . — – OVERHEAD UTILITY WIRES
- —ST— – STORM SEWER
- —S— – SANITARY SEWER
- —G— – GAS MAIN
- —SL— – STREET LIGHTING

SURVEYOR'S REAL PROPERTY REPORT – PART 2
REPORT SUMMARY

DESCRIPTION OF LAND
LOT 36 REGISTERED PLAN 261322 CITY OF OTTAWA AS IN ALL OF PIN 04203-0548.

REGISTERED EASEMENTS
NONE REGISTERED.

REMARKS
NOTE LOCATIONS OF OVERHEAD UTILITY WIRES, CHAIN LINK FENCE, BOARD FENCE AND RETAINING WALL ALONG PROPERTY LIMITS AS SHOWN IN PART 1 THE PLAN.

ZONING
COMPLIANCE WITH ZONING, LAND USE, ENVIRONMENTAL AND BUILDING REGULATIONS NOT CERTIFIED BY THIS REPORT.

THIS REPORT WAS PREPARED FOR
HEATHER TRAIL
THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON SEPT. 22, 2023

2023/09/28
DATE
JOHN H. GUTRI
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V–55418

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29 (3).

Fairhall Moffatt & Woodland
LIMITED
ONTARIO LAND SURVEYORS
OTTAWA
Surveying and Land Information Services
100–600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6
TEL: (613) 591–2580 FAX: (613) 591–1495
www.fmw.on.ca

JOB No. AD26100
E 369524 N 5029507
REFERENCE No. 42 – 261322
S:\JOBS\AD26100\DWG\27SEPT2023
TP_SR_AD261.dwg (ss)

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Committee of Adjustment
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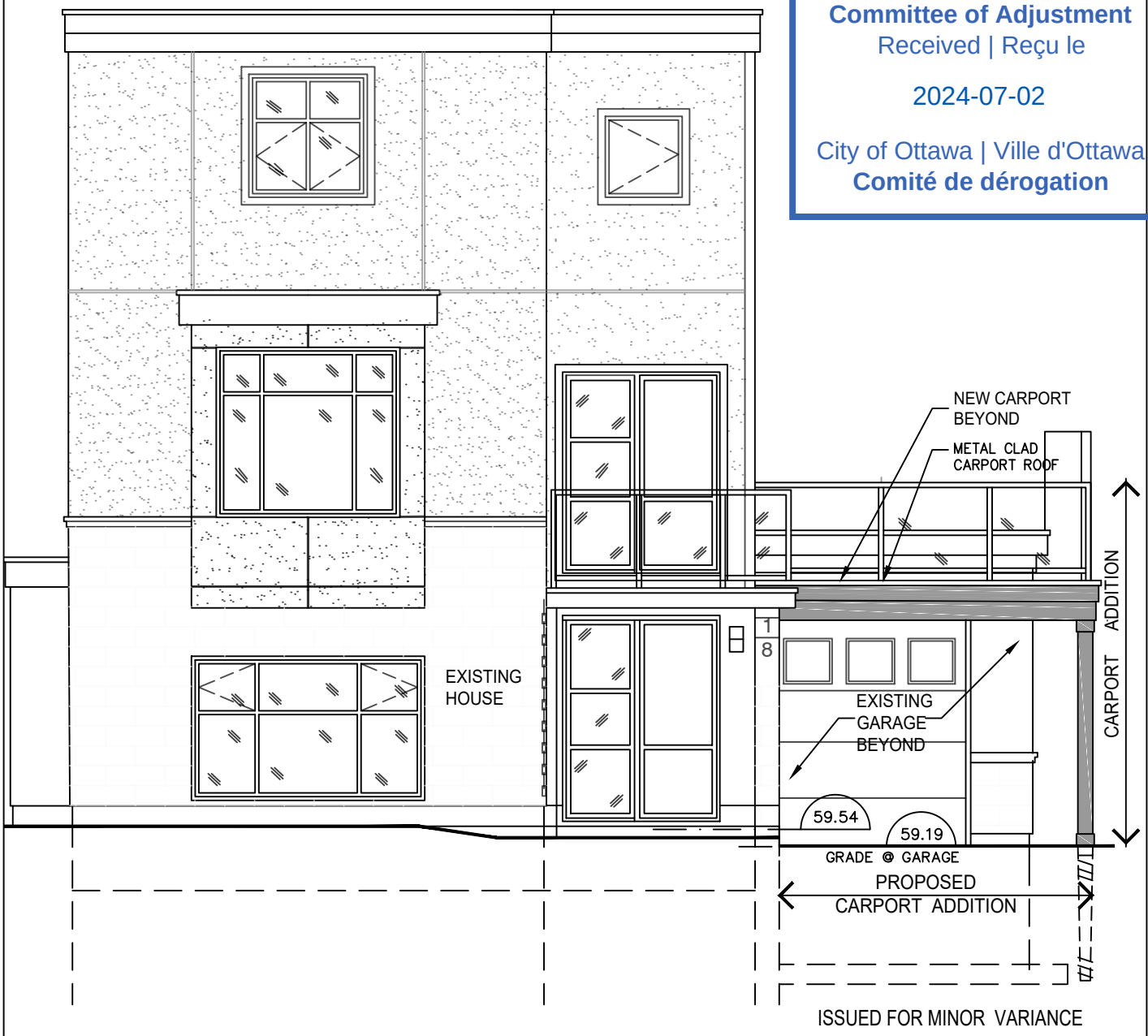
2024-07-02

City of Ottawa | Ville d'Ottawa
Comité de dérogation



ISSUED FOR MINOR VARIANCE

1
MVA.3

FRONT – NORTH – ELEVATION
SCALE: 1/4" = 1'–0"

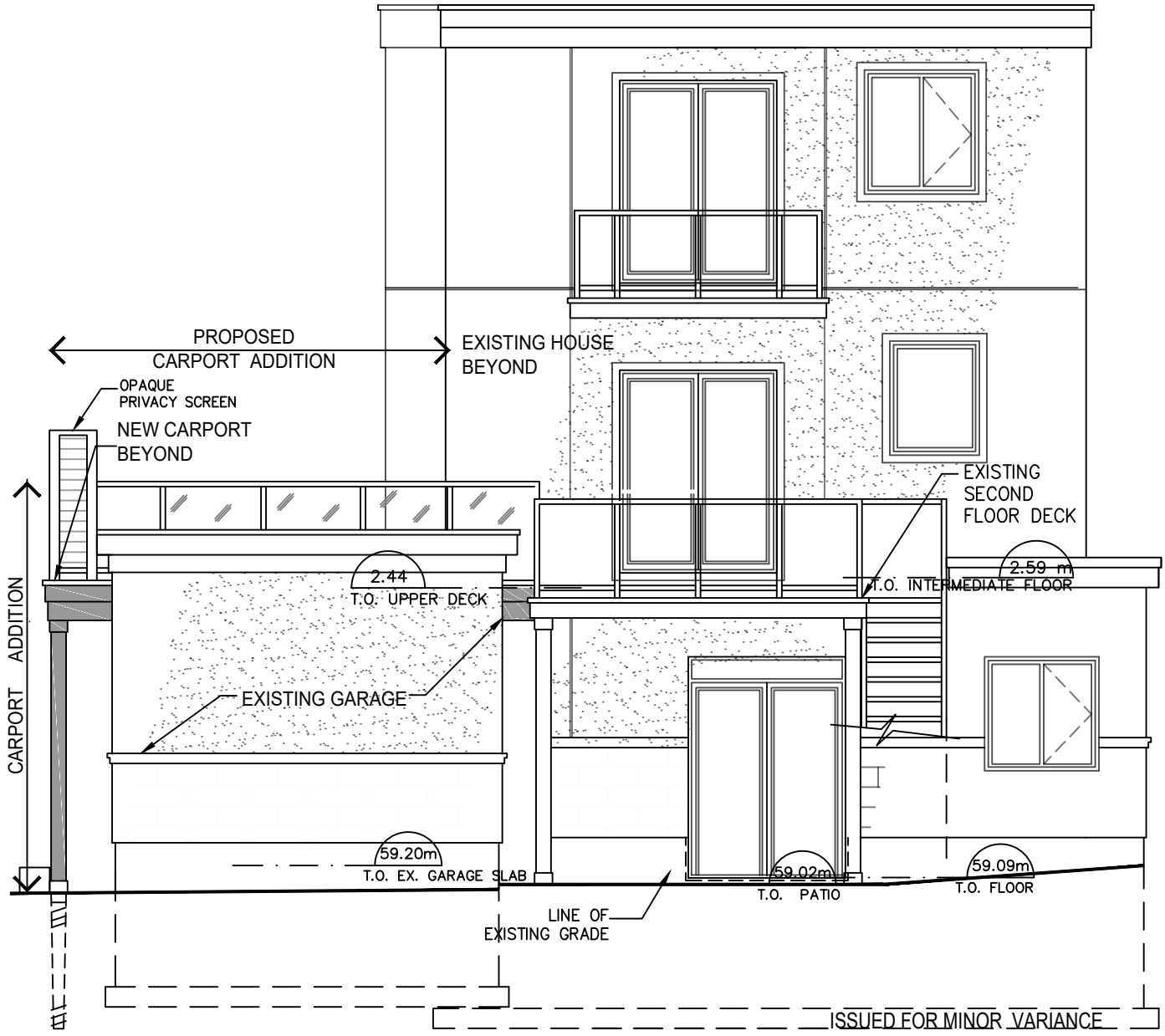
LINEWORKS
Residential Design
lineworks.home@gmail.com

Project:
EXTERIOR RENOVATION
CARPORT ADDITION
18 Elliot Avenue Ottawa

Drawings:
FRONT ELEVATION

Date: 24 June 2024
Drawn By: RJM
Project Number: 2370

Drawing Number: **MVA.3**



1
MVA.4

REAR – SOUTH – ELEVATION

SCALE: 3/16" = 1'–0"

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Comité de dérogation

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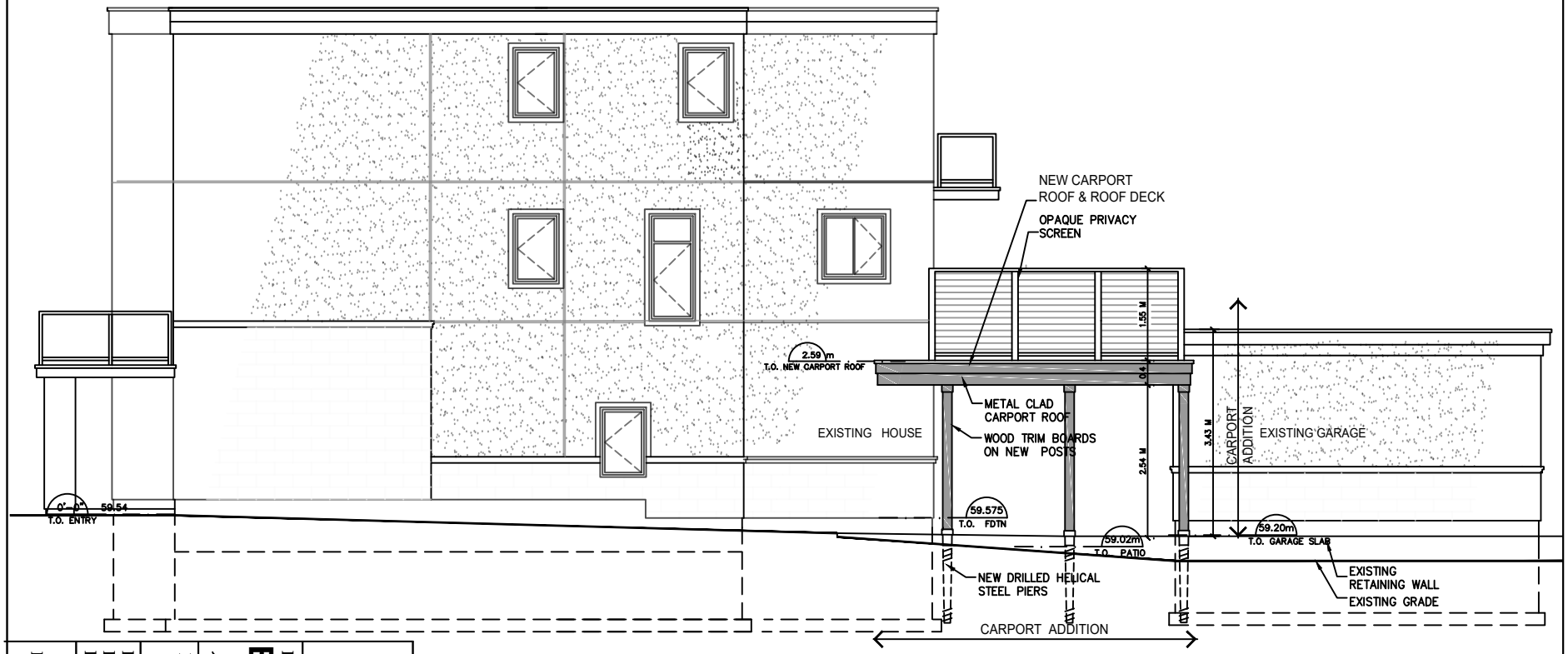
Residential Design
lineworks.home@gmail.com

Project:
EXTERIOR RENOVATION
CARPORT ADDITION
18 Elliot Avenue Ottawa

Drawings:
REAR ELEVATION

Date: 24 June 2024
Drawn By: RJM
Project Number: 2370

Drawing Number: **MVA.4**



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Comité de dérogation

ISSUED FOR MINOR VARIANCE

1
MVA.5

SIDE – WEST – ELEVATION
SCALE: 3/16" = 1'–0"

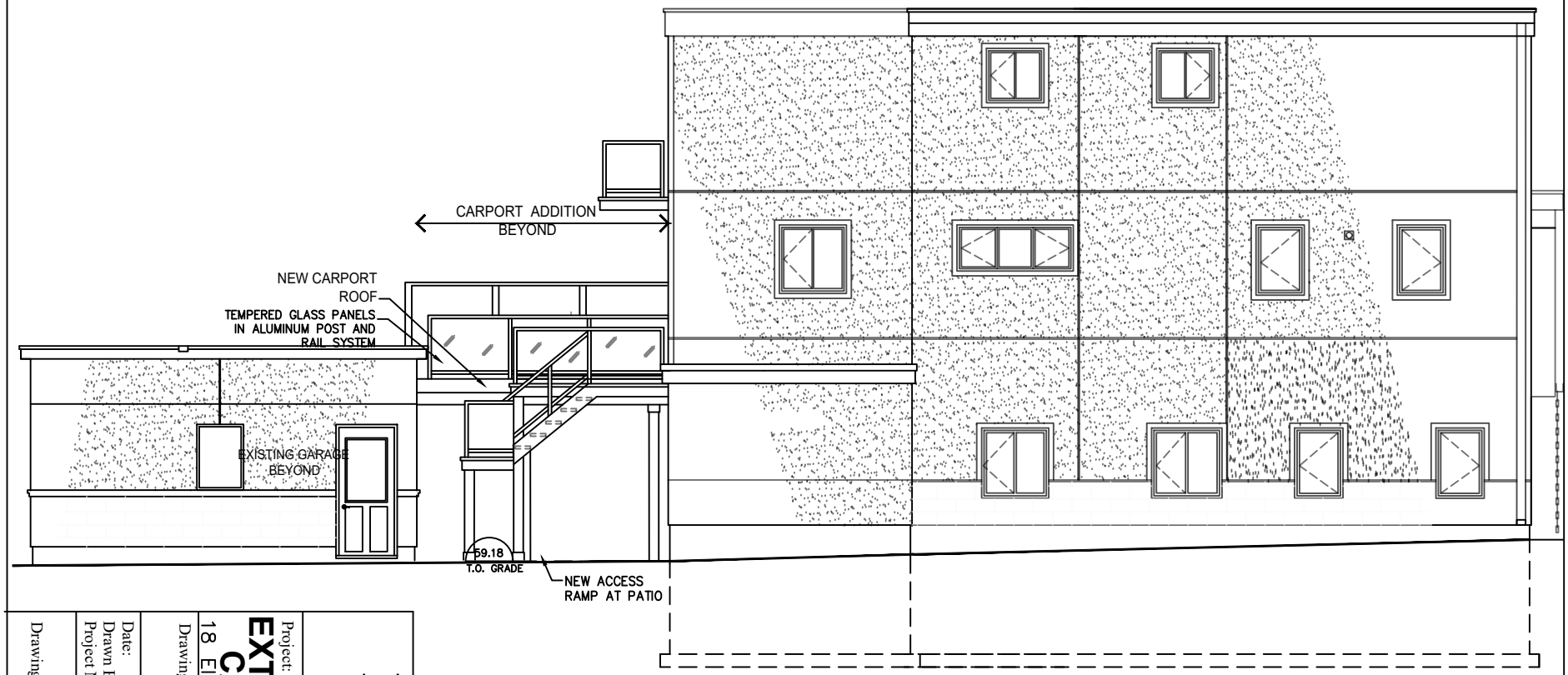
LINEWORKS
Residential Design
lineworks.home@gmail.com

Project:
EXTERIOR RENOVATION
CARPORT ADDITION
18 Elliot Avenue Ottawa

Drawings:
SIDE ELEVATION

Date: 24 June 2024
Drawn By: RJM
Project Number: 2370

Drawing Number:
MVA.5



1
MVA.6

SIDE – EAST – ELEVATION

SCALE: 3/16" = 1'–0"

ISSUED FOR MINOR VARIANCE

LINEWORKS
Residential Design
lineworks.home@gmail.com

Project:
EXTERIOR RENOVATION
CARPORT ADDITION
18 Elliot Avenue Ottawa

Drawings:
SIDE ELEVATION

Date: 24 June 2024
Drawn By: RJM
Project Number: 2370

Drawing Number:
MVA.6

Committee of Adjustment
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2024-07-02

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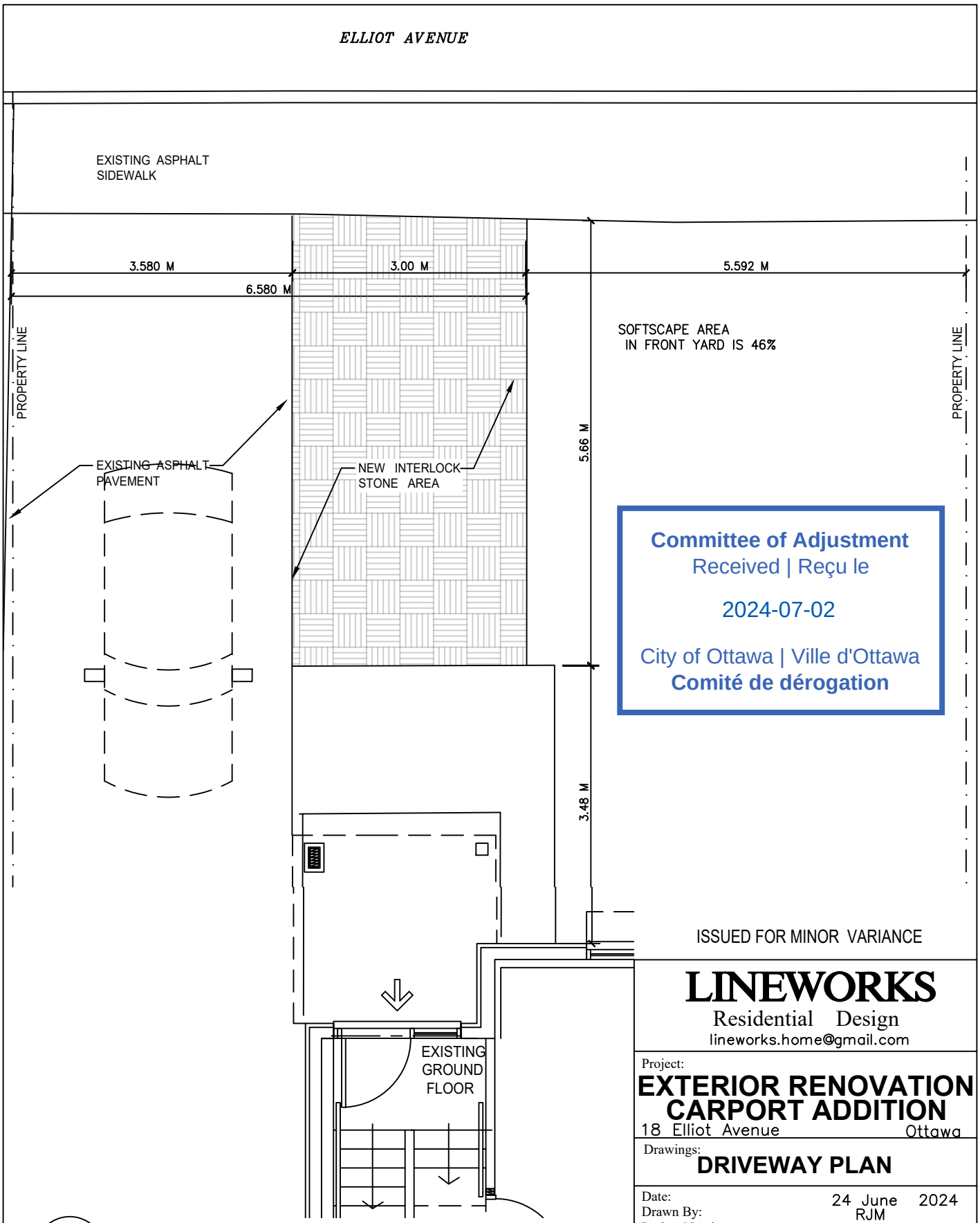

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2024-07-02

City of Ottawa | Ville d'Ottawa
Comité de dérogation

ISSUED FOR MINOR VARIANCE

1
MVA.7

FRONT YARD – DRIVEWAY PLAN
SCALE: 3/16" = 1'–0"

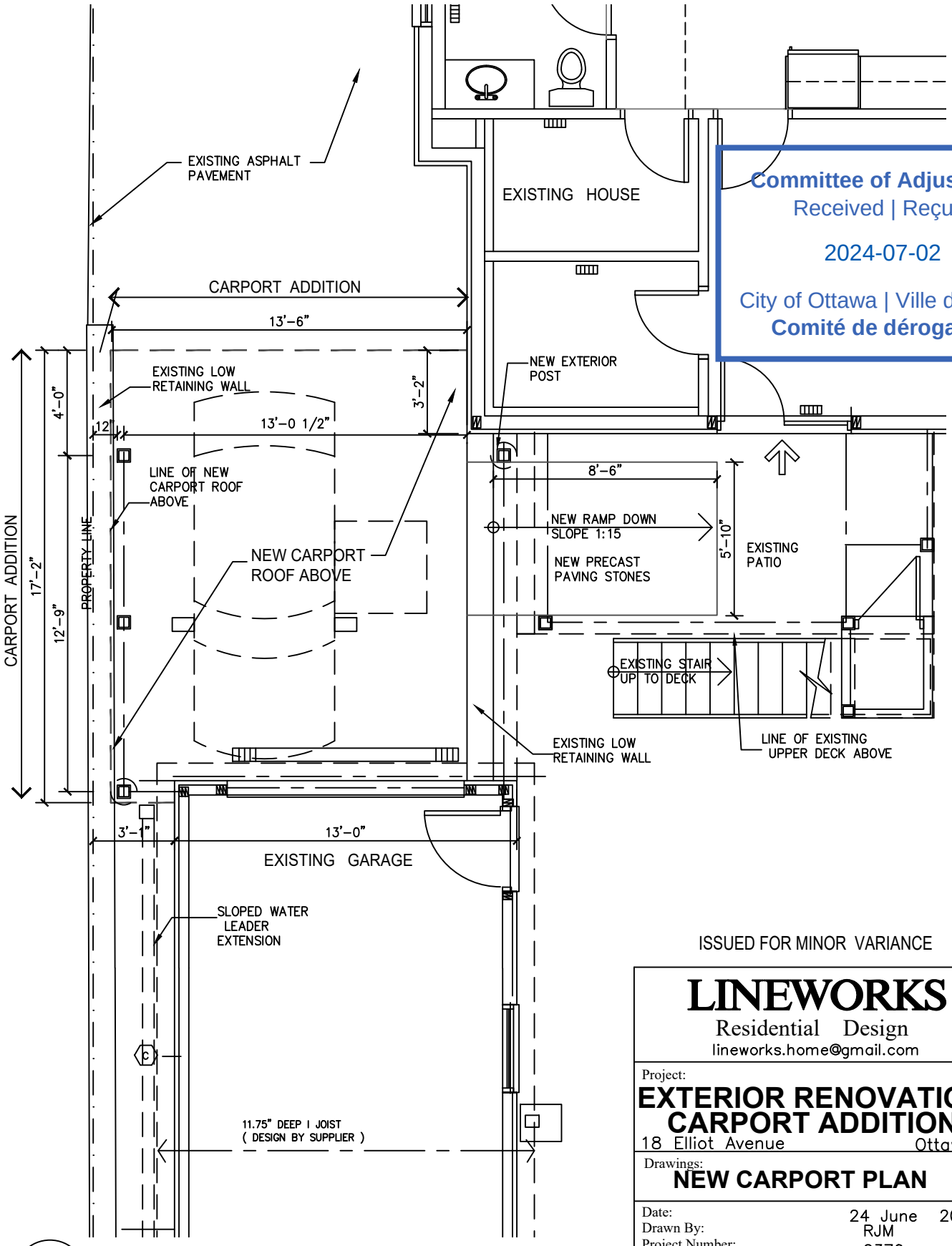
LINEWORKS
Residential Design
lineworks.home@gmail.com

Project:
EXTERIOR RENOVATION
CARPORT ADDITION
18 Elliot Avenue Ottawa

Drawings:
DRIVEWAY PLAN

Date: 24 June 2024
Drawn By: RJM
Project Number: 2370

Drawing Number: **MVA.7**



1
MVA.8

NEW CARPORT PLAN
SCALE: 3/16" = 1'-0"

Committee of Adjustment
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2024-07-02
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Comité de dérogation

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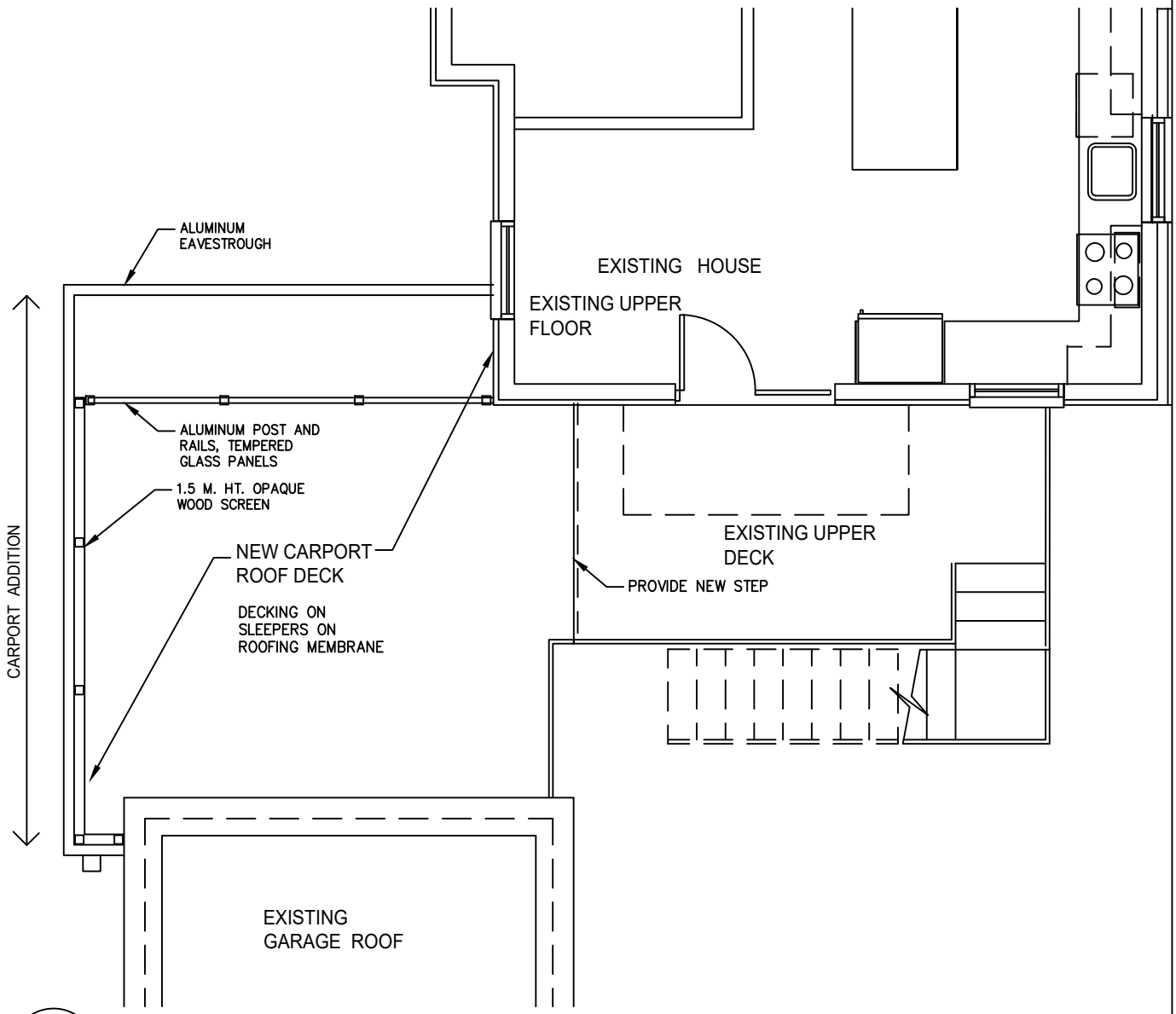
Project:
EXTERIOR RENOVATION
CARPORT ADDITION
18 Elliot Avenue Ottawa

Drawings:
NEW CARPORT PLAN

Date: 24 June 2024
Drawn By: RJM
Project Number: 2370

Drawing Number: **MVA.8**



1
MVA.9

NEW CARPORT DECK PLAN

SCALE: 3/16" = 1'-0"

ISSUED FOR MINOR VARIANCE

Committee of Adjustment
Received | Reçu le

2024-07-02

City of Ottawa | Ville d'Ottawa
Comité de dérogation

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Residential Design
lineworks.home@gmail.com

Project:
EXTERIOR RENOVATION
CARPORT ADDITION
18 Elliot Avenue Ottawa

Drawings:
CARPORT DECK PLAN

Date: 24 June 2024
Drawn By: RJM
Project Number: 2370

Drawing Number: **MVA.9**

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

Tree Information Report

Prepared by Colleen Eames, Arborist ISA-ON1226A
Arborist Consulting Ottawa
416 Brigatine Ave, Stittsville ON
arboristconsultingottawa@gmail.com
613-884-3394

Committee of Adjustment
Received | Reçu le
2024-07-02
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Application Details:

Home Owner	Marc Gregoire
Address of Tree(S)	18 Elliot Ave
Contact Information	marc2621@gmail.com, 613-859-0052
Date of Inspection:	April 16 2024
Reason for application	Minor Variance
Boundary trees or trees on neighbouring properties.	Yes, City owned tree
Regulations	None

Tree Details:

Inventory	Species	DBH(cm)	CRZ(m)	Ownership	Condition	Recommended Action
1	Norway Maple	59	5.9	City	Very good	Retain and Protect

Comments:
Application for a minor variance to build a car port and extend the existing driveway with a stone walkway. The stone walkway portion of this work has already been undertaken.

The completed stone walkway is a minimum of 3.75m from the base of the Norway Maple along one side only. Given a Critical root zone (CRZ) of 5.9m, the area that was impacted amounts to approximately 9% of the root zone, which is well within the capacity of this species of tree to tolerate. However, some of the roots are visible on the surface and have been cut raggedly. **These roots should be cut cleanly with a sharp saw which has been disinfected between cuts and then the area lightly mulched.** The area should be watered regularly this summer if there is insufficient rain. Care should be taken not to further damage any of the root zone of this tree.

Also, the tree has been mulched improperly with a thick layer of mulch piled against the trunk of the tree, **this mulch should be carefully removed and spread further out so as to leave a well of space around the main trunk at least 4" wide.**

No further action is needed for the carport construction as it does not affect the root zone of the tree, however during construction **no equipment, tools, machinery etc should be stored on the ground in the front yard**. This report has 2 pages.

Colleen Eames, Arborist

Apr. 23, 2024
Date

Norway maple 59cm, 18 Elliot Ave. April 16 2024, Colleen Eames

Committee of Adjustment **Comité de dérogation**

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Minor Variance Application

Panel 1
Wednesday, August 6, 2024
1 p.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.

The hearing can also be viewed on the Committee of Adjustment YouTube page.

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.

File No.:	D08-02-24/A-00167
Application:	Minor Variance under section 45 of the *Planning Act*
Applicant:	Billy Triantafilos
Property Address:	946 Colonel By Drive
Ward:	17 - Capital
Legal Description:	Part of Lot 2, Registered Plan 189366
Zoning:	R3Q [2118] H(9)
Zoning By-law:	2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION:

The Applicant wants to construct an addition on top of the existing three storey dwelling. The addition would provide access to a front and rear roof top terrace, as shown on plans filed with the Committee.

REQUESTED VARIANCES:

The Applicant requires the Committee's authorization for minor variances from the Zoning By-law as follows:

a) To permit an increased building height of 11.74 metres, whereas the Zoning By-law permits a maximum building height of 9 metres.

b) To permit a rooftop terrace to be setback 0.76 metres from the exterior walls of the building (east side), where as the Zoning By-law requires a minimum setback of 1.5 metres from any exterior wall of the building when a roof-top terrace is located on the uppermost storey.

The subject property is not the subject of any other current application under the *Planning Act.*

FIND OUT MORE ABOUT THE APPLICATION(S)

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

Visit **Ottawa.ca/CommitteeofAdjustment** and follow the link to **Next hearings** to view panel agendas and application documents, including **proposal cover letters, plans, tree information, hearing notices, circulation maps, and City planning reports.** Written decisions are also published once issued and translated.

If you don't participate in the hearing, you won't receive any further notification of the proceedings.

If you want to be notified of the decision following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, send a written request to the Committee.

HOW TO PARTICIPATE

Submit written or oral comments before the hearing: Email your comments to cofa@ottawa.ca at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

Register to Speak at the hearing at least 24 hours before by contacting the Committee Coordinator at 613-580-2436 or at cofa@ottawa.ca. You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

Be aware that, in accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, all information presented to the Committee of Adjustment is considered public information and can be shared with any interested

individual. Information you choose to disclose in your correspondence and during the hearing, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent and any other interested individual, and potentially posted online and become searchable on the Internet.

COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consent to sever land and minor variances from the zoning requirements.

DATED: July 19, 2024

Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436

Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436

Committee of Adjustment **Comité de dérogation**

AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demande de dérogations mineures

Groupe 1
Mercredi 7 août 2024
13 h

Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience peut aussi être visionnée sur la page YouTube du Comité de dérogation.

Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.

Dossier :	D08-02-24/A-00167
Demande :	Dérogations mineures en vertu de l'article 45 de la *Loi sur l'aménagement du territoire*
Requérant :	Billy Triantafilos
Adresse municipale :	946, promenade Colonel-By
Quartier :	17 - Capitale
Description officielle :	Partie du lot 2, plan enregistré 189366
Zonage :	R3Q [2118] H(9)
Règlement de zonage :	nº 2008-250

PROPOSITION DU REQUÉRANT ET OBJET DE LA DEMANDE :

Le requérant souhaite construire un rajout sur l'habitation existante de trois étages. Le rajout donnerait accès à une terrasse sur le toit à l'avant et à l'arrière, conformément aux plans déposés auprès du Comité.

DÉROGATIONS DEMANDÉES :

Le requérant demande au Comité d'accorder les dérogations mineures au Règlement de zonage décrites ci-après :

a) Permettre l'augmentation de la hauteur de bâtiment à 11,74 mètres, alors que le Règlement permet une hauteur maximale de 9 mètres.

b) Permettre qu'une terrasse sur le toit soit en retrait de 0,76 mètre des murs extérieurs du bâtiment (côté est), alors que le Règlement exige un retrait minimal de 1,5 mètre de tout mur extérieur du bâtiment lorsqu'une terrasse sur le toit est située à l'étage supérieur.

La demande indique que la propriété ne fait l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

POUR EN SAVOIR PLUS SUR LA DEMANDE

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité de dérogation via l'adresse, le courriel, le site Web ou le code QR ci-dessous.

Visitez le site **Ottawa.ca/Comité de dérogation** et suivez le lien **Prochaines audiences** pour consulter l'ordre du jour du Comité et les documents relatifs aux demandes, y compris **les lettres d'accompagnement des propositions, les plans, l'information sur les arbres, les avis d'audience, les cartes de diffusion et les rapports d'urbanisme de la Ville**. Les décisions écrites sont également publiées une fois rendues et traduites.

Si vous ne participez pas à l'audience, vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décision prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, faites-en la demande par écrit au Comité.

COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

Inscrivez-vous au moins 24 heures à l'avance en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à cded@ottawa.ca. Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Sachez que, conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée et pourront éventuellement être affichés en ligne et faire l'objet d'une recherche sur Internet.

COMITÉ DE DÉROGATION

Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de *la Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 19 juillet 2024

This document is also available in English.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
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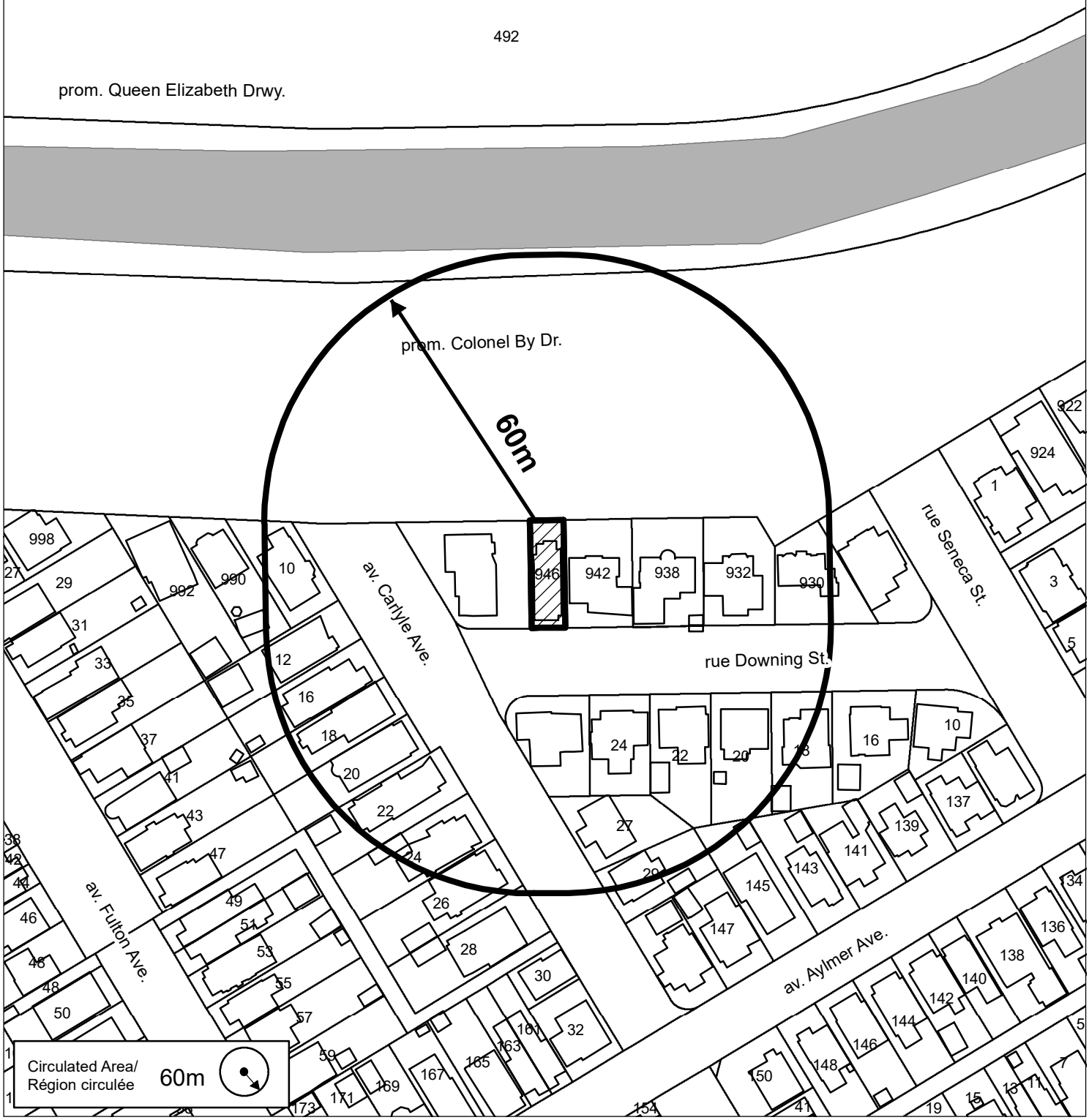

Committee of Adjustment
Comité de dérogation

CIRCULATION MAP /
PLAN DE CIRCULATION

SUBJECT LAND / TERRAIN EN QUESTION

946 prom. Colonel By Drive

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June 26, 2024

Committee of Adjustment
101 Centrepointe Drive
Nepean, ON, K2G 5K7

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2024-07-09

City of Ottawa | Ville d'Ottawa
Comité de dérogation

HOBIN
ARCHITECTURE

To whom it may concern,

RE: 946 Colonel By Drive, Ottawa, ON K1S 5C9.

Please find the attached application for a minor variance regarding the property located at 946 Colonel By Drive in the Old Ottawa South neighbourhood. The property is zoned R3Q[2118]H(9).

The existing building is a 3-storey residential dwelling located on lot 2, fronting on to Colonel By Drive, and has an accessory dwelling in the basement. The area of the house is 83.48 m² with a GFA of 310.78 m².

The proposal is to construct an addition on level 4 with an area of 37.56 m². The addition includes a front and rear terrace of 13.75 m² & 14.49 m². The proposed addition is seeking relief from the existing zoning by-law for the following 2 variances:

1. To permit a building height of 11.74 m,

   Whereas:
   - The Zoning by law 2008-250 states that the maximum building height permitted is 9 m
   - Part 2 Section 60 (3.a.) states an addition to a building in an area to which a heritage overlay applies is permitted only if the height of the walls and the height and slope of the roof of the addition do not exceed those of the building.

   Design Rationale:
   The addition / additional building height of 2.74m is proposed to be step-back from the front and rear walls of the existing house by 4.9 m (16 ft) resulting in a close 2:1 ratio. The proposed GFA of the addition is 37.5 m² (404 ft²) = less than 50% of the floor area below.

   As a result, the proposed design:
   - Preserves the emphasis of the existing 9 m building height along the streetscape.
   - Reduces the visual appearance of the proposed addition from the street level below.

2. To permit a reduced setback for the level 4 terrace.

   Whereas:
   Part 2 Section 55 Table 55 (8.a.ii) states where a terrace is not located on the roof of the uppermost storey and meets or exceeds an area equivalent to 25 per cent of the gross floor area of the storey it is adjacent to and most equal to in height: minimum 1.5 m from any exterior wall of the building.

Principals

Barry J. Hobin
OAA, FRAIC, Hon. Fellow AIA
Founding Principal

Wendy Brawley
OAA, FRAIC, Associate AIA

Douglas Brooks
Arch. Tech.

Marc Thivierge
OAA, MRAIC

Reinhard Vogel
Arch. Tech.

Partners

Patrick Bisson
OAA, OAQ, MRAIC

Dan Henhoeffer
Arch. Tech.

Rheal Labelle
M. Arch.

Melanie Lamontagne
OAA, MRAIC

Hobin Architecture Incorporated

63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7

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HOBIN
ARCHITECTURE

Design Rationale:
The proposed level 4 terrace setback of 2'-6" (0.762 m) (50% of the required setback) is located along the eastern property line. This reduced setback is located within a tight side yard and sheltered by mature trees that reduce its visibility from adjacent neighbours and surrounding street level.

As a result, conditions of impact, privacy, and overlook are minimal.

The proposed application meets the four statutory tests under section 45 of the Planning Act for minor variances:

- The variances are minor in nature:
  - The project is compatible with the existing streetscape. The proposed addition and building height is designed to emphasize the 9 m building height along the streetscape and reduce its impact and visibility.
  - The addition and terraces are designed to reflect existing conditions and preserve the privacy of the neighbouring properties.

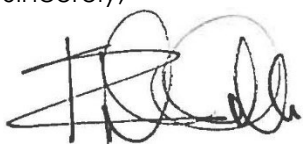
- The variances are a desirable and an appropriate use of the property.
  - The proposed development is consistent (in use and scale), with the pattern of development in the neighbourhood.
  - The proposed development does not impact sightlines, cast undesirable shadows on adjacent properties, or impact privacy of surrounding neighbours.

- The general intent and purpose of the Zoning by-law is maintained.
  - The proposed building height and terrace setbacks are **minor variations of** existing **conditions** within the neighbourhood **and impacts are minimal**.

- The general intent and purpose of the Official Plan is maintained.
  - The proposed addition and terraces are characteristics of the neighborhood context.

Trusting the information provided sufficiently demonstrates the rationale for the proposed variance.

Sincerely,



Rheal Labelle**, Partner**
Hobin Architecture Inc.

1. GENERAL

1.1 USE BAR SCALE TO CONFIRM ACTUAL PLOT SCALE.
1.2 EXISTING AND NEW ELEVATIONS AND INVERTS SHOWN ARE GEODETIC AND ARE IN METERS.
1.3 EXISTING ELEVATIONS AND LOCATIONS, INVERTS AND SIZES OF EXISTING SERVICES ARE NOT NECESSARILY SHOWN ON PLAN AND THOSE SHOWN ARE DERIVED FROM AVAILABLE INFORMATION AND MUST BE CONFIRMED ON SITE BEFORE COMMENCING CONSTRUCTION. REPORT ANY DIFFERENCES TO ENGINEER.
1.4 SITE BOUNDARIES AND EXISTING GRADES AND OTHER FEATURES DERIVED FROM TOPOGRAPHIC SURVEY PREPARED BY FAIRHALL MOFFATT & WOODLAND LIMITED JOB NO. L60500.
1.5 REFER TO ARCHITECTURAL / LANDSCAPE SITE PLANS FOR EXACT LOCATIONS OF BUILDINGS, PAVED AREAS SIDEWALKS ETC.
1.6 REINSTATE ADJACENT PROPERTIES TO PRE-CONSTRUCTION CONDITIONS.
1.7 REINSTATE CITY PROPERTIES TO CITY STANDARDS AND TO CITY OF OTTAWA'S SATISFACTION.
1.8 ALL CITY PROPERTY, DAMAGED AS A RESULT OF THIS WORK, SHALL BE REINSTATED TO THE CITY'S SATISFACTION.
1.9 ALL RELEVANT WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT CITY STANDARDS AND SPECIFICATIONS.
1.10 ONTARIO PROVINCIAL STANDARDS & SPECIFICATIONS WILL APPLY WHERE NO CITY STANDARDS ARE AVAILABLE.
1.11 ALL PROPOSED RETAINING WALLS SHALL BE SETBACK A MINIMUM 0.15m FROM PROPERTY LINE. ALL PROPOSED RETAINING WALLS GREATER THAN 1.0m IN HEIGHT SHALL BE DESIGN BY A PROFESSIONAL ENGINEER REGISTERED IN ONTARIO.

2. EROSION AND SEDIMENT CONTROL

2.1 THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATER COURSE DURING CONSTRUCTION ACTIVITIES. THIS INCLUDES LIMITING THE AMOUNT OF EXPOSED SOIL, USING FILTER CLOTH UNDER THE GRATE OF CATCH BASINS AND MANHOLES COVERS AND INSTALLING SILT FENCES AND OTHER EFFECTIVE SEDIMENT TRAPS.
2.2 PRIOR TO COMMENCEMENT OF CONSTRUCTION AT ALL MUNICIPAL CATCH BASINS ADJACENT TO THE SITE AND AT ANY MANHOLES OR CATCH BASINS THAT WILL RECEIVE DISCHARGE FROM DE-WATERING OPERATIONS AND ALL NEW CATCH BASINS AS THEY ARE INSTALLED: INSTALL SEDIMENT CAPTURE FILTER SOCK INSERTS (TERRAFIX GEOSYNTHETICS INC SILTSACK OR APPROVED EQUAL). INSPECT AT THE END OF EACH DAY AND AFTER EACH RAINFALL. REMOVE SEDIMENT AS RECOMMENDED BY THE MANUFACTURER. IMMEDIATELY REPAIR OR REPLACE ANY DAMAGED FILTER SOCK INSERTS. DO NOT REMOVE UNTIL CONSTRUCTION IS COMPLETE.
2.3 CONSTRUCTION IS CONSIDERED COMPLETE WHEN THE FOLLOWING CONDITIONS HAVE BEEN MET:
a. ALL STRUCTURES HAVE BEEN BUILT.
b. ALL HARD SURFACES HAVE BEEN CONSTRUCTED.
c. ALL PROPOSED GRASSED AREAS ARE EITHER SODDED OR HAVE A FULL COVERAGE OF WELL ESTABLISHED TURF AND HAVE HAD A MININMUM OF ONE FULL GROWING SEASON (MAY 15TH TO SEPTEMBER 15TH).
d. THERE ARE NO AREAS OF EXPOSED EARTH.
e. ALL STOCKPILED MATERIALS HAVE BEEN REMOVED.
2.4 REMOVE EROSION AND SEDIMENT CONTROL MEASURES WHEN CONSTRUCTION IS COMPLETE.

3. GRADING & DRAINAGE

3.1 NEW GRADES TO MATCH EXISTING AT PROPERTY LINE. NO EXCESS DRAINAGE WILL BE DIRECTED TOWARDS THE NEIGHBOUR'S PROPERTY DURING AND AFTER CONSTRUCTION. THERE WILL BE NO ALTERATION TO EXISTING GRADE AND DRAINAGE PATTERNS ON PROPERTY LINE.
3.2 ALL AREAS SHALL BE GRADED TO ENSURE ADEQUATE DRAINAGE AWAY FROM BUILDINGS TO CATCH BASINS, SWALES, DITCHES AND OTHER APPROVED DISPOSAL AREAS. GRADES TO BE GRADUAL BETWEEN FINISHED SPOT ELEVATIONS SHOWN ON DRAWINGS TO PREVENT PONDING.

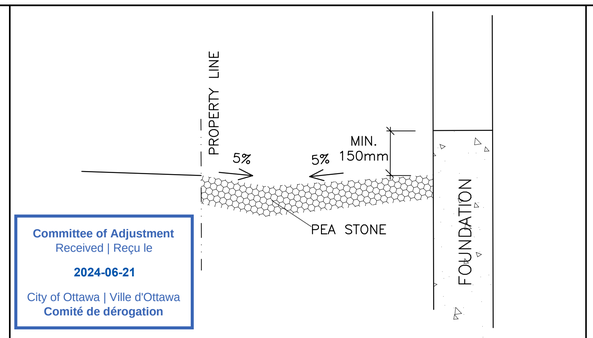
4. SITE SERVICES

4.1 WATER METER SHALL BE INSTALLED AS PER CITY OF OTTAWA DWG. No. W30. ALL WATER SERVICE MATERIALS AND CONSTRUCTION METHODS TO CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
4.2 PROVIDE A MINIMUM 2.4 m COVER OVER NEW WATER SERVICE CONNECTION. WHERE THE MINIMUM COVER IS NOT POSSIBLE INSULATE AS PER CITY OF OTTAWA DWG. No. W22. PROVIDE A MINIMUM 300mm VERTICAL SEPARATION BETWEEN SEWERS AND WATER SERVICE CONNECTIONS AND BETWEEN WATERMAIN AND SEWER SERVICE CONNECTIONS.
4.3 CONNECTION TO WATERMAIN BY CITY OF OTTAWA, CONTRACTOR SHALL PROVIDE EXCAVATION, BACKFILL AND REINSTATEMENT.
4.4 WATER SEVICE CONNECTION SHALL BE COPPER ASTM B88 TYPE "K" SOFT. WATER SERVICE CONNECTIONS SHALL BE CONSTRUCTED OF A SINGLE RUN OF PIPE WITH NO JOINTS OR FITTINGS BETWEEN THE STREET LINE OR SOURCE OF SUPPLY ON THE PROPERTY AND THE INSIDE FACE OF THE BUILDING.
4.5 CONNECT PROPOSED SANITARY AND STORM SEWER SERVICE CONNECTIONS TO EXISTING MUNICIPAL SEWERS USING A PRE-FABRICATED SADDLE CONNECTION.
4.6 SEWER MATERIAL SHALL BE PVC SDR-28 AND SHALL CONFORM TO CSA B182.2 AND SHALL HAVE BELL AND SPIGOT JOINTS WITH RUBBER GASKETS.
4.7 BEDDING AND SURROUND MATERIAL FOR SEWERS SHALL BE OPSS GRANULAR A. BEDDING AND SURROUND MATERIAL FOR WATERMAIN AND WATER SERVICE CONNECTIONS SHALL BE OPSS GRANULAR A OR OPSS GRANULAR M. RE-CYLCLED GRANULAR MATERIALS ARE NOT PERMITTED.
4.8 THE SANITARY BUILDING DRAIN SHALL BE INSTALLED WITH A FULL-PORT BACKWATER VALVE TO CITY OF OTTAWA STANDARDS AND TO CITY OF OTTAWA DWG. NO. S14.1.
4.9 THE STORM BUILDING DRAIN SHALL BE INSTALLED WITH A BACKWATER VALVE TO CITY OF OTTAWA STANDARDS AND TO CITY OF OTTAWA DWG. NO. S14.
4.10 TRENCH DRAIN AND AREA DRAIN SUMP & PUMP:
SUBMERSIBLE EFFLUENT PUMP WITH AN IMPELLER CAPABLE OF HANDLING 3/4 INCH (19mm) SOLIDS COMPLETE WITH ON/OFF FLOAT CONTROLS; 30 USgpm @ 23 FEET HEAD (115 L/MIN @ 7.0m); F. E. MYERS ME3F 1/3 HP OR EQUAL. SUMP SHALL BE A MINIMUM 600mm IN DIAMETER AND A MINIMUM 600mm DEEP. ANCHOR SUMP TO PREVENT UPLIFT FROM HYDROSTATIC PRESSURES. PROVIDE A HIGH WATER ALARM. DISCHARGE PIPE SHALL BE SELF-DRAINING. DISCHARGE OUTSIDE ONTO A CONCRETE SPLASH PAD.
4.11 FOUNDATION DRAIN SUMP & PUMP: SUBMERSIBLE SUMP PUMP WITH AN IMPELLER CAPABLE OF HANDLING 1/2 INCH (12mm) SOLIDS COMPLETE WITH ON/OFF & ALARM FLOAT CONTROLS; 20 USgpm @ 18 FEET HEAD (77 L/MIN @ 5.5m); F. E. MYERS MDC33 1/3 HP OR EQUAL. SUMP SHALL BE A MINIMUM 600mm IN DIAMETER AND A MINIMUM 600mm DEEP. ANCHOR SUMP TO PREVENT UPLIFT FROM HYDROSTATIC PRESSURES. PROVIDE A HIGH WATER ALARM. DISCHARGE PIPE SHALL BE SELF-DRAINING. DISCHARGE OUTSIDE ONTO A CONCRETE SPLASH PAD.

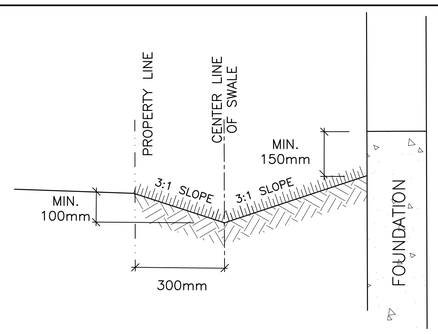
5. CONSTRUCTION:

5.1 PRIOR TO COMMENCING WORK:
a. OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE AUTHORITIES.
b. SIZE, DEPTH AND LOCATION OF EXISTING UTILITIES AND STRUCTURES AS INDICATED ARE FOR GUIDANCE ONLY. EXISTING UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON PLANS. COMPLETENESS AND ACCURACY ARE NOT GUARANTEED. NOTIFY ALL APPLICABLE OWNERS, UTILITY COMPANIES AND AUTHORITIES HAVING JURISDICTION OF PROPOSED WORK AND LOCATE AND CLEARLY IDENTIFY ALL EXISTING SERVICES, UTILITIES AND STRUCTURES ON AND ADJACENT TO SITE. CONFIRM LOCATIONS OF BURIED SERVICES AND UTILITIES BY CAREFUL TEST EXCAVATIONS AND REPORT ANY DIFFERENCES TO THE ENGINEER.
c. COORDINATE AND SCHEDULE WORK WITH THE AUTHORITIES AND OTHER TRADES.
5.2 MAINTAIN AND PROTECT FROM DAMAGE, SERVICES, UTILITIES AND STRUCTURES ENCOUNTERED.
5.3 PROTECT EXISTING BUILDINGS, TREES AND OTHER PLANTS, LAWNS, FENCING, SERVICE POLES, WIRES, PAVEMENT, SURVEY BENCH MARKS AND MONUMENTS AND OTHER SURFACE FEATURES FROM DAMAGE WHILE WORK IS IN PROGRESS. DO NOT DISTURB SOIL WITHIN BRANCH SPREAD OF TREES OR SHRUBS THAT ARE TO REMAIN.
5.4 PROVIDE TRAFFIC CONTROL AND SAFETY MEASURES INCLUDING ANY NECESSARY PERSONEL AND THE SUPPLY, INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNAGE AND BARRIERS.
5.5 SHORE AND BRACE EXCAVATIONS, PROTECT SLOPES AND BANKS AND PERFORM ALL WORK IN ACCORDANCE WITH OCCUPATIONAL HEALTH AND SAFETY ACT AND OTHER AUTHORITIES HAVING JURISDICTION.
5.6 CUT PAVEMENT AND / OR SIDEWALK NEATLY ALONG LIMITS OF PROPOSED EXCAVATION IN ORDER THAT SURFACE MAY BREAK EVENLY AND CLEANLY.
5.7 MAINTAIN RECORD DRAWINGS AND RECORD ACCURATELY DEVIATIONS FROM THE ORIGINAL CONTRACT DOCUMENTS CAUSED BY SITE CONDITIONS AND CHANGES MADE BY CHANGE ORDER OR ADDITIONAL INSTRUCTION. RECORD DRAWINGS SHALL INCLUDE BUT NOT NECESSARILY LIMITED TO CHANGES OF DIMENSION AND DETAIL; AND HORIZONTAL AND VERTICAL LOCATIONS OF UNDERGROUND UTILITIES AND APPURTENANCES REFERENCED TO A PERMANENT SURFACE STRUCTURE.
5.8 REINSTATE PAVEMENTS AND SIDEWALKS DISTURBED BY EXCAVATION TO THICKNESS, STRUCTURE AND ELEVATION WHICH EXISTED BEFORE EXCAVATION.
5.9 CLEAN AND REINSTATE AREAS AFFECTED BY THE WORK.

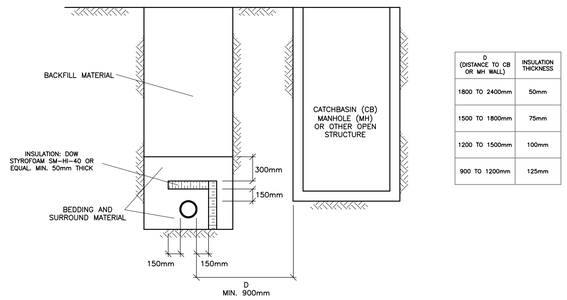
Committee of Adjustment
Received | Reçu le
2024-06-21
City of Ottawa | Ville d'Ottawa
Comité de dérogation



TYPICAL WALKWAY SECTION AT SIDE PROPERTY LINE
N.T.S.

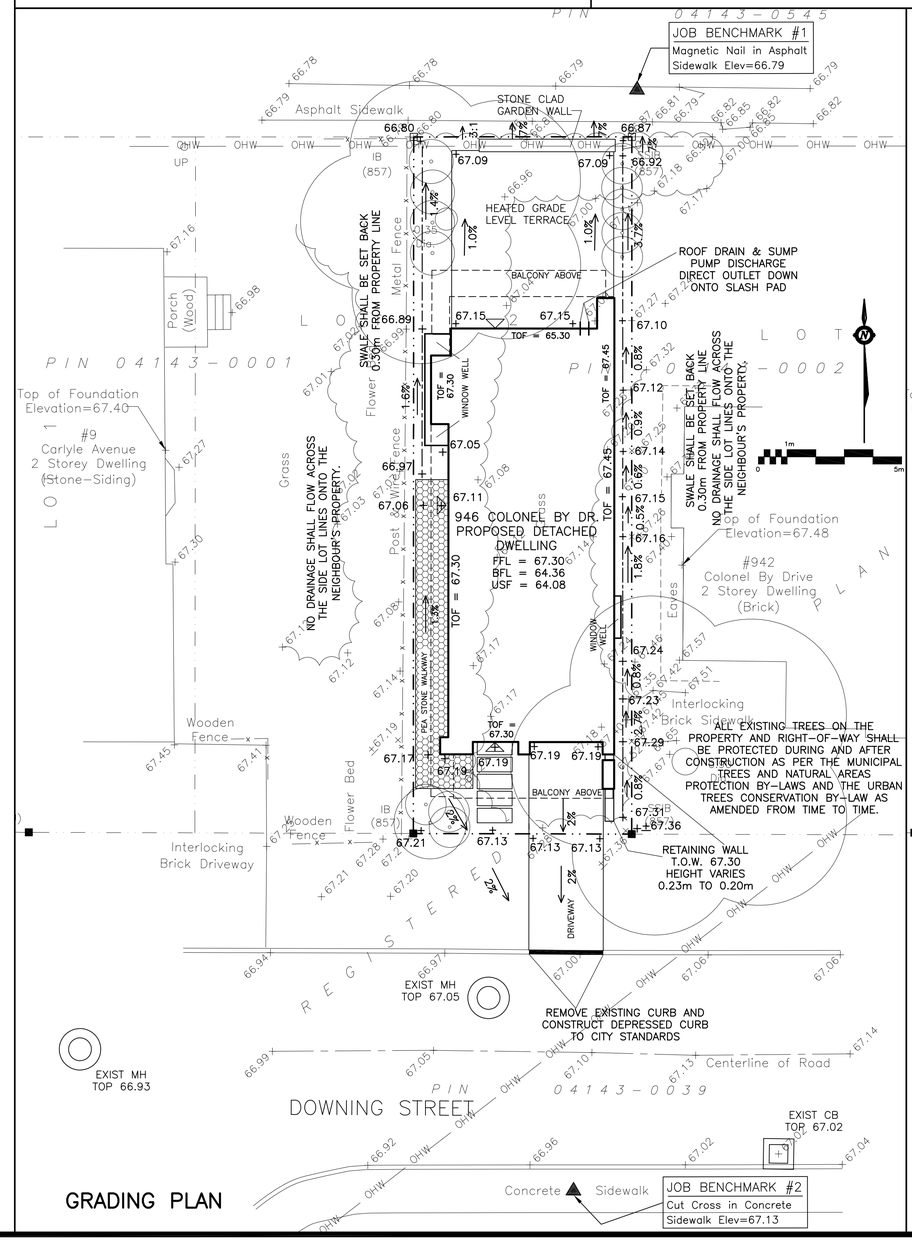


TYPICAL SWALE SECTION AT SIDE PROPERTY LINE
N.T.S.

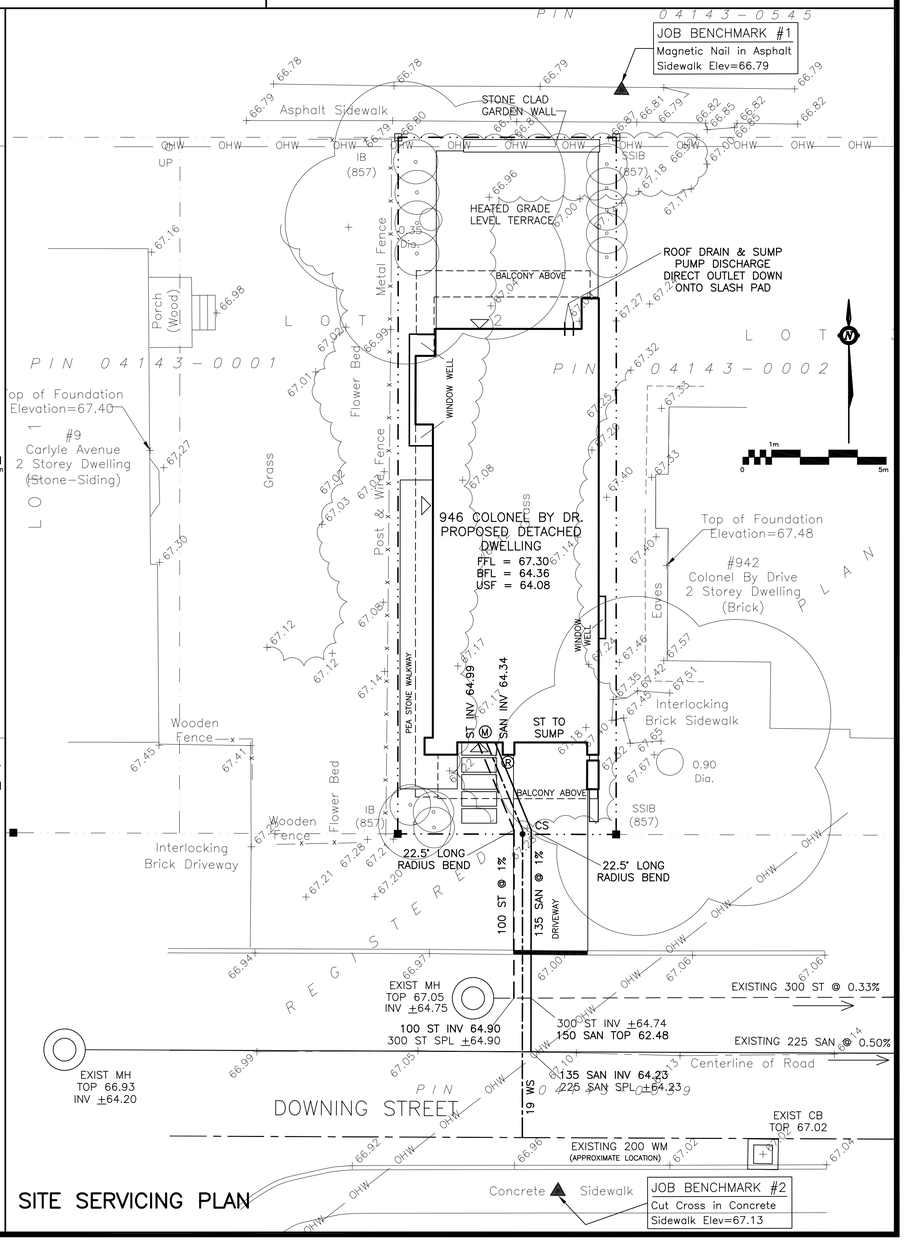


D (DISTANCE TO CB OR MH WALL)	INSULATION THICKNESS
1800 TO 2400mm	50mm
1500 TO 1800mm	75mm
1200 TO 1500mm	100mm
900 TO 1200mm	125mm

INSULATION OF WATER SERVICE CONNECTIONS AT OPEN STRUCTURES
AND AS PER CITY OF OTTAWA DRAWING No. W23
N.T.S.



GRADING PLAN

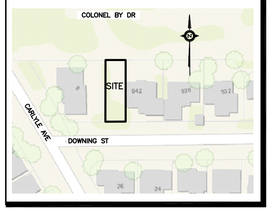


SITE SERVICING PLAN

DRAWING LEGEND

CB	CATCH BASIN
MH	MANHOLE
CB/MH	CATCH BASIN/MANHOLE
WS/WM	WATER SERVICE / WATERMAIN
SAN	SANITARY SEWER
ST	STORM SEWER
CS	CURB STOP
FH	FIRE HYDRANT
M	WATER METER
R	REMOTE WATER METER READOUT
UP	UTILITY POLE
x66.75	EXISTING GRADE ELEVATION
+ 93.79	PROPOSED GRADE ELEVATION
0.5%	EXISTING SLOPE OF GRADE
0.5%	SLOPE OF GRADE
	SWALE/DITCH (CENTERLINE)
	PROPERTY LINE
FFL	FIRST FLOOR ELEVATION
TOF	TOP OF FOUNDATION ELEVATION
BFL	BASEMENT FLOOR ELEVATION
USF	UNDERSIDE OF FOOTING ELEVATION

KEY PLAN



No.	Date	REVISION
3	MAY 6-16	RE-ISSUED FOR APPROVAL
2	JUN 29-15	ISSUED FOR APPROVAL
1	JUN 26-15	ISSUED FOR CLIENT REVIEW

D. B. GRAY ENGINEERING INC.
Stormwater Management - Grading & Drainage - Storm & Sanitary Sewers - Watermains
700 Long Point Circle
Ottawa, Ontario K1T 4E9
Tel: 613-425-8044
dbgray@rogers.com

Project
PROPOSED SINGLE DWELLING 946 COLONEL BY DRIVE
OTTAWA, ONTARIO

Drawing Title
SITE SERVICING & GRADING PLAN

Engineer's Seal
LICENSED PROFESSIONAL ENGINEER
D.B. GRAY
17016502
MAY 6-16
PROVINCE OF ONTARIO
NOT VALID UNLESS SIGNED & DATED

Drawn	D.B.G.
Hor. Scale	1:100
Vert. Scale	
Date	JUN 26-15
Job	14080

Drawing No.
C-1
of 1

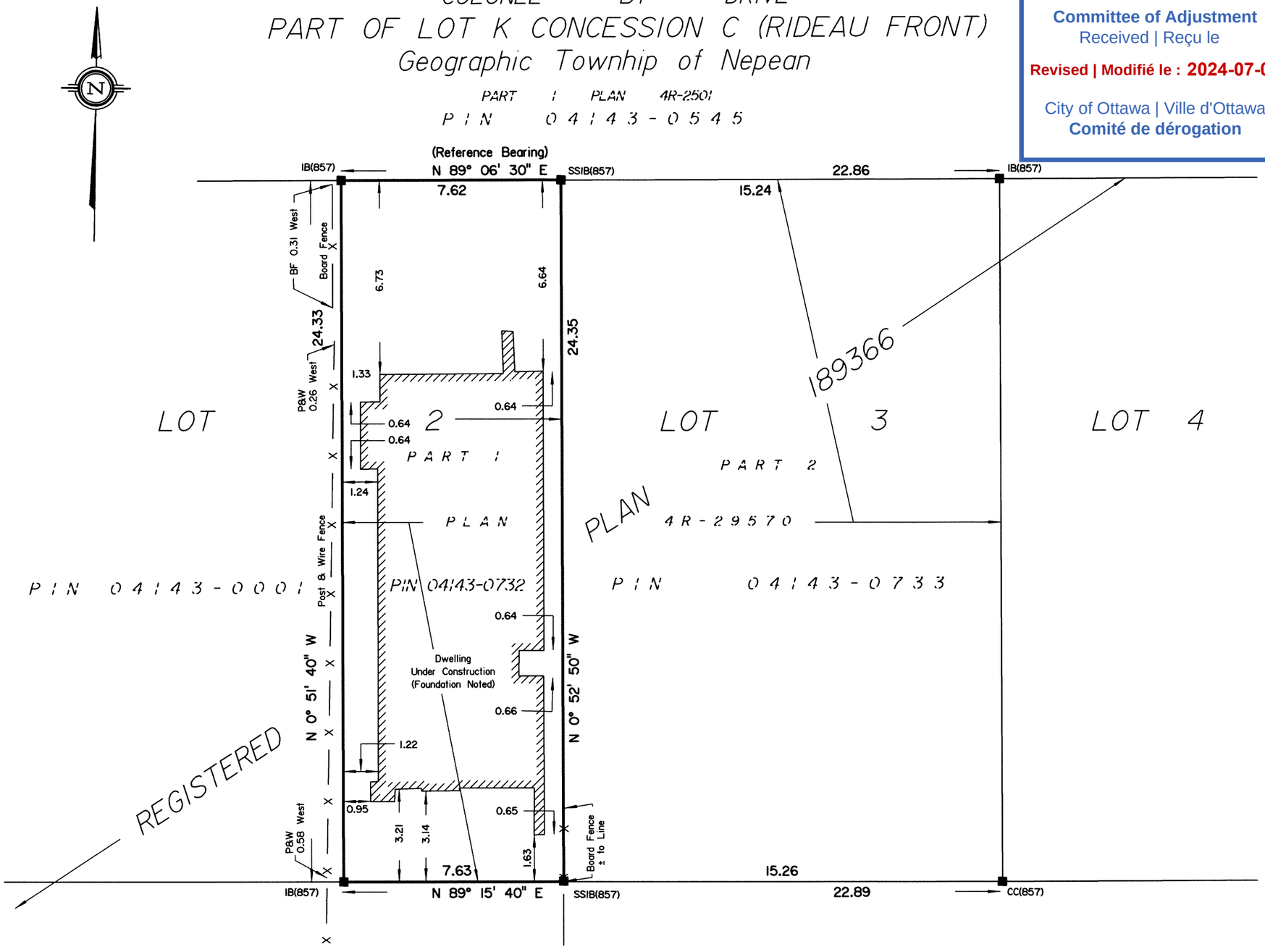
COLONEL BY DRIVE

PART OF LOT K CONCESSION C (RIDEAU FRONT)

Geographic Townhip of Nepean

PART 1 PLAN 4R-25011

P I N 0 4 1 4 3 - 0 5 4 5



Bearings are grid, derived from Northerly limit of Part 1 on Plan 4R-29570 shown to be N 89°06'30" E and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude)NAD-83 (original).

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2024-07-09

City of Ottawa | Ville d'Ottawa
Comité de dérogation

SURVEYOR'S REAL PROPERTY REPORT

PART 1 Plan of

PART OF LOT 2
REGISTERED PLAN 189366
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 150

6 4.5 3.0 1.5 0 3 6 Metres

Metric

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate

I CERTIFY THAT :

1. This survey and plan are correct and in accordance with the Surveys Act, Surveyors Act and the Land Titles Act and the regulations made under them.
2. The survey was completed on the 15th day of July, 2016.

Aug 17/2016
Date

Andre Roy
Ontario Land Surveyor

PART 2

1. REGISTERED RIGHTS-OF-WAY/EASEMENTS

No rights-of-way or easements were found to be registered against the subject property.

2. PROPERTY IMPROVEMENTS

Not applicable. This is a foundation survey only; future structures above foundation level and future site improvements cannot be commented on.

3. COMPLIANCE WITH MUNICIPAL ZONING BYLAWS

Compliance is not certified by this report.

4. ADDITIONAL REMARKS

The building ties are to the unpargeted concrete foundation walls.

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to TC United ("The Client"), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

Notes & Legend

—□—	Denotes	Survey Monument Planted
—■—	"	Survey Monument Found
CC	"	Cut Cross
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
P&W	"	Post & Wire Fence
BF	"	Board Fence

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1975303

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29 (3).

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ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aovltd.com
Ontario Land Surveyors

Job No. 16597-16 TC United PtLt 2 Plan 189366 DUC DI | A.M.

Y:\2016\16597-16\Drawings\16597-16 TC United PtLt 2 Plan 189366 DUC DI.dwg, 17/08/2016 11:37:22 AM

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2024-07-09

City of Ottawa | Ville d'Ottawa
Comité de dérogation

HOBIN
ARCHITECTURE

946 COLONEL BY DRIVE

New Addition - Level 4

JUNE 26, 2024

Request for Minor Variance

946 Colonel By Drive, Ottawa, ON | Zoning: R3Q[2118]H(9)

VARIANCE 1: To permit a building height of 11.74 m

- Whereas:

  1. The Zoning by law 2008-250 states that the maximum building height permitted is 9 m.

  2. Part 2 Section 60 (3.a.) states an addition to a building in an area to which a heritage overlay applies is permitted only if: the height of the walls and the height and slope of the roof of the addition do not exceed those of the building.

- Design Rationale:

  The addition / additional building height of 2.74m is proposed to be step-back from the front and rear walls of the existing house by 4.9 m (16 ft) resulting in a close 2:1 ratio. The proposed GFA of the addition is 37.5 m^2 (404 ft^2) = less than 50% of the floor area below.

  As a result, the proposed design:

  1. Preserves the emphasis of the existing 9 m building height along the streetscape.

  2. Reduces the visual appearance of the proposed addition from the street level below.

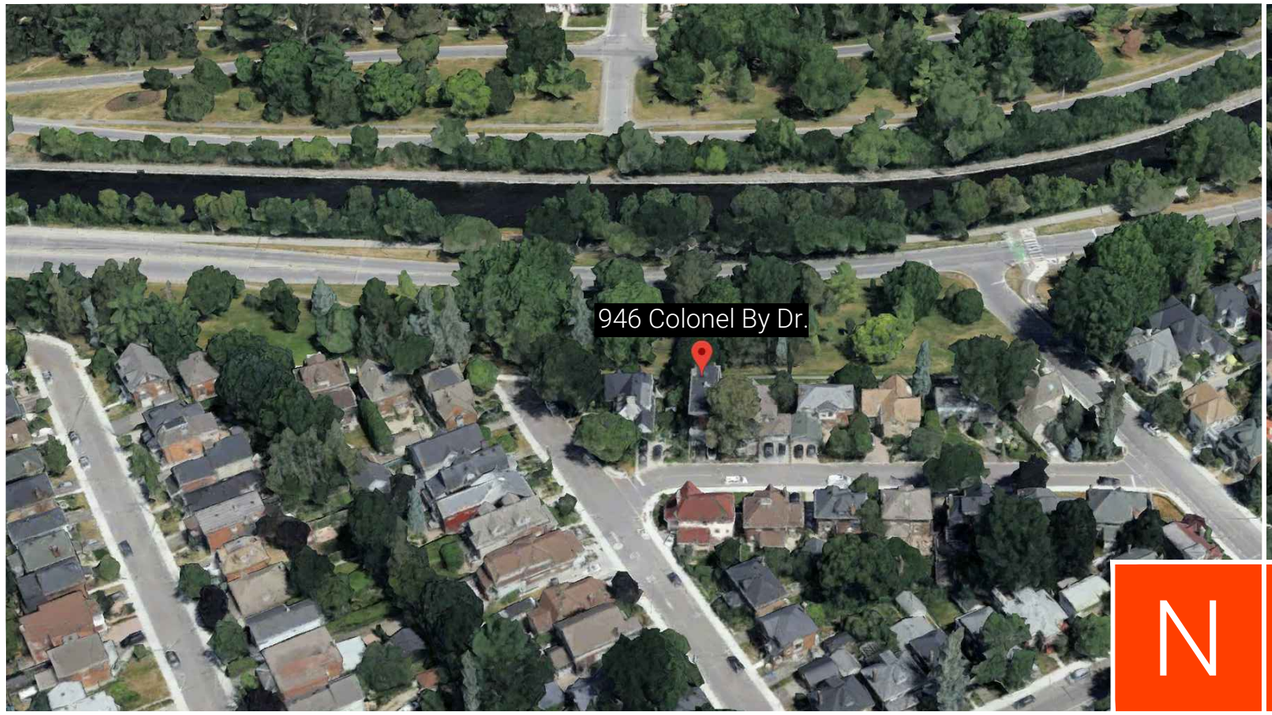
VARIANCE 2: To permit a reduced setback for the level 4 terrace.

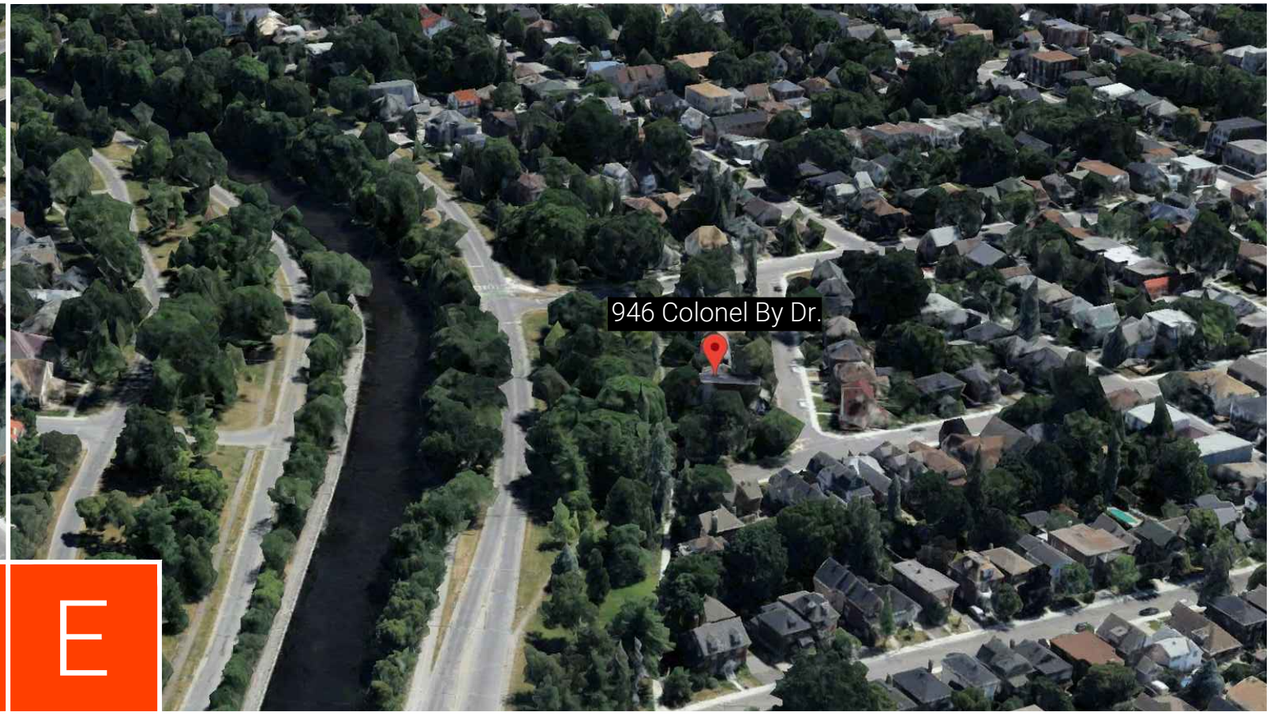
- Whereas: Part 2 Section 55 Table 55 (8.a.ii) states where a terrace is not located on the roof of the uppermost storey and meets or exceeds an area equivalent to 25 per cent of the gross floor area of the storey it is adjacent to and most equal to in height: minimum 1.5 m from any exterior wall of the building.

- Design Rationale:

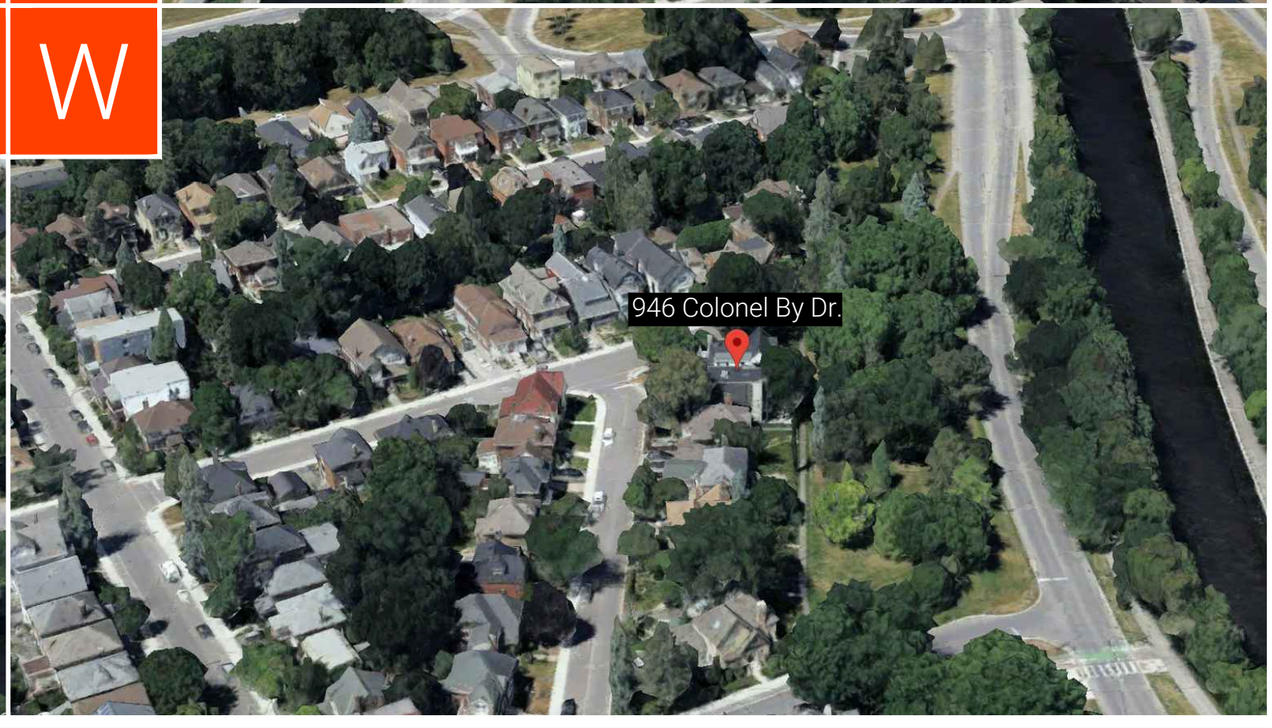
  The proposed level 4 terrace setback of 2'-6" (0.762 m) (50% of the required setback) is located along the eastern property line. This reduced setback is located within a tight side yard and sheltered by mature trees that reduce its visibility from adjacent neighbours and surrounding street level.

  As a result, conditions of impact, privacy, and overlook are minimal.





N E S W



HOBIN

946 Colonel By Dr.

New Addition - Level 4

Context Aerial

JUNE 26, 2024

946 Colonel By Dr.

New Addition - Level 4

NO CONCERNS

SOME CONCERNS

OPPOSED

NO RESPONSE

Neighbourhood Survey Map

JUNE 26, 2024

942 COLONEL BY DR.

21'-4" [6.50 m]

47'-11 7/8" [14.63 m]

10'-6 3/4" [3.22 m]

GLASS GUARD

PROPERTY LINE

GLASS GUARD

VARIANCE 2
PROPOSED: TERRACE SETBACK = 2'-6" [0.762 m]
(MIN. REQUIRED = 5'-0" [1.524 m]

SETBACK LINE

2'-6" [0.762 m]

4'-3 3/8" [1.28 m]

2'-6" [0.762 m]

OPTIONAL FUTURE PLANTER BOXES

2'-0" [0.61 m]

EXISTING BUILDING BELOW

FRONT CANOPY

3'-0" [0.91 m]

2'-0" [0.61 m]

REAR CANOPY

3'-0" [0.91 m]

24'-11 3/4" [7.61 m]

PROPERTY LINE

19'-0 1/4" [5.80 m]

18'-6 1/4" [5.64 m]

13'-5 1/2" [4.10 m]

SETBACK LINE

FRONT TERRACE
11'-0"x 13'-5"

ENTRANCE

16'-6 1/4" [5.04 m]

LEVEL 4 ADDITION

ENTRANCE

REAR TERRACE
11'-7"x 13'-5"

SETBACK LINE

13'-5 1/2" [4.10 m]

PROPERTY LINE

24'-11 3/4" [7.61 m]

5'-0" [1.52 m]

SETBACK LINE

5'-0" [1.52 m]

3'-11 5/8" [1.2 m]

5'-2 3/4" [1.59 m]

11'-0" [3.35 m]

24'-5 5/8" [7.46 m]

11'-7 1/8" [3.53 m]

5'-0 1/4" [1.53 m]

16'-2 3/4" [4.95 m]
Front Setback

PROPERTY LINE

VARIANCE 1
PROPOSED ADDITION / BLDG HEIGHT = 11.74 m
(AS-OF-RIGHT BLDG HEIGHT = 9 m)

4'-3 1/8" [1.30 m]

PEA STONE

16'-7 3/8" [5.06 m]
Rear Setback

79'-9 3/4" [24.33 m]

33'-1 1/4" [10.09 m]
Front Setback from Property Line

22'-3" [6.78 m]
Rear Setback from Property Line

9 CARLYLE AVE.

0 m 1 m 2 m 3 m 4 m 5 m 10 m

HOBIN

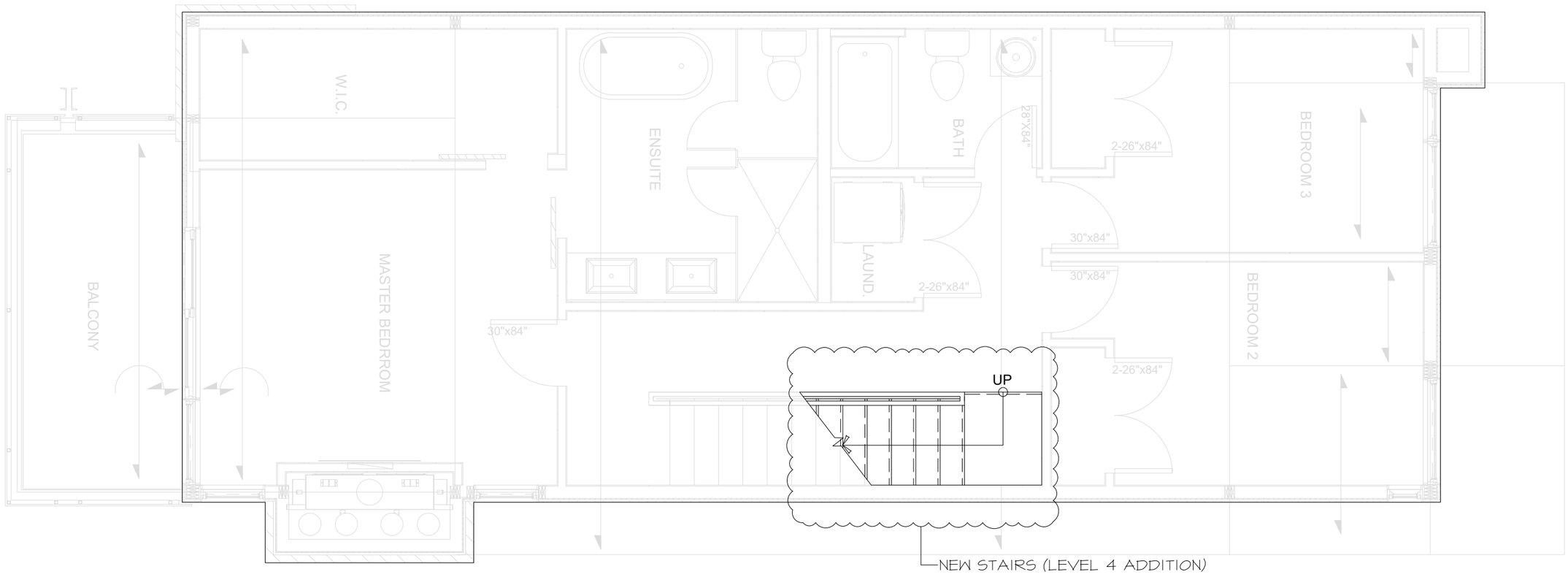
946 Colonel By Dr.

New Addition - Level 4

Site Plan

SCALE : 1:75
JUNE 26, 2024

LEVEL 3 GFA: 897 ft² [83.32 m²]



HOBIN

946 Colonel By Dr.

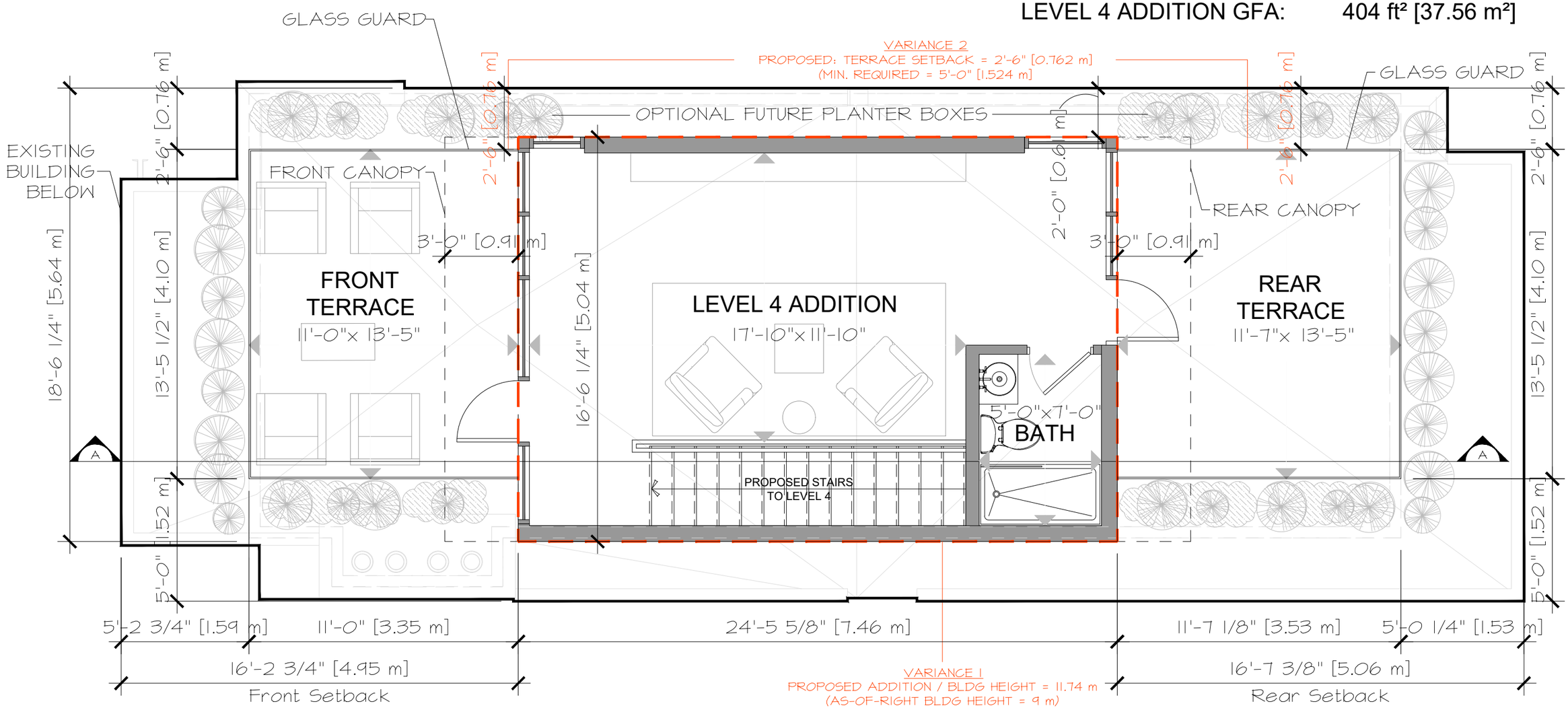
New Addition - Level 4

Level 3 Plan

SCALE : 1:50

JUNE 26, 2024

FRONT TERRACE GFA:	148 ft² [13.75 m²]
REAR TERRACE GFA:	156 ft² [14.49 m²]
TOTAL TERRACE GFA:	304 ft² [28.24 m²]
LEVEL 4 ADDITION GFA:	404 ft² [37.56 m²]



HOBIN

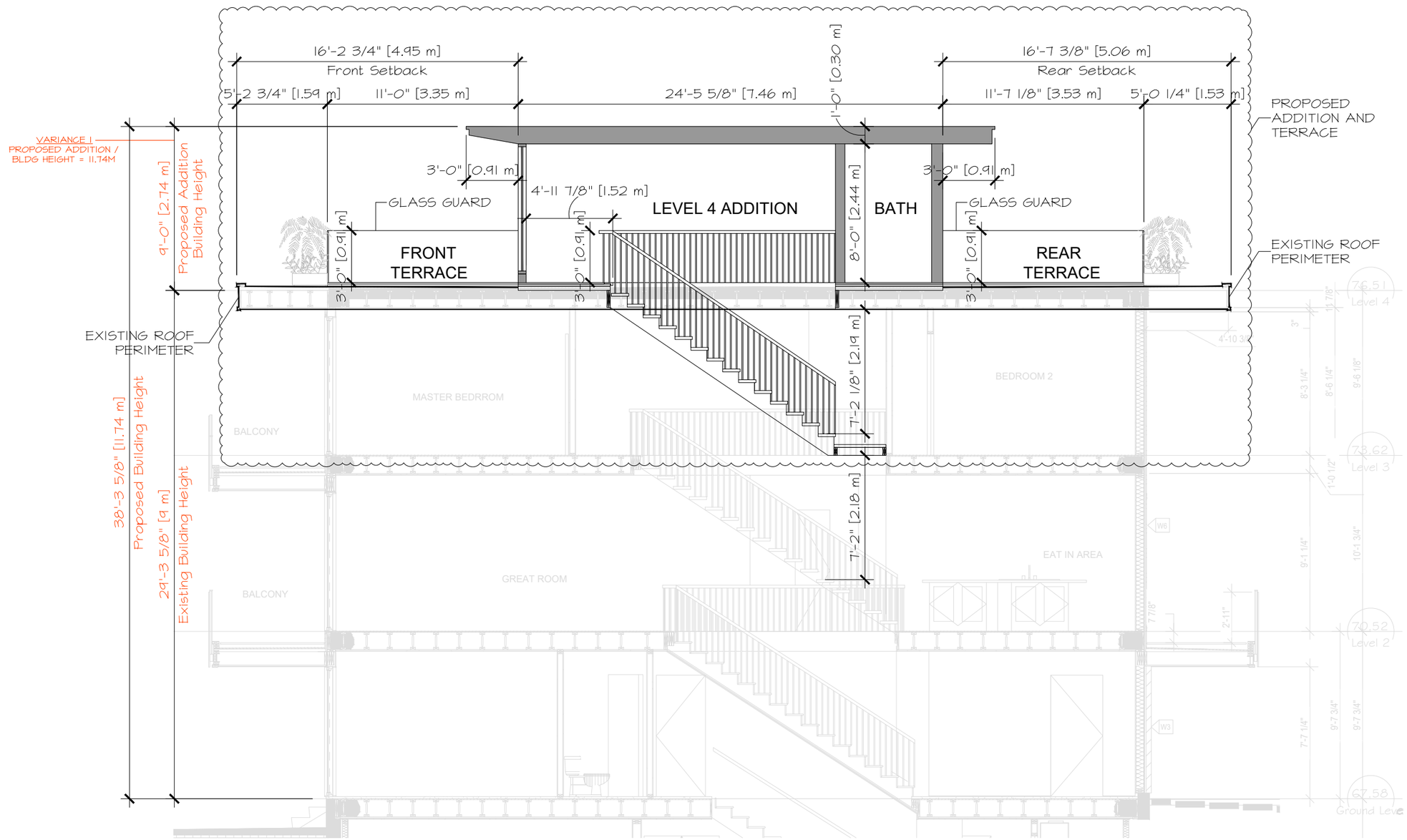
946 Colonel By Dr.

New Addition - Level 4

Level 4 Plan

SCALE : 1:50

JUNE 26, 2024



946 Colonel By Dr.

New Addition - Level 4

Section A - Proposed Stair Access to Level 4 Addition

SCALE : 1:75

JUNE 26, 2024

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HOBIN

946 Colonel By Dr.

New Addition - Level 4

West Elevation

SCALE : 1:75

JUNE 26, 2024

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946 Colonel By Dr.

New Addition - Level 4

North Elevation

SCALE : 1:75

JUNE 26, 2024

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946 Colonel By Dr.

New Addition - Level 4

East Elevation

SCALE : 1:75

JUNE 26, 2024

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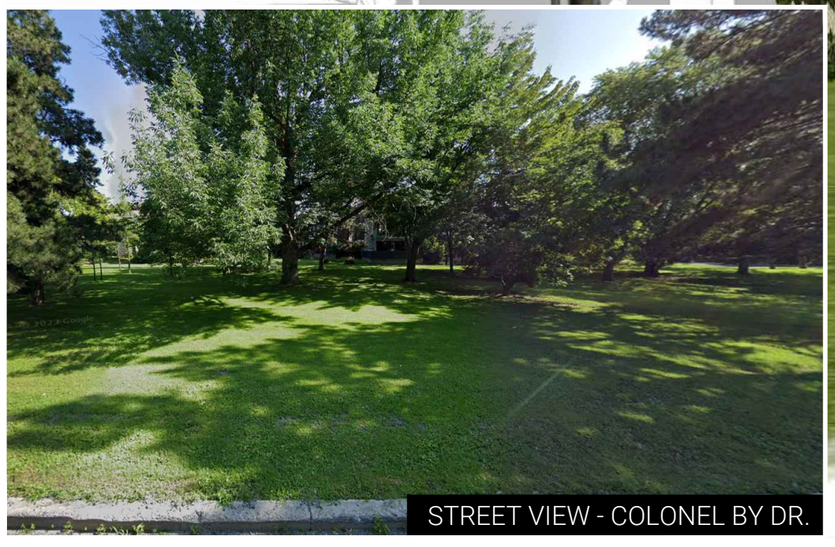
946 Colonel By Dr.

New Addition - Level 4

South Elevation

SCALE : 1:75

JUNE 26, 2024


STREET VIEW - COLONEL BY DR.

946 Colonel By Dr.

New Addition - Level 4

ELEVATION - North West, Colonel By Dr.

JUNE 26, 2024

HOBIN

946 Colonel By Dr.

New Addition - Level 4

ELEVATION - North West, Colonel By Dr.

JUNE 26, 2024

Downing St.

HOBIN

946 Colonel By Dr.

New Addition - Level 4

ELEVATION - South West, Downing St.

JUNE 26, 2024

Downing St.

STREET VIEW - DOWNING ST.

HOBIN

946 Colonel By Dr.

New Addition - Level 4

ELEVATION - South East, Downing St.

JUNE 26, 2024

HOBIN

946 Colonel By Dr.

New Addition - Level 4

STREETVIEW - Downing St Looking West

JUNE 26, 2024

HOBIN

946 Colonel By Dr.

New Addition - Level 4

AERIAL VIEW - North East

JUNE 26, 2024

946 Colonel By Dr.

New Addition - Level 4

AERIAL VIEW - East

JUNE 26, 2024

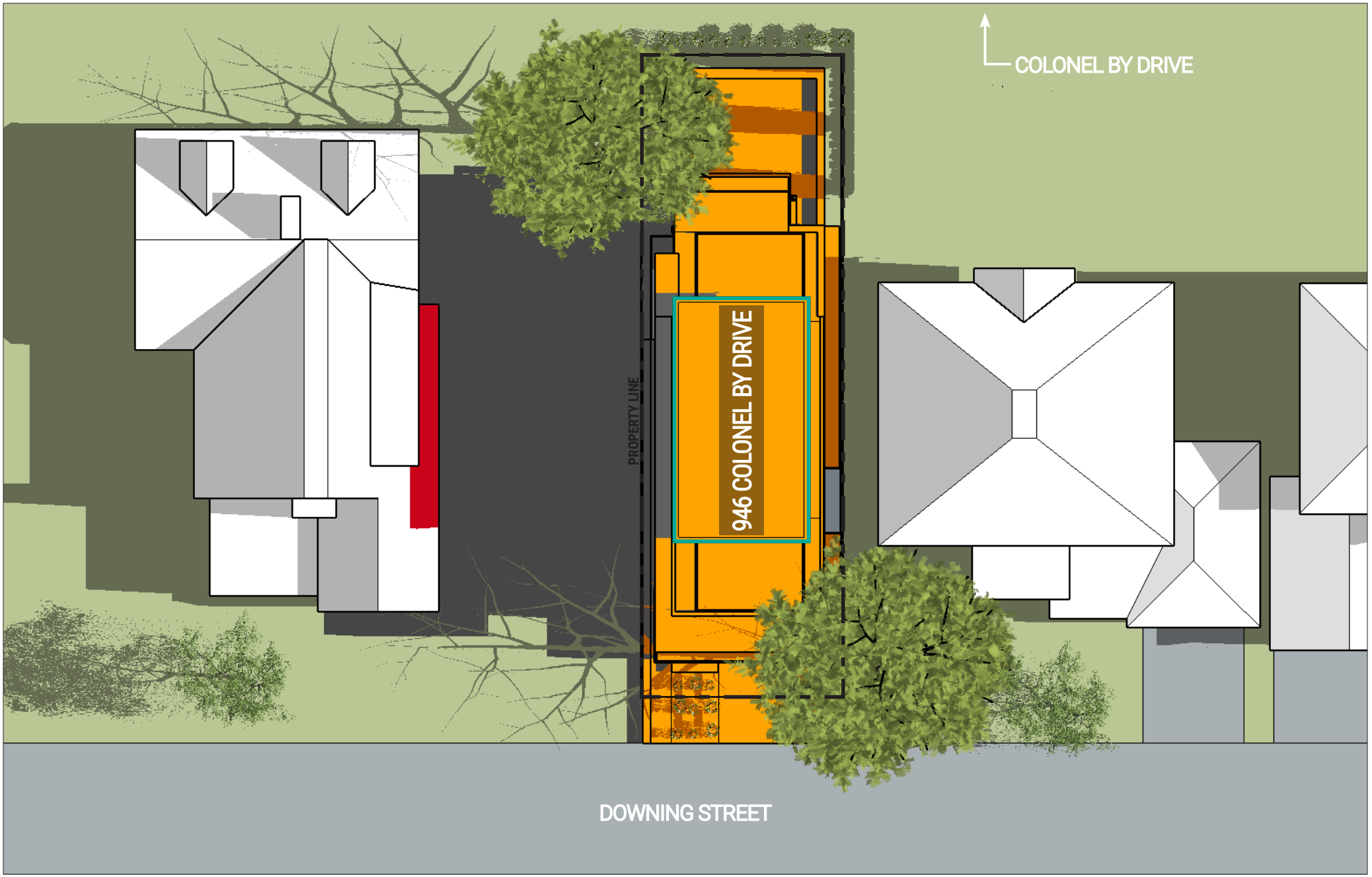
HOBIN

946 Colonel By Dr.

New Addition - Level 4

AERIAL VIEW - South East

JUNE 26, 2024



LEGEND:

- Proposed Level 4 Addition
- 946 Colonel By Drive
- New Net Shadow
- Existing Shadow

3 FT 6 FT 18 FT 30 FT

HOBIN

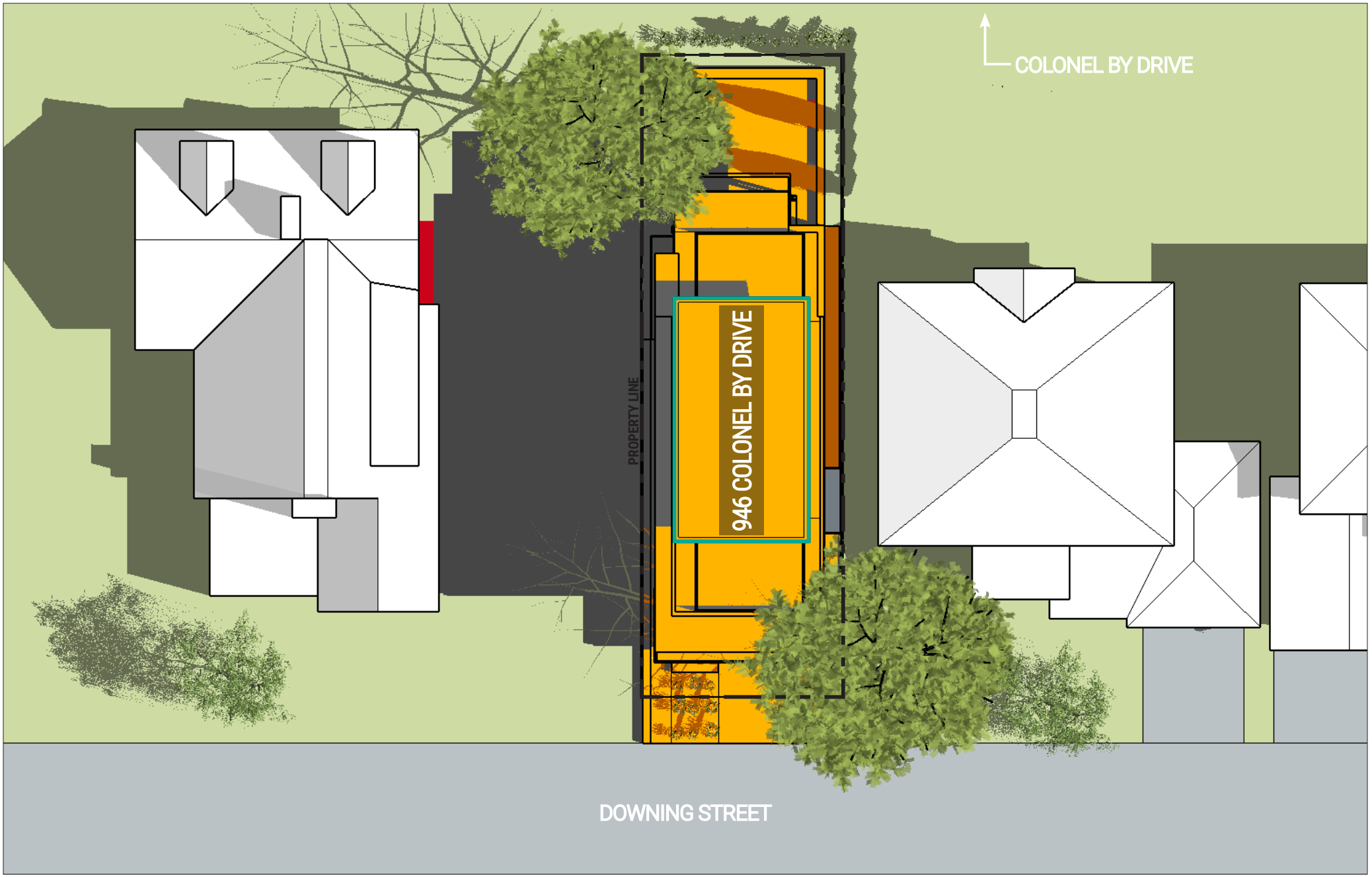
946 COLONEL BY DRIVE

New Addition - Level 4

Top-View Shadow Analysis

Company:	Hobin Architecture
Prepared by:	Cristina Hoang
Date:	June 05, 2024
Application No.:	
Application Type:	
Scale:	1/16” = 1’-0”

Figure test time:
JUNE 21 9:00am
Eastern Daylight Time (EDT) = Universal Time, 4 hours



LEGEND:

- Proposed Level 4 Addition
- 946 Colonel By Drive
- New Net Shadow
- Existing Shadow

3 FT 6 FT 18 FT 30 FT

HOBIN

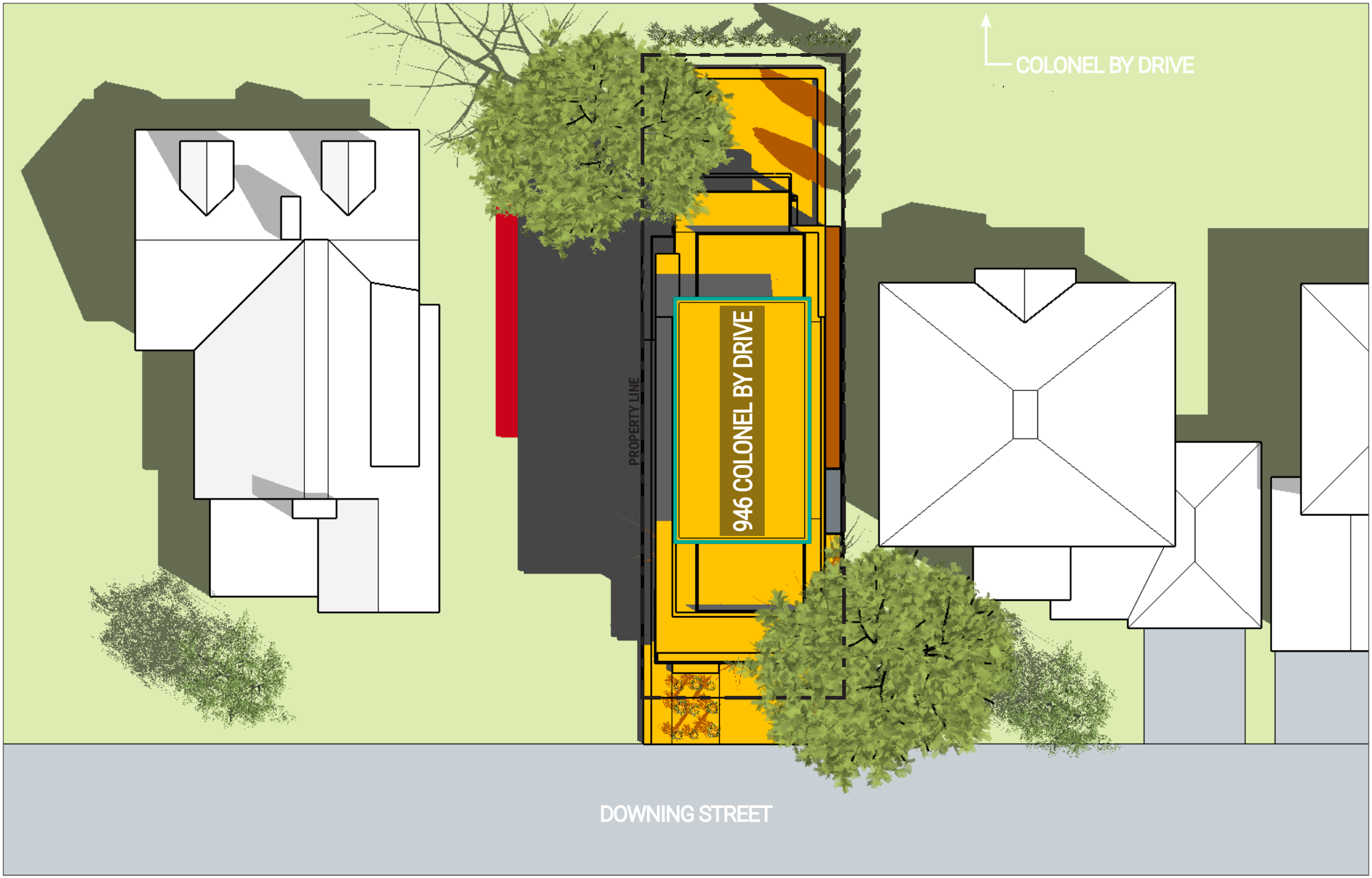
946 COLONEL BY DRIVE

New Addition - Level 4

Top-View Shadow Analysis

Company:	Hobin Architecture
Prepared by:	Cristina Hoang
Date:	June 05, 2024
Application No.:	
Application Type:	
Scale:	1/16” = 1’-0”

Figure test time:
JUNE 21 10:00am
Eastern Daylight Time (EDT) = Universal Time, 4 hours



LEGEND:

- Proposed Level 4 Addition
- 946 Colonel By Drive
- New Net Shadow
- Existing Shadow

3 FT 6 FT 18 FT 30 FT

HOBIN

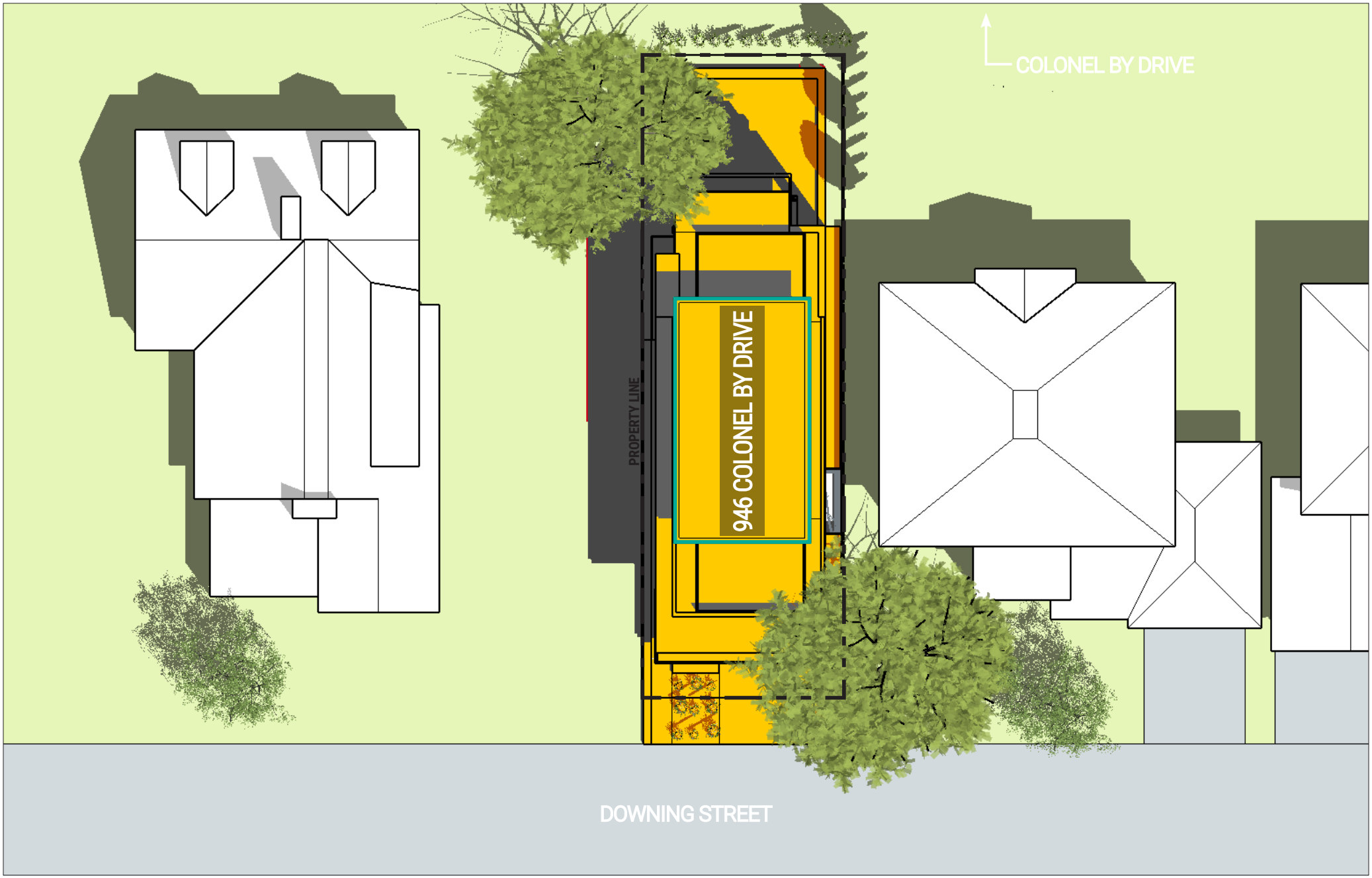
946 COLONEL BY DRIVE

New Addition - Level 4

Top-View Shadow Analysis

Company:	Hobin Architecture
Prepared by:	Cristina Hoang
Date:	June 05, 2024
Application No.:	
Application Type:	
Scale:	1/16” = 1’-0”

Figure test time:
JUNE 21 11:00am
Eastern Daylight Time (EDT) = Universal Time, 4 hours



LEGEND:

- Proposed Level 4 Addition
- 946 Colonel By Drive
- New Net Shadow
- Existing Shadow

3 FT 6 FT 18 FT 30 FT

HOBIN

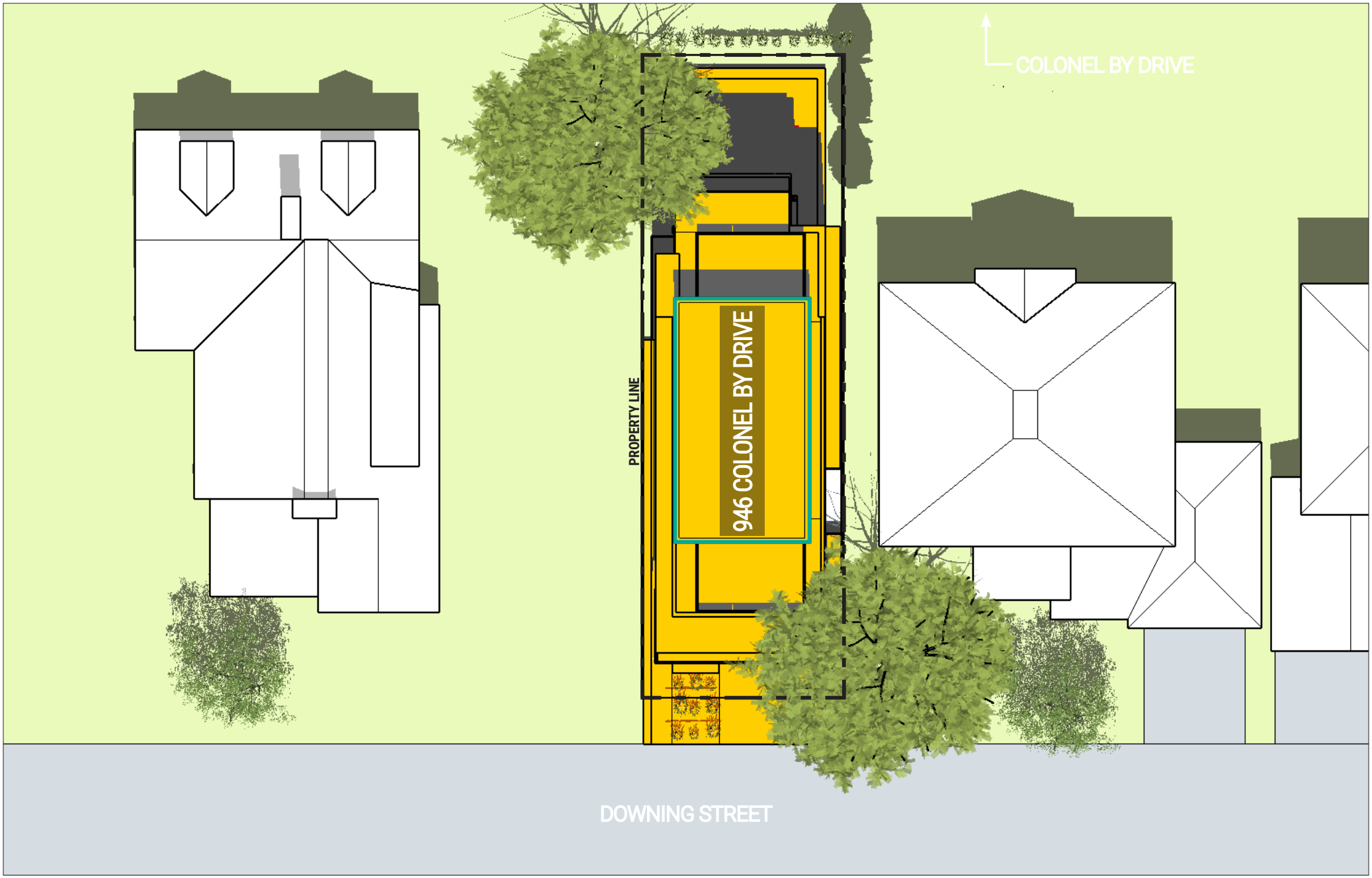
946 COLONEL BY DRIVE

New Addition - Level 4

Top-View Shadow Analysis

Company:	Hobin Architecture
Prepared by:	Cristina Hoang
Date:	June 05, 2024
Application No.:	
Application Type:	
Scale:	1/16” = 1’-0”

Figure test time:
JUNE 21 12:00am
Eastern Daylight Time (EDT) = Universal Time, 4 hours



LEGEND:

- Proposed Level 4 Addition
- 946 Colonel By Drive
- New Net Shadow
- Existing Shadow

3 FT 6 FT 18 FT 30 FT

HOBIN

946 COLONEL BY DRIVE

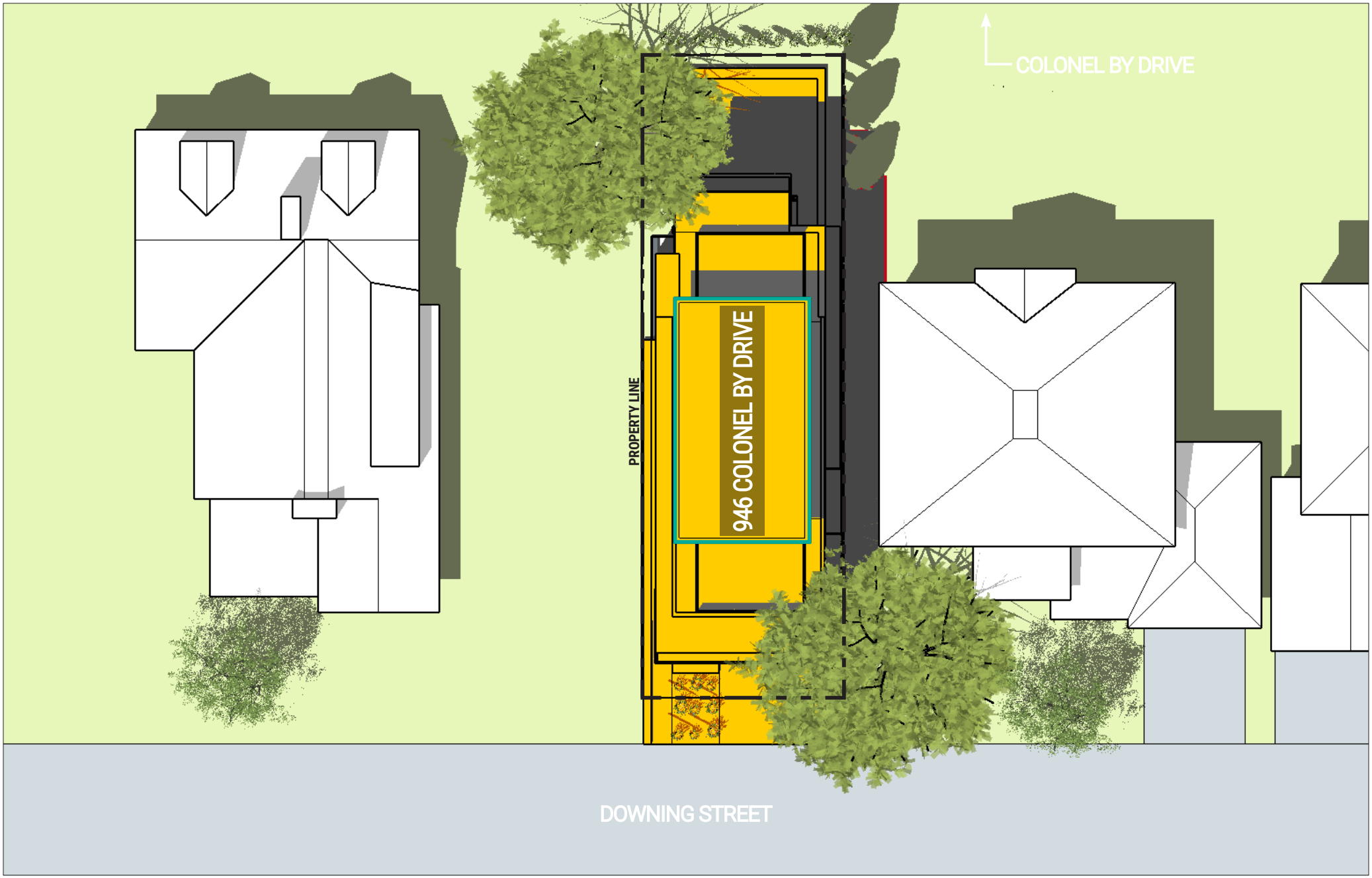
New Addition - Level 4

Top-View Shadow Analysis

Company: Hobin Architecture
Prepared by: Cristina Hoang
Date: June 05, 2024

Application No.:
Application Type:
Scale: 1/16" = 1'-0"

Figure test time:
JUNE 21 1:00pm
Eastern Daylight Time (EDT) = Universal Time, 4 hours



LEGEND:

- Proposed Level 4 Addition
- 946 Colonel By Drive
- New Net Shadow
- Existing Shadow

3 FT 6 FT 18 FT 30 FT

HOBIN

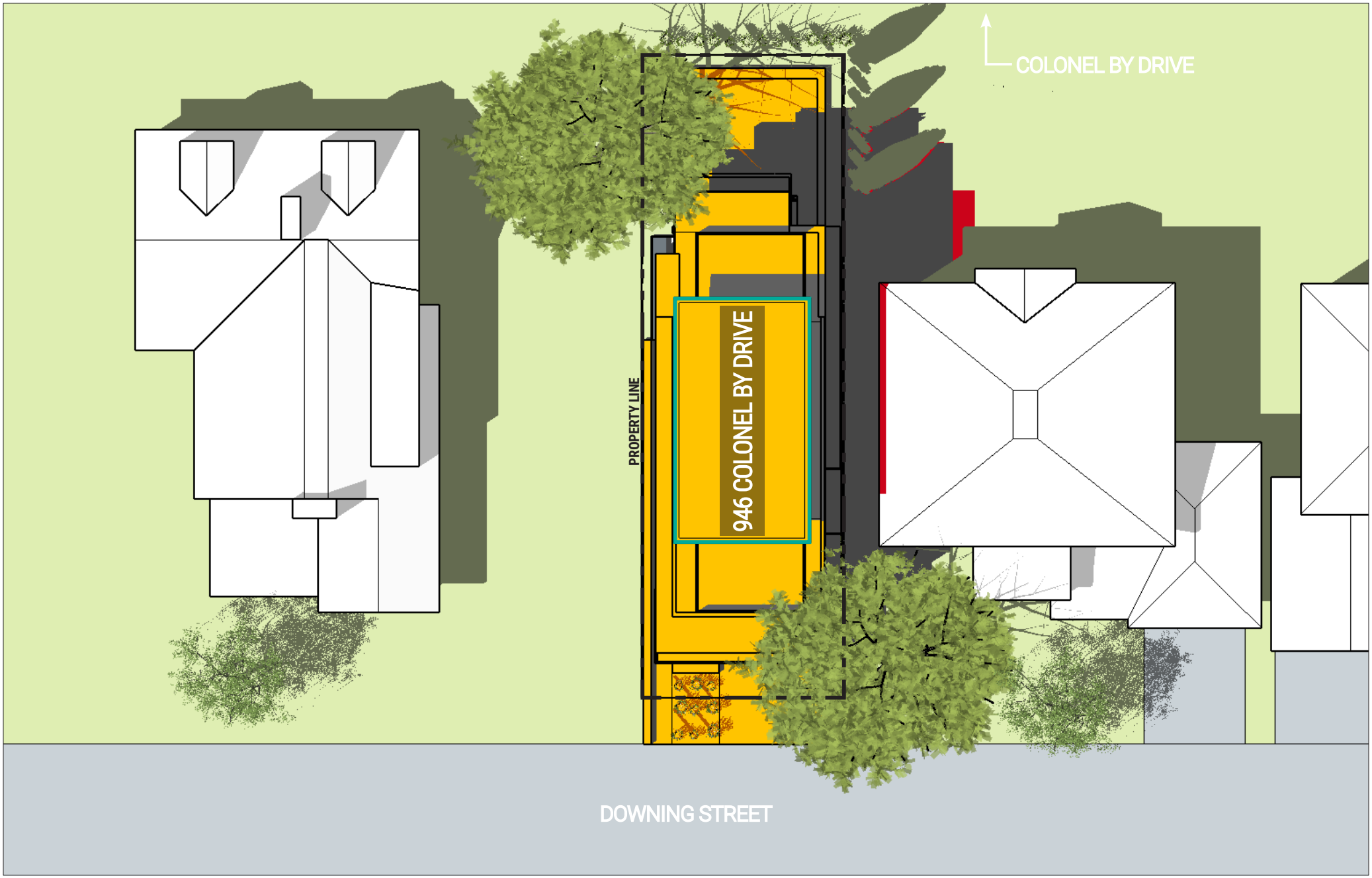
946 COLONEL BY DRIVE

New Addition - Level 4

Top-View Shadow Analysis

Company:	Hobin Architecture
Prepared by:	Cristina Hoang
Date:	June 05, 2024
Application No.:	
Application Type:	
Scale:	1/16” = 1’-0”

Figure test time:
JUNE 21 2:00pm
Eastern Daylight Time (EDT) = Universal Time, 4 hours



LEGEND:

- Proposed Level 4 Addition
- 946 Colonel By Drive
- New Net Shadow
- Existing Shadow

3 FT 6 FT 18 FT 30 FT

HOBIN

946 COLONEL BY DRIVE

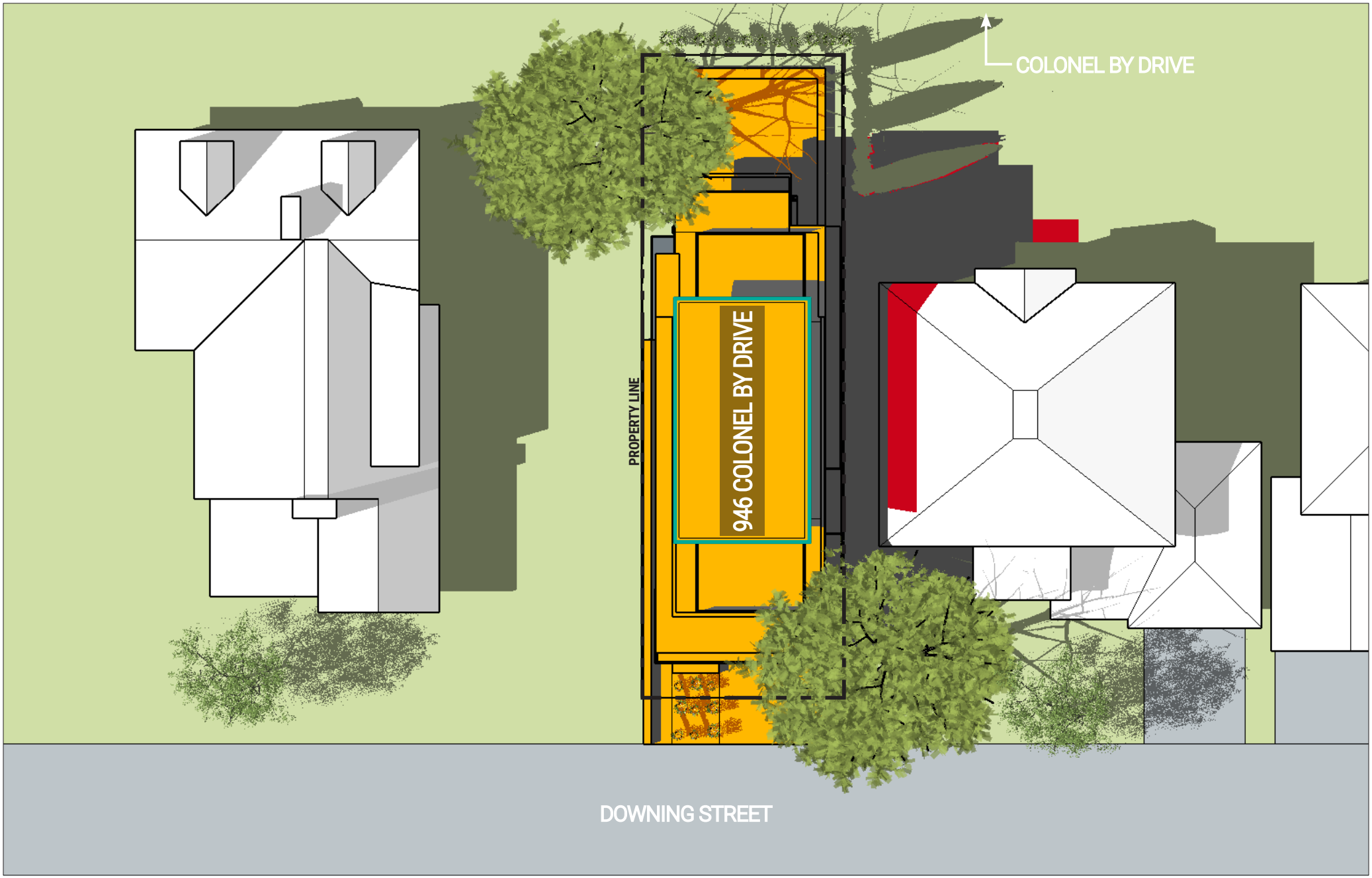
New Addition - Level 4

Top-View Shadow Analysis

Company: Hobin Architecture
Prepared by: Cristina Hoang
Date: June 05, 2024

Application No.:
Application Type:
Scale: 1/16" = 1'-0"

Figure test time:
JUNE 21 3:00pm
Eastern Daylight Time (EDT) = Universal Time, 4 hours



LEGEND:

- Proposed Level 4 Addition
- 946 Colonel By Drive
- New Net Shadow
- Existing Shadow

3 FT 6 FT 18 FT 30 FT

HOBIN

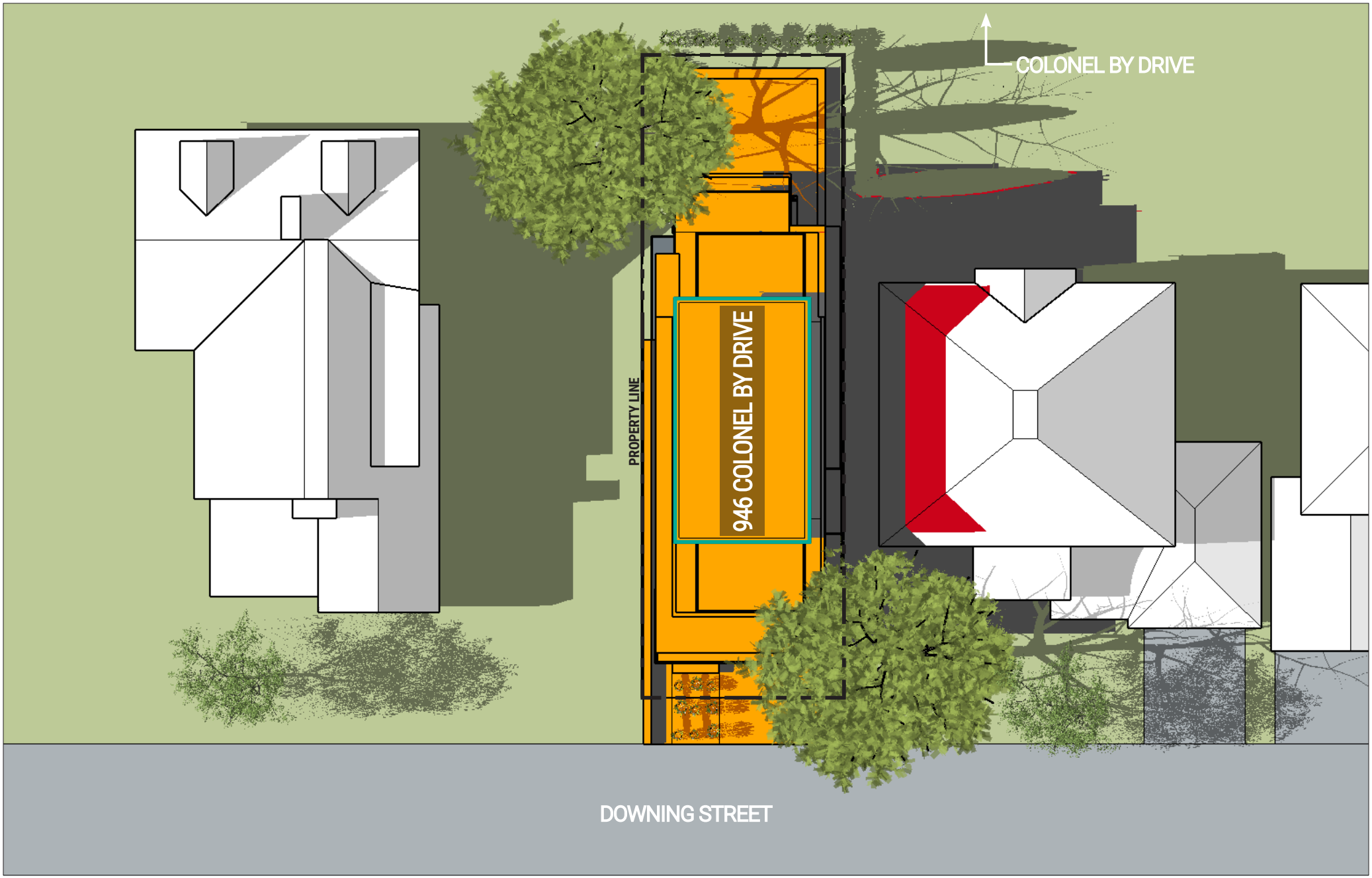
946 COLONEL BY DRIVE

New Addition - Level 4

Top-View Shadow Analysis

Company:	Hobin Architecture
Prepared by:	Cristina Hoang
Date:	June 05, 2024
Application No.:	
Application Type:	
Scale:	1/16” = 1’-0”

Figure test time:
JUNE 21 4:00pm
Eastern Daylight Time (EDT) = Universal Time, 4 hours



LEGEND:

- Proposed Level 4 Addition
- 946 Colonel By Drive
- New Net Shadow
- Existing Shadow

3 FT 6 FT 18 FT 30 FT

HOBIN

946 COLONEL BY DRIVE

New Addition - Level 4

Top-View Shadow Analysis

Company:	Hobin Architecture
Prepared by:	Cristina Hoang
Date:	June 05, 2024
Application No.:	
Application Type:	
Scale:	1/16” = 1’-0”

Figure test time:
JUNE 21 4:00pm
Eastern Daylight Time (EDT) = Universal Time, 4 hours

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Minor Variance Applications

Panel 1
Wednesday, August 7, 2024
1 p.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.

The hearing can also be viewed on the Committee of Adjustment YouTube page.

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.

File Nos.:	D08-02-24/A-00179 & D08-02-24/A-00180
Applications:	Minor Variance under section 45 of the *Planning Act*
Applicant(s):	Brandon Ibrahim
Property Address:	309 Montfort Street
Ward:	12 – Rideau-Vanier
Legal Description:	Lot 262, Registered Plan 246
Zoning:	R4UA
Zoning By-law:	2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Applicant wants to construct a semi-detached dwelling, as shown on the plans filed with the Committee.

REQUESTED VARIANCES:

The Applicant requires the Committee's authorization for minor variances from the Zoning By-law as follows:

A-00179 309 Montfort Street (South), half of proposed semi-detached dwelling:

a) To permit a reduced lot area of 153.94 square metres, whereas the By-law requires a minimum lot area of 180 square metres.

b) To permit a reduced front yard setback of 4.22 metres, whereas the By-law requires a minimum front yard setback of 4.52 metres.

c) To permit a reduced corner side yard setback of 1.34 metres, whereas the By-law requires a minimum corner side yard setback of 1.82 metres.

d) To permit 9% of the front façade area to be recessed an additional 0.6 metres from the front setback line, whereas the By-law requires at least 20% of the front façade to be recessed an additional 0.6 metres from the front setback line.

A-00180 309 Montfort Street (North), half of proposed semi-detached dwelling:

e) To permit a reduced lot area of 136.91 square metres, whereas the By-law requires a minimum lot area of 180 square metres.

f) To permit a reduced front yard setback of 1.64 metres, whereas the By-law requires a minimum front yard setback of 1.83 metres.

The subject property is not the subject of any other current application under the *Planning Act.*

FIND OUT MORE ABOUT THE APPLICATION(S)

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

Visit **Ottawa.ca/CommitteeofAdjustment** and follow the link to **Next hearings** to view panel agendas and application documents, including **proposal cover letters, plans, tree information, hearing notices, circulation maps, and City planning reports.** Written decisions are also published once issued and translated.

If you don’t participate in the hearing, you won’t receive any further notification of the proceedings.

If you want to be notified of the decision following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, send a written request to the Committee.

HOW TO PARTICIPATE

Submit written or oral comments before the hearing: Email your comments to cofa@ottawa.ca at least 24 hours before the hearing to ensure they are received by the

panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

Register to Speak at the hearing at least 24 hours before by contacting the Committee Coordinator at 613-580-2436 or at cofa@ottawa.ca. You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

Be aware that, in accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, all information presented to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence and during the hearing, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent and any other interested individual, and potentially posted online and become searchable on the Internet.

COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consent to sever land and minor variances from the zoning requirements.

DATED: July 19, 2024

Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436

Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436

Committee of Adjustment **Comité de dérogation**

AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demandes de dérogations mineures

Groupe 1
Mercredi 7 août 2024
13 h

Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience peut aussi être visionnée sur la page YouTube du Comité de dérogation.

Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.

Dossiers :	D08-02-24/A-00179 et D08-02-24/A-00180
Demandes :	Dérogations mineures en vertu de l'article 45 de la *Loi sur l'aménagement du territoire*
Requérant :	Brandon Ibrahim
Adresse municipale :	309, rue Montfort
Quartier :	12 – Rideau-Vanier
Description officielle :	Lot 262, plan enregistré 246
Zonage :	R4UA
Règlement de zonage :	nº 2008-250

PROPOSITION DU REQUÉRANT ET OBJET DES DEMANDES :

Le requérant souhaite construire une maison jumelée, conformément aux plans déposés auprès du Comité.

DÉROGATIONS DEMANDÉES :

Le requérant demande au Comité d'accorder les dérogations mineures au Règlement de zonage décrites ci-après :

A-00179 : 309, rue Montfort (sud), une moitié de la maison jumelée proposée :

a) Permettre la réduction de la superficie du lot à 153,94 mètres carrés, alors que le Règlement exige une superficie de lot minimale de 180 mètres carrés.

b) Permettre la réduction de la marge de recul de la cour avant à 4,22 mètres, alors que le Règlement exige une marge de recul de la cour avant d'au moins 4,52 mètres.

c) Permettre la réduction de la marge de recul de la cour latérale d'angle à 1,34 mètre, alors que le Règlement exige une marge de recul de la cour latérale d'angle d'au moins 1,82 mètre.

d) Permettre que 9 % de la surface de la façade avant soit en retrait de 0,6 mètre supplémentaire par rapport à la ligne de retrait avant, alors que le Règlement exige qu'au moins 20 % de la façade avant soit en retrait de 0,6 mètre supplémentaire par rapport à la ligne de retrait avant.

A-00180 : 309, rue Montfort (nord), une moitié de la maison jumelée proposée :

e) Permettre la réduction de la superficie du lot à 136,91 mètres carrés, alors que le Règlement exige une superficie de lot minimale de 180 mètres carrés.

f) Permettre la réduction de la marge de recul de la cour avant à 1,64 mètre, alors que le Règlement exige une marge de recul de la cour avant d'au moins 1,83 mètre.

La propriété en question ne fait l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

POUR EN SAVOIR PLUS SUR LES DEMANDES

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité de dérogation via l'adresse, le courriel, le site Web ou le code QR ci-dessous.

Visitez le site **Ottawa.ca/Comité de dérogation** et suivez le lien **Prochaines audiences** pour consulter l'ordre du jour du Comité et les documents relatifs aux demandes, y compris **les lettres d'accompagnement des propositions, les plans, l'information sur les arbres, les avis d'audience, les cartes de diffusion et les rapports d'urbanisme de la Ville**. Les décisions écrites sont également publiées une fois rendues et traduites.

Si vous ne participez pas à l'audience, vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décision prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, faites-en la demande par écrit au Comité.

COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

Inscrivez-vous au moins 24 heures à l'avance en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à cded@ottawa.ca. Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Sachez que, conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée et pourront éventuellement être affichés en ligne et faire l'objet d'une recherche sur Internet.

COMITÉ DE DÉROGATION

Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de *la Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 19 juillet 2024

This document is also available in English.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436

Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
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Committee of Adjustment
Comité de dérogation

CIRCULATION MAP / PLAN DE CIRCULATION

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SUBJECT LAND / TERRE EN QUESTION

309 rue Montfort St.

NOT TO SCALE
NON À L'ÉCHELLE

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

Committee of Adjustment
Received | Reçu le

2024-07-08

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Variance Rational
Chris Jalkotzy
Modulink, Planning & Design
8 July 2024

Contents:

1.0 INTRODUCTION and PROJECT OVERVIEW: Page 2

2.0 SITE OVERVIEW & COMMUNITY CONTEXT: Page 2

3.0 DEVELOPMENT PROPOSAL Page 8

4.0 POLICY AND REGULATORY FRAMEWORK: Page 11

5.0 CONCLUSION: Page 15

1.0 INTRODUCTION and PROJECT OVERVIEW:

This report has been prepared in support of the two applications for variances to permit the construction of 2 semidetached dwellings on a vacant lot. The number of units in each semidetached dwelling are 1 primary unit and 2 additional units. Each semidetached dwelling will contain 1 one bedroom unit and 2 two bedroom units. The property is a corner lot located at the corner of Monfort Street and Ste. Anne Street in Vanier. The variances requested are for lot area, area of recessed front façade; and front and site yard setbacks to permit a unique corner bay window.

2.0 SITE OVERVIEW & COMMUNITY CONTEXT:

The property is currently vacant. The property is in the City of Ottawa. The corner lot has a street frontage width of 10.06 m (east/west) and a depth of 28.96 m (north/south). It has a lot area of 291.00 m². The zoning is R4UA.

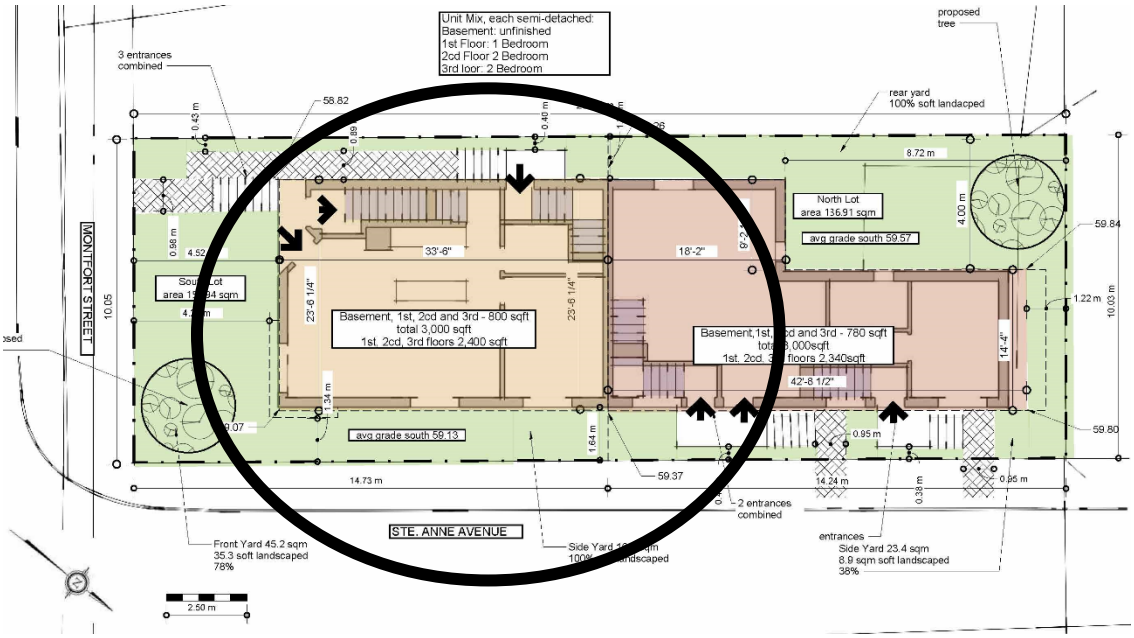
It is located in the Schedule B2 Inner Urban Transect Monfort. The site is in a designated neighbourhood but is just north of the evolving neighbourhood designation on the north side of Montreal Road.

Surrounding Land Uses:

The property is bounded by primarily by detached dwellings on the north, east and west sides. On the south side is a automotive garage.

Neighbourhood

Subject Site



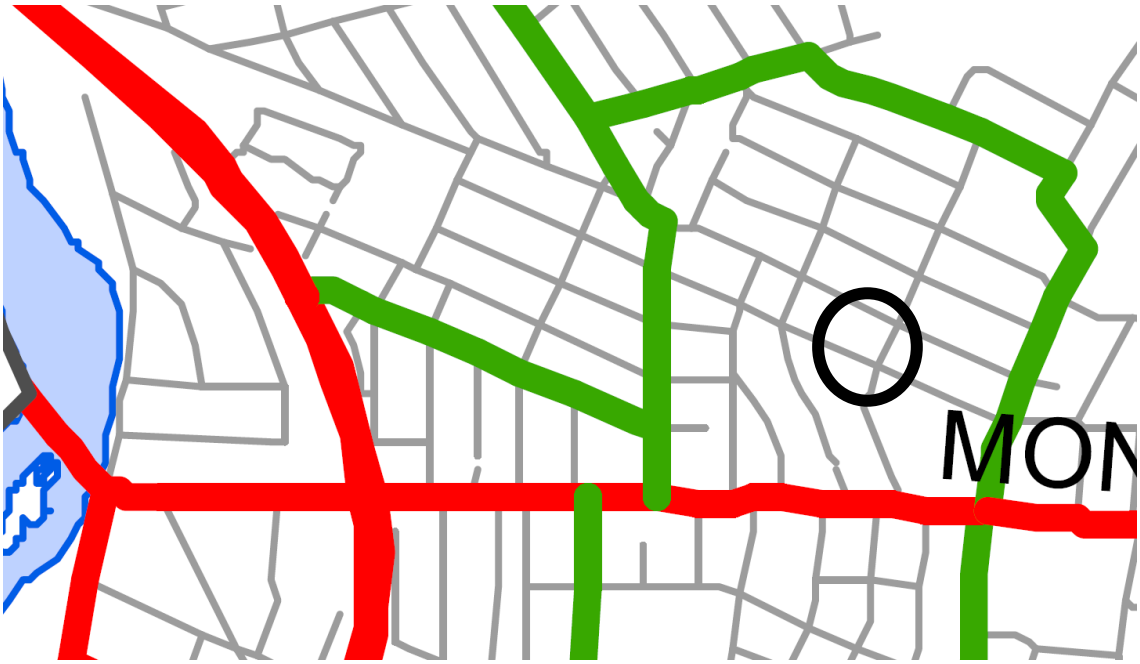
1) Subject Property Monfort

2) The Monfort Streetscape looking to the West

3) The Monfort Streetscape looking to the East

Road Network:

The property is on the corner of Monfort and Ste Anne and both are local streets. Montreal Road is classified as a major collector on Schedule C4 - Urban Road Network and is within one block of the site.



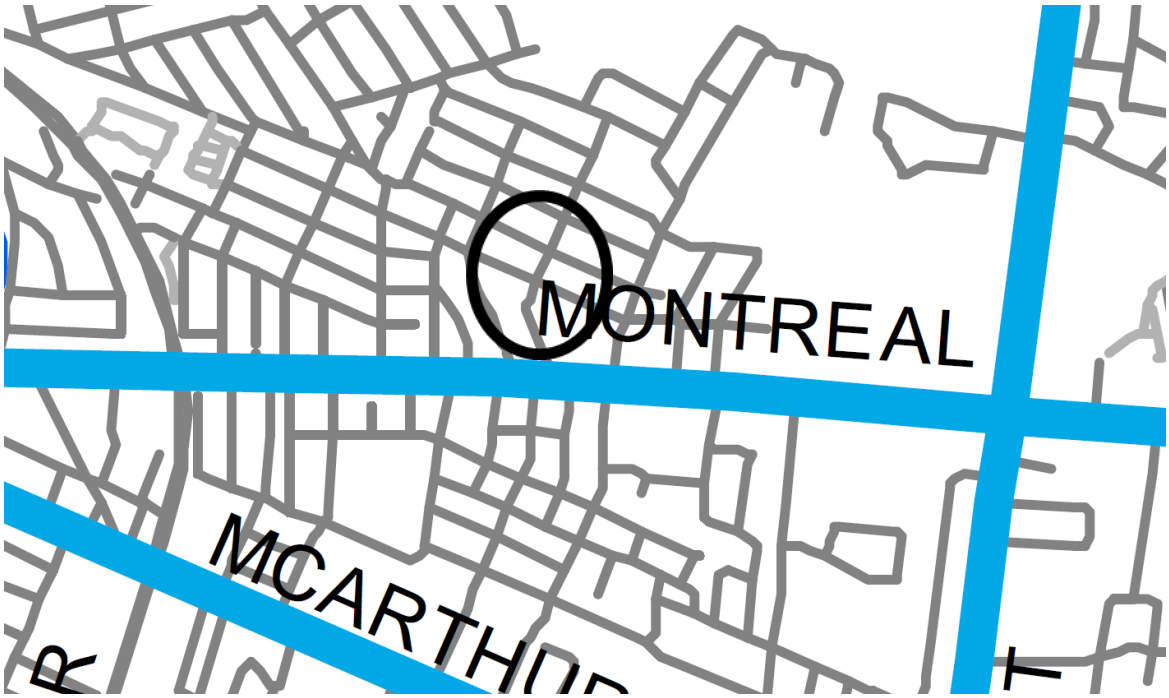
Bicycle Network:

The new active transportation mapping Schedule C3 - Active Transportation Network, major pathways identifies the major pathway that the site is close to. Montreal road has been reconstructed with a bike pathway

Active Transportation Plan

Transit Services:

The site is within walking of Montreal Road that is a transit priority road in Schedule C2 Ultimate Transit Network



Community Services:

The site is located within easy walking distance to numerous schools, grocery stores and services along Montreal Road. It has many of the characteristics of a complete 15 min walking neighbourhood,

3.0 DEVELOPMENT PROPOSAL AND VARIANCES

The proposed variance will to permit the construction of two semidetached dwellings on a vacant lot. The lot was made vacant by the demolition of a fire damaged single family dwelling. The unit mix incudes 4 - 2 bedrm, and 2 - 1 bedrm units. Total 6 units. The property is corner lot located on Montfort and Ste Anne.in Vanier. The variance requested is for lot width.

The two applications have the following requested variances:

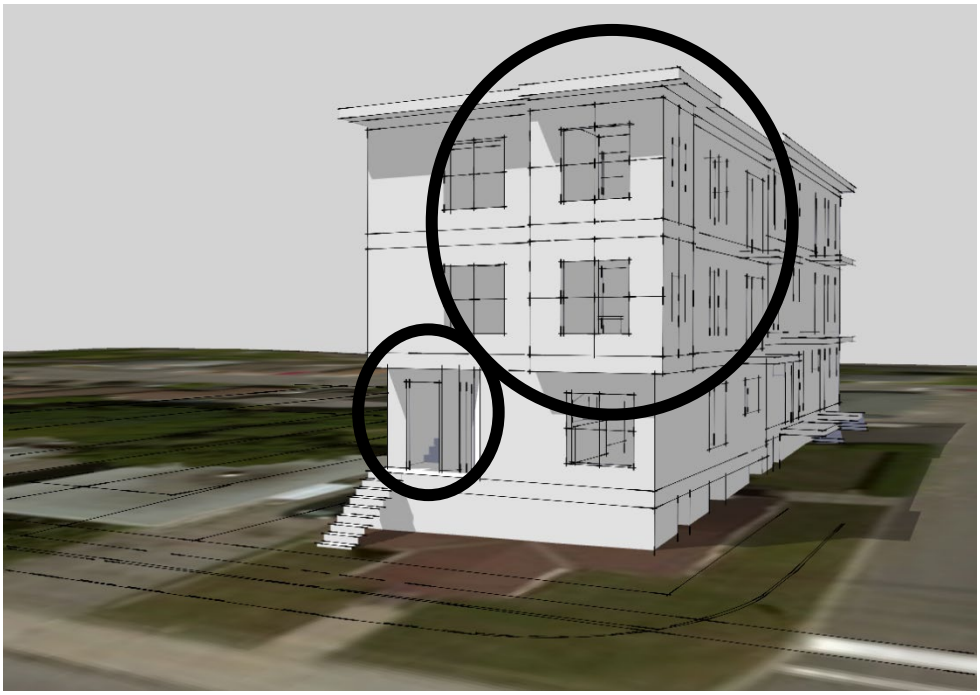
1) South Semidetached
    a. permit a lot area of 153.94 sqm whereas the bylaw requires a lot area of 180 sqm.
    b. permit a front yard setback of 4.22 m whereas the zoning bylaw requires 4.52m
    c. permit a corner side yard setback of 1.34 m whereas the bylaw requires a corner side yard setback of 1.82m
    d. permit the front facade 9% recessed 0.6m whereas the zoning bylaw requires 20%

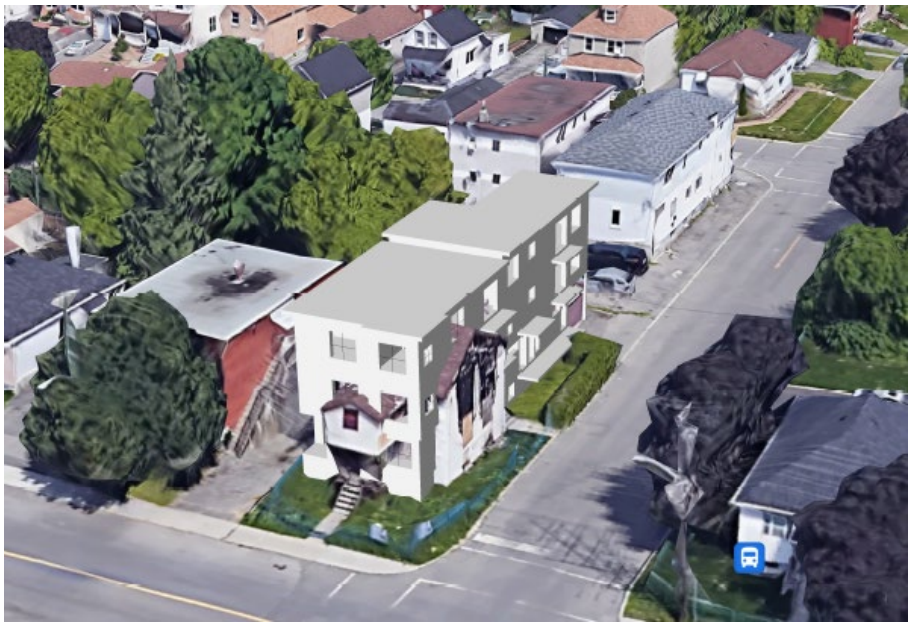
2) North Semidetached
    a. permit a Lot area of 136.91 sqm whereas the bylaw requires a lot area of 180 sqm
    b. permit a front yard setback of 1.64 m whereas the zoning bylaw requires front yard setback of 1.83 m

Variances South a) and North a) for lot area should be considered minor:

1) A long semidetached dwelling is permitted on a 10.0 m wide lot with a lot area of 300 sqm in this zone, The proposed development is on a lot with a width of 10.06 m and lot area of 291.00 sqm. Long semidetached dwellings are not permitted on corner lots.
2) The subject lot size is the predominate lot size on Montfort Street. The proposed dwellings comply with the requirement to be sensitive infill by complying with required setbacks and heights other then small variances required for architectural elements (see below)

Variance South b) should be considered minor as it is (may) be required to permit a unique corner bay window. The corner bay window occupies the second and third stories and project 0.3m to the south and east. Variance South d) would permit a reduces percentage of the front façade being recessed 0,6m. The two architectural elements provide a distinctive character to the building that respects its corner location.





Variances South d) and North b) should be considered minor as they are reflect the average side and front yards facing Ste Anne. The property to the north is the greatest at roughly 1.8m. The other 2 properties across the street are roughly 1.0m The building face is proposed to be at 1.64m and the request variance is to permit a 1.34m setback to accommodate the corner bay window.

4.0 POLICY AND REGULATORY FRAMEWORK:

Provincial Policy Statement (2020)

The Provincial Policy Statement is issued under the authority of section 3 of the Planning Act and came into effect on May 1, 2020. In respect of the exercise of any authority that affects a planning matter, section 3 of the Planning Act requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act.

Under the PPS, settlement areas are intended to be the primary focus of growth in the province.

Policy 1.1.1. Healthy, liveable and safe communities are sustained by:

a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;

b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

c) avoiding development and land use patterns which may cause environmental or public health and safety concerns*;*

d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;

e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;

f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;

g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;

h) promoting development and land use patterns that conserve biodiversity*;*

and

i) preparing for the regional and local impacts of a changing climate.

The subject lands are situated within the urban boundary of the City of Ottawa and constitute a settlement area. Accordingly, the lands are a logical and preferred location for new development. Within settlement areas, the PPS encourages land use patterns that make efficient use of land, effective use of infrastructure and public services, support active modes of transportation and are transit-supportive (Policy 1.1.1).

City of Ottawa Official Plan

The Ottawa Official Plan has been reviewed. The site is designated General Urban Area on Schedule B of the City of Ottawa Official Plan. Lands within this designation are meant to provide a full range and choice of housing options in combination with conveniently located employment, retail, service, entertainment and institutional uses. The project site does not fall within any of Schedule C7-A - Design Priority Areas – Urban. It is classified as "Neighbourhood" under Schedule B2 Inner Urban Transect.

The Proposal supports 15 min neighbourhood through the following:

a) No parking will be little traffic impact.
b) Amenity space is provided in the rear yard.
c) Lighting will be for safety purposes and will respect the dark skies initiative.
d) The building will not generate additional noise.
e) The building height complies with the zoning bylaw
f) The additional people living in the neighbourhood will increase the number of commercial services that might chose to locate in the area as well as better utilize transit services.

OP Section 3. Growth Management Framework
OP 3.2 Support Intensification
Table 3b
"Housing density
Inner Urban Transect, 60 to 80,"

This project helps move the inner urban transact closer to 60 to 80 units per hectare with a net density of 190 units per hectare.

OP Section 4. City-Wide Policies

OP 4.2 Housing

"4.2.1 Enable greater flexibility and an adequate supply and diversity of housing options throughout the city

2) The City shall support the production of a missing middle housing range of mid-density, low-rise multi-unit housing, in order to support the evolution of healthy walkable 15-minuteneighbourhoods by:

a) Allowing housing forms which are denser, small-scale, of generally three or more units per lot in appropriate locations, with lot configurations that depart from the traditional lot division and put the emphasis on the built form and the public realm, as-of-right within the Zoning By-law;

b) Allowing housing forms of eight or more units in appropriate locations as-of-right within the Zoning By-law;".

OP Section 5. Transects

OP 5.1.5 Provide direction to the Neighbourhoods located within the Inner City Transect

"5.2.4 Provide direction to the Neighbourhoods located within the Inner Urban Transect

1) Neighbourhoods located in the Downtown Core shall accommodate residential growth to meet the Growth Management Framework as outlined in Subsection 3.2, Table 3b. The Zoning By-law shall implement the density thresholds in a manner which adheres to the following:

a) Allows and supports a wide variety of housing types with a focus on missing-middle housing, which may include new housing types that are currently not contemplated in this Plan;

c)Provides for a Low-rise built form, by requiring in Zoning a minimum built height of 2 storeys, generally permitting 3 storeys, and where appropriate, will allow a built height of up to 4 storeys to permit higher-density Low-rise residential development;

d)Building on Table 6, provides an emphasis on regulating the maximum built form envelope that frames the public right of way; and

e) In appropriate locations, to support the production of missing middle housing, prohibit lower-density typologies.

OP Section 6. Urban Designations:

The site is designated a Neighbourhood under 6.3 of the OP

"6.3.1 Define neighbourhoods and set the stage for their function and change over the life of this Plan.

2) Permitted building heights in Neighbourhoods shall be Low-rise…"

And

"4) The Zoning By-law and approvals under the Planning Act shall allow a range of residential and non-residential built forms within the Neighbourhood designation, including:

a) Generally, a full range of Low-rise housing options sufficient to meet or exceed the goals of Table 2 and Table 3b;

b) Housing options with the predominant new building form being missing middle housing, which meet the intent of Subsection 6.3.2, Policy 1);"

The proposed building responds to these requirements by proposing a three storey stacked residential dwelling.

Urban Design Guidelines for Low-rise Residential Buildings

The proposal maintains the current lot pattern, some characteristics of the buildings in the neighbourhood with a modern architectural style.

City of Ottawa Comprehensive Zoning By-law 2008-250:

Purpose of the Zone

The property is currently R4UA

Purpose of the Zone

The purpose of the R4 - Residential Fourth Density Zone is to:

1. allow a wide mix of residential building forms ranging from detached to low rise apartment dwellings, in some cases limited to four units, and in no case more than four storeys, in areas designated as General Urban Area in the Official Plan;

2. allow a number of other residential uses to provide additional housing choices within the fourth density residential areas;

3. permit ancillary uses to the principal residential use to allow residents to work at home;

4. regulate development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced: and

5. permit different development standards, identified in the Z subzone, primarily for areas designated as Developing Communities, which promote efficient land use and compact form while showcasing newer design approaches.

5.0 CONCLUSION:

The proposed development has been designed to meet the current planning framework. It is consistent with the Provincial Policy Statement and conforms to the City of Ottawa Official Plan.

The proposed variances should be considered minor for the following reasons:

1. They are minor and desirable.
    a. The lot area is minor as it similar to the street pattern of lots, a long semidetached would require a very small variance to permit a 291 sqm lot vs the 300 sqm required zoning bylaw
    b. The side yard variances reflect the current pattern of development on surrounding properties
    c. The variance to permit a reduced area 9% area recessed 0,6m or more is offset by the request to permit a 2 storey corner bay window that provides the architectural interest for the facades facing both streets.
2. The general intent and purpose of the Zoning By-law is maintained
    a. the intent of the bylaw is to permit semidetached dwellings. There are 2 older semidetached dwellings on the southeast corner of the intersection.
    b. The intent of the bylaw that the new infill properties respect the existing character of the neighbourhood.
3. The general intent and purpose of the Official Plan is maintained.
    a. The official plan supports this kind of gentle intensification of land uses compatible with the current urban fabric.
4. The Ontario Planning Act supports intensification in residential urban areas

SURVEYOR'S REAL PROPERTY REPORT
WITH TOPOGRAPHIC DETAILS
PART 1 - PLAN SHOWING

LOT 262
REGISTERED PLAN 246
CITY OF OTTAWA

J.D. BARNES LIMITED

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SCALE 1 : 100

5 0 5 metres

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE MTM GRID, AND DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, NAD 83, (ORIGINAL).

FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 0°18'00" WAS APPLIED TO REGISTERED PLAN 246.

DISTANCES ARE GROUND.

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION UNLESS OTHERWISE NOTED.

COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

ALL SET SSIB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

PART 2 - SURVEY REPORT

- **DESCRIPTION**
  LOT 262 REGISTERED PLAN 246 BEING ALL OF PIN 04232-0203 (LT), IN THE CITY OF OTTAWA
- **REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY**
  NONE
- **BOUNDARY FEATURES**
  NOTE LOCATION OF THE BOARD FENCES, THE TIMBER RETAINING WALL, THE EDGE OF ASPHALT AND THE TREES ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY

  NOTE LOCATION OF THE OVERHEAD TELEPHONE CABLE, CONCRETE RETAINING WALL AND THE ASPHALT DRIVEWAY ALONG THE NORTHERLY LIMIT OF THE SUBJECT PROPERTY

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB#	DENOTES	ROUND IRON BAR
IB	DENOTES	IRON BAR
CP	DENOTES	CONCRETE PIN
MEAS	DENOTES	MEASURED
OU	DENOTES	ORIGIN UNKNOWN
P	DENOTES	REGISTERED PLAN 246
P1	DENOTES	BUILDING LOCATION SURVEY BY J.G. PAYETTE LTD., DATED SEPTEMBER 13, 1984
P2	DENOTES	BUILDING LOCATION SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., DATED MAY 4, 1984
P4	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., DATED APRIL 22, 2022
P5	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., DATED JULY 31, 2023
P6	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY J.G. PAYETTE LTD., DATED FEBRUARY 25, 1994
HRF	DENOTES	H.R. FARLEY, O.L.S., (REF. PLAN OF SURVEY OF No. 301 MONTFORT STREET DATED JULY 20, 1984
D1	DENOTES	INSTRUMENT NUMBER CT116499
AOG	DENOTES	ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
990	DENOTES	J.G. PAYETTE, O.L.S.

N=NORTH / S=SOUTH / E=EAST / W=WEST

TOPOGRAPHIC LEGEND

OC	DENOTES OVERHEAD CABLE
EA	DENOTES EDGE OF ASPHALT
CONC	DENOTES CONCRETE
℄	DENOTES CENTERLINE
BF	DENOTES BOARD FENCE
TP	DENOTES TELEPHONE POLE
WV	DENOTES WATER VALVE
WK	DENOTES WATER KEY
CB	DENOTES CATCH BASIN
MH_STM	DENOTES STORM MANHOLE
MH_SAN	DENOTES SANITARY MANHOLE
T	DENOTES OVERHEAD TELEPHONE CABLE
STM	DENOTES UNDERGROUND STORM SEWER
SAN	DENOTES UNDERGROUND SANITARY SEWER

ELEVATION NOTE:

1. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.

2. ELEVATIONS ARE GEODETIC AND ARE REFERRED TO BENCHMARK NUMBER 0011962DJ3465 HAVING A PUBLISHED ELEVATION OF 62.838 METRES (CGVD28:78).

Committee of Adjustment
Received | Reçu le
2024-07-08
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON MARCH 20, 2024.

APRIL 2, 2024 — DATE

SHAWN LEROUX — ONTARIO LAND SURVEYOR

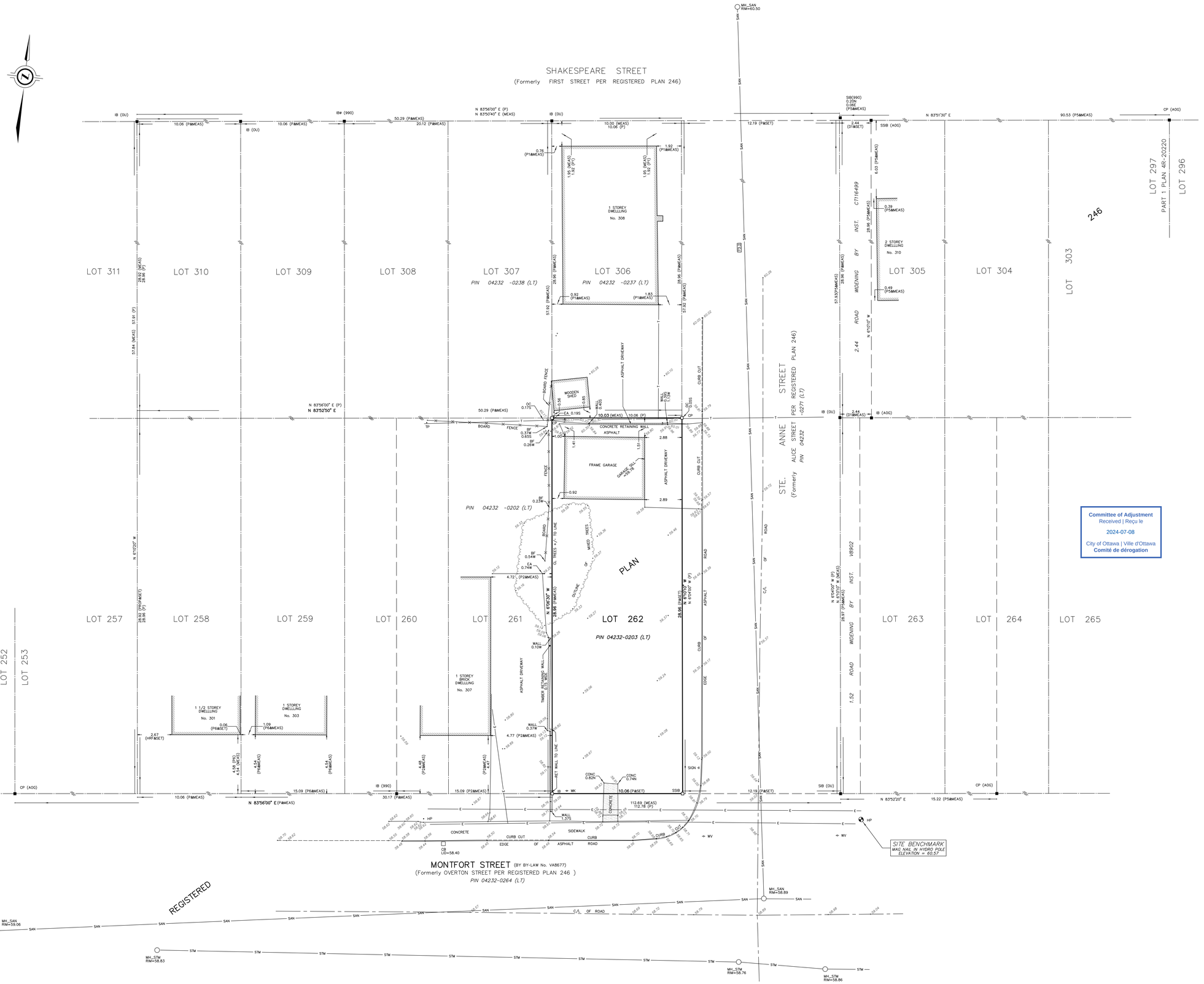
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-58124

J.D.BARNES LIMITED — SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9
T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
BP	SL	24-10-025-00
PLOTTED: 4/2/2024		DATED: 03/26/24

PREPARED FOR: BRANDON IBRAHIM

FILE: G:\24-10-025\00\Drawing\SRPR-TOPO\24-10-025-TOPO.dgn


SHAKESPEARE STREET
(Formerly FIRST STREET PER REGISTERED PLAN 246)
MONTFORT STREET (BY BY-LAW No. VA8677)
(Formerly OVERTON STREET PER REGISTERED PLAN 246)
PIN 04232-0264 (LT)
ANNE STREET (Formerly ALICE STREET PER REGISTERED PLAN 246)
PIN 04232 -0271 (LT)
LOT 311
LOT 310
LOT 309
LOT 308
LOT 307
LOT 306
LOT 305
LOT 304
LOT 303
LOT 297
LOT 296
LOT 257
LOT 258
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LOT 260
LOT 261
LOT 262
LOT 263
LOT 264
LOT 265
LOT 252
LOT 253
PART 1 PLAN 4R-20220
PIN 04232 -0238 (LT)
PIN 04232 -0237 (LT)
PIN 04232 -0202 (LT)
PIN 04232-0203 (LT)
1 STOREY DWELLING No. 308
2 STOREY DWELLING No. 310
1 STOREY BRICK DWELLING No. 307
1 1/2 STOREY DWELLING No. 301
1 STOREY DWELLING No. 303
WOODEN SHED
FRAME GARAGE
ASPHALT DRIVEWAY
CONCRETE RETAINING WALL
TIMBER RETAINING WALL
BOARD FENCE
CL TREES +/- TO LINE OF MIXED TREES
GRADE
PLAN
246
INST. CT116499
BY WIDENING
2.44 ROAD
1.52 ROAD
V89902
INST. BY WIDENING
SITE BENCHMARK
MAG NAIL IN HYDRO POLE
ELEVATION = 60.57
MH_SAN RIM=60.50
MH_SAN RIM=59.06
MH_SAN RIM=58.89
MH_STM RIM=58.83
MH_STM RIM=58.76
MH_STM RIM=58.86
REGISTERED PLAN 4R-20220
N 83°56'00" E (P)
N 83°50'40" E (MEAS)
N 83°51'30" E
N 83°52'50" E
N 83°56'00" E (P&MEAS)
N 83°32'20" E
N 61°01'30" W
N 61°01'00" W (P)
N 61°00'40" W (MEAS)
N 61°00'40" W (P&MEAS)
N 61°00'40" W (P&SET)
N 61°01'00" W (P&MEAS)
N 61°01'30" W (P&MEAS)
N 61°01'30" W (P&SET)
N 61°01'30" W (P)
N 61°01'30" W (MEAS)
N 61°01'30" W (P&MEAS)
N 61°01'30" W (P&SET)
IB (OU)
IB# (990)
IB (990)
IB (AOG)
SIB(990) 0.20N 0.06E (P5&MEAS)
SSIB (AOG)
SIB (OU)
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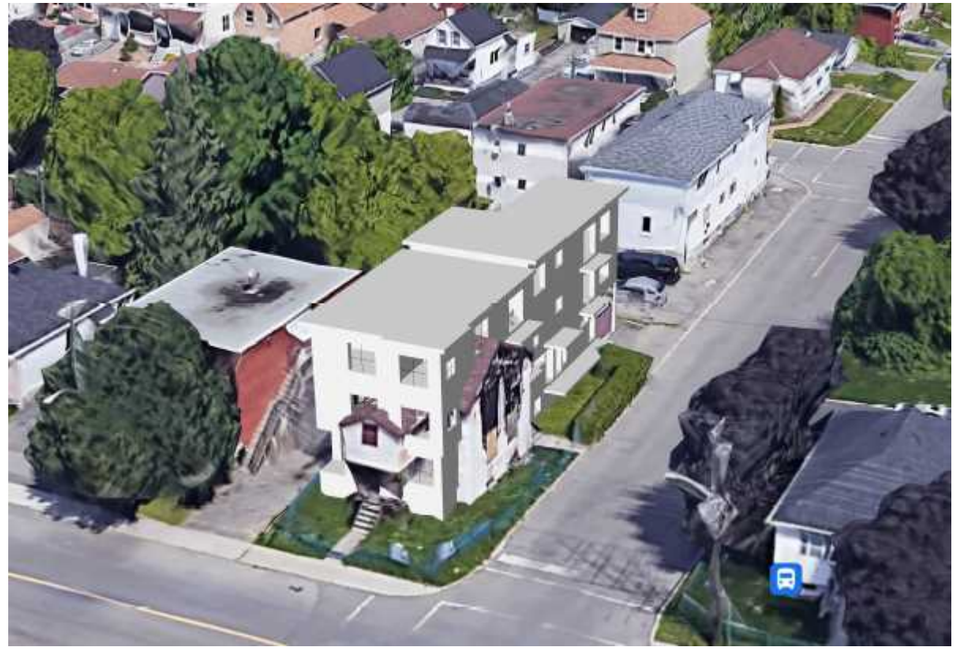

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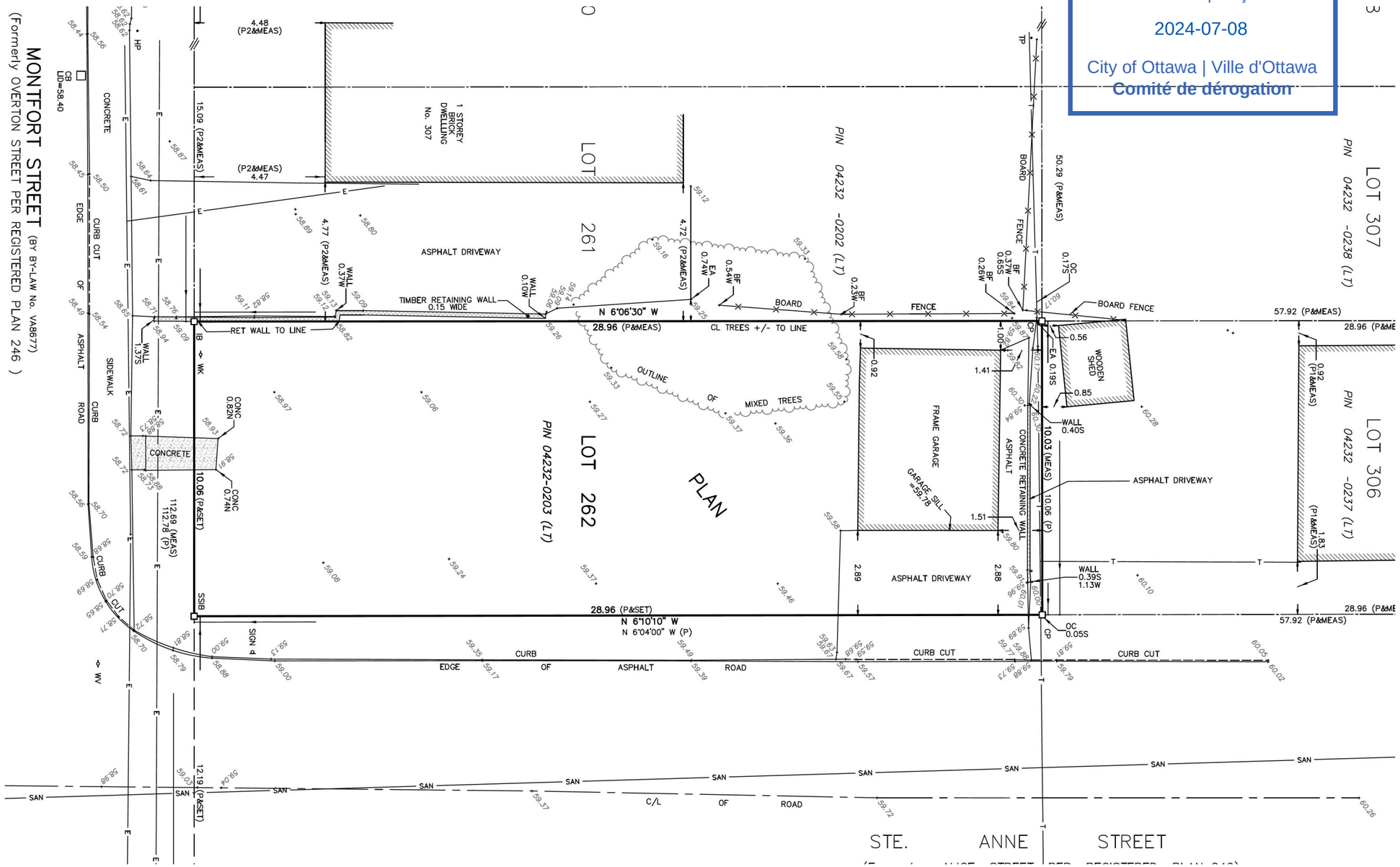

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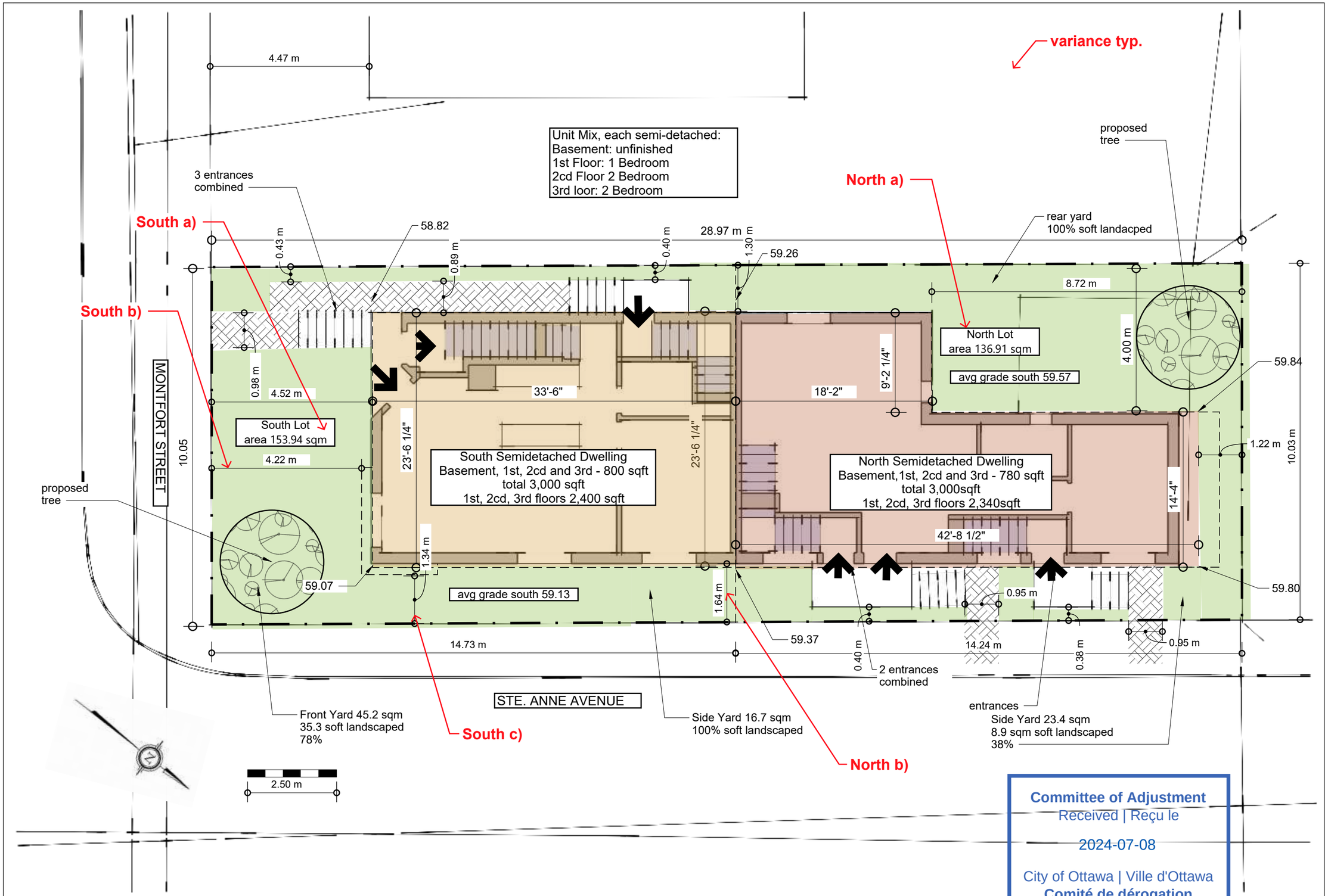

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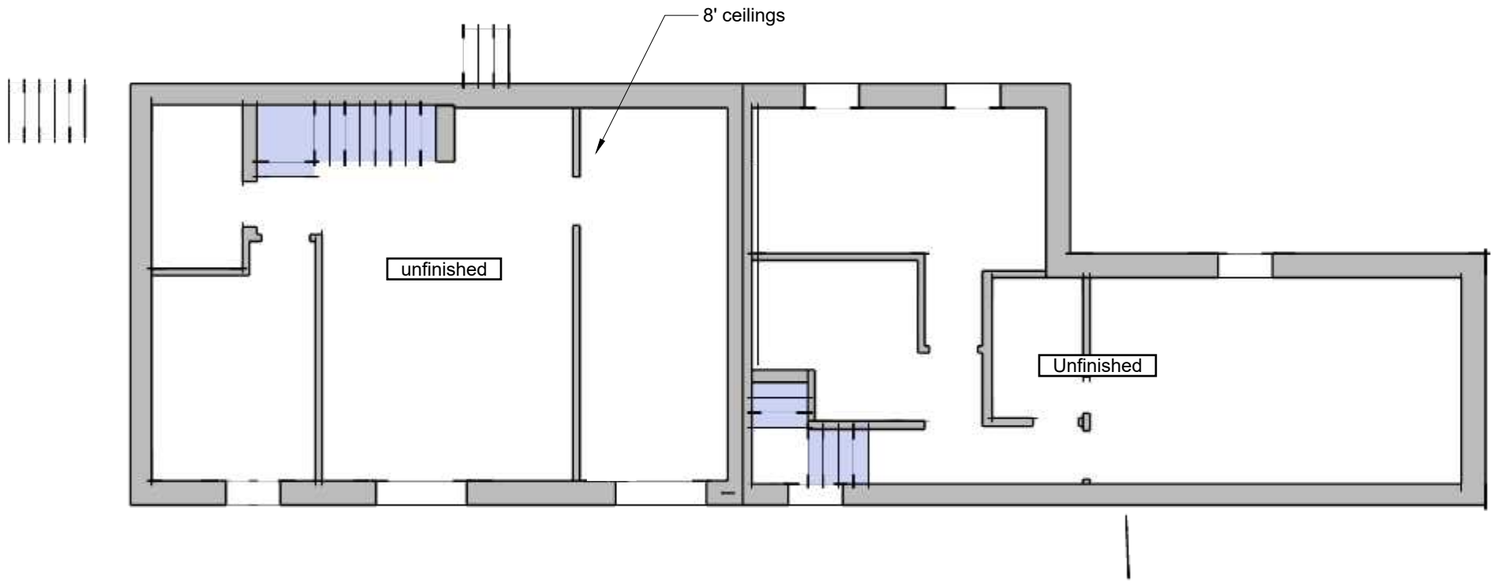

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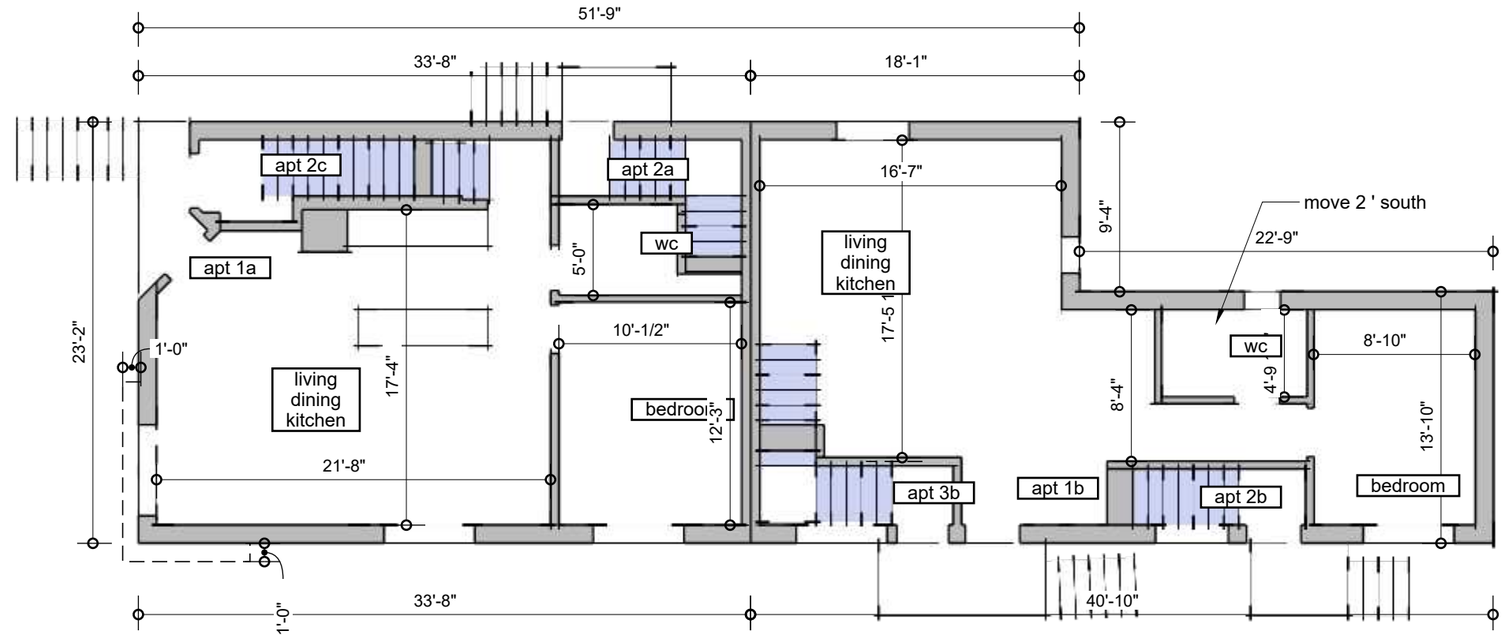

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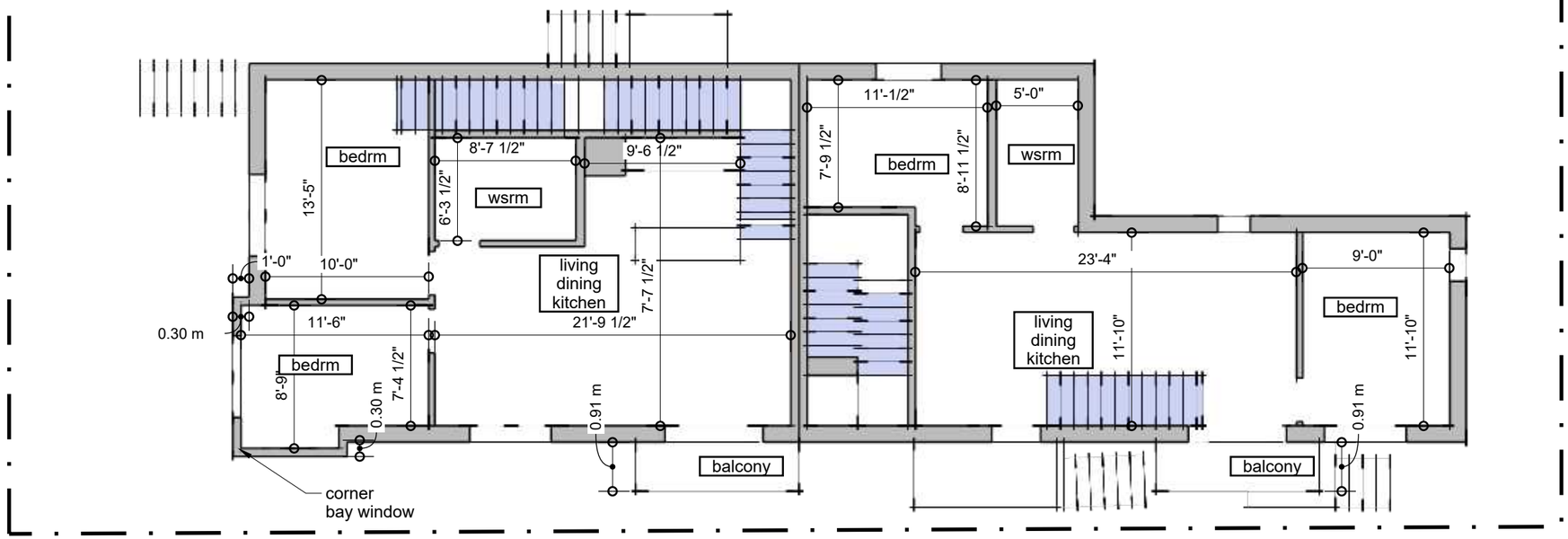

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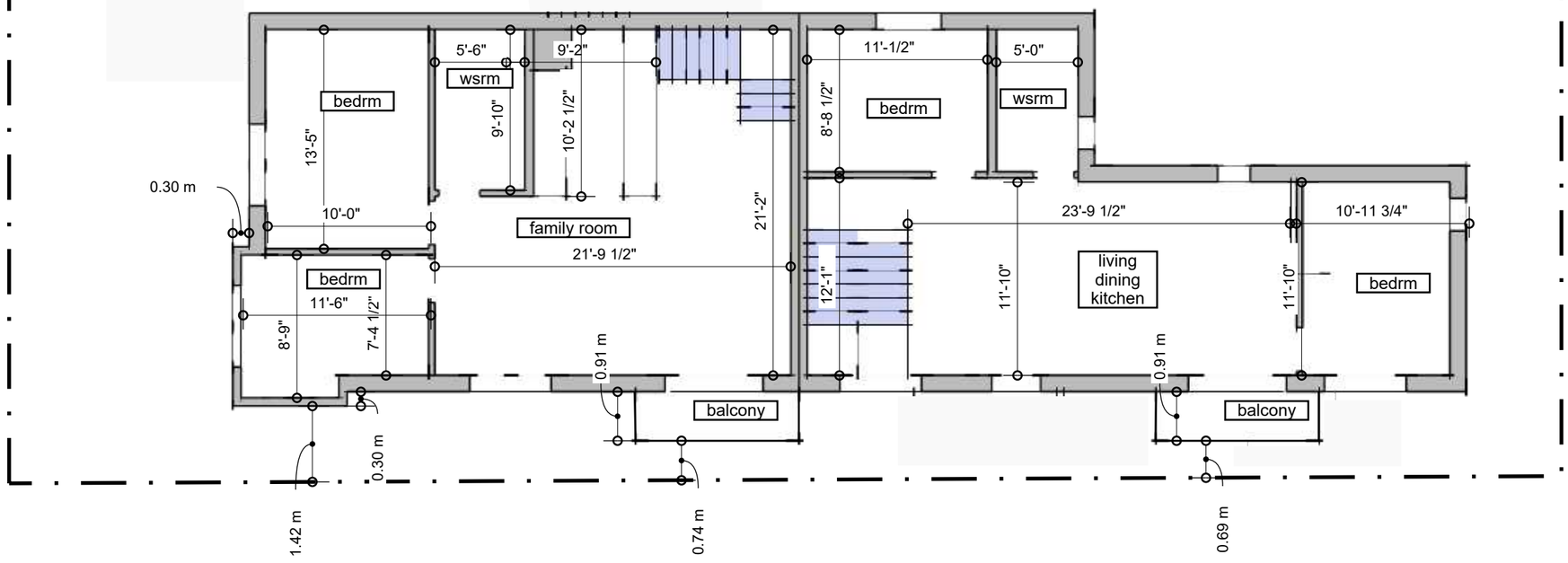

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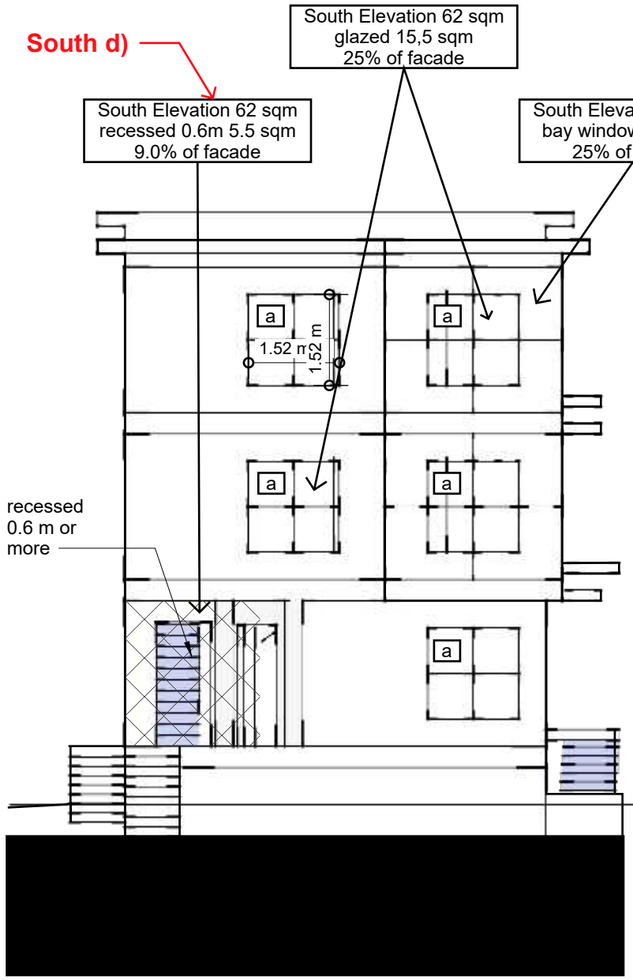
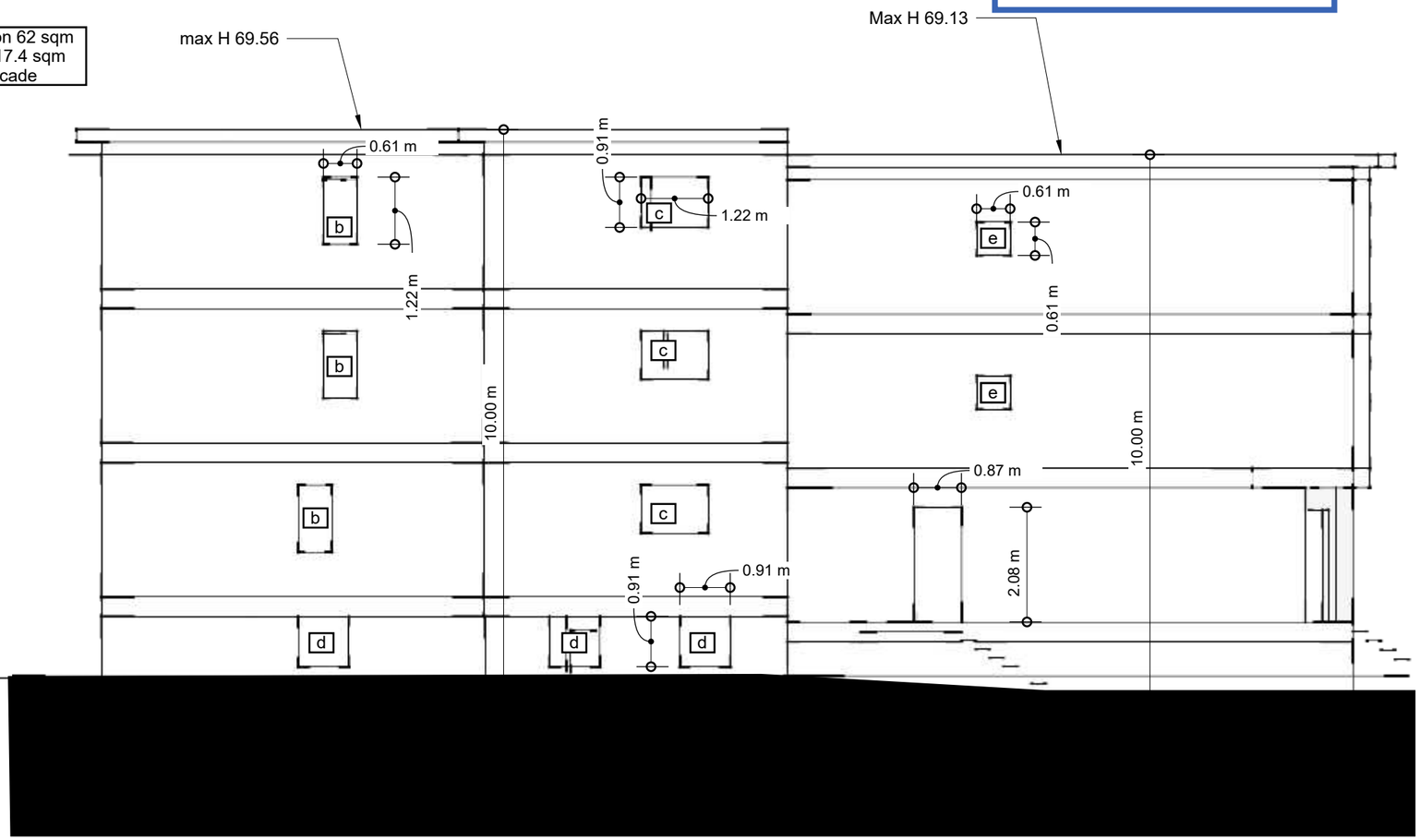


South Elevation



West Elevation

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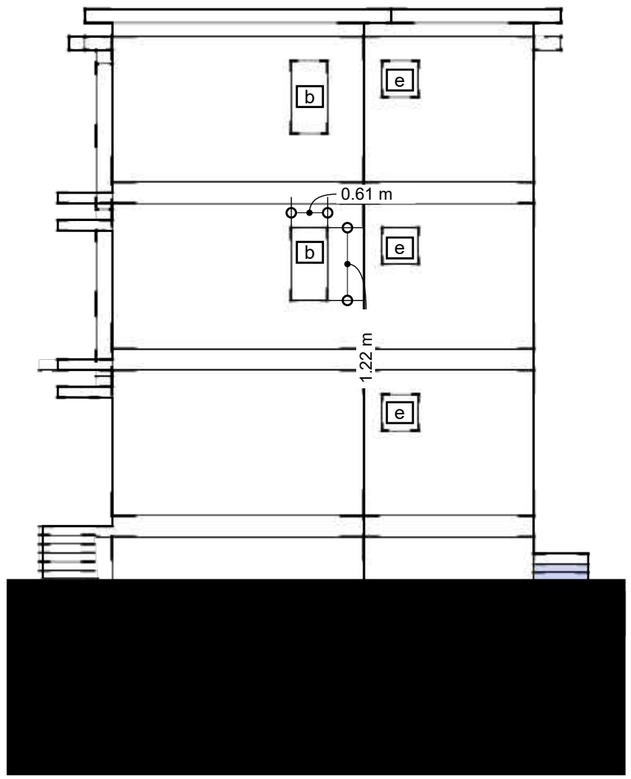

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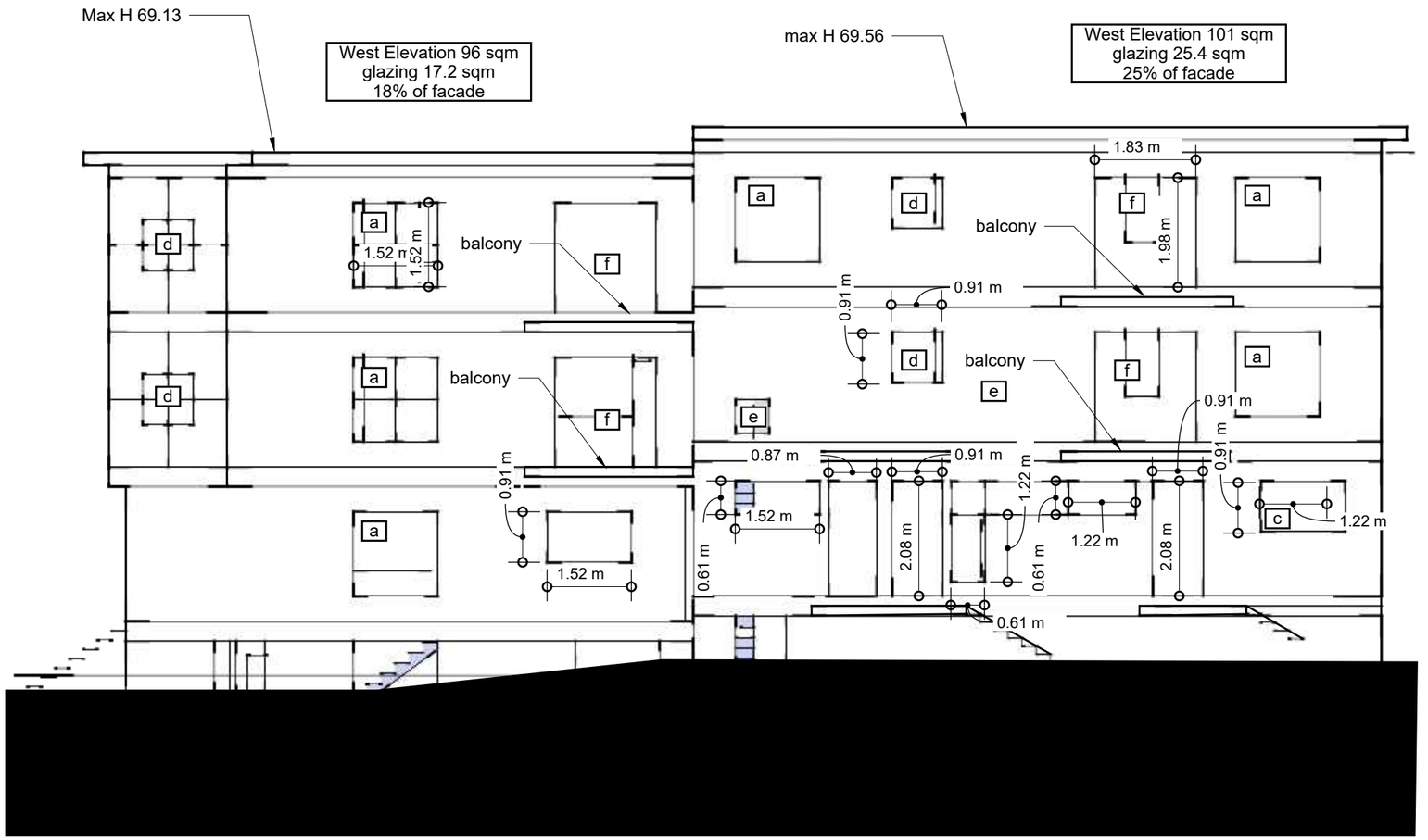

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June 28, 2024
Elevations

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NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variances Applications

Panel 1
Wednesday, August 7, 2024
1 p.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.

The hearing can also be viewed on the Committee of Adjustment YouTube page.

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.

File Nos.:	D08-01-23/B-00350 to D08-01-23/B-00353 D08-02-23/A-00323 to D08-02-23/A-00326
Applications:	Consent under section 53 of the *Planning Act* Minor Variance under section 45 of the *Planning Act*
Owners/Applicants:	Donald Wight & Michael Szczygiel
Property Address:	263 St. Laurent Boulevard
Ward:	13 – Rideau-Rockcliffe
Legal Description:	Lot 105, Registered Plan 344
Zoning:	R3B
Zoning By-law:	2008-250

APPLICANTS PROPOSAL / PURPOSE OF THE APPLICATIONS:

At the hearing on February 21, 2024, the Committee adjourned the applications *sine-die* to allow the applicants time to address a zoning deficiency and to continue discussions with Forestry Services. The applicants have provided revised documents and would like to proceed with the applications.

The Applicants want to subdivide the property into four separate parcels of land and construct four townhouse dwellings, one on each newly created parcel, as shown on the plans filed with the Committee. The existing dwelling and shed will be demolished.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Applicants require the Committee's consent to sever and to grant the rights for easements/rights-of-ways. The property is shown as Parts 1 to 7 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

Table 1 Proposed Parcels

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00350	9.72 m	15.24 m	148 sq. m	7	315 Mart Circle Proposed townhouse dwelling
B-00351	7.52 m	15.24 m	114 sq. m	6	317 Mart Circle Proposed townhouse dwelling
B-00352	7.52 m	15.24 m	114 sq. m	4, 5	319 Mart Circle Proposed townhouse dwelling
B-00353	11.51 m	15.27 m	172 sq. m	1, 2, 3	321 Mart Circle Proposed townhouse dwelling

It is proposed to establish easements/rights-of-ways as follows:

- Easement over Part 5 in favour of Part 6 for access.
- Easement over Part 2 in favour of Parts 4, 5, and 6 for access.

Approval of these applications will have the effect of creating separate parcels of land. The parcels of land and the proposed development will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (D08-02-23/A-00323 to D08-02-23/A-00326) have been filed and will be heard concurrently with this these applications.

REQUESTED VARIANCES:

The Owners require the Committee's authorization for minor variances from the Zoning By-law as follows:

A-00323: 315 Mart Circle, Part 7 on 4R-Draft Plan:

a) To permit a reduced lot area of 148 square metres, whereas the By-law requires a minimum lot area of 180 square metres.
b) To permit an increased building height of 12 metres, whereas the By-law permits a maximum building height of 10 metres.

A-00324: 317 Mart Circle, Part 6 on 4R-Draft Plan:

c) To permit a reduced lot area of 114 square metres, whereas the By-law requires a minimum lot area of 180 square metres.
d) To permit an increased building height of 12 metres, whereas the By-law permits a maximum building height of 10 metres.

A-00325: 319 Mart Circle. Part 4 & 5 on 4R-Draft Plan:

e) To permit a reduced lot area of 114 square metres, whereas the By-law requires a minimum lot area of 180 square metres.
f) To permit an increased building height of 12 metres, whereas the By-law permits a maximum building height of 10 metres.

A-00326: 321 Mart Circle, Parts 1, 2 & 3 on 4R-Draft Plan:

g) To permit a reduced lot area of 172 square metres, whereas the By-law requires a minimum lot area of 180 square metres.
h) To permit an increased building height of 12 metres, whereas the By-law permits a maximum building height of 10 metres.

The subject property is not the subject of any other current application under the *Planning Act.*

FIND OUT MORE ABOUT THE APPLICATION(S)

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

Visit **Ottawa.ca/CommitteeofAdjustment** and follow the link to **Next hearings** to view panel agendas and application documents, including **proposal cover letters, plans, tree information, hearing notices, circulation maps, and City planning reports.** Written decisions are also published once issued and translated.
If you don't participate in the hearing, you won't receive any further notification of the proceedings.

If you want to be notified of the decision following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, send a written request to the Committee.

HOW TO PARTICIPATE

Submit written or oral comments before the hearing: Email your comments to cofa@ottawa.ca at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

Register to Speak at the hearing at least 24 hours before by contacting the Committee Coordinator at 613-580-2436 or at cofa@ottawa.ca. You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

Be aware that, in accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, all information presented to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence and during the hearing, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent and any other interested individual, and potentially posted online and become searchable on the Internet.

COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consent to sever land and minor variances from the zoning requirements.

DATED: July 19, 2024

Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
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cofa@ottawa.ca
613-580-2436

Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
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cded@ottawa.ca
613-580-2436

AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demandes d'autorisation et de dérogations mineures

Groupe 1
Mercredi 7 août 2024
13 h

Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience peut aussi être visionnée sur la page YouTube du Comité de dérogation.

Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.

Dossiers :	D08-01-23/B-00350 à D08-01-23/B-00353 D08-02-23/A-00323 à D08-02-23/A-00326
Demandes :	Autorisation en vertu de l'article 53 de la *Loi sur l'aménagement du territoire* Dérogations mineures en vertu de l'article 45 de la *Loi sur l'aménagement du territoire*
Requérants :	Donald Wight et Michael Szczygiel
Adresse municipale :	263, boulevard St-Laurent
Quartier :	13 – Rideau-Rockcliffe
Description officielle :	Lot 105, plan enregistré 344
Zonage :	R3B
Règlement de zonage :	nº 2008-250

PROPOSITION DES REQUÉRANTS ET OBJET DES DEMANDES :

Lors de l'audience du 21 février 2024, le Comité a reporté *sine die* l'étude des demandes afin de donner aux requérants le temps de combler une lacune en matière de zonage et de poursuivre les discussions avec les Services forestiers. Les requérants ont présenté des documents révisés et souhaitent aller de l'avant avec leurs demandes.

Les requérants souhaitent lotir leur propriété en quatre parcelles distinctes en vue de construire quatre maisons en rangée, une sur chacune des parcelles nouvellement créées, conformément aux plans déposés auprès du Comité. Il est prévu démolir la maison et la remise existantes.

AUTORISATION REQUISE :

Les requérants nécessitent l'autorisation du Comité pour morceler le bien-fonds et accorder des droits de servitudes/emprises. La propriété est représentée par les parties 1 à 7 du plan 4R préliminaire déposé avec les demandes. Les parcelles distinctes sont décrites ci-après :

Tableau 1 Parcelles proposées

Dossier	Façade	Profondeur	Superficie	Parties	Adresse municipale
B-00350	9,72 m	15,24 m	148 m^2	7	315, cercle Mart Maison en rangée proposée
B-00351	7,52 m	15,24 m	114 m^2	6	317, cercle Mart Maison en rangée proposée
B-00352	7,52 m	15,24 m	114 m^2	4 et 5	319, cercle Mart Maison en rangée proposée
B-00353	11,51 m	15,27 m	172 m^2	1, 2, 3	321, cercle Mart Maison en rangée proposée

Il est proposé d'établir une servitude/emprise comme suit :

- Servitude sur la partie 5 au bénéfice de la partie 6 aux fins d'accès.

- Servitude sur la partie 2 au bénéfice des parties 4, 5 et 6 aux fins d'accès.

L'approbation des demandes aura comme effet de créer des parcelles distinctes. Les parcelles et l'aménagement proposé ne seront pas conformes aux exigences du Règlement de zonage. Par conséquent, les demandes de dérogations mineures (D08-02-23/A-00323 à D08-02-23/A-00326) ont été présentées et seront étudiées en même temps que les présentes.

DÉROGATIONS DEMANDÉES :

Les propriétaires demandent au Comité d'accorder les dérogations mineures au Règlement de zonage comme elles sont décrites ci-après :

Les propriétaires demandent au Comité d'accorder les dérogations mineures au Règlement de zonage décrites ci-après :

A-00323 : 315, cercle Mart, partie 7 sur le plan 4R préliminaire :

a) Permettre la réduction de la superficie du lot à 148 mètres carrés, alors que le Règlement exige une superficie de lot d'au moins 180 mètres carrés.
b) Permettre l'augmentation de la hauteur de bâtiment à 12 mètres, alors que le Règlement permet une hauteur de bâtiment maximale de 10 mètres.

A-00324 : 317, cercle Mart, partie 6 sur le plan 4R préliminaire :

c) Permettre la réduction de la superficie du lot à 114 mètres carrés, alors que le Règlement exige une superficie de lot d'au moins 180 mètres carrés.
d) Permettre l'augmentation de la hauteur de bâtiment à 12 mètres, alors que le Règlement permet une hauteur de bâtiment maximale de 10 mètres.

A-00325: 319, cercle Mart, parties 4 et 5 sur le plan 4R préliminaire :

e) Permettre la réduction de la superficie du lot à 114 mètres carrés, alors que le Règlement exige une superficie de lot d'au moins 180 mètres carrés.
f) Permettre l'augmentation de la hauteur de bâtiment à 12 mètres, alors que le Règlement permet une hauteur de bâtiment maximale de 10 mètres.

A-00326: 321, cercle Mart, parties 1, 2 et 3 sur le plan 4R préliminaire :

g) Permettre la réduction de la superficie du lot à 172 mètres carrés, alors que le Règlement exige une superficie de lot d'au moins 180 mètres carrés
h) Permettre l'augmentation de la hauteur de bâtiment à 12 mètres, alors que le Règlement permet une hauteur de bâtiment maximale de 10 mètres.

La propriété ne fait l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

POUR EN SAVOIR PLUS SUR LES DEMANDES

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité de dérogation via l'adresse, le courriel, le site Web ou le code QR ci-dessous.

Visitez le site **Ottawa.ca/Comité de dérogation** et suivez le lien **Prochaines audiences** pour consulter l'ordre du jour du Comité et les documents relatifs aux demandes, y compris **les lettres**

d'accompagnement des propositions, les plans, l'information sur les arbres, les avis d'audience, les cartes de diffusion et les rapports d'urbanisme de la Ville. Les décisions écrites sont également publiées une fois rendues et traduites.

Si vous ne participez pas à l'audience, vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décision prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, faites-en la demande par écrit au Comité.

COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

Inscrivez-vous au moins 24 heures à l'avance en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à cded@ottawa.ca. Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

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FAIT : 19 juillet 2024

This document is also available in English.

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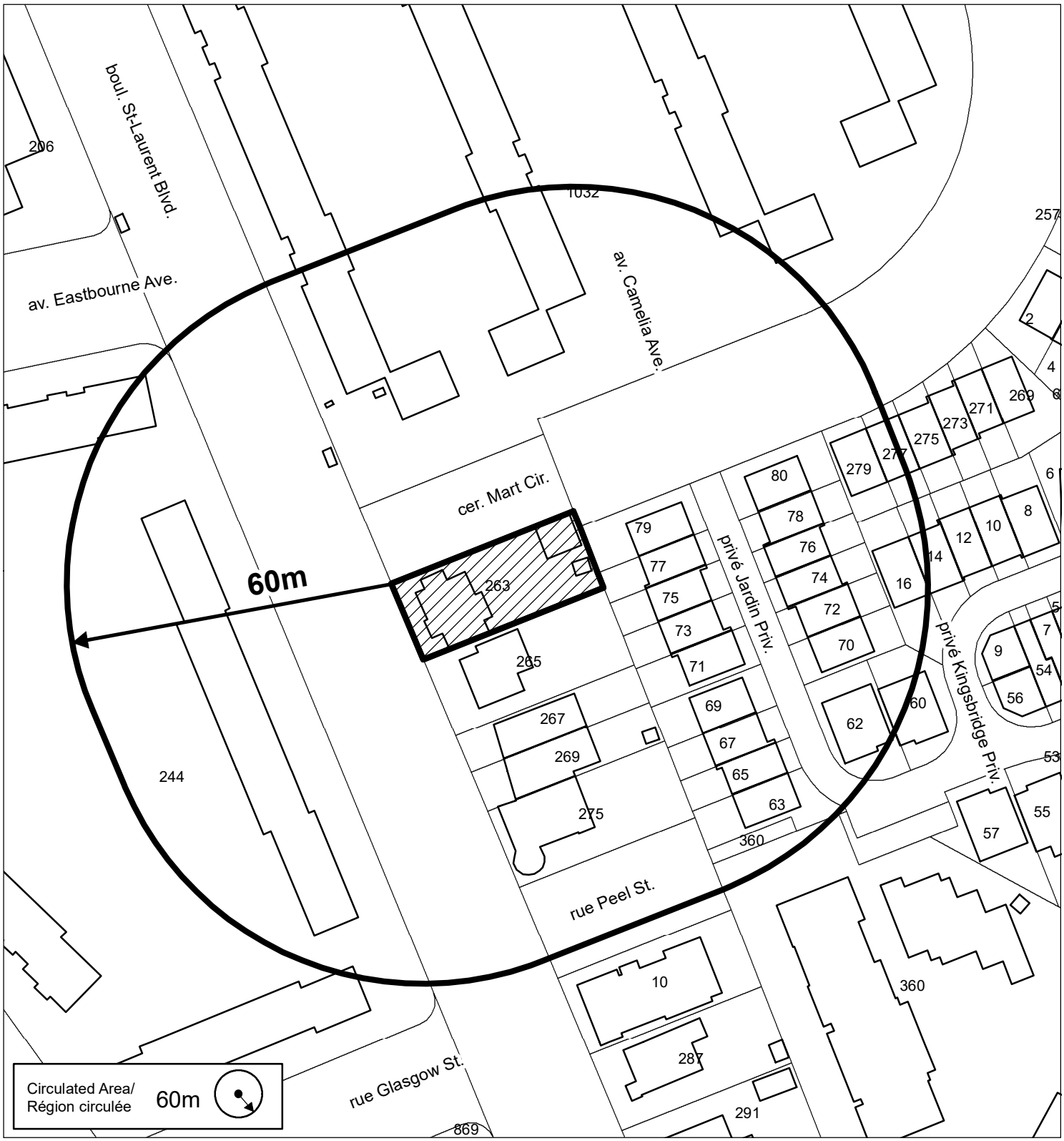

Committee of Adjustment
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PLAN DE CIRCULATION

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SUBJECT LAND / TERRE EN QUESTION

263 boul St.Laurent Blvd.

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July 11, 2024

Mr. Michel Bellemare
Secretary-Treasurer
Committee of Adjustment
101 Centrepointe Drive, Fourth Floor
Ottawa, ON K2G 5K7

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2024-07-11

City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: Applications for Consent and Minor Variance
263 St-Laurent Boulevard, City of Ottawa

Dear Mr. Bellemare,

Fotenn Planning + Design ("Fotenn") has been retained by Donald Wight of Barbican Construction Ltd. ("the Owners") to submit concurrent Consent and Minor Variance applications on their behalf for the property known municipally as 263 St-Laurent Boulevard in the City of Ottawa ("the subject property"). The subject property is legally described as Lot 105, Registered Plan 344, City of Ottawa.

This cover letter is Revision #1 to the original report submitted in December 2023. All information in this report has been updated to reflect the revised plans in support of this resubmission and recirculation.

The purpose of the Consent applications is to facilitate the severance of the subject property in order to create a total of four (4) lots for the purpose of developing four (4) townhouse dwellings, with easements for access to the interior townhouses. Minor Variance applications will seek to address the resulting zoning non-compliance of the proposed townhouse dwellings on the severed lots and retained lot.

Please find enclosed the following materials in support of the application:

- This cover letter/report explaining the nature of the applications (Revision #1, July 2024);
- The Consent application forms (updated, July 2024);
- The Minor Variance application forms (updated, July 2024);
- A Surveyor's Real Property Report by Fairhall Moffatt & Woodland Limited;
- A Draft Reference Plan (Revised, June 2024)
- Tree Conservation Report prepared by IFS Associates (Revised, June 2024);
- Parcel Register abstract confirming the names of all registered owners of the properties; and,
- Site Plan and Elevations (Revised, May 2024)

Please contact the undersigned at stevenson-blythe@fotenn.com or bolduc@fotenn.com with any questions or requests for additional materials.

Sincerely,

Claire Stevenson Blythe, MCIP RPP
Planner

Jacob Bolduc, MCIP RPP
Associate, Planning

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1.0 Application Overview, Site & Surrounding Context

1.1 Application Overview

Fotenn Consultants Inc., acting as agents for the Owners, is pleased to submit this Planning Rationale report in support of the Consent and Minor Variance applications for the lands known as 263 St-Laurent Boulevard in the City of Ottawa.

The purpose of the Consent application is to sever the subject lands to facilitate the development of four (4) townhouse dwellings (See Figure 1 – Survey). The severance will result in four (4) similar rectangular lots with frontages on Mart Circle. The existing single-detached dwelling, garage and shed is to be demolished as part of the redevelopment of the lands. The new configuration will result in a total lot area of 550.76 metres squared, total building area of 227.89 metres squared, and a lot coverage of 41.4%.

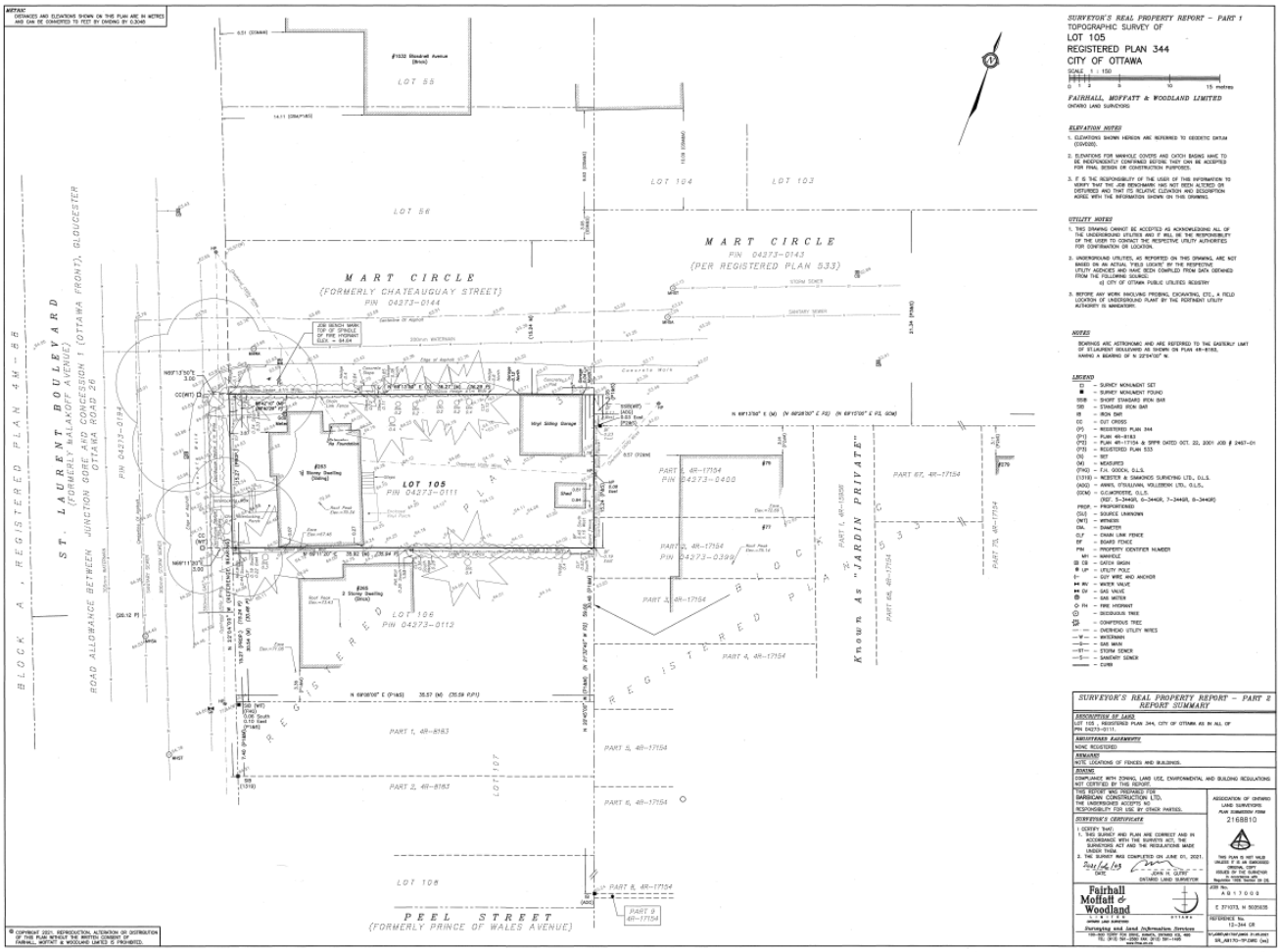


Figure 1: Plan of survey of the subject property showing the existing development on the site.

The purpose of the Minor Variance applications is to seek relief from specific R3B Zone provisions of Zoning By-law 2008-250 in order to facilitate the construction of the proposed developments on the subject property (See Figure 2 – Site Plan). The proposed buildings on the lots created through the concurrent Consent applications are non-compliant with the applicable Zoning By-law provisions, as detailed below:

Unit (Site Plan)	Parts (R-Plan)	Applications + Purpose
#1	7	Consent to create new parcel Minor variance: • To permit a minimum lot area of 148m^2 where 180m^2 is required. • To permit a maximum building height of 12 metres, where 10 metres is permitted.
#2	6	Consent to create new parcel Minor variance: • To permit a minimum lot area of 114m^2 where 180m^2 is required. • To permit a maximum building height of 12 metres, where 10 metres is permitted.
#3	4+5	Consent to create new parcel & establish easement (Part 5) in favour of Unit #2 Minor variance: • To permit a minimum lot area of 114m^2 where 180m^2 is required. • To permit a maximum building height of 12 metres, where 10 metres is permitted.
#4	1+2+3	Consent to establish easement (Part 2) in favour of both Units #2 and #3. Minor variance: • To permit a minimum lot area of 172 m^2 where 180m^2 is required. • To permit a maximum building height of 12 metres, where 10 metres is permitted.

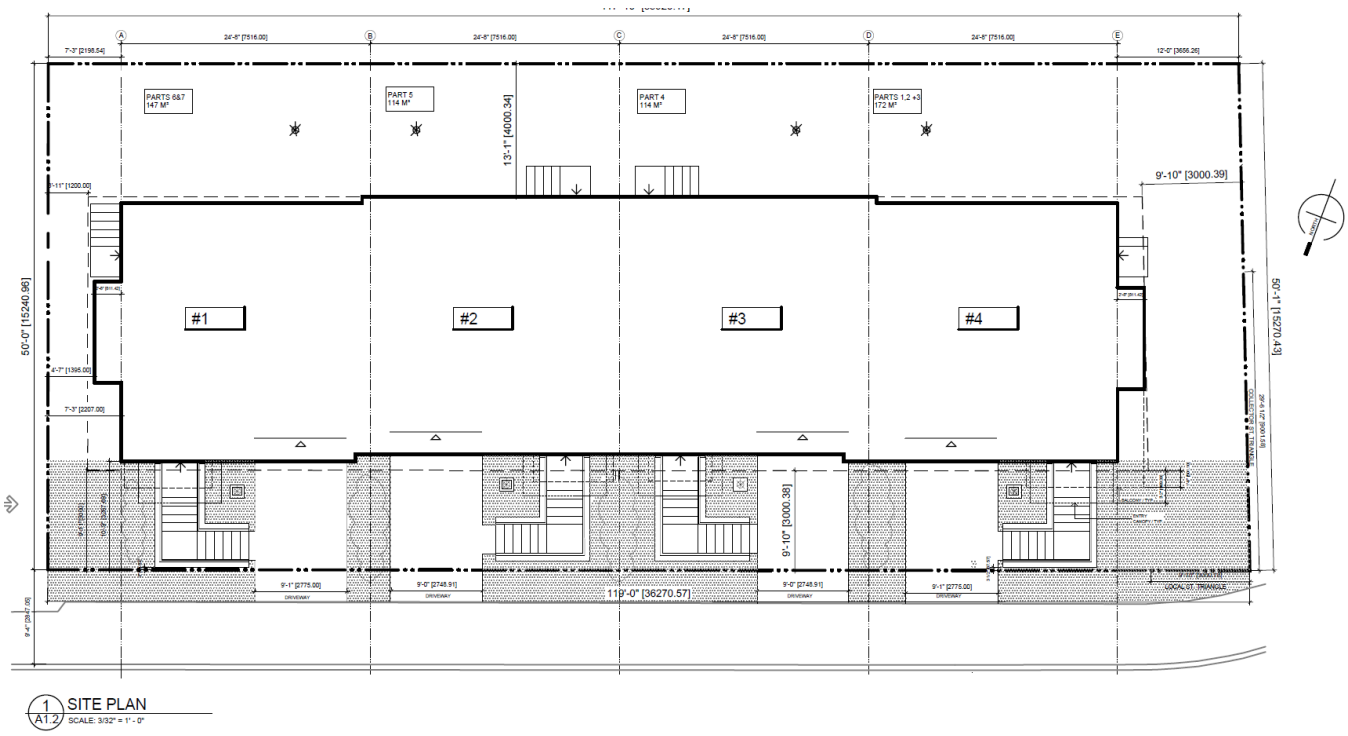


Figure 2: Site Plan showing the proposed development on the site.

1.2 Overview of Subject Property

The subject site is legally described as Lot 105 Registered Plan 334 of the City of Ottawa. The subject site is a corner lot with a total area of 550.37 square metres and a lot width of approximately 15.27 metres (See Figure 3). An existing 1.5-storey single detached dwelling is located on the site, fronting St- Laurent Boulevard, with a shed and a vinyl siding garage at the rear of the site.

The frontage along St-Laurent Boulevard is largely defined by deciduous hedges, a mature white spruce and two mature maple trees, and a walkway with stairs to an interlocking porch leading to the existing dwelling (See Figure 4).

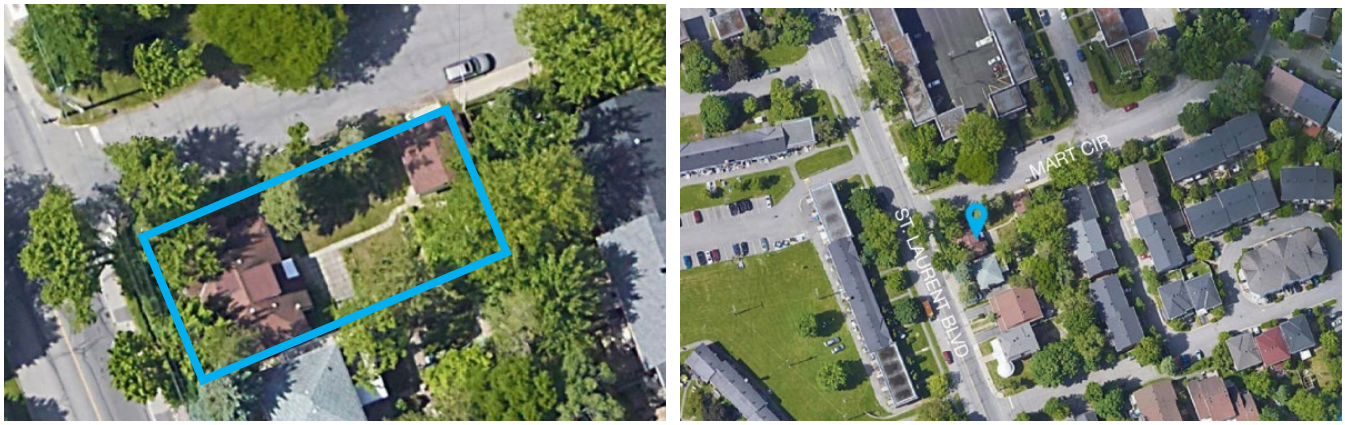


Figure 3: Aerial view of subject site

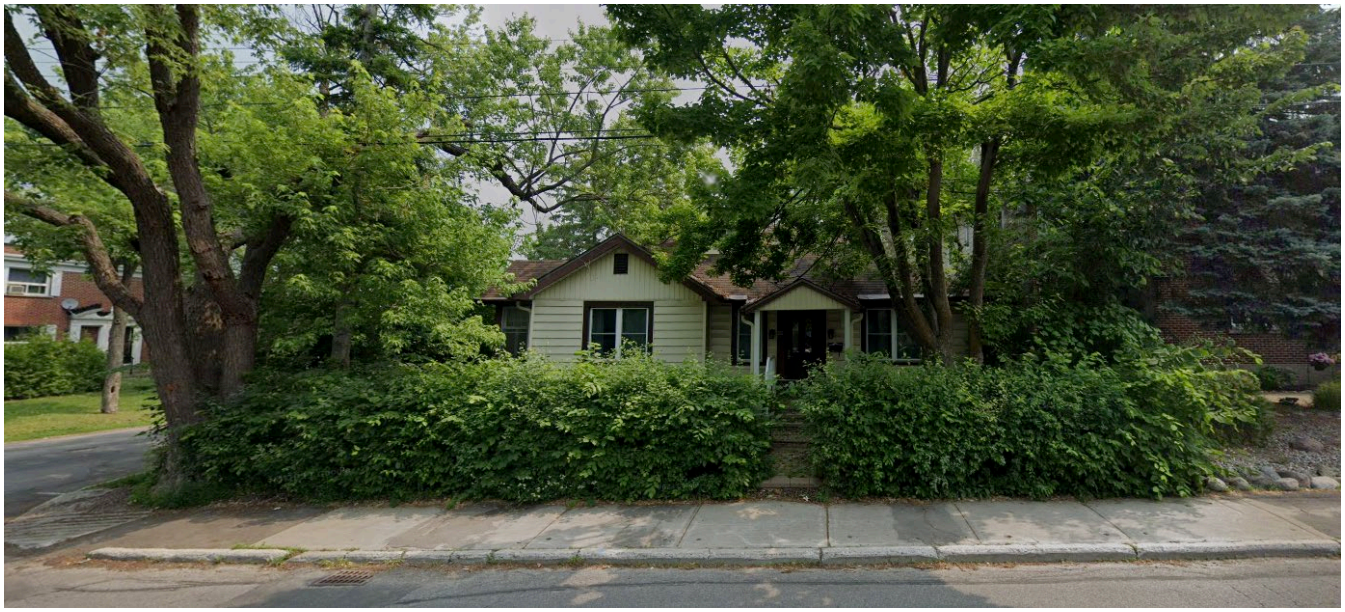


Figure 4: Frontage along St-Laurent Boulevard, showing the existing house, landscaping, mature white spruce and maple trees, and the sidewalk.

The frontage along Mart Circle is largely defined by deciduous hedges, mature spruce trees and a mature maple, and a walkway with concrete to the dwelling, and a concrete pad driveway and vinyl siding garage (See Figure 5). A fire hydrant is located on Mart Circle at the subject property a few metres north of St-Laurent Boulevard, a light post is located adjacent to the garage and a hydro post is located adjacent to the townhouse developments to the north. Based on the topography survey, the property has a roughly one metre slope from east to west along Mart Circle.

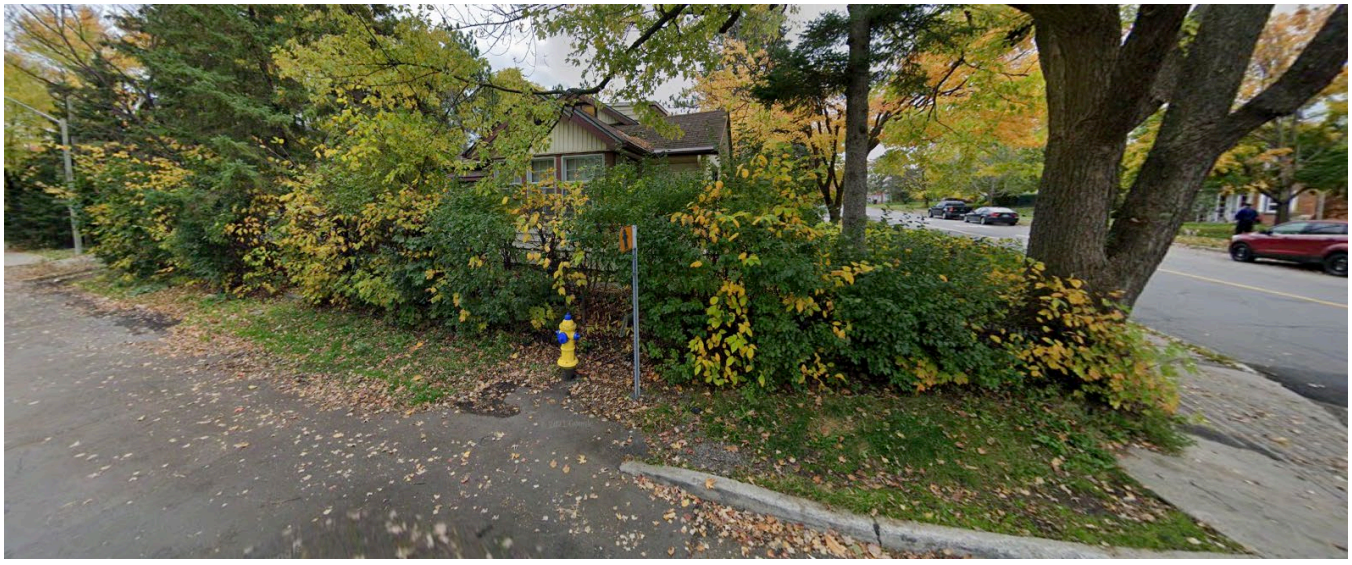


Figure 5: Frontage along Mart Circle, showing the existing house, fire hydrant, mature maple and spruce trees and bushes. Not pictured: pathway to the dwelling, garage and driveway.

1.3 Surrounding Context

The subject property is located within the Manor Park neighbourhood in the Rideau-Rockcliffe Ward in the east end of the City of Ottawa (See Figure 6). This neighbourhood is generally bounded by Sandridge Road to the north, Hemlock Road to the south, Crispin Private to the east, and Birch Avenue to the west, however these boundaries are subject to interpretation.

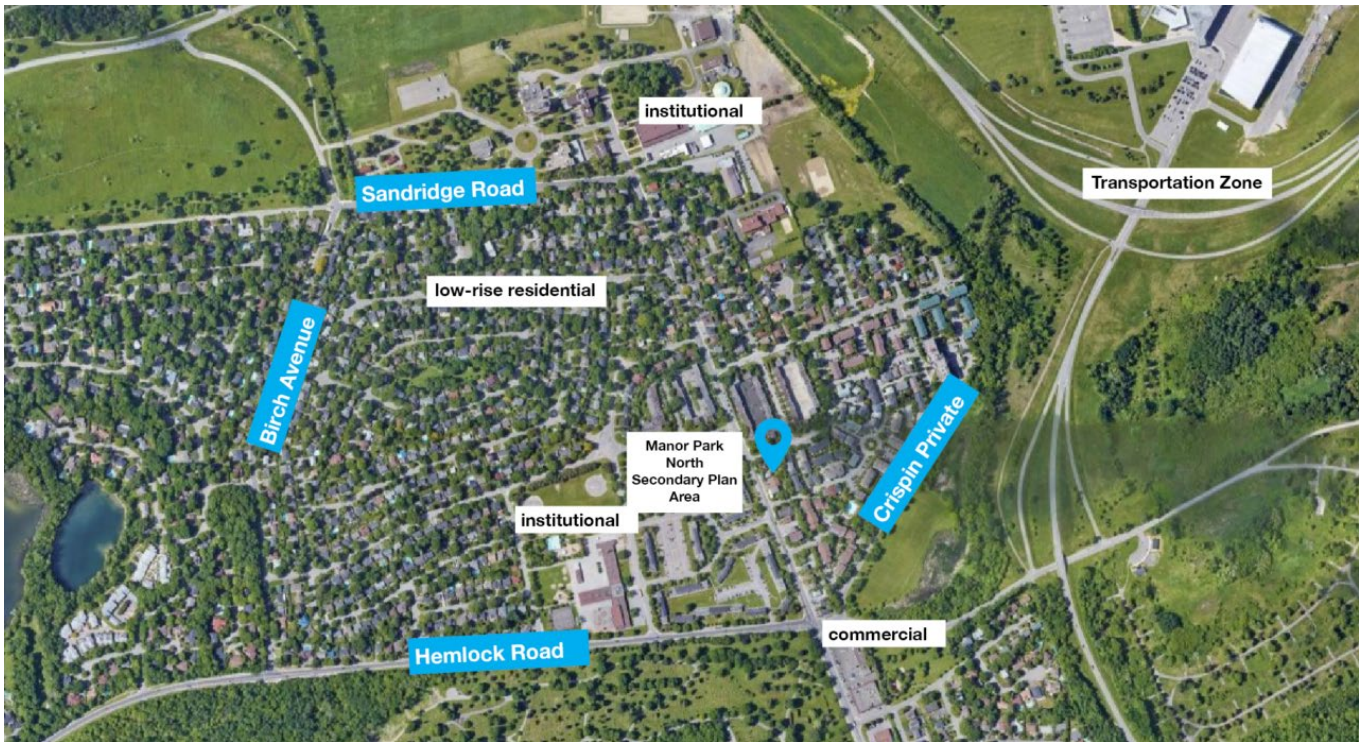


Figure 6: Surrounding Context

The neighbourhood consists of a blend of uses, including residential, parks and open space, institutional, commercial and transportation uses (See Figure 6). The majority of residential uses are low-rise, including single detached and townhouse dwellings. Institutional uses include schools and churches. To the east of the subject property is a transportation zone, Rockcliffe Airport and associated buildings and land uses. Several lots in the surrounding area of the subject property are relatively small, with townhouses on lot areas as small as 112m^2, especially to the east along Jardin Private and Kingsbridge Private.

The description of the surrounding context is as follows (See Figure 7):

Figure 7: North, South, East, West Views

North: North from the subject property along St-Laurent Boulevard is mostly residential uses with a slow transition into commercial uses. A bus stop is located at the northern intersection of Mart Circle and St-Laurent Boulevard. Directly to the north of the subject property is a two-storey townhouse development, with an internal parking area. Further, single-detached dwellings characterize the majority of the area to the north. Further, at Sandridge Road are recreational, institutional and some commercial uses and the Ottawa River.

South: Immediately to the south of the subject property are single-detached dwellings and some institutional uses. Low-level commercial uses, green space and some more institutional uses are present along St-Laurent Boulevard as you continue southward. At Dunbarton Court, the built form changes to mid- and high-rise buildings from low-rise residential and commercial. In general, low-rise residential clusters characterize the eastern portion of St-Laurent Boulevard southward.

East: Immediately east of the subject property, off Mart Circle, is a three-storey townhouse development. Townhouses characterize the neighbourhood to the east, with some single-detached and mid-rise buildings. Rockcliffe Airport and the associated lands is further to the north.

West: Across St-Laurent Boulevard is a significant two-storey townhouse development with internal greenspaces and parking spaces. Lands to the west are subject to the recently approved Manor Park North and South Secondary Plan (See Figure 8), which features heights of six and nine storey buildings and mixed uses along St-Laurent Boulevard, directly across from the subject property.

Schedule A: Designation Plan and Maximum Building Heights

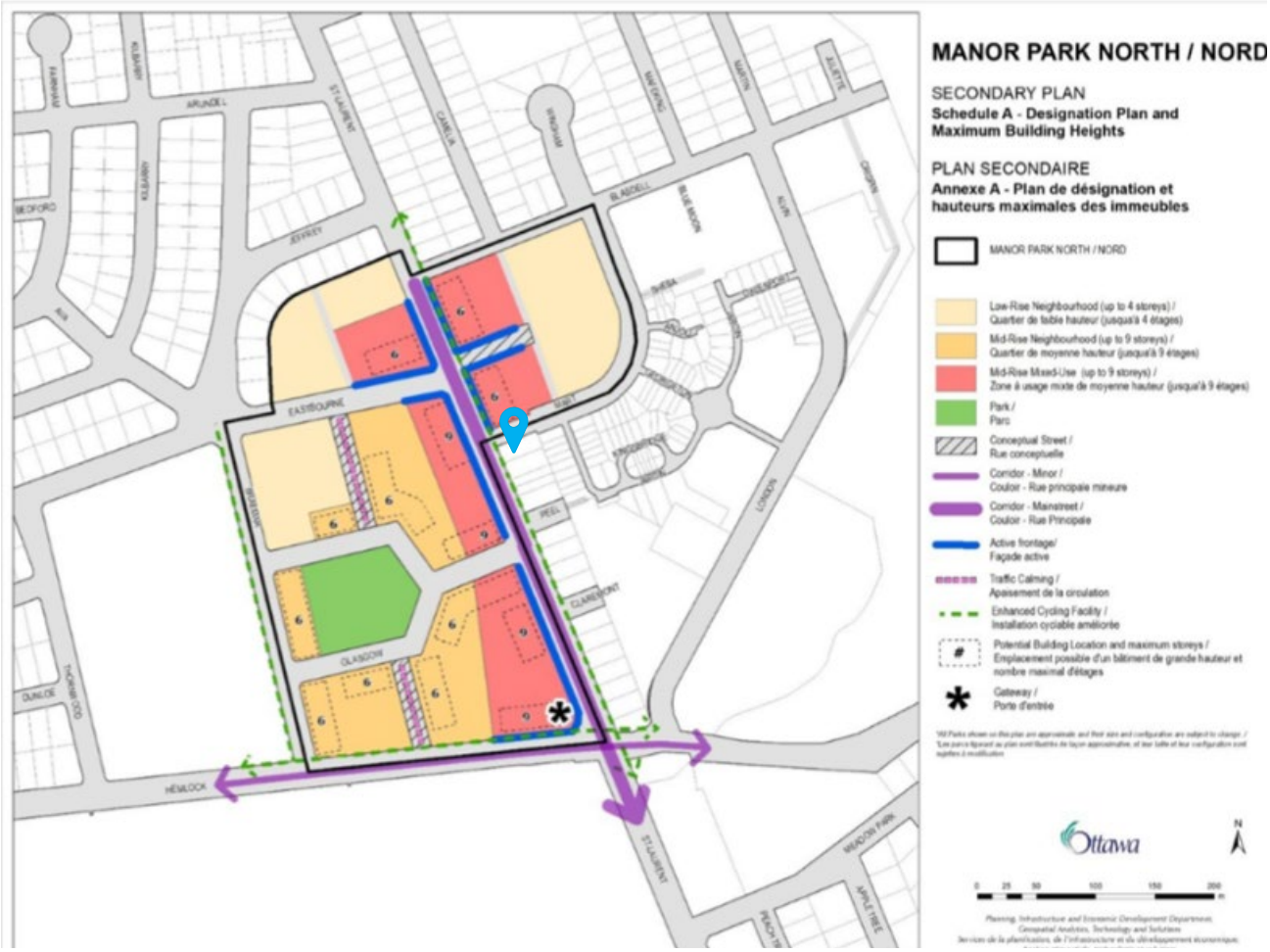


Figure 8: Manor Park North Secondary Plan

1.4 Road Network

The existing dwelling has frontage along St-Laurent Boulevard, a collector road as identified on Schedule C4 – Urban Road Network of the Official Plan (See Figure 9). Collector Roads connect communities and distribute traffic between the arterial system and the local road system. These roads tend to be shorter and carry lower volumes of traffic than do arterials. Collector roads are the principal streets in urban and village neighbourhoods and are used by local residents, delivery and commercial vehicles, transit and school buses, cyclists and pedestrians. St-Laurent is a two (2) lane roadway with an approximate existing right-of-way (ROW) of 22 metres. A public sidewalk is located along St-Laurent Boulevard.

Mart Circle, onto which the proposed dwellings will front and to which the proposed dwellings are oriented, is a local road and has a public sidewalk which commences just north of the subject property.

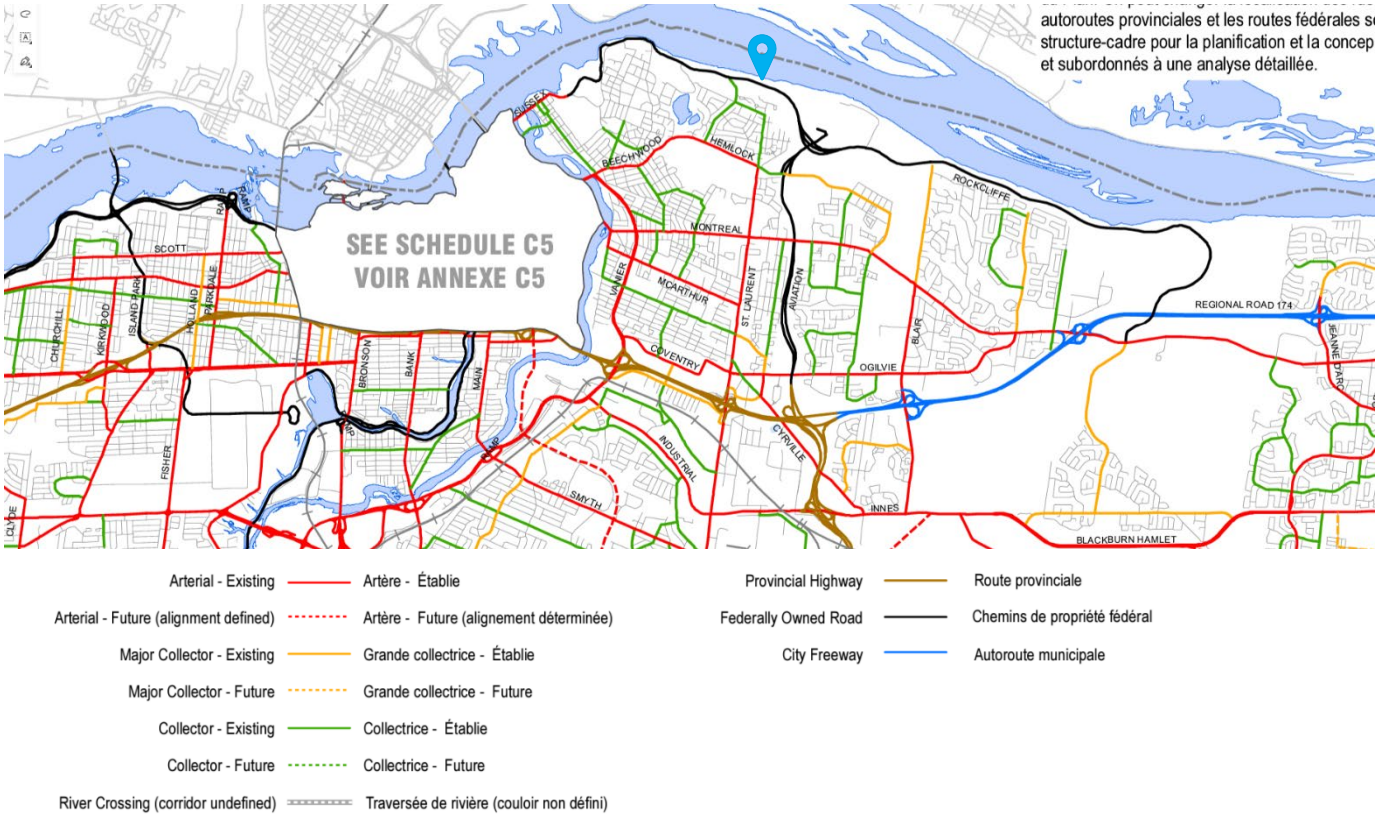


Figure 9: Schedule C5 Ottawa Official Plan

1.5 Transit Network

St-Laurent is a Transit Priority Corridor as identified on Schedule C2 – Transit Network. Within 300 metres north and south of the subject property (between Sandridge Road and Hemlock Road), there are seven (7) OC Transpo bus stops on St-Laurent Boulevard, with some routes providing access to the St-Laurent LRT station located approximately 3.7 kilometres south of the subject site.

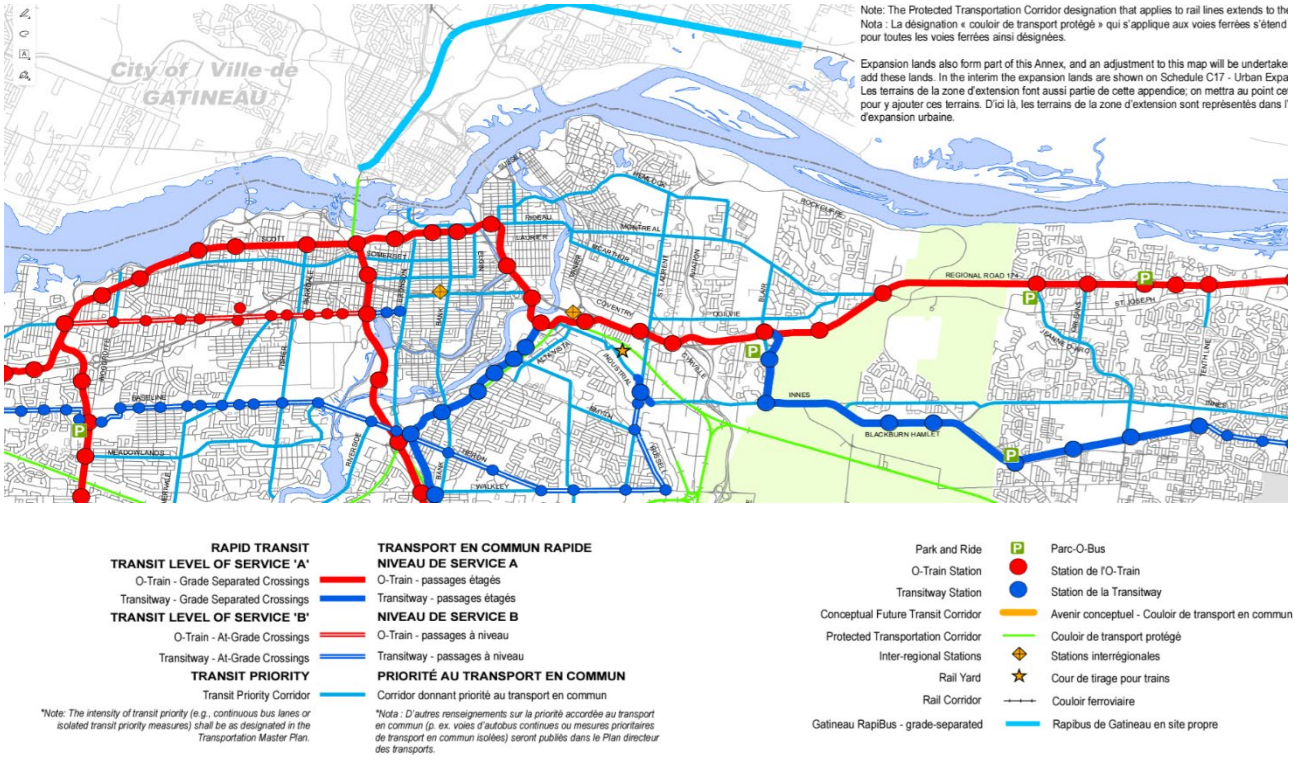


Figure 10: Schedule C2 - Transit Network

2.0
Proposed Development

2.1 Proposed Site Development

The Owners of 263 St-Laurent Boulevard are proposing to sever the subject property into four (4) separate lots for the residential development of townhouses (See Figure 11). As the property is presently a corner lot, the Units 1, 2 and 3 will become an interior lot with frontage onto Mart Circle, while Unit 4 (the retained property) will maintain a corner lot condition with frontage onto Mart Circle. The townhouse development is proposed to front onto Mart Circle, with the west side of the building facing St-Laurent Boulevard, continuing the façade along Mart Circle by wrapping the townhouse built form around the corner and on to St-Laurent Boulevard. Proposed access easements on Parts 2 and 5 provide rear yard access to the interior townhouses (Units #2 and #3). The four (4) townhouses are separated into Unit 1, Unit 2, Unit 3, and Unit 4. This report refers to the proposed development as Units 1, 2, 3 and 4, for consistency and clarity between the Site Plan and Draft Reference Plan.

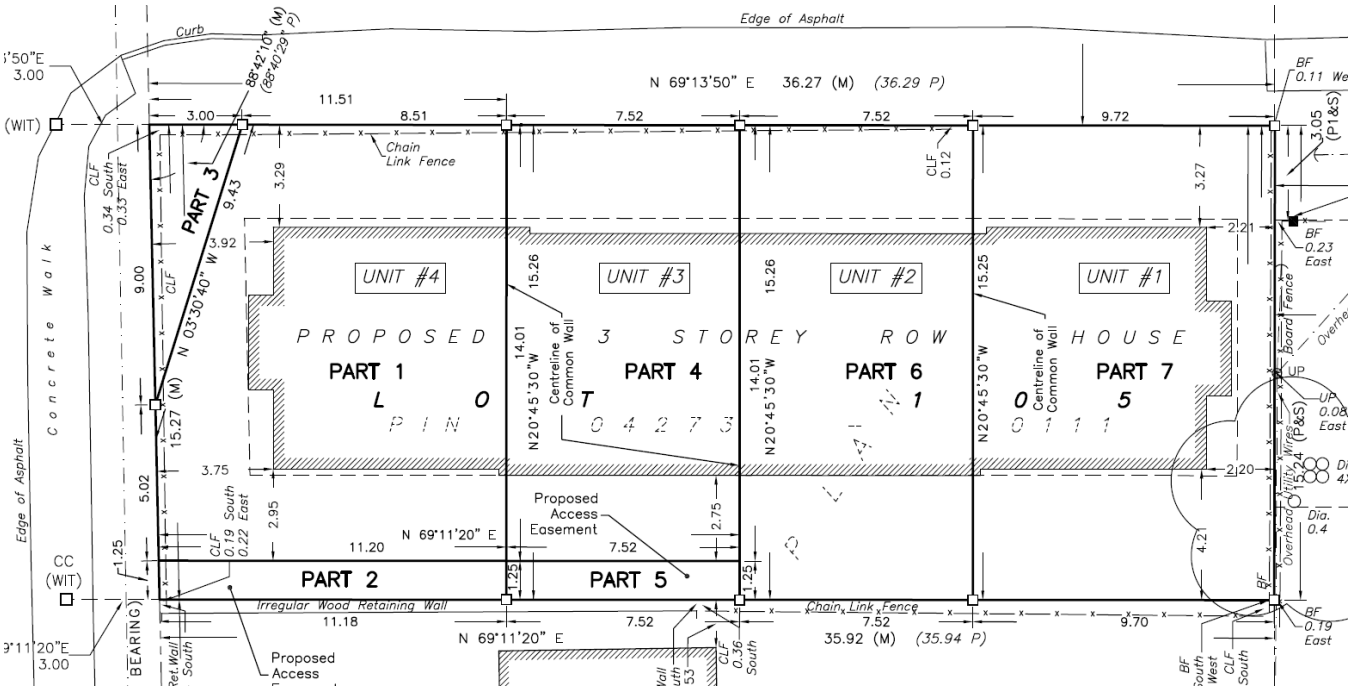


Figure 11: Draft Reference Plan

	Unit #1	Unit #2	Unit #3	Unit #4
Parts on Draft Reference Plan	7	6	4+5	1,2,3
Easements for Access	None	None	Part 5 (in favour of Unit #2)	Part 2 (in favour of Units #2 and #3)
Other	Part 3 – Corner Sight Triangle	None	None	None

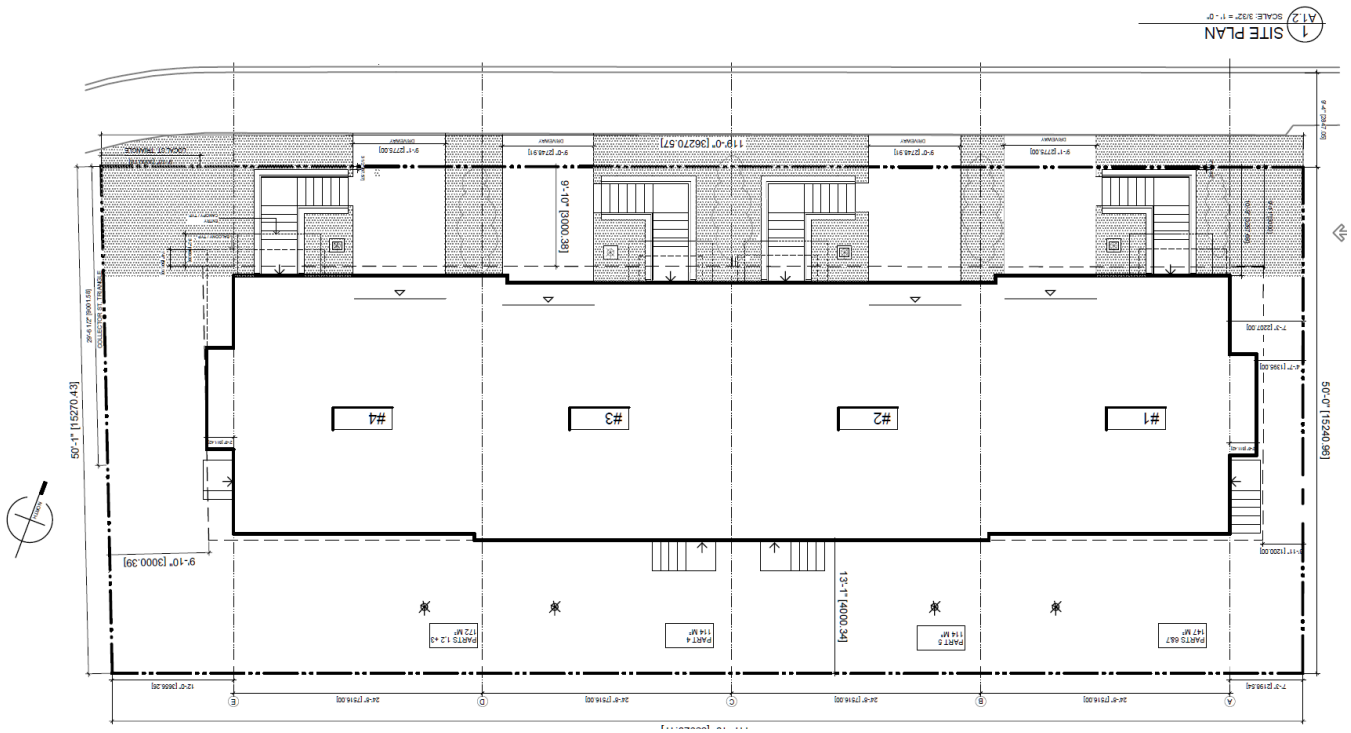


Figure 12: Site Plan (upside down to match Draft Reference Plan in Figure 11)

The townhouses are proposed to be three (3) storeys with a building height of 12 metres (Figure 12). The grading challenges associated with the site (slope to the rear) have resulted in Unit 4 rising above the other units despite the height being the same. The slope of the driveway is regular and acceptable (between 2 and 3.5 percent) and the proposal makes a best effort to keep the buildings low, minimizing the steps required to reach the front door.

Each townhouse will feature a driveway and garage, and a walkway from the driveway to the stairs to the front door. The front yard surrounding the parking space and pathway to the front door will feature soft landscaping in accordance with the Zoning By-law. Facing Mart Circle/ North, each unit will feature four (4) windows, three (3) of which being significant, and a walk-out balcony in the front and back to engage with the surrounding community. Notably the balcony on Unit 4 rounds the western corner to engage with St-Laurent Boulevard (Figure 13).

Figure 13: Front/ North Elevation

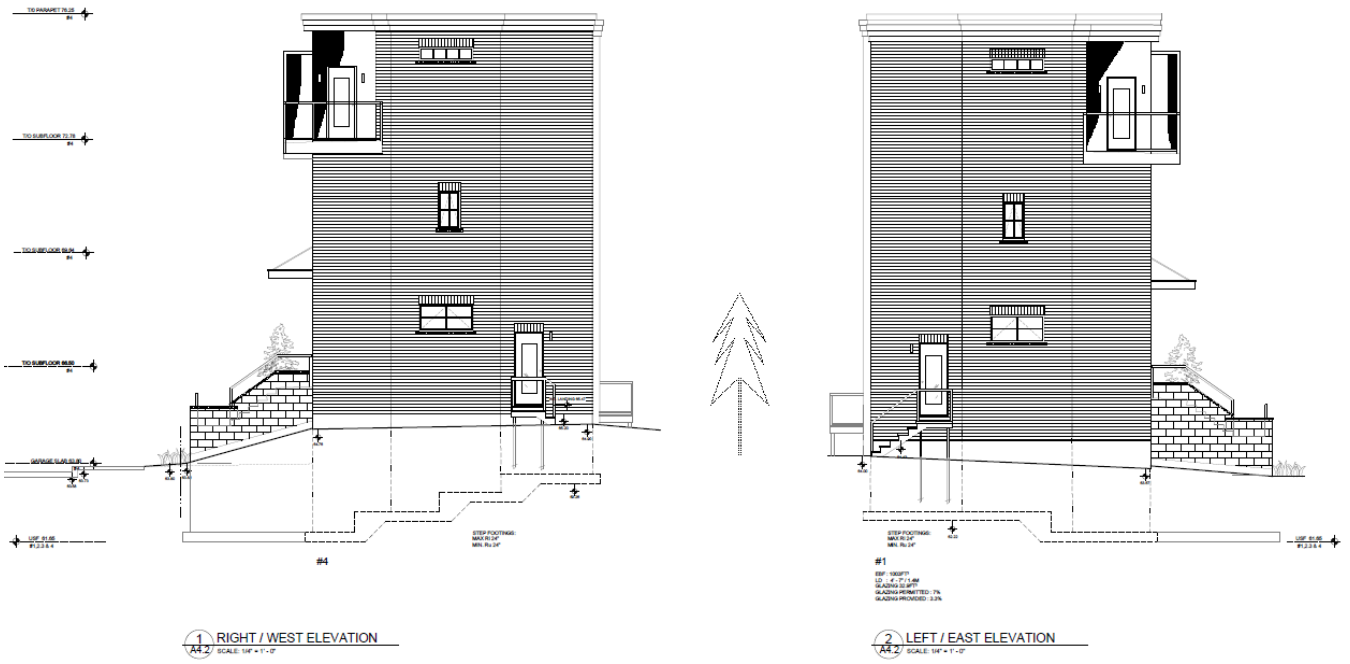


Figure 14: Right/ West and Left/ East Elevation

2.2 Tree Conservation Report

There are seventeen (17) existing trees on the property which were examined in the accompanying Tree Conservation Report in related to the proposed development (See Figure 15). Eight (8) trees are proposed to be removed, the reasons being two (2) trees conflict with site servicing and proposed driveways and six (6) trees conflict with construction. These existing trees

to be removed front onto Mart Circle. The remaining nine (9) trees are being retained, helping to maintain the character found on St-Laurent Boulevard in the surrounding community.

Following the original submission, it was identified by the City's Infill Forester that there may be potential issues with the removal of Tree #1 (Silver Maple) identified in the Tree Information Report. This tree is identified on the right site of the marked-up Site Plan in the revised Tree Information Report (Figure 15 below), showing the potential intrusion of roots into the foundation of the proposed Unit #1.

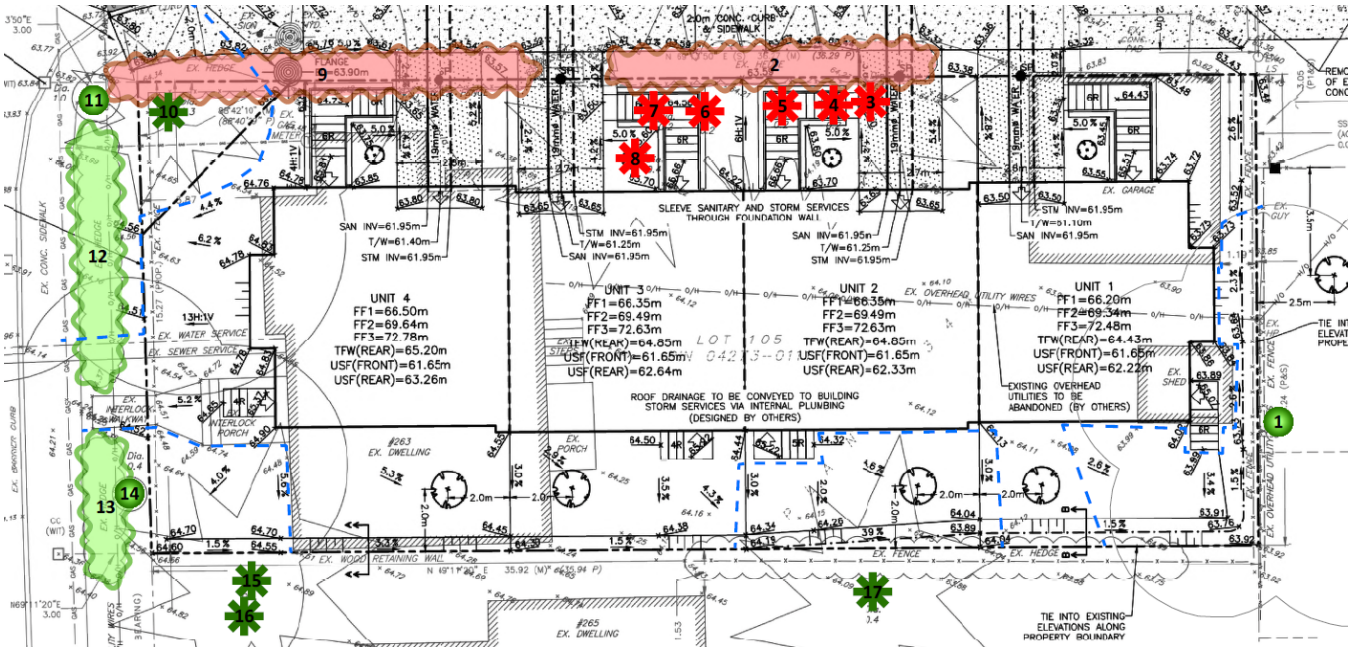


Figure 15: Site Plan from Tree Conservation Report

Following discussions with the abutting neighbour and owner of Tree #1, it was agreed that the tree could be pruned to mitigate for potential impacts to the crown, which overhangs the fence between the properties. With respect to potential impacts to the roots, an on-site investigation was held on June 17, 2024. In attendance was the Owner of the development, the consulting arborist (IFS Associates) and Julian Alvarez-Barkham, Infill Forester with the City of Ottawa. A hydrovac investigation of the area of the proposed foundation closest to Tree #1 was conducted to evaluate the impact of a new foundation on the root system of the tree. The analysis concluded that only a few small roots in the 2cm, and one root of 5cm, would be impacted. It was agreed that cutting and re-sealing of the roots would not adversely impact the tree and would allow for the foundation to be constructed in its proposed location. This work was carried out on June 18, 2024 and evidence of the works completed was provided to Mr. Alvarez-Barkham, as well as the Committee of Adjustment Planner on the file, Margot Linker.

The submitted TIR (update, June 2024) concludes with respect to tree preservation measures:

"To avoid any further digging in relation to the new foundation at this corner, excavation and construction techniques such as shoring should be used if required to eliminate the need for over excavation near tree #1. The portion of the foundation wall in closest proximity to tree #1 is to be formed, poured and put in place using precast methods."

3.0
Policy and Regulatory Context

3.1 Provincial Policy Statement

The Provincial Planning Statement (PPS), which came into effect on May 1, 2020, is a policy document issued under the Planning Act which provides direction on matters of provincial interest related to land use planning and development. All municipal development policies, documents and decisions must be consistent with the PPS, read as a whole. The PPS recognizes that "land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns".

Policies that support the development and intensification of the subject property include:

- 1.1.1: Healthy, liveable and safe communities are sustained by:
  - Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term (1.1.1a);
  - Accommodating an appropriate affordable and market-based range and mix of residential types, including single-detached (1.1.1.b); and,
  - Promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs (1.1.1.e).
- 1.1.3: Identifies Settlement Areas as the focus of growth and development, where:
  - Land use patterns in settlement areas are to be based on densities and a mix of land uses which efficiently use land and resources, are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available and avoid the need for their unjustified and/or uneconomical expansion (1.1.3.2); and,
  - New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities (1.1.3.6).
- 1.4.3: Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs or current and future residents of the regional market area by:
  - Permitting and facilitating:
    - All housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities (1.4.3.b.1); and,
    - All types of residential intensification, including additional residential units, and redevelopment (1.4.3.b.2).
  - Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs (1.4.3.c); and
  - Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed (1.4.3.d).
- 1.7.1: Long-term economic prosperity should be supported by:

- Encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce (1.7.1.b).

/ 1.8.1: Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:

- Promote compact form and a structure of nodes and corridors (1.8.1.a);
- Promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas (1.8.1.b); and,
- Encourage transit-supportive development and intensification to improve the mix.

The Consent and Minor Variance applications, and the resulting proposed development on the subject property are consistent with the Provincial Policy Statement, 2020 in that it achieves its vision in addressing efficient development and land use patterns. The Consent application seeks to establish four (4) residential lots with adequate site area to support development on the subject property, which is aligned with the PPS's goal for development within existing built-up areas. The Minor Variance applications for the proposed developments on the proposed four (4) lots seeks to permit a compact built form within the existing physical constraints placed on the site. Furthermore, considering its location on St-Laurent Boulevard, a Mainstreet Corridor and its location within the established Manor Park neighbourhood, the proposed redevelopment advances provincial goals of healthy, liveable and safe communities that efficiently utilize existing infrastructure and improving the mix of housing types.

3.2 City of Ottawa Official Plan (2022)

The Official Plan for the City of Ottawa was approved November 4, 2022. The Plan provides a framework for the way that the City will develop until 2046 when it is expected that the City's population will surpass 1.4 million people. The Official Plan directs how the city will accommodate this growth over time and set out the policies to guide the development and growth of the City.

3.2.1 Inner Urban Transect

Schedule A of the Official Plan divides the City into six (6) concentric policy areas called Transects. Each Transect represents a different gradation in the type and evolution of built environment and planned function of the lands within it, from most urban (the Downtown Core) to least urban (Rural).

The subject lands are located in the "Inner Urban Transect" of the Official Plan. The Inner Urban Transect includes the pre-World War II neighbourhoods that immediately surround the Downtown Core, and the earliest post-World War II areas directly adjacent to them and is therefore characterized by both urban and suburban elements. The New Official Plan provides guidance for how the existing character of these neighbourhoods should be complemented while allowing for the development of walkable, service-rich, 15-Minute Neighbourhoods.

The Inner Urban Transect promotes greater densities than the Outer Urban and Suburban transects; the intended pattern of built form is urban. The transect is generally planned for mid- to high-density development, subject to their proximity to transit, their underlying land use designation, and municipal servicing capacity constraints. Section 5.2 sets the policies guiding development under this transect designation. The policies focus on enhancing the pattern of development to reflect the desired urban character, creating walkable and transit-supportive communities, as well as encouraging appropriate 'missing-middle' intensification within established neighbourhoods.

3.2.2 Corridor Mainstreet Designation

The subject site is designated **Corridor Mainstreet with an Evolving Neighbourhood Overlay** in Schedule B2-Inner Urban Transect of the Official Plan (See Figure 16). This designation applies to bands of land along specified streets whose planned function combines a higher density development, a greater degree of mixed uses, and a higher level of street transit service than abutting Neighbourhoods. The Corridor- Mainstreet designation applies to any lot abutting the Corridor, subject to specific provisions (6.2.1.1).

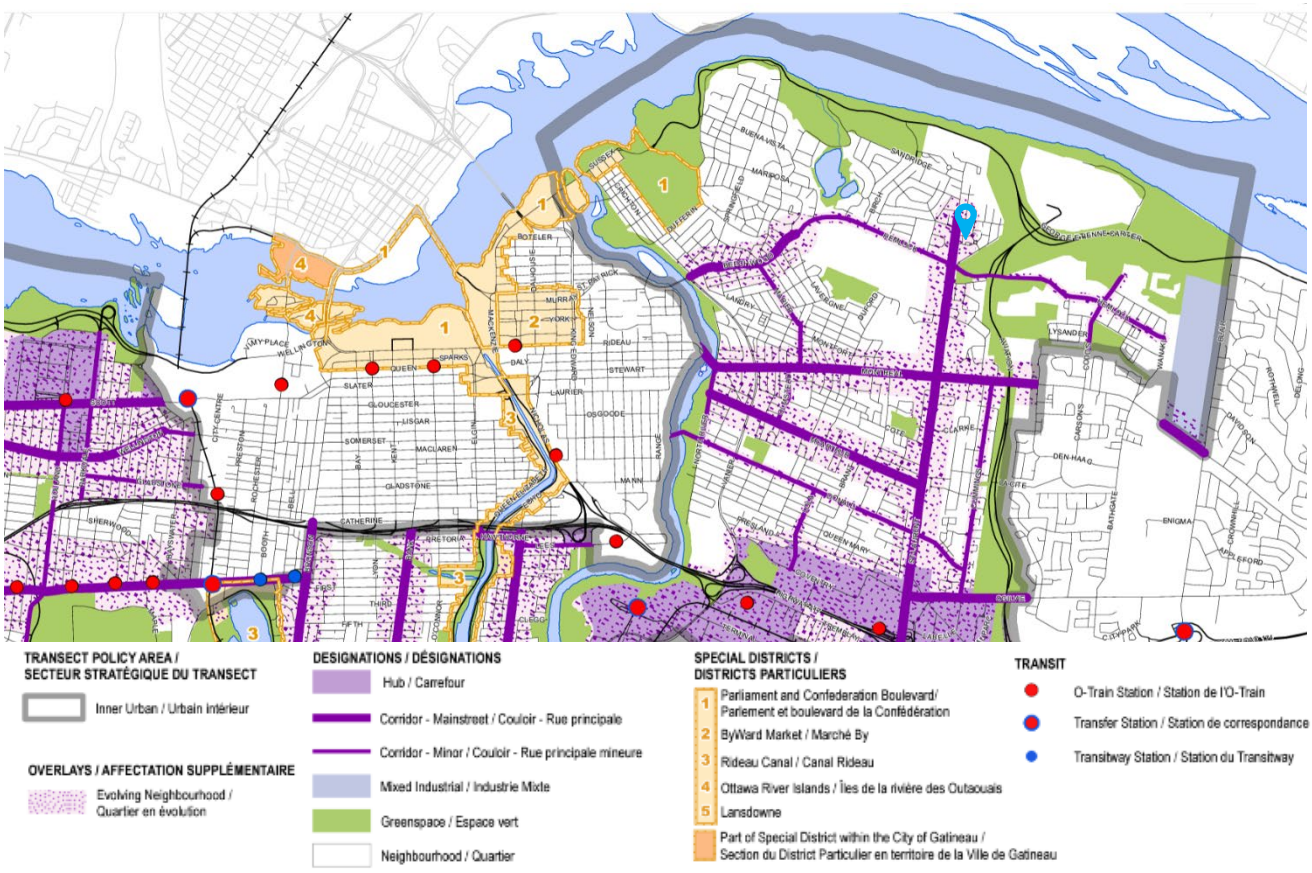


Figure 16: Schedule B2 - Inner Urban Transect

Policies that support the development and intensification of the subject property include:

- 5.2.3: Provide direction to the Hubs and Mainstreet Corridors located within the Inner Urban Transect
  - Along Mainstreets, permitted building heights are as follows, subject to appropriate height transitions, stepbacks, and angular planes:
    - On sites that front on segments of streets whose right-of-way is narrower than 30 metres, generally up to 9 storeys except where a secondary plan or area-specific policy specifies different heights (5.2.3.2b); and
    - In all cases, the wall heights directly adjacent to the street […] shall be proportionate to the width of the abutting right of way, and consistent with the objectives in the urban design section on Mid-rise […] built form (5.2.3.2c).

- Along Minor Corridors, permitted building heights are as follows, subject to appropriate height transitions and stepbacks (5.2.3.3):
    - Generally, not less than 2 storeys and in the maximum height range of between 4 to 6 storeys, except where a secondary plan or area-specific policy specifies different heights (a); and
    - Where the Zoning By-law permits a low-rise building, an amendment to this Plan shall not be required to consider a building of 5 or 6 storeys (b).
- All buildings along Mainstreets or Minor Corridors shall have active entrances facing the Mainstreet or Minor Corridor, regardless of use (5.4.3.4).

- 6.2.1: Define the Corridors and set the stage for their function and change over the life of this Plan:
    - Development within the Corridor designation shall establish buildings that located the maximum permitted building heights and highest densities close to the Corridor, subject to building stepbacks where appropriate (6.2.1.2). Further, development
        - Shall ensure appropriate transitions in height, use of land, site design and development character through the site, to where the Corridor designation meets abutting designations (6.2.1.2a);
        - Corridors will generally permit residential uses and such non-residential uses that integrate with a dense, mixed-use urban environment (6.2.1.3a). The City may require through the Zoning By-law and/ or development applications to amend the Zoning By-law:
            - Minimum building heights in terms of number of storeys to ensure multi-storey structures where uses can be mixed vertically within the building (c).
        - Unless otherwise indicated in an approved secondary plan, the following applies to development of lands with frontage on both a Corridor and a parallel street or side street (6.2.1.4)
            - Development shall address the Corridor as directed by the general policies governing Mainstreet Corridors Minor Corridors, particularly where large parcels or consolidations of multiple smaller parcels are to be redeveloped (a); and
            - Vehicular access generally be provided from the parallel street or side street (b).
- 6.2.2: Recognize Mainstreet Corridors as having a different context and setting out policies to foster their development:
    - In the Minor Corridor designation, this Plan shall permit a mix of uses which support residential uses and the evolution of a neighbourhood towards 15-minute neighbourhoods (6.2.2.2). Development may: Include residential-only and commercial-only buildings (a).
- 4.2.1 Enable greater flexibility and an adequate supply and diversity of housing options throughout the city
    - The City shall support the production of a missing middle housing range of mid-density, low-rise multi-unit housing, in order to support the evolution of healthy walkable 15-minute neighbourhoods by (4.2.1.2);
        - Allowing housing forms which are denser, small-scale, of generally three or more units per lot in appropriate locations, with lot configurations that depart from the traditional lot division and put the emphasis on the built form and the public realm, as-of-right within the Zoning By-law (a).

3.2.3 Evolving Neighbourhood Overlay

The Official Plan outlines Built Form Overlays to areas in the City of Ottawa which are meant to provide built form direction in cases where a change in character is anticipated, or in cases where new neighbourhoods are being developed. The subject site is covered by the Evolving Neighbourhood Overlay. This overlay is applied to areas in close proximity to Hubs

and Corridors to signal a gradual evolution over time that will see a change in character to support intensification, including guidance for a change in character from suburban to urban to allow new built forms and more diverse functions of the land.

Where an Evolving overlay is applied

- The Zoning By-law shall provide development standards for the built form and buildable envelope consistent with the planned characteristics of the overlay area, which may differ from the existing characteristics of the area to which the overlay applies (5.6.1.1.2a); and
- The Zoning By-law shall include minimum-density requirements as identified in Table 3a (See Table 1 below), and permissions to meet or exceed the density targets of Table 3b (5.6.1.1.2b).

Table 1: Minimum Density Requirements from the OP

Minimum Area-wide Density Requirement, People and Jobs per Gross Hectare	Minimum Residential Density Requirement for Intensification, Dwellings per Net Hectare	Minimum Proportion of Large-household Dwellings within Intensification
120	120	Minimum: 5 per cent Target: 10 per cent

3.2.4 Urban Design (Section 4.6)

Section 4.6 of the Official Plan outlines the specific policies guiding the design and relationship between developments across the City, specifically emphasizing adequate transitions, complementary built forms, and existing neighbourhood design characteristics.

- 4.6.6.6 Low-rise buildings shall be designed to respond to context, and transect area policies, and shall include areas for soft landscaping, main entrances at-grade, front porches or balconies, where appropriate. Buildings shall integrate architecturally to complement the surrounding context.
- 4.6.5: Ensure effective site planning that supports the objectives of Corridors, Hubs, Neighbourhoods and the character of our villages and rural landscapes:
    - Development in Hubs and along Corridors shall respond to context, transect area and overlay policies. The development should generally be located to frame the adjacent street, park or greenspace, and should provide an appropriate setback within the street context, with clearly visible main entrances from public sidewalks. Visual impacts associated with above grade utilities should be mitigated (4.6.5.2);
    - Development shall minimize conflict between vehicles and pedestrians and improve the attractiveness of the public realm by internalizing all servicing, loading areas, mechanical equipment and utilities into the design of the building, and by accommodating space on the site for trees, where possible. Shared service areas, and accesses should be used to limit interruptions along sidewalks. Where underground parking is not viable, surface parking must be visually screened from the public realm (4.6.5.3); and
    - Development shall demonstrate universal accessibility, in accordance with the City's Accessibility Design Standards. Designing universally accessible places ensures that the built environment addresses the needs of diverse users and provides a healthy, equitable and inclusive environment (4.6.5.2).

The City of Ottawa's Official Plan outlines the general strategies for growth and development across the region, detailing specific policies for both urban and rural areas. The Plan highlights key features related to residential development within the Inner Urban Transect and the role of the Corridor Mainstreet designation in accommodating a bulk of the intensification proposed through this Plan. This review examined the policies as they apply to the proposed Consent and Minor Variance applications on the subject property. The policies of the Official Plan were shown to be supportive of the

proposed severance and Minor Variances on the severed lots as the proposed developments provide for compatible development on conforming lots within a compact urban built form, characteristic of ongoing development happening in the surrounding context.

3.3 City of Ottawa Comprehensive Zoning By-law

Figure 17: Zoning map with the subject property identified. (GeoOttawa)

The subject property is zoned R3B– Residential Third Density, Subzone B (Figure 17).

The table below lists the permitted uses in the R3B zone:

Table 2: Permitted Uses for R3B Zone

Permitted Uses
bed and breakfast, see Part 5, Section 121 **detached dwelling** **diplomatic mission**, see Part 3, Section 88 **duplex dwelling**, see Part 5, Section 138 (By-law 2010-307) **group home**, see Part 5, Section 125 **home-based business**, see Part 5, Section 127 **home-based daycare**, see Part 5, Section 129

linked-detached dwelling, see Part 5, Section 138 (By-law 2010-307)
park
planned unit development, see Part 5, Section 131
retirement home, converted, see Part 5, Section 122
secondary dwelling unit, see Part 5, Section 133
semi-detached dwelling, see Part 5, Section 138 (By-law 2010-307)
three-unit dwelling
townhouse dwelling, see Part 5, Section 138 (By-law 2012-334) (By-law 2010-307) (By-law 2014-189)
urban agriculture, see Part 3, Section 82 (By-law 2017-148)

The following Zoning Compliance table outlines the Minor Variances required for the proposed development (Table 3).

Table 3: Non-compliant zoning performance standards for proposed buildings on the four (4) lots

Permissions for TOWNHOUSE in R3B Zone		**Performance Standard**	**Proposed Unit 1/ Part 7**	**Proposed Unit 2/ Part 6**	**Proposed Unit 3/ Parts 4+5**	**Proposed Unit 4/ Parts 1,2&3**	**Compliance**
Section 160							
Min. Lot Area Table 160A		180m^2	148 m^2	114 m^2	114 m^2	172 m^2	×
Min. Lot Width Table 160A		6m	9.73	7.52	7.52	11.44	✓
Min. Setbacks Table 160A	Front Yard Minimum	3	3.27	3.27	3.29	3.29	✓
	Corner Side Yard Minimum	3	-	-	-	3.0	✓
	Interior Side Yard Minimum	1.2	1.395	-	-	-	✓
Max. Building Height Table 160A		10m (in Schedule 342(6) in other cases 11)	12	12	12	12	×
Section 144							
Required Rear Yard for Interior Lots Section 144(5)(a)		4.0m	4.0 m	4.0 m	4.0 m	4.0 m	✓
Section 139							
Minimum Required Aggregated Soft Land Landscaping Section 139(1)		Unit 1: 35% Unit 2: 30% Unit 3: 30% Unit 4: 35%	55%	42%	43%	62%	✓

Driveway Regulations 139 (3) (iii)	Unit 1: 3m Unit 2 & 3: 2.75m Unit 4: 3m	2.9m	2.77m	2.75m	2.77m	✓

The proposed consent application established a total of four (4) lots and buildings that conform to the majority of the performance standards, as per Table 2. The concurrent minor variance applications seek to address the issues of compliance related to the proposed development on the subject property.

4.0
Ontario Planning Act – Consents

4.1 Legislative Authority

Section 53(1) of the Ontario Planning Act pertains to Consents and Plans of Subdivision. It states that an owner:

"may apply for a consent as defined in subsection 50 (1) and the council or the Minister, as the case may be, may, subject to this subsection, give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality."

Section 53(12) of the Planning Act notes that when determining if a consent is to be given, a council or the Minister:

"shall have regard to the matters under subsection 51(24) and has the same powers as the approval authority has under subsection 51(25) with respect to the approval of a plan of subdivision and subsections 51(26) and (27) and section 51.1 apply with necessary modifications to the granting of a provisional consent".

4.2 Consent Criteria

Section 51(24) of the Planning Act sets forth the criteria for considering Plans of Subdivision with regards to the "health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality." A response to each of the criteria from Section 51(24) is provided below.

"*In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,*"

a) The effect of development of the proposed subdivision on matters of provincial interest (as referred to in section 2)
The proposed Consent conforms to the goals and policies of provincial interest and complies with the necessary policies of the Official Plan and the Zoning By-law.

b) Whether the proposed subdivision is premature or in the public interest
The proposed Consent would ensure development remains viable on all four (4) of the severed and retained lots, creating a total of four (4) lots capable of supporting four (4) townhouse dwellings where only one (1) single-detached dwelling currently exists. The increased density through intensification takes advantage of the existing lot fabric and servicing capabilities to meet the goals of the Official Plan.

c) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any
The proposed Consent conforms to the policies of the City of Ottawa Official Plan as it maintains the low-rise built form of the neighbourhood while providing for increased density along Corridor Mainstreets.

d) The suitability of the land for the purposes for which it is to be subdivided
The proposed Consent results in four (4) lots which, subject to the minor variance applications, are compliant with all applicable Zoning By-law provisions. The lots provide for adequate street frontage, lot depth, lot area, and servicing capabilities, supportive of the proposed development on the site. Further, the access easements as proposed provide direct access to the rear yard of the interior townhouses.

d.1) If any affordable housing units are being proposed, the suitability of the proposed units for affordable housing
This application is not considering any affordable housing on the subject property, but contributes to the diversity of housing forms in the community.

e) The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them.

The subject property is accessed via Mart Circle, which is identified as a Local road in Schedule C4 – *Urban Network* in the City of Ottawa's Official Plan (2022). The proposed Consent provides adequate road access to retained and severed lands.

f) The dimensions and shapes of the proposed lots

The proposed Consent establishes four (4) rectangular lots of similar dimensions, which subject to the minor variance applications, would be compliant with the applicable zoning provisions and which also generally reflect the existing lot fabric found in the surrounding area, specifically the townhouse development to the west of the site.

g) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structure proposed to be erected on it and the restrictions, if any, on adjoining land.

There are no restrictions on the land or any adjoining lands. A corner sight triangle is proposed in accordance with City requirements, and proposed easements provide direct rear yard access to the interior lots.

h) Conservation of natural resources and flood control

The proposed consent and resulting proposed development seek to preserve the three (3) mature trees and two (2) hedges in the existing front yard of the subject property, consistent with the front-yard character found on St-Laurent Boulevard. The proposal is serviced by municipal storm sewers.

i) The adequacy of utilities and municipal services

The subject property is municipally serviced and is not anticipated to place undue strain on the existing servicing capacity for the area.

j) The adequacy of school sites

The subject property is located within 300 metres of Manor Park Public School to the west, which serves elementary school children, and other schools are located in the surrounding community, including proposals for new schools within Wateridge Village, to the east of the proposed development.

k) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes

A 3m x 9m corner sight triangle is to be dedicated to the municipality - shape and size as per their comments.

l) The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy

The buildings proposed on the subject property as a result of this proposed Consent will be subject to the energy usage directives outlined in Provincial legislation and the Ontario Building Code in order to receive a building permit.

m) The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the *City of Toronto Act, 2006*. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2)

The scale of development proposed on the subject property does not meet the threshold to require Site Plan Control approval.

5.0
Four Tests of the Planning Act

Section 45 (1) of the Planning Act (R.S.O. 1990, c. P.13) outlines the "four tests" for determining the suitability of a proposed Minor Variance. If all four tests are met, the Committee of Adjustment is authorized to grant a variance.

There are a total of seven (7) variances being sought through this application, six (6) relate to the severed lots, and one (1) relate to the retained lot, should the proposed Consent be approved. Unit 2 and 3 feature mirrored variances, in which both sets are identical for those two (2) lots. The variances relate to Sections 160 of the Zoning By-law and is outlined in further detail below:

I. *Section 160 (Table 160, Sub-Zone B) – Maximum Building Height (m) for Townhouse: 10 in Schedule 342 (6), in other cases 11. Endnote Number 6 does not relate to the proposed developed.*

The proposed developments on the retained and severed lots feature a building height of 12 metres.

II. *Section 160 (Table 160, Sub-Zone B) – Minimum Lot Area (m2):180.*

The proposed developments on Units 1, 2 and 3 feature lot areas that are 135.27 metres squared, 116.28 metres squared and 116.28 metres squared, respectively.

Should the concurrent Consent application be approved, the severed and retained lots are proposed to be developed with four (4) townhouse dwellings. The proposed development on the lots trigger zoning non-compliance for the retained and severed lots. As outlined above, the several variances being sought for the four (4) lots will be evaluated using the four tests required by the Planning Act.

The evaluation criteria are explored below:

1) **The variance is minor in nature.**

   The proposed variances for both the retained and severed lots seek to facilitate the development of four (4) compact, urban townhouse dwellings on an existing lot. The cumulative impacts of the requested variances are minor in that they will not have significant impact on the land use or the functioning of the subject property, without creating undue adverse impacts on the community, or on the adjacent properties. They are of a similar form and function to the townhouse development to the immediate east of the project.

   The Zoning By-law permits a height of 10 metres in the R3B Zone. The proposed height of the townhouse dwellings (12) represents a minor variance that supports the liveability of the townhouse dwellings without undue adverse impacts on adjacent properties. The proposed developments have retained three (3) deciduous trees, four (4) coniferous trees and two (2) hedges which aid in reducing the impact from the street view perspective.

   The Zoning By-law permits a minimum lot area of 180 metres squared. Units 2 and 3, as outlined above, propose lot areas as low as 114m^2. This is generally aligned with lot areas immediately surrounding the property, which include some lots equal to or smaller than the proposed development (as small as 112 m^2) as demonstrated in Figure 19. The reduction of lot area is minor in nature as it will not impact the surrounding community and aligns with nearby developments of a similar scale.

   It is Fotenn's opinion that the minor variances requested for the maximum height and minimum lot area is minor in nature.

Figure 18: Image showing the smallest proposed lots compared to a selection of lots in the townhouse development to the east.

2) The variance is considered desirable for the development and use of the property.

The proposal consists of a severance to create three (3) new lots and one (1) retained lot from an existing deep lot (36.27 metres). The variances facilitate the redevelopment of the existing lot with the proposed townhouse dwellings that align with the general character of the surrounding properties. As seen in the townhouse development to the east fronting on Mart Circle, this area is characterized by a mix of dwelling types but includes a number of townhouses on a wide range of lot sizes.

The lots created through the proposed severance are generally consistent with the policies of the Official Plan for intensification in the urban area, and compatible with the density envisioned for the area through the Manor Park Secondary Plan. The minimal constraints on lot depth and area permit a compact urban form, as seen on neighbouring lots. The design choices subject to the Minor Variances present a desirable built form based on the prescribed lot provisions and only seek minor adjustments to the permitted building height and lot area without resulting in undue impacts on the existing character of the area. Further, the proposed easements for access maintain direct access to the rear yards of the interior townhouses, facilitating maintenance and regular enjoyment of the properties.

The proposed variances sought through this application facilitate the efficient use of the subject property and permit a compatible built form through the proposed development, without resulting in any significant impacts on the existing and planned character of the neighbourhood. Therefore, the proposed variances for the retained and severed lots are appropriate for the development and use of the lands.

3) The variance maintains the general intent and purpose of the Zoning By-law.

The proposed variances seek to maintain the intent and purpose of the Zoning By-law through mitigation measures as well as responding the existing and planned context for the area.

The stated purpose of the R3B – Residential Third Density Zone include the following, amongst other factors:

- Allow a mix of residential building forms ranging from detached to Townhouse dwellings in areas designated as General Urban Area in the Official Plan (generally understood as the Neighbourhood designation under the New Official Plan);
- Allow a number of other residential uses to provide additional housing choices within the third density residential areas; and
- Regulate development in a manner that is compatible with existing land use patterns so that the mixed dwelling, residential character of a neighbourhood is maintained.

It is Fotenn's opinion that the requested variances maintain the general intent and purpose of the Zoning By-law in the R3B zone given that they will accommodate a use and intensity that is already permitted within this zone. The variances related to height and lot area support the development of a compact urban form, being townhouses, on lots that maintain the required setbacks, landscaping, and other performance standards related to transition and compatibility between developments.

A further consideration is that the subject property currently backs onto the R5B Zone, which permits a Maximum Building Height of 11 metres for townhouses (Figure 23). With the proposed townhouses fronting onto Mart Circle, the eastern townhouse will be adjacent to the rear of the neighbouring townhouses in the RB5 Zone. The adjacency of these two zones will allow for a smooth transition in height from the existing townhouses to the proposed townhouses on the subject property, given permitted building heights on Corridors are generally taller than those in the inner neighbourhoods.

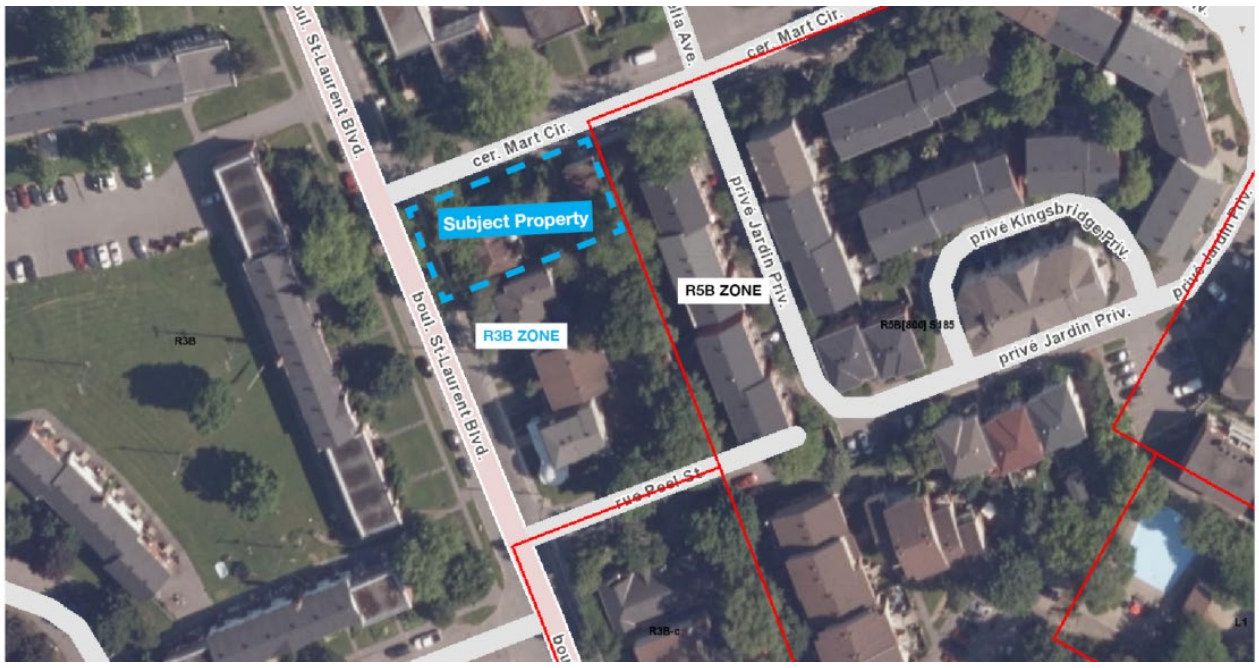


Figure 19: Adjacent Zones R3B and R5B

4) The variance maintains the general intent and purpose of the Official Plan.

The Official Plan designates the subject property as Mainstreet Corridor in the Inner Urban Transect, which seeks to combine a higher density development, a greater degree of mixed uses, and a higher level of street transit services. As outlined in Policy (2b) of Section 5.2.3 of the Official Plan, on sites in Corridor Mainstreets within the Inner Urban Transect which front on segments of streets whose right-of-way is narrower than 30 metres, generally permitted heights are up to nine (9) storeys. The proposed development has a height of three (3) storeys.

As outlined in Policy (4a) of Section 6.2.1 of the Official Plan, Development of lands with frontage on both a Corridor and a parallel street or side street shall be addressed by the general policies governing Mainstreet Corridors Minor Corridors. As such, Policy (3a) of Section 5.2.3 states that along Minor Corridors, permitted building heights (subject to appropriate height transitions and stepbacks), are generally not less than two (2) storeys and in the maximum height range of between four (4) and six (6) storeys. Policy (3b) states that where the Zoning By-law permits a low-rise building, an amendment to this Plan shall not be required to consider a building of five (5) or six (6) storeys. Given that the development proposes a height of three (3) storeys at 12 metres, the proposed development aligns with policies related to both Mainstreet Corridors and Minor Corridors.

The Official Plan states that all buildings along Mainstreets or Minor Corridors shall have active entrances facing the Mainstreet or Minor Corridor, regardless of use (5.4.3.4). Given the depth of the subject property, this development could only be accommodated by fronting onto Mart Circle, resulting in the active entrances facing the local road. However, to activate the relationship with St-Laurent Boulevard, this development proposed a wrap around balcony for Unit 4, a side entrance, aesthetic windows facing St-Laurent Boulevard, and the retention of the trees along St-Laurent Boulevard.

Section 4.6.5.2 provides that development shall minimize conflict between vehicles and pedestrians and improve the attractiveness of the public realm by internalizing all servicing, loading areas, mechanical equipment and utilities into the design of the building, and by accommodating space on site for trees, wherever possible. Shared service areas, and accesses should be used to limit interruptions along sidewalks. By fronting onto Mart Circle, this development minimizes conflict between vehicles and pedestrians and supports the attractiveness of the public realm along St- Laurent Boulevard, where a sidewalk currently exists. Each unit provides a parking space in the basement garage, internalizing this use away from the public realm. Additionally, mechanical equipment and utilities are provided in the basement.

Further, lands to the west are subject to the recently approved Manor Park North and South Secondary Plan (See Figure 8 above), which features heights of six and nine storey buildings and mixed uses along St-Laurent Boulevard, directly across from the subject property. The proposed development contemplates three storeys slightly higher than the zoning's permissions, which given the context of the Secondary Plan surrounding the site, will likely not negatively impact the surrounding area.

The proposed developments and required Minor Variance applications maintain the intent of the applicable Official Plan policies, specifically relating to the provision of housing forms and density closer to Mainstreet Corridors in compliance with the objectives of this Plan. The design and character established by the proposed Minor Variances does not result in any adverse impacts on the existing context as the developments provide for subtle integration into the existing neighbourhood through an appropriate height and lot area.

In order to establish the desired density for the area and encourage respectful intensification proposed by the Official Plan, the minor variances for all four (4) lots seek to permit an urban built form reflecting the new surrounding development, minimizing adverse impacts on old-character homes on the street. The intent and purpose of the Official Plan is maintained as a result of the proposed variances on the subject property.

6.0 Conclusion

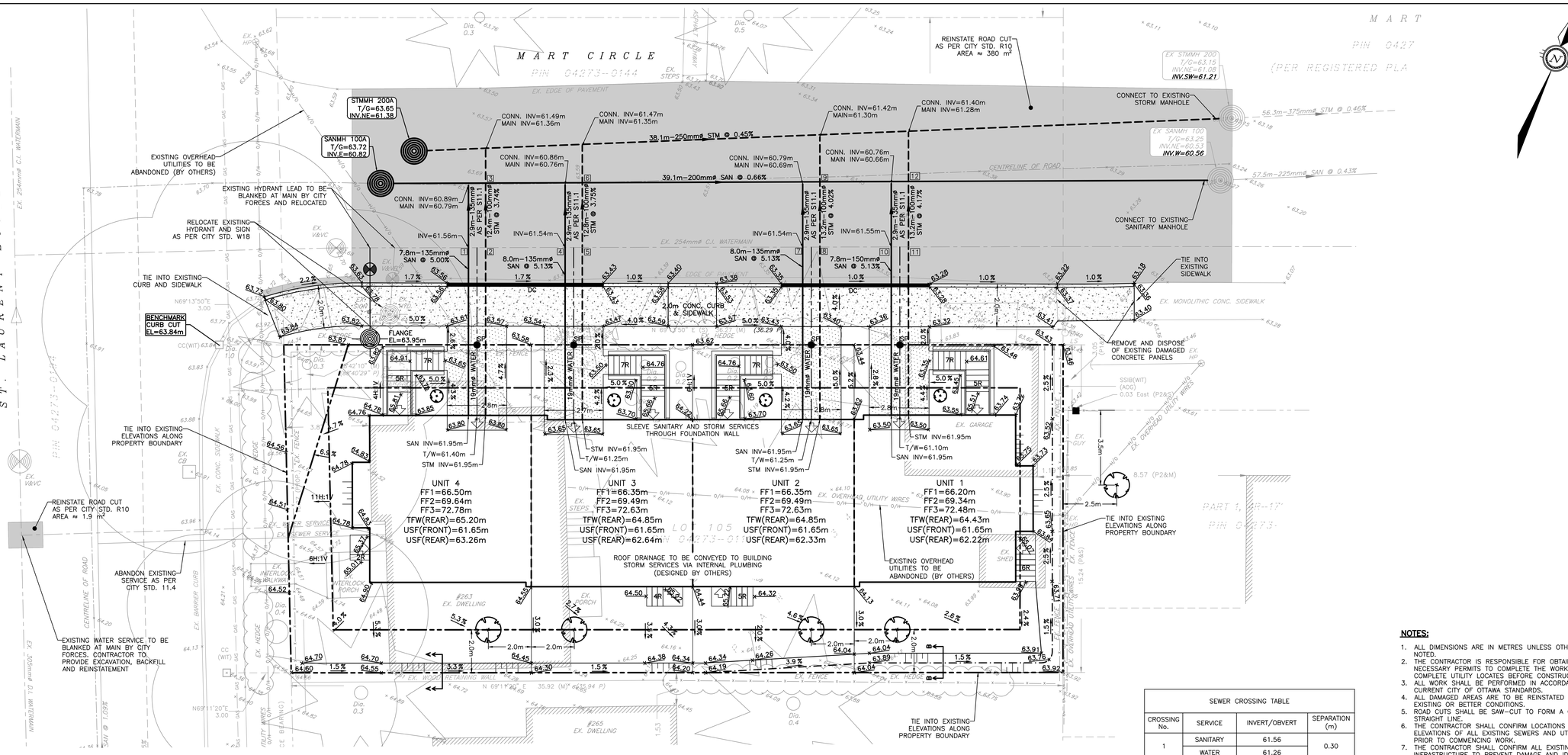
In our professional opinion, the Consent and Minor Variance applications represent good planning and meet the applicable evaluation criteria established in Sections 45, 51 and 53 of the Planning Act. The application therefore upholds sound land use planning principles and is in the public interest.

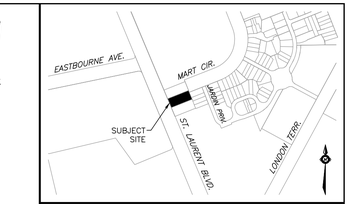
Please contact the undersigned at stevenson-blythe@fotenn.com and bolduc@fotenn.com with any questions or requests for additional material.

Sincerely,

Claire Stevenson-Blythe, MCIP RPP
Planner

Jacob Bolduc, MCIP RPP
Associate, Planning

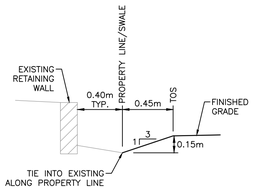

MART CIRCLE
ST. LAURENT BOULEVARD
MART
PIN 0427
(PER REGISTERED PLA
REINSTATE ROAD CUT AS PER CITY STD. R10 AREA ≈ 380 m²
STMMH 200A T/G=63.65 INV.NE=61.38
SANMH 100A T/G=63.72 INV.E=60.82
CONN. INV=61.49m MAIN INV=61.36m
CONN. INV=61.47m MAIN INV=61.35m
CONN. INV=61.42m MAIN=61.30m
CONN. INV=61.40m MAIN INV=61.28m
CONNECT TO EXISTING STORM MANHOLE
EX STMMH 200 T/G=63.15 INV.NE=61.08 INV.SW=61.21
38.1m–250mmø STM @ 0.45%
56.3m–375mmø STM @ 0.46%
CONN. INV=60.86m MAIN INV=60.76m
CONN. INV=60.79m MAIN INV=60.69m
CONN. INV=60.76m MAIN INV=60.66m
EX SANMH 100 T/G=63.26 INV.NE=60.53 INV.W=60.56
39.1m–200mmø SAN @ 0.66%
57.5m–225mmø SAN @ 0.43%
CENTRELINE OF ROAD
CONN. INV=60.89m MAIN INV=60.79m
EXISTING OVERHEAD UTILITIES TO BE ABANDONED (BY OTHERS)
EXISTING HYDRANT LEAD TO BE BLANKED AT MAIN BY CITY FORCES AND RELOCATED
RELOCATE EXISTING HYDRANT AND SIGN AS PER CITY STD. W18
CONNECT TO EXISTING SANITARY MANHOLE
EX. 254mmø C.I. WATERMAIN
TIE INTO EXISTING CURB AND SIDEWALK
TIE INTO EXISTING SIDEWALK
BENCHMARK CURB CUT EL=63.84m
FLANGE EL=63.95m
2.0m CONC. CURB & SIDEWALK
EX. MONOLITHIC CONC. SIDEWALK
REMOVE AND DISPOSE OF EXISTING DAMAGED CONCRETE PANELS
TIE INTO EXISTING ELEVATIONS ALONG PROPERTY BOUNDARY
SLEEVE SANITARY AND STORM SERVICES THROUGH FOUNDATION WALL
UNIT 4
FF1=66.50m
FF2=69.64m
FF3=72.78m
TFW(REAR)=65.20m
USF(FRONT)=61.65m
USF(REAR)=63.26m
UNIT 3
FF1=66.35m
FF2=69.49m
FF3=72.63m
TFW(REAR)=64.85m
USF(FRONT)=61.65m
USF(REAR)=62.64m
UNIT 2
FF1=66.35m
FF2=69.49m
FF3=72.63m
TFW(REAR)=64.85m
USF(FRONT)=61.65m
USF(REAR)=62.33m
UNIT 1
FF1=66.20m
FF2=69.34m
FF3=72.48m
TFW(REAR)=64.43m
USF(FRONT)=61.65m
USF(REAR)=62.22m
REINSTATE ROAD CUT AS PER CITY STD. R10 AREA ≈ 1.9 m²
ABANDON EXISTING SERVICE AS PER CITY STD. 11.4
ROOF DRAINAGE TO BE CONVEYED TO BUILDING STORM SERVICES VIA INTERNAL PLUMBING (DESIGNED BY OTHERS)
EXISTING OVERHEAD UTILITIES TO BE ABANDONED (BY OTHERS)
TIE INTO EXISTING ELEVATIONS ALONG PROPERTY BOUNDARY
EXISTING WATER SERVICE TO BE BLANKED AT MAIN BY CITY FORCES. CONTRACTOR TO PROVIDE EXCAVATION, BACKFILL AND REINSTATEMENT
#263 EX. DWELLING
#265 EX. DWELLING
EX. RETAINING WALL
TIE INTO EXISTING ELEVATIONS ALONG PROPERTY BOUNDARY
PART 1, 4R-17
PIN 04273-
LOT 105
PLAN 04273-0144



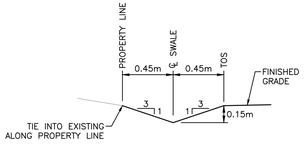
KEY PLAN

LEGEND

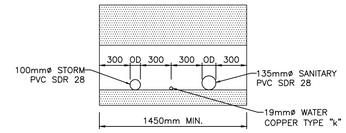
- PROPERTY BOUNDARY
- EXISTING ELEVATION
- PROPOSED GRADE
- DRAINAGE SLOPE AND DIRECTION
- EXISTING HYDRANT
- EXISTING VALVE & VALVE CHAMBER
- EXISTING VALVE & VALVE BOX
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING STORM SEWER & MANHOLE
- EXISTING CATCH BASIN
- EXISTING OVERHEAD UTILITIES
- EXISTING GAS
- WATERMAIN
- SERVICE POST & CURB STOP
- SANITARY SEWER & MANHOLE
- STORM SEWER & MANHOLE
- SWALE
- DEPRESSED CURB
- TERRACING (3H:1V MAX.)
- BUILDING ENTRACE
- ASPHALT REINSTATEMENT
- SEWER CROSSING NUMBER
- TREE (TYPE AND LOCATION TO BE APPROVED BY OTHERS)



SECTION A–A (TYP.)
N.T.S.



SECTION B–B (TYP.)
N.T.S.



SINGLE SERVICE COMMON TRENCH (S11.3)
N.T.S.

SEWER CROSSING TABLE			
CROSSING No.	SERVICE	INVERT/OBVERT	SEPARATION (m)
1	SANITARY	61.56	0.30
	WATER	61.26	
2	STORM	61.66	0.42
	WATER	61.24	
3	STORM	61.51	0.53
	SANITARY	60.98	
4	SANITARY	61.54	0.39
	WATER	61.15	
5	STORM	61.64	0.51
	WATER	61.13	
6	STORM	61.49	0.54
	SANITARY	60.95	
7	SANITARY	61.54	0.48
	WATER	61.06	
8	STORM	61.62	0.56
	WATER	61.06	
9	STORM	61.44	0.56
	SANITARY	60.88	
10	SANITARY	61.55	0.49
	WATER	61.06	
11	STORM	61.62	0.56
	WATER	61.06	
12	STORM	61.42	0.57
	SANITARY	60.85	

NOTES:
1. EXISTING WATERMAIN ELEVATIONS HAVE BEEN INTERPOLATED FROM RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE ELEVATION OF EXISTING INFRASTRUCTURE PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. SANITARY SERVICE LATERALS SHALL CROSS OVER THE EXISTING WATERMAIN USING APPROVED 22.5° RADIUS BENDS AS PER CITY STD. 11.1.

NOTES:

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO COMPLETE THE WORK AND TO COMPLETE UTILITY LOCATES BEFORE CONSTRUCTION.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF OTTAWA STANDARDS.
4. ALL DAMAGED AREAS ARE TO BE REINSTATED TO EXISTING OR BETTER CONDITIONS.
5. ROAD CUTS SHALL BE SAW–CUT TO FORM A CLEAN STRAIGHT LINE.
6. THE CONTRACTOR SHALL CONFIRM LOCATIONS AND ELEVATIONS OF ALL EXISTING SEWERS AND UTILITIES PRIOR TO COMMENCING WORK.
7. THE CONTRACTOR SHALL CONFIRM ALL EXISTING INFRASTRUCTURE TO PREVENT DAMAGE AND IDENTIFY CONFLICTS WITH PROPOSED INFRASTRUCTURE PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE INFORMED IMMEDIATELY OF ANY ERRORS, OMISSIONS OR CONFLICTS THAT ARE FOUND.
8. ROAD CUTS SHALL BE REINSTATED IN ACCORDANCE WITH CITY DETAIL R10.
9. ALL MATERIAL SUPPLIED AND PLACED FOR CONSTRUCTION SHALL BE TO OPSS STANDARDS UNLESS OTHERWISE NOTED (CONSTRUCTION OPSS 206, 310 AND 314, MATERIALS OPSS 1001, 1003 AND 1010).
10. GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREA.
11. CONCRETE BARRIER CURB WITH GUTTER SHALL BE REINSTATED IN ACCORDANCE WITH CITY DETAIL SC1.1.
12. CONCRETE SIDEWALK SHALL BE REINSTATED IN ACCORDANCE WITH CITY DETAIL SC1.4.
13. HYDRANT SHALL BE INSTALLED IN ACCORDANCE WITH CITY DETAILS W18 AND W19.
14. SERVICING SHALL BE INSTALLED IN ACCORDANCE WITH CITY DETAILS S11, S11.1, S11.2 AND S11.3.
15. SERVICE CONNECTIONS SHALL BE MADE ABOVE THE SPRINGLINE ELEVATION OF THE EXISTING SEWER MAIN.
16. CONNECTIONS TO EXISTING WATERMAIN ARE TO BE PERFORMED BY CITY FORCES. CONTRACTOR TO PROVIDE EXCAVATION, BEDDING, BACKFILL AND REINSTATEMENT. CITY FORCES TO PROVIDE MATERIAL.
17. ABANDON EXISTING SERVICES IN ACCORDANCE WITH CITY DETAIL S11.4.
18. STORM SERVICE LATERALS SHALL BE 100mmø PVC SDR 28.
19. SANITARY SERVICE LATERALS SHALL BE 135mmø PVC SDR 28.
20. SERVICE PIPE AND RADIUS BENDS TO BE APPROVED CSA B182.2, SDR 28 PRODUCTS UNLESS SPECIFIED OTHERWISE.
21. WATER SERVICES SHALL BE 19mmø COPPER TYPE 'K' INSTALLED IN ACCORDANCE WITH CITY DETAIL W26.
22. SERVICE POSTS SHALL BE INSTALLED AS PER CITY DETAIL W35.
23. WATER SERVICES WITH COVER DEPTH LESS THAN 2.4m BELOW FINISHED GRADE OR LESS THAN 2.4m SEPARATION FROM MH OR CB SHALL BE INSULATED AS PER CITY DETAIL W22.
24. SANITARY AND STORM SERVICES WITH COVER DEPTH LESS THAN 2.0m BELOW FINISHED GRADE SHALL BE INSULATED AS PER CITY DETAIL W35.
25. SANITARY AND STORM SERVICES SHALL HAVE A MINIMUM SLOPE OF 1.0% (2.0% PREFERRED).
26. SERVICE CONNECTIONS TO FLEXIBLE MAIN SEWER SHALL BE MADE USING APPROVED TEE FITTINGS.
27. BACKWATER VALVES ARE TO BE INSTALLED AS PER CITY DETAILS S14, S14.1 AND S14.2.
28. ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
29. STORM MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S24.1 AND S25.
30. STORM SEWER MANHOLES SERVING LOCAL SEWERS LESS THAN 900mm SHALL BE CONSTRUCTED WITH A 300mm SUMP. FOR STORM SEWERS 900mm AND OVER USE BENCHING IN ACCORDANCE WITH OPSD 701.021.
31. ALL SANITARY SEWERS SHALL BE PVC SDR 35, IPEX "RING–TITE" (OR EQUIVALENT), AS PER CSA STANDARD B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE NOTED.
32. SANITARY MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S24 AND S25.
33. SANITARY SEWER MANHOLES SHALL BE BENCHED AS PER OPSD 701.021.
34. EXCAVATIONS FOR SERVICES SHOULD BE SLOPED IN ACCORDANCE WITH THE REQUIREMENTS IN ONTARIO REGULATION 213/ 91 UNDER THE OCCUPATIONAL HEALTH AND SAFETY ACT.
35. PRIOR TO HOUSE CONSTRUCTION ALL ORGANIC AND FILL MATERIALS SHALL BE REMOVED FROM THE BUILDING AND RETAINING WALL EXCAVATED AREAS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
36. MANAGEMENT OF ANY EXCESS MATERIALS SHALL BE IN ACCORDANCE WITH O.REG. 406/19.
37. THE CONTRACTOR IS RESPONSIBLE FOR AN SHALL PROVIDE FOR DEWATERING AND RELEASE OF ANY PUMPED WATER IN A CONTROLLED AND APPROVED MANNER.
38. EXISTING ELEVATIONS ARE TO BE MAINTAINED AT THE BASE OF ANY TREES TO BE PRESERVED.
39. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALES ARE PROVIDED.
40. GRADING ON DRIVEWAYS SHALL NOT EXEED 6.0% AND SHALL HAVE A POSITIVE GRADE FROM THE CURB TO FRONT OF GARAGE.
41. MAINTAIN A MINIMUM 150mm CLEARANCE BETWEEN PROPOSED TOP OF FOUNDATION AND FINISHED GRADE. MAINTAIN POSITIVE SURFACE DRAINAGE AWAY FROM ALL FOUNDATION WALLS.
42. REFER TO ARCHITECTURAL PLANS PREPARED BY BARBICAN CONSTRUCTION LTD. FOR BUILDING DIMENSIONS AND SITE LAYOUT.
43. NO EXCESS DRAINAGE SHALL BE DIRECTED ONTO NEIGHBORING PROPERTY.
44. IF ANY DOWNSPOUTS ARE INSTALLED, THEY ARE TO DISCHARGE TO CITY ROW. WHERE DOWNSPOUTS ARE LESS THAN 1.5m FROM ADJACENT PROPERTY LINES, SPLASH PADS ARE REQUIRED.
45. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
46. SILT SACKS SHALL BE INSTALLED IN ALL NEARBY CATCH BASINS AND OPEN COVER STORM MANHOLES DURING CONSTRUCTION.

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2024-07-04
City of Ottawa | Ville d'Ottawa
Comité de dérogation

NOT FOR CONSTRUCTION

NOTES

THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

THE PROPERTY BOUNDARIES HAVE BEEN DERIVED FROM TOPOGRAPHIC SURVEY OF LOT 105 REGISTERED PLAN 344 CITY OF OTTAWA, PREPARED BY FAIRHALL, MOFFATT & WOODLAND LIMITED. ELEVATIONS SHOWN ARE REFERRED TO GEODETIC DATUM CGVD28. BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF ST. LAURENT BOULEVARD AS SHOWN ON PLAN 4R–8183, HAVING A BEARING OF N 22°04'00" W.

NO.	REVISION DESCRIPTION	DATE	BY
2	REVISED PER COMMENTS	28/05/24	BLM
1	ISSUED FOR BUILDING PERMIT	11/01/24	BLM

SCALE
0 1m 2m 4m
HORIZONTAL 1:100

LICENSED PROFESSIONAL ENGINEER
B.L. MACKECHNIE
100199554
May 28/24
PROVINCE OF ONTARIO

Robinson Land Development
350 Palladium Drive
Ottawa, ON K2V 1A8
(613) 592-6060 rcii.com

DESIGN	BLM
CHECKED	CC
DRAWN	BLM
CHECKED	CC
APPROVED	BLM

BARBICAN CONSTRUCTION LTD.

263 ST. LAURENT BOULEVARD
CITY OF OTTAWA

SERVICING & GRADING PLAN

PROJECT No.	21085
SURVEY	FAIRHALL MOFFATT & WOODLAND LIMITED
DATED	MAY 2024
DWG. No:	21085-SG1

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PLAN PREPARED FOR COMMITTEE OF ADJUSTMENT PURPOSES JUNE 27, 2024

SCHEDULE					
LOT WIDTH	PART	LOT	PLAN	PIN	AREA (SQ.M.)
–	1	ALL OF 105	344	ALL OF 04273–0111	145
–	2				14
–	3				13
7.52	4				105
–	5				9
7.52	6				114
9.72	7				148

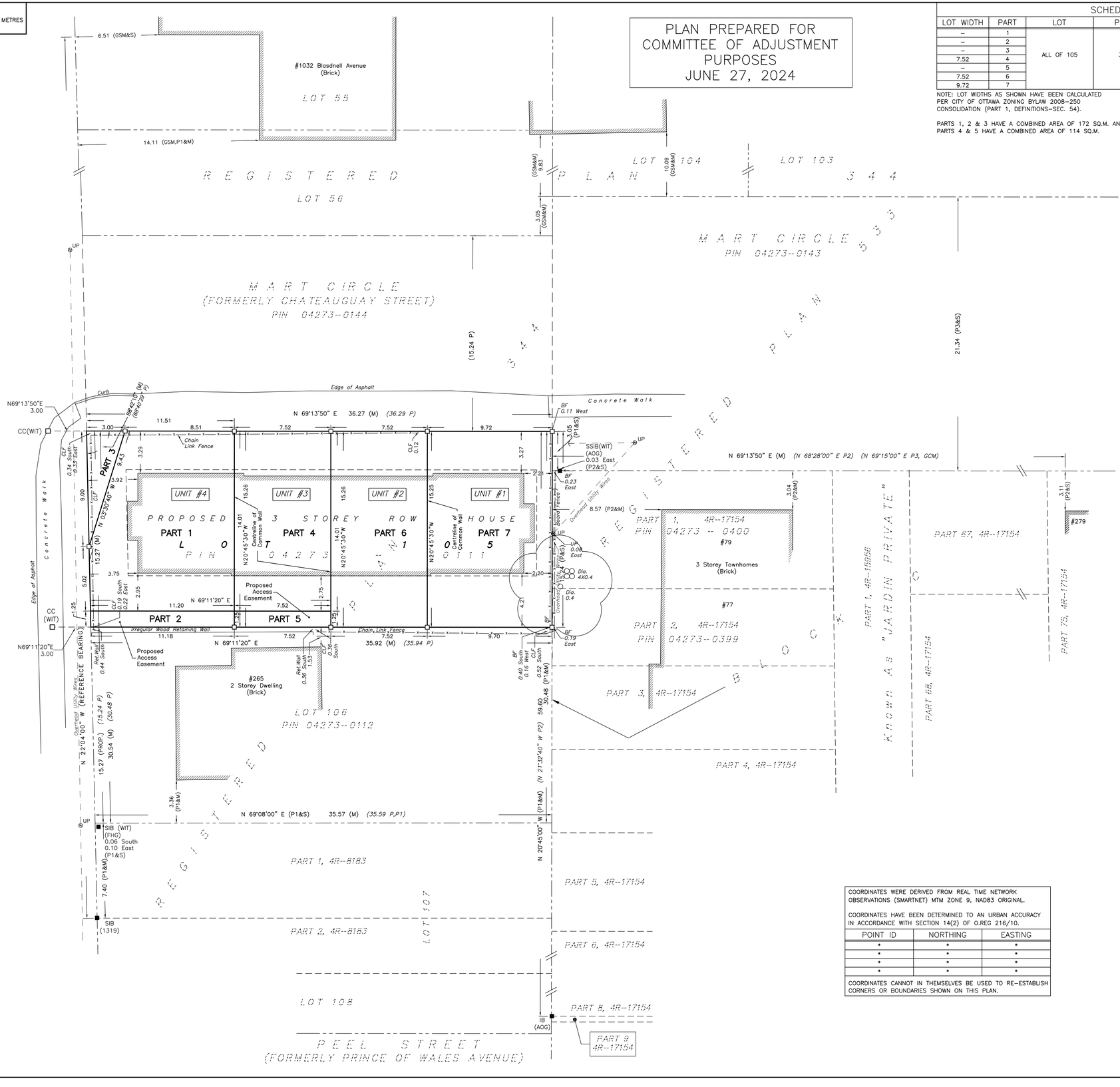
NOTE: LOT WIDTHS AS SHOWN HAVE BEEN CALCULATED PER CITY OF OTTAWA ZONING BYLAW 2008–250 CONSOLIDATION (PART 1, DEFINITIONS–SEC. 54).

PARTS 1, 2 & 3 HAVE A COMBINED AREA OF 172 SQ.M. AND A FRONTAGE OF 11.51 M.
PARTS 4 & 5 HAVE A COMBINED AREA OF 114 SQ.M.

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2024-07-04
City of Ottawa | Ville d'Ottawa
Comité de dérogation

ST. LAURENT BOULEVARD
(FORMERLY MALAKOFF AVENUE)
OTTAWA ROAD 26, CONCESSION 1 (OTTAWA FRONT)
PIN 04273–0194

ROAD ALLOWANCE BETWEEN JUNCTION GORE, OTTAWA AND



PLAN OF SURVEY OF
LOT 105
REGISTERED PLAN 344
CITY OF OTTAWA

SCALE 1 : 150
0 1 2 5 10 15 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 890mm IN WIDTH BY 590mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:150.

FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS

NOTES

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF ST.LAURENT BOULEVARD AS SHOWN ON REGISTERED PLAN 344, HAVING A BEARING OF N 22°04'00" W.

LEGEND

□ – SURVEY MONUMENT SET
■ – SURVEY MONUMENT FOUND
SIB – STANDARD IRON BAR
SSIB – SHORT STANDARD IRON BAR
IB – IRON BAR
CC – CUT CROSS
(P) – REGISTERED PLAN 344
(P1) – PLAN 4R–8183
(P2) – PLAN 4R–17154
(P3) – REGISTERED PLAN 533
(S) – SET
(M) – MEASURED
(FHG) – F.H. GOOCH, O.L.S.
(1319) – WEBSTER & SIMMONDS SURVEYING LTD., O.L.S.
(AOG) – ANNIS, O'SULLIVAN, VOLLEBEKK LTD., O.L.S.,
(GCM) – G.C.MCROSTIE, O.L.S.
(REF. 5–344GR, 6–344GR, 7–344GR, 8–344GR)
PROP. – PROPORTIONED
(SU) – SOURCE UNKNOWN
(WIT) – WITNESS
(S) – SET
(M) – MEASURED
(857) – FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S.
PIN – PROPERTY IDENTIFIER NUMBER
⊗ UP – UTILITY POLE
(← – GUY WIRE AND ANCHOR
DIA. – DIAMETER
CLF – CHAIN LINK FENCE
BF – BOARD FENCE
(⊙) – DECIDUOUS TREE

COORDINATES WERE DERIVED FROM REAL TIME NETWORK OBSERVATIONS (SMARTNET) MTM ZONE 9, NAD83 ORIGINAL.

COORDINATES HAVE BEEN DETERMINED TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG 216/10.

POINT ID	NORTHING	EASTING
•	•	•
•	•	•
•	•	•
•	•	•

COORDINATES CANNOT IN THEMSELVES BE USED TO RE–ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON

DATE

JOHN H. CUTRI
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER .....

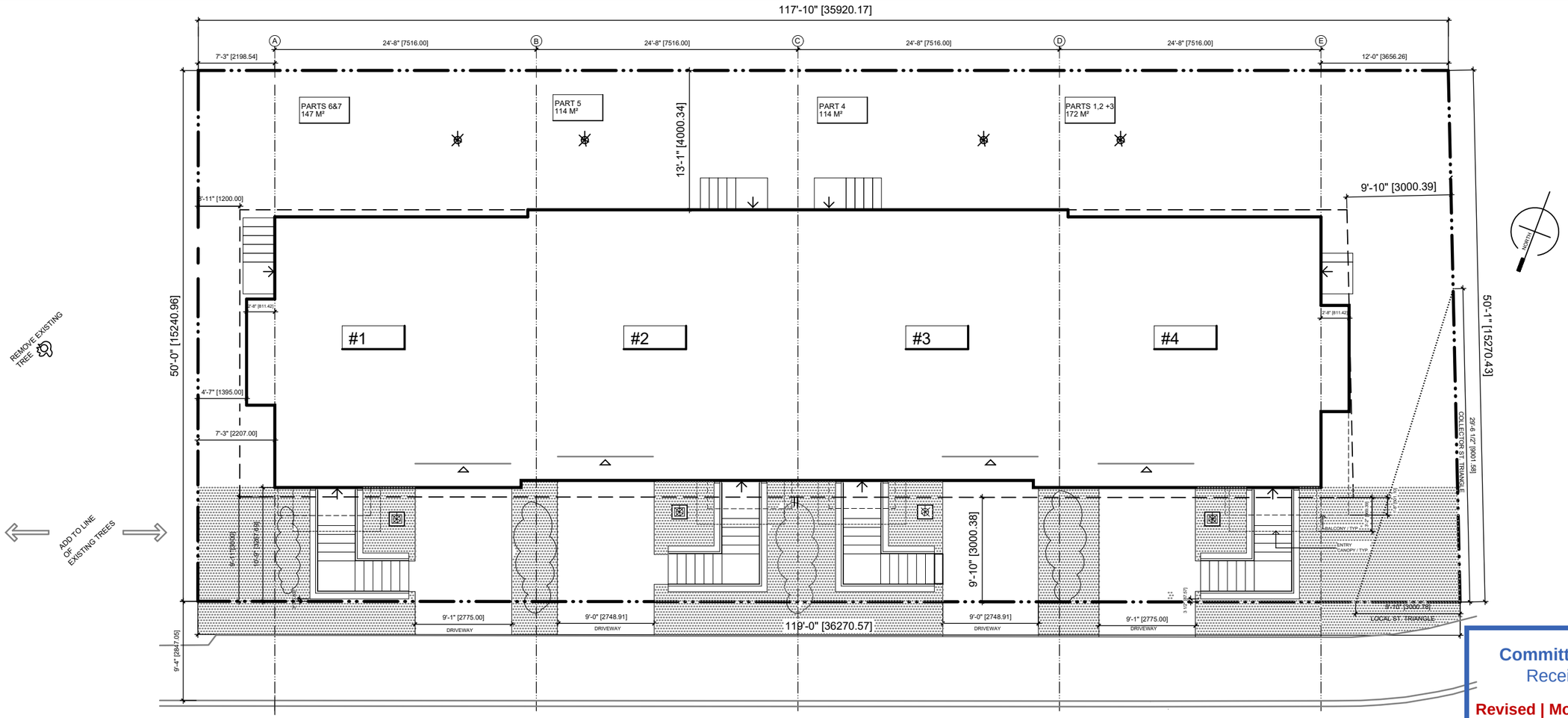
Fairhall Moffatt & Woodland LIMITED
ONTARIO LAND SURVEYORS
OTTAWA
Surveying and Land Information Services
100–600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6
TEL: (613) 591–2580 FAX: (613) 591–1495
www.fmw.on.ca

JOB No.
A B 1 7 0 0 0

E 371073, N 5035035

REFERENCE No.
12(a)–344 GR

S:\JOBS\AB1700\DWGS 27JUNE2024
drp170ab.dwg (cnr/ss)



1 A1.2 SITE PLAN
SCALE: 3/32" = 1' - 0"

3'-3 1/2" [1000.00]
32'-9 1/2" [10000.00]

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2024-07-04

City of Ottawa | Ville d'Ottawa
Comité de dérogation

R3B ZONE - REQUIRED		UNIT# 1 ACTUAL	UNIT# 2 ACTUAL	UNIT# 3 ACTUAL	UNIT# 4 ACTUAL
MIN. LOT WIDTH	6.0M	9.73	7.52M	7.52M	11.44M
MIN. LOT AREA	180M²	147M²	114M²	114M²	172M²
MAX. BUILDING HEIGHT	10M - 74.2525	75.53	75.68	75.68	75.83
FRONT YARD SET BACK	3.0M	3.27M	3.48M	3.48M	3.28M
REAR YARD SETBACK INTERIOR YARD SETBACK	4.0M 3.0M TOTAL - MIN1.2M	4.23M 1.395 INTERIOR	4.0 —	4.0 —	4.23 3.0 EXTERIOR
FRONT YARD SOFTSCAPE	-	REQUIRED - 35% ACTUAL - 55%	REQUIRED - 30% ACTUAL - 42%	REQUIRED - 30% ACTUAL - 43%	REQUIRED - 35% ACTUAL - 62%

SET BACKS

LINE OF SIGHT TRIANGLE

EAVE PROJECTION: +/-300mm BEYOND FRONT WALL FACE
+/-116mm BEYOND SIDE/REAR WALL FACES

TOTAL LOT AREA	5928.31FT² (550.76M²)
TOTAL BUILDING AREA	2526.17FT² (235.62M²)
LOT COVERAGE	42.8%

ID	ITEM	DESCRIPTION
	NEW TREE	SPECIES TBD
	NEW TREE	SPECIES TBD / IN PLANTER
	SHRUBS	SPECIES TBD

GENERAL NOTES:
DO NOT SCALE DRAWINGS.

MATERIALS, SYSTEMS, APPLICATIONS & CONSTRUCTION PRACTICES SHALL CONFORM TO THE APPLICABLE EDITION OF THE ONTARIO BUILDING CODE.

ALL CONTRACTORS/TRADES SHALL CHECK & VERIFY DRAWINGS, INSPECT THE SITE & REPORT ANY ERRORS OR OMISSIONS TO BARBICAN CONSTRUCTION.

ALL CONTRACTORS/TRADES SHALL CHECK & VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT &

REPORT ANY ERRORS OR OMISSIONS TO BARBICAN CONSTRUCTION PRIOR TO COMMENCEMENT OF WORKS.

THE AUTHORITY HAVING JURISDICTION SHALL BE APPRISED OF CONSTRUCTION PROGRESS PER DIV. C, 1.3. OBC & THE LOCAL BUILDING BY-LAW.

REVISIONS:
28 MAY 2024

CHECKED BY: D.W.
DRAWN BY : D.S.
MAY 05 2024
SCALE AS INDICATED

BARBICAN CONSTRUCTION LTD

PROJECT :
THE TOWNS
MART CIRCLE &
ST LAURENT BOULEVARD

DRAWING TITLE :
SITE PLAN

A1.2

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2024-07-04
City of Ottawa | Ville d'Ottawa
Comité de dérogation

1 A4.1 FRONT / NORTH ELEVATION
SCALE: 1/4" = 1' - 0"

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THE AUTHORITY HAVING JURISDICTION SHALL BE APPRISED OF CONSTRUCTION PROGRESS PER DIV. C, 1.3. OBC & THE LOCAL BUILDING BY-LAW.

REVISIONS:
21 MAY 2024

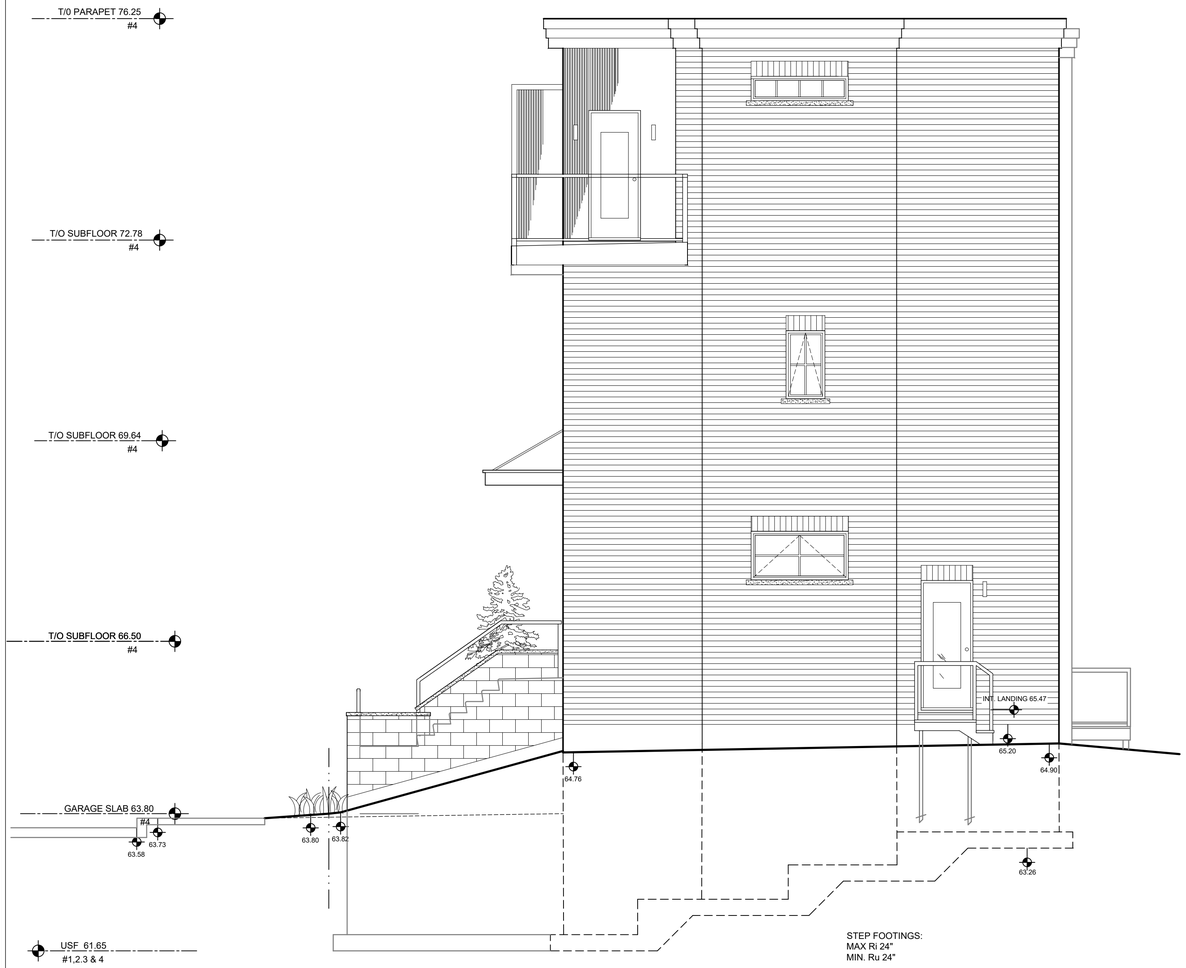
CHECKED BY: D.W.
DRAWN BY : D.S.
MAY 05 2024
SCALE AS INDICATED

BARBICAN CONSTRUCTION LTD

PROJECT :
THE TOWNS
MART CIRCLE &
ST LAURENT BOULEVARD

DRAWING TITLE :
FRONT / NORTH ELEVATION

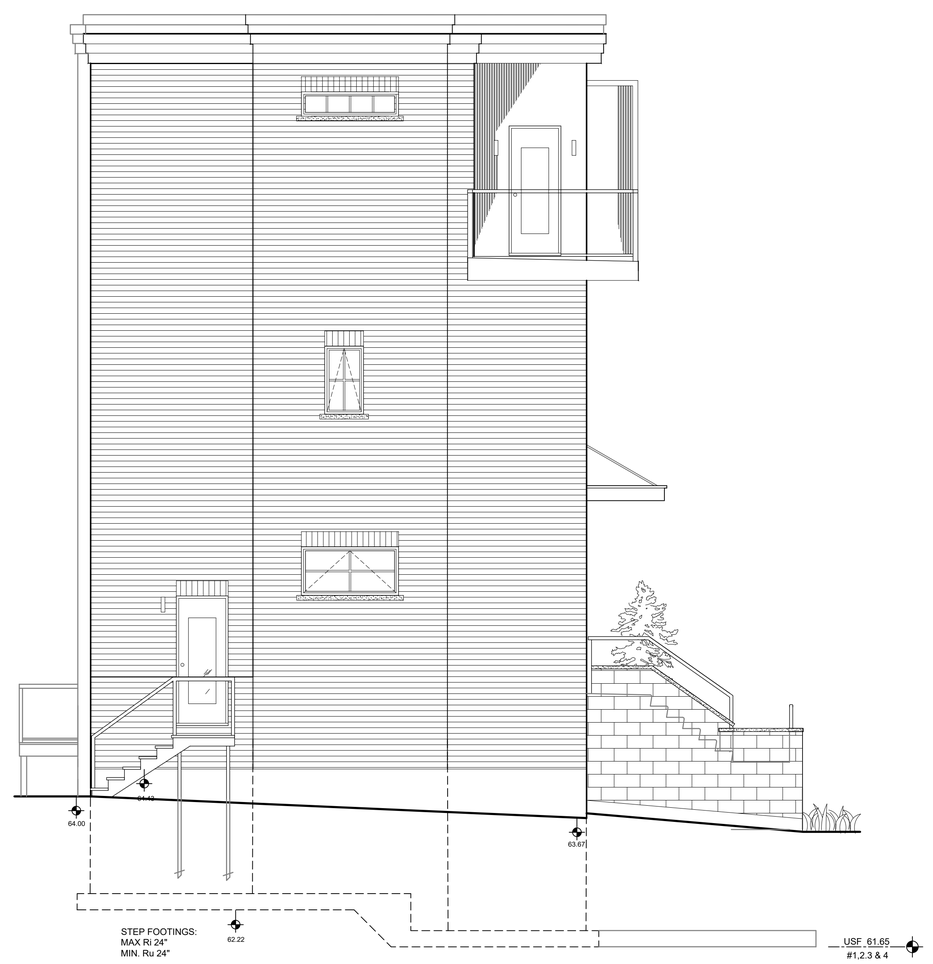
A4.1



#4

1 A4.2 RIGHT / WEST ELEVATION

SCALE: 1/4" = 1' - 0"



#1

EBF : 1003FT²
LD : 4' - 7" / 1.4M
GLAZING 32.9FT²
GLAZING PERMITTED : 7%
GLAZING PROVIDED : 3.3%

2 A4.2 LEFT / EAST ELEVATION

SCALE: 1/4" = 1' - 0"

GENERAL NOTES:

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ALL CONTRACTORS/TRADES SHALL CHECK & VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT &

REPORT ANY ERRORS OR OMISSIONS TO BARBICAN CONSTRUCTION PRIOR TO COMMENCEMENT OF WORKS.

THE AUTHORITY HAVING JURISDICTION SHALL BE APPRISED OF CONSTRUCTION PROGRESS PER DIV. C, 1.3. OBC & THE LOCAL BUILDING BY-LAW.

REVISIONS:
21 MAY 2024

CHECKED BY: D.W.
DRAWN BY : D.S.
MAY 05 2024
SCALE AS INDICATED

BARBICAN CONSTRUCTION LTD

PROJECT :
THE TOWNS
MART CIRCLE &
ST LAURENT BOULEVARD

DRAWING TITLE :
SIDE - ELEVATIONS

A4.2

#4

EBF : 950FT²
LD : 13' - 2" / 4.01M
GLAZING 141FT²
GLAZING PERMITTED : 18%
GLAZING PROVIDED : 14.8%

#3

EBF : 920FT²
LD : 12' - 6" / 3.0M
GLAZING 147.3FT²
GLAZING PERMITTED : 13%
GLAZING PROVIDED : 16.0%

#2

EBF : 937FT²
LD : 12' - 6" /
GLAZING 147.3FT²
GLAZING PERMITTED : 13%
GLAZING PROVIDED : 15.7%

#1

EBF :1032FT²
LD : 13' - 2" / 4.01M
GLAZING 141FT²
GLAZING PERMITTED : 12%
GLAZING PROVIDED : 13.7%

1 / A4.3 REAR / SOUTH ELEVATION
SCALE: 1/4" = 1' - 0"

GENERAL NOTES:

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REPORT ANY ERRORS OR OMISSIONS TO BARBICAN CONSTRUCTION PRIOR TO COMMENCEMENT OF WORKS.

THE AUTHORITY HAVING JURISDICTION SHALL BE APPRISED OF CONSTRUCTION PROGRESS PER DIV. C, 1.3. OBC & THE LOCAL BUILDING BY-LAW.

REVISIONS:
21 MAY 2024

CHECKED BY: D.W.
DRAWN BY : D.S.
MAY 05 2024
SCALE AS INDICATED

BARBICAN CONSTRUCTION LTD

PROJECT :
THE TOWNS
MART CIRCLE &
ST LAURENT BOULEVARD

DRAWING TITLE :
REAR / SOUTH
ELEVATION

A4.3

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IFS ASSOCIATES
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Website: www.ifsassociates.ca
Urban Forestry & Forest Management Consulting

June 25, 2024

Don Wight, President
Barbican Construction Ltd.
800 Industrial Avenue, Unit #6
Ottawa, ON
K1G 4B8

Re: Revised Tree Conservation Report for 263 St. Laurent Boulevard, Ottawa

This revised Tree Conservation Report (TCR) was prepared by IFS Associates Inc. (IFS) on behalf of Barbican Construction Ltd. in support of their proposed redevelopment of 263 St. Laurent Boulevard in Ottawa. The need for this report is related to trees protected under the City of Ottawa's Tree Protection By-law (By-law No. 2020-340). Presently the subject property is occupied by a single-family house and detached garage. The proposed redevelopment will include the demolition of both existing buildings and construction of four new townhouses.

Under the Tree Protection By-law, a TCR is required for all plans of subdivision, site plan control applications, common elements condominium applications, and vacant land condominium applications where there is a tree of 10 cm in diameter at breast height (DBH) or greater on a site and/or if there is a tree on an adjacent site that has a critical root zone (CRZ) extending onto a development site. Trees of any size on adjacent City lands must also be documented in a TCR. A "tree" is defined in the By-law as any species of woody perennial plant, including its root system, which has reached or can reach a minimum height of at least 450 cm at physiological maturity. The CRZ is calculated as DBH x 10 cm.

The approval of this TCR by the City of Ottawa and the issuing of a permit by them authorize the removal of approved trees. **Importantly, although this report may be used to support the application for a City tree removal permit, it does not by itself constitute permission to remove trees or begin site clearing activities. No such work should occur before a tree removal permit is issued by the City's General Manager authorizing the injury or destruction of a tree in accordance with the by-law. Further, the removal of any trees shared with or fully on neighbouring properties will require written permission of the adjacent landowner.**

The inventory in this report details the assessment of all individual trees on the subject and adjacent private property, including trees on nearby City of Ottawa property. Field work for this report was completed in December 2021, September 2023 and June 2024.

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2024-07-04
City of Ottawa | Ville d'Ottawa
Comité de dérogation

IFS ASSOCIATES

TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 below details the species, condition, size (diameter) and status of the individual trees on and adjacent to the subject property. Each of these trees is referenced by the numbers plotted on the tree conservation plans included on page 7 and 8 of this report.

Table 1. Species, condition, size, ownership and status of trees at 263 St. Laurent Blvd.

Tree No.	Tree species	Condition (very poor → excellent)	DBH[1] (cm)	Ownership	Age class, tree condition notes & **preservation status** (to be removed or preserved and protected)
1	Silver maple *(Acer saccharinum)*	Fair	+/-40 avg.	Neighbour	Mature; five moderately divergent stems from grade; symmetric crown; native species; **to be preserved and protected** (a root investigation found minimal root loss will occur)
2	Manitoba maple *(Acer negundo);* Norway maple *(Acer platanoides);* common buckthorn *(Rhamnus cathartica);* Siberian peashrub *(Caragana arborescens);* red maple *(Acer rubrum)*	Poor	<10 avg.	City	Mature; all previously topped at 1.5m to form hedge except single red maple (21cm dbh); red maple is native, Manitoba maple is naturalized, Norway maple, buckthorn and peashrub are all introduced invasive species; **to be removed** (conflicts with site servicing and proposed driveways)
3	White spruce *(Picea glauca)*	Very poor	34.4	Private	Mature; top 10m dead; poor crown density, annual increment and needle colour; native species; **to be removed** (conflicts with construction)
4	White spruce *(Picea glauca)*	Fair	14.5	Private	Mature; suppressed growth; fair crown density, annual increment and needle colour; native species; **to be removed** (conflicts with construction)

Table 1. Con't

Tree No.	Tree species	Condition (very poor → excellent)	DBH[1] (cm)	Ownership	Age class, tree condition notes & **preservation status** (to be removed or preserved and protected)
5	White spruce *(Picea glauca)*	Fair	17.1	Private	Mature; suppressed growth; fair crown density, annual increment and needle colour; native species; **to be removed** (conflicts with construction)
6	White spruce *(Picea glauca)*	Fair	15.4	Private	Mature; suppressed growth; fair crown density, annual increment and needle colour; native species; **to be removed** (conflicts with construction)
7	White spruce *(Picea glauca)*	Fair	22.8	Private	Mature; moderately divergent towards north; good crown density, annual increment and needle colour at apex, fair elsewhere; native species; **to be removed** (conflicts with construction)
8	White spruce *(Picea glauca)*	Fair	46.2	Private	Mature; crown apex very thin, remaining crown with fair density, annual increment and needle colour; scattered deadwood; native species; **to be removed** (conflicts with construction)
9	Common lilac (Syringa vulgaris); common buckthorn *(Rhamnus cathartica);* Siberian peashrub *(Caragana arborescens);* white elm *(Ulmus americana)*	Poor	<10 avg.	Shared	Mature; all previously topped at 1.5m to form hedge except single red maple (21cm dbh); red maple and white elm are native, Manitoba maple is naturalized, Norway maple, buckthorn and peashrub are all introduced invasive species; **to be removed** (conflicts with site servicing and proposed driveways)

Table 1. Con't

Tree No.	Tree species	Condition (very poor → excellent)	DBH[1] (cm)	Ownership	Age class, tree condition notes & **preservation status** (to be removed or preserved and protected)
10	White spruce *(Picea glauca)*	Fair	30.3	Private	Mature; crown very asymmetric towards east due to clearance from Hydro lines; good crown density, annual increment and needle colour; native species; **to be preserved and protected**
11	Silver maple *(Acer saccharinum)*	Fair	86.5 (at 0.4m)	City	Mature; tri-stemmed at 1m from grade, stems strongly divergent; pruned heavily for clearance from Hydro lines; native species; **to be preserved and protected**
12	Common buckthorn *(Rhamnus cathartica);* white elm *(Ulmus americana)*	Fair	<10	City	Mature; previously topped at 1m to form hedge; white elm is a native species, buckthorn is an introduced invasive species; **to be preserved and protected**
13	Common buckthorn *(Rhamnus cathartica)*	Fair	<10	City	Mature; previously topped at 1m to form hedge; introduced invasive species; **to be preserved and protected**
14	Red maple *(Acer rubrum)*	Poor	39.8 (at 0.7m)	City	Mature; multi-stemmed at 1-2m from grade; pruned heavily for clearance from Hydro lines; native species; **to be preserved and protected**
15	Red pine *(Pinus resinosa)*	Fair	30.7	Neighbour	Mature; moderately divergent and strongly asymmetric towards north; native species; **to be preserved and protected**
16	Colorado spruce *(Picea pungens)*	Good	+/-60	Neighbour	Mature; lower crown thin, slightly asymmetric due to influence of tree #15; good crown density, annual increment and needle colour elsewhere; introduced species; **to be preserved and protected**

Table 1. Cont.

Tree No.	Tree species	Condition (very poor → excellent)	DBH[1] (cm)	Ownership	Age class, tree condition notes & **preservation status** (to be removed or preserved and protected)
17	Red pine *(Pinus resinosa)*	Fair	+/-40	Neighbour	Mature; single dominant stem and leader; sweep at 9m and suppressed lateral at 11m; good crown density, annual increment and needle colour; native species; **to be preserved and protected**

[1] diameter at breast height, or 1.4m from grade (unless otherwise indicated)

Pictures 1 through 4 on pages 10, 11 and 12 of this report show the condition of selected trees on and adjacent to the subject property.

FEDERAL AND PROVINCIAL REGULATIONS

Federal and provincial regulations can be applicable to trees on private property. In particular, the following two regulations have been considered for this property:

1) Endangered Species Act (2007): No butternuts *(Juglans cinerea)* or black ash *(Fraxinus nigra)* were identified on the subject or adjacent properties. These two species of tree are listed as threatened under the Province of Ontario's Endangered Species Act (2007) and so are protected from harm. A single black walnut *(Juglans nigra)* was found and although closely related to butternut, is not a threatened species.
2) Migratory Bird Convention Act (1994): In the period between April and August of each year nest surveys are required to be performed by a suitably trained person no more than five (5) days before trees or other similar nesting habitat are to be removed.

TREE PROTECTION MEASURES

Preservation and protection measures intended to mitigate damage during construction will be applied for the trees to be retained. The following measures are the minimum required by the City of Ottawa to ensure tree survival during and following construction:

1. As per the City of Ottawa's tree protection barrier specification (see page 9), erect a fence as close as possible to the CRZ of the tree(s).
2. Do not place any material or equipment within the CRZ of the tree.
3. Do not attach any signs, notices or posters to any tree.

4. Do not raise or lower the existing grade within the CRZ without approval.
5. Tunnel or bore when digging within the CRZ of a tree.
6. Do not damage the root system, trunk or branches of any tree.
7. Ensure that exhaust fumes from all equipment are NOT directed towards any tree's crown.

[1] The critical root zone (CRZ) is established as being 10 centimetres from the trunk of a tree for every centimeter of trunk diameter at breast height (DBH). The CRZ is calculated as DBH x 10 cm.

TREE PRESERVATION MEASURES

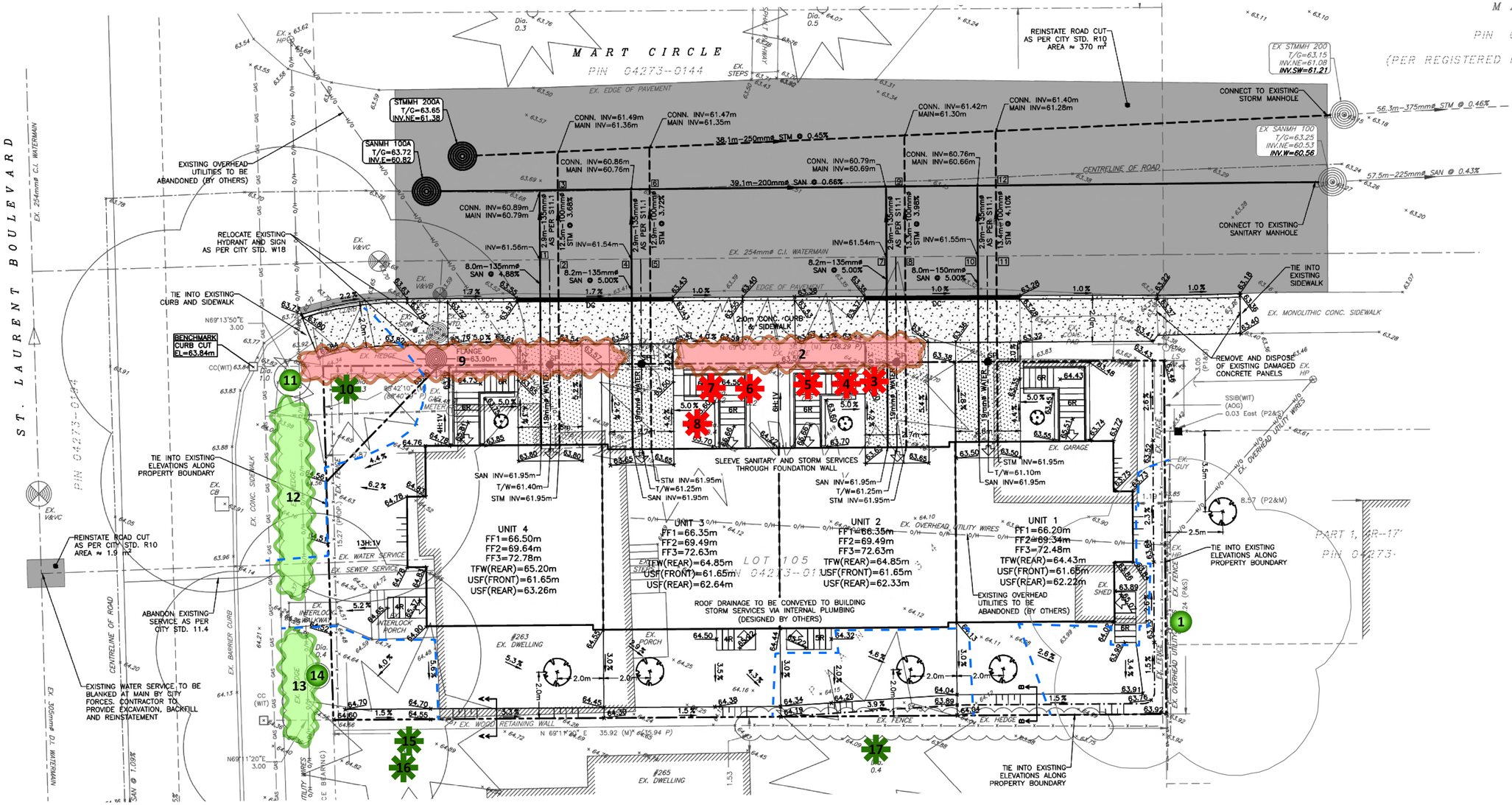
Excavation for the closest townhouse foundation will be well within the CRZ of tree #1, the neighbouring silver maple. However, to help understand the exact degree of root loss a hydro excavation was performed along the outside edge of the future foundation corner nearest the tree. This revealed only a few roots in the 2-5cm diameter range. As the loss of such few roots will not impact a tree of this size, the exposed roots were cleanly cut and sealed before being reburied. Sealing the root ends with a beeswax product will help prevent the loss of moisture and facilitate healing. To avoid any further digging in relation to the new foundation at this corner, excavation and construction techniques such as shoring should be used if required to eliminate the need for over excavation near tree #1. The portion of the foundation wall in closest proximity to tree #1 is to be formed, poured and put in place using precast methods.

This report is subject to the attached Limitations of Tree Assessments and Liability to which the reader's attention is directed.

Please do not hesitate to contact the undersigned with any questions concerning this report.

Yours,

Andrew K. Boyd, B.Sc.F, R.P.F. (#1828)
Certified Arborist #ON-0496A and TRAQualified
Consulting Urban Forester



GENERAL NOTES

PLANS COMPLETED BY ROBINSON LAND DEVELOPMENT (08/05/24)

LEGEND

- PROPERTY BOUNDARY
- EXISTING ELEVATION
- PROPOSED GRADE
- DRAINAGE SLOPE AND DIRECTION
- EXISTING HYDRANT
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING STORM SEWER & MANHOLE
- EXISTING CATCH BASIN
- EXISTING OVERHEAD UTILITIES
- EXISTING GAS
- WATERMAIN
- SERVICE POST & CURB STOP
- SANITARY SEWER & MANHOLE
- STORM SEWER & MANHOLE
- SWALE
- TERRACING (3H:1V MAX.)
- BUILDING ENTRANCE
- ASPHALT REINSTATEMENT
- SEWER CROSSING NUMBER
- DECIDUOUS TREE TO REMAIN
- CONIFEROUS TREE TO REMAIN
- TREES TO REMAIN
- PROTECTIVE FENCING
- CONIFEROUS TREE TO BE REMOVED
- TREES TO BE REMOVED

0 2.5 5 Meters

N

DRAWING: Tree Conservation Plan

PROJECT: 263 ST. LAURENT BLVD. CITY OF OTTAWA

IFS ASSOCIATES
613-838-5717
Andrew K. Boyd, R.P.F

SCALE:	1:90
DATE:	2024-06-19
DRAWN BY:	SS
SHEET NO.	1
DRAWING NO.	263S

GENERAL NOTES

Maxar, Microsoft

LEGEND

- DECIDUOUS TREE TO REMAIN
- CONIFEROUS TREE TO REMAIN
- TREES TO REMAIN
- PROTECTIVE FENCING
- CONIFEROUS TREE TO BE REMOVED
- TREES TO BE REMOVED

0 2.5 5 Meters

N

DRAWING:

Tree Conservation Plan

PROJECT:

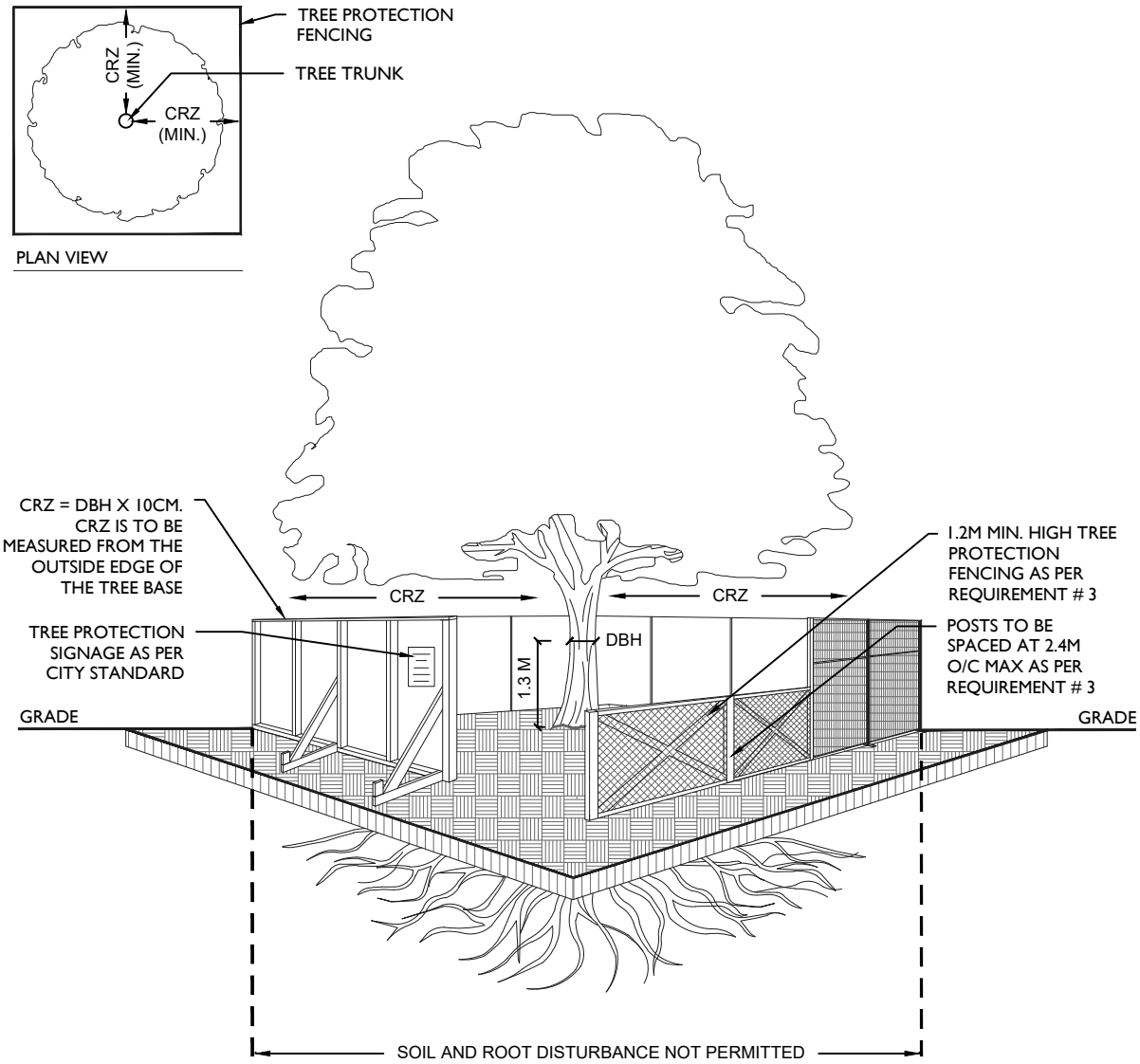
263 ST. LAURENT BLVD.
CITY OF OTTAWA

IFS ASSOCIATES
613-838-5717
Andrew K. Boyd, R.P.F

SCALE:	1:90
DATE:	2024-06-19
DRAWN BY:	SS
SHEET NO.	1

DRAWING NO.

263 S



TREE PROTECTION REQUIREMENTS:

1. PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
2. UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
   - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTHOUSES;
   - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
   - DO NOT RAISE OR LOWER THE EXISTING GRADE;
   - TUNNEL OR BORE WHEN DIGGING;
   - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY TREE;
   - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY.
   - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING
3. TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC - STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"X4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMISE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
4. THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE INFORMATION REPORT, ETC). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
5. IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.

THE CITY'S TREE PROTECTION BY-LAW, 2020-340 PROTECTS BOTH CITY-OWNED TREES, CITY-WIDE, AND PRIVATELY-OWNED TREES WITHIN THE URBAN AREA. PLEASE REFER TO WWW.OTTAWA.CA/TREEBYLAW FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.

ACCESSIBLE FORMATS AND COMMUNICATION SUPPORTS ARE AVAILABLE, UPON REQUEST

Ottawa

TREE PROTECTION SPECIFICATION

TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

SCALE:	NTS
DATE:	MARCH 2021
DRAWING NO.:	1 of 1

Picture 1. Tree #17 (right) and #1 (left), neighbouring red pine and silver maple adjacent to 263 St. Laurent Boulevard

Picture 2. Trees #3-8 (right to left) private white spruce at 263 St. Laurent Boulevard

Picture 3. Trees #10 (centre) and 11-14 (left to right) on and adjacent to 263 St. Laurent Boulevard

Picture 4. Trees #13-16 (left to right) adjacent to 263 St. Laurent Boulevard

LIMITATIONS OF TREE ASSESSMENTS & LIABILITY

GENERAL

It is the policy of *IFS Associates Inc.* to attach the following clause regarding limitations. We do this to ensure that our clients are clearly aware of what is technically and professionally realistic in assessing trees for retention.

This report was prepared by *IFS Associates Inc.* at the request of the client. The information, interpretation and analysis expressed in this report are for the sole benefit and exclusive use of the client. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the client to whom it is addressed. Unless otherwise required by law, neither all or any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through public relations, news or other media, without the prior expressly written consent of the author, and especially as to value conclusions, identity of the author, or any reference to any professional society or institute or to any initialed designation conferred upon the author as stated in his qualifications.

This report and any values expressed herein represent the opinion of the author; his fee is in no way contingent upon the reporting of a specified value, a stipulated result, nor upon any finding to be reported.

Details obtained from photographs, sketches, *etc.*, are intended as visual aids and are not to scale. They should not be construed as engineering reports or surveys. Although every effort has been made to ensure that this assessment is reasonably accurate, the tree(s) should be reassessed at least annually. The assessment presented in this report is valid at the time of the inspection only. The loss or alteration of any part of this report invalidates the entire report.

LIMITATIONS

The information contained in this report covers only the tree(s) in question and no others. It reflects the condition of the assessed tree(s) at the time of inspection and was limited to a visual examination of the accessible portions only. *IFS Associates Inc.* has prepared this report in a manner consistent with that level of care and skill ordinarily exercised by members of the forestry and arboricultural professions, subject to the time limits and physical constraints applicable to this report. The assessment of the tree(s) presented in this report has been made using accepted arboricultural techniques. These include a visual examination of the above-ground portions of each tree for structural defects, scars, cracks, cavities, external indications of decay such as fungal fruiting bodies, evidence of insect infestations, discoloured foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the proximity of people and property. Except where specifically noted in the report, the tree(s) examined were not dissected, cored, probed or climbed to gain further evidence of their structural condition. Also, unless otherwise noted, no detailed root collar examinations involving excavation were undertaken.

While reasonable efforts have been made to ensure that the tree(s) proposed for retention are healthy, no warranty or guarantee, expressed or implied, are offered that these trees, or any parts of them, will remain standing. This includes other trees on or off the property not examined as part of this assignment. It is both professionally and practically impossible to predict with

absolute certainty the behaviour of any single tree or groups of trees or their component parts in all circumstances, especially when within construction zones. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure in the event of root loss due to excavation and other construction-related impacts. This risk can only be eliminated through full tree removal (which is recommended in this case).
Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are living organisms, and their health and vigour constantly change over time. They are not immune to changes in site conditions, or seasonal variations in the weather. It is a condition of this report that *IFS Associates Inc.* be notified of any changes in tree condition and be provided an opportunity to review or revise the recommendations within this report. Recognition of changes to a tree's condition requires expertise and extensive experience. It is recommended that *IFS Associates Inc.* be employed to re-inspect the tree(s) with sufficient frequency to detect if conditions have changed significantly.

ASSUMPTIONS

Statements made to *IFS Associates Inc.* regarding the condition, history and location of the tree(s) are assumed to be correct. Unless indicated otherwise, all trees under investigation in this report are assumed to be on the client's property. A recent survey prepared by a Licensed Ontario Land Surveyor showing all relevant trees, both on and adjacent to the subject property, will be provided prior to the start of field work. The final version of the grading plan for the project will be provided prior to completion of the report. Any further changes to this plan invalidate the report on which it is based. *IFS Associates Inc.* must be provided with the opportunity to revise the report in relation to any significant changes to the grading plan. The procurement of said survey and grading plan, and the costs associated with them both, are the responsibility of the client, not *IFS Associates Inc.*

LIABILITY

Without limiting the foregoing, no liability is assumed by *IFS Associates Inc.* for:
1) Any legal description provided with respect to the property;
2) Issues of title and/or ownership with respect to the property;
3) The accuracy of the property line locations or boundaries with respect to the property;
4) The accuracy of any other information provided by the client of third parties;
5) Any consequential loss, injury or damages suffered by the client or any third parties, including but not limited to replacement costs, loss of use, earnings and business interruption; and,
6) The unauthorized distribution of the report.

Further, under no circumstances may any claims be initiated or commenced by the client against *IFS Associates Inc.* or any of its directors, officers, employees, contractors, agents or assessors, in contract or in tort, more than 12 months after the date of this report.

ONGOING SERVICES

IFS Associates Inc. accepts no responsibility for the implementation of any or all parts of the report, unless specifically requested to supervise the implementation or examine the results of activities recommended herein. If examination or supervision is requested, that request shall be made in writing and the details, including fees, agreed to in advance.