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January 12, 2023

City of Ottawa Committee of Adjustments 110 Laurier Avenue West Ottawa, Ontario K1P 1J1

Attention: Panel 3 Planners

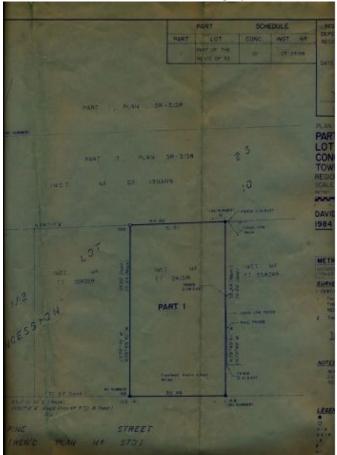
Committee of Adjustment Received | Reçu le

Revised | Modifié le : 2024-01-12

City of Ottawa | Ville d'Ottawa

Comité de dérogation

122 Brae was purchased by the current homeowners in July 2022. Built in 1973, the home sits low compared to the road level. When purchased the site plan showed the property was rectangle; a recent survey completed by the homeowner shows a huge curve on front yard and across driveway which dictates front yard setbacks. This application meets all 4 requirements under subsection 45(1) of the Planning Act. The requested variance is considered minor in nature as the current set back at the narrowest point is 5.8m. The addition of the vestibule fits with the surrounding homes and improves the aesthetics of the curb appeal. This also meets the general intent and purpose of the Official Plan and maintains the Zoning By-Law.

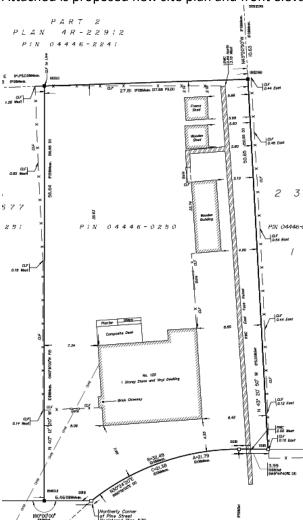


Spring of 2022 saw rainwater run into the garage requiring an additional 4" of concrete needing to be poured and added to the existing garage floor. Adjacent neighbor filled in his culvert approximately 20 years ago and causes rainwater and run off to pool on front lawn of 122 Brae. Heavy rain falls causes the water to penetrate the basement windows (at a height of 2-3") and levels of 1-2" at the bottom of the front door. Homeowner has contacted City Staff regarding the drainage issue but has been advised they will address it in 2024.

Currently there is a heat trace line installed from sewer in driveway to culvert in an attempt to encourage better drainage. Heat trace was installed at Homeowner's cost due to the minimal slope of culvert not allowing proper drainage.

Urgent issue is that there is water infiltrating the basement and front door, and therefore cannot wait until 2024. The proposed solution would be to construct a vestibule to the front of the house and raise the front door height at the same time install extremely large window wells and tie into the weeping tile prior to the snow melting in Spring. Original site plan (inserted above) shows the lot square. Recent survey completed in October 2023 shows a huge curve on front yard and across driveway. The road itself is almost bone straight it does not have a curve in it as depicted in the drawing below.

Attached is proposed new site plan and front elevation.



Below for reference are some of the photos of water puddling on front yard of property during rain events.





I look forward to discussing this issue and request for set back forgiveness at your earliest convenience. Kindly advise what next steps must be taken in this process.

Regards,

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