

2024-06-26



PERMISSION APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 1

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 1112 Lisgar Road & 1 Maple Lane
Legal Description: Lots 128,129 and 143, Registered Plan 4M-33
File No.: D08-02-24/A-00135 & D08-02-24/A-00136
Report Date: June 27, 2024
Hearing Date: July 2, 2024
Planner: Elizabeth King
Official Plan Designation: Inner Urban Transect, Neighbourhood, Mature
Neighbourhood Overlay
Zoning: R1C[1260]

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the application.

DISCUSSION AND RATIONALE

Staff have reviewed the subject permission application as outlined in Section 45 (2) of the *Planning Act*, R.S.O. 1990 c. P.13, as amended. Staff are satisfied that the requested permission meets the tests for a legal non-conforming use.

1112 Lisgar Road and 1 Maple Lane are located within the Rockcliffe Park Heritage Conservation District and is designated Residential in the Rockcliffe Secondary Plan. The R1C Zone only permits a detached dwelling and is consistent with the policies of the Secondary Plan for this designation.

The property is a legal non-conforming semi-detached dwelling, to be replaced by a new one. The properties are a unique in lot configuration with frontage on Lisgar Road, Maple Lane, and Minto Place. Due to the orientation of the dwelling and the lot configurations, it results in the rear yards appearing as interior yards and the corner yards appearing as the front yards of each semi-detached dwelling. The existing walkways and driveways to the semi-detached dwellings will remain as-is with minor changes.

Staff consider that the application is desirable for the appropriate development for the land and appears to have minimal impacts to neighboring properties as it is maintaining the existing use at an increased footprint and maintaining the existing height. Only one of

the eight distinct trees is expected to be removed due to construction, however the remaining seven will maintain the mature vegetation on the properties.

ADDITIONAL COMMENTS

Heritage Planning Services

- The property at 1 Maple Lane/1112 Lisgar Road contains a semi-detached residence and is designated under Part V of the Ontario Heritage Act as part of the Rockcliffe Park Heritage Conservation District (HCD). The property is considered a Grade I building in the HCD, meaning that its history, architecture and landscape contribute to the identified heritage values of the HCD.
- Heritage Staff supported the request to demolish the residence and construct a new semi-detached building. While the demolition of a Grade I building is not normally supported by staff, multiple engineering reports concluded that the building had been too severely compromised to retain. Applications for new construction must meet the policies and guidelines in the Rockcliffe Park Heritage Conservation District Plan in terms of location, size, materials and design. The proposed new building is larger in size than the existing, however heritage staff feel that the objectives of the Rockcliffe Park HCD Plan are being met, therefore had no objections to its approval. The new building will maintain a similar siting as the existing building, ensuring the current character of the landscape is preserved. City Council issued a heritage permit on December 6, 2023 for demolition and new construction.

Infrastructure Engineering

- The Planning, Development and Building Services Department will do a complete review of grading and servicing during the building permit process.
- At the time of building permit application, a grading/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist will be required.
- Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department.
- All trees on City property and private trees greater than 30cm in diameter in the inner urban area are protected under the Tree Protection By-law (2020-340), and plans are to be developed to allow for their retention and long-term survival. A Tree Removal Permit and compensation are required for the removal of any protected tree.
- The surface storm water runoff including the roof water must be self contained and directed to the City Right-of-Way, not onto abutting private properties as approved by Planning, Development and Building Services Department.
- A private approach permit is required for any access off of the City street.

- Existing grading and drainage patterns must not be altered.
- Existing services are to be blanked at the owner's expense.
- Asphalt overlay would be required if three or more road-cuts proposed on City Right of way. This includes the road cut for blanking of existing services, and any other required utility cuts (ie, gas, hydro, etc.).
- Service lateral spacing shall be as specified in City of Ottawa Standard S11.3.
- In accordance with the Sewer Connection By-Law a minimum spacing of 1.0m is required between service laterals and the foundation face.
- If required, existing street sign(s) to be relocated at the owner's expense.
- Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s).

Planning Forestry

- The proposed walkway at the South of the site, connecting to Maple Lane, should be constructed with permeable pavers, with minimal excavation and compaction. If this recommendation cannot be met, the pathway should be relocated to run outside of the Critical Root Zone of tree 5.
- If approved, two new trees will be required as compensation for tree 6. All recommendations in the TIR for the protection of trees 1, 2, 3, and 5 will need to be implemented to limit injury to those trees.
- Services should be located to avoid excavation within the Critical Root Zones of protected trees.

Right-of-Way Management

- The Right-of-Way Management Department has no concerns with the proposed Permission Applications, however, there are requested changes to the private approaches/driveways. The Owner shall be made aware that a private approach permit is required to modify or close an existing entrance, or, to construct a new entrance. The current proposal requires three private approach permits as a result, one to close the redundant private approach on Lisgar Rd, and two to modify the private approaches entering off of Lisgar Rd and Minto Pl. Please contact the ROW Department for any additional information at rowadmin@ottawa.ca.



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