

(Adjourned Sine Die from September 19, 2012)

**APPLICATION FOR CONSENT**

Under Section 53 of the Planning Act

**To be held on Wednesday, April 17, 2013 starting at 1:00 p.m.**

**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

<b>File No.</b>	D08-01-12/B-00229	<b>Legal Description:</b>	Lot 114, Reg. Plan 110574
<b>Owner(s):</b>	Robert & Anna Sieloff and Mike Drolet	<b>Zoning Designation:</b>	R3P under Zoning By-law 2008-250 as amended by By-law 2012-147
<b>Location:</b>	151 Concord Street South & (110) Evelyn Avenue	<b>Former Municipality:</b>	Ottawa
<b>Committee Panel:</b>	1		
<b>Ward:</b>	17 - Capital		

**PURPOSE OF THE APPLICATION**

At its September 19, 2012 Hearing this Committee adjourned this Consent application and accompanying Minor Variance applications "Sine Die" in order to allow the Owners time to make revisions to their plans and Minor Variance applications.

The Owners want to subdivide their property into two separate parcels of land. One parcel will contain the existing detached dwelling, and it is proposed to construct a 3-storey detached dwelling, with a roof top terrace and an exterior side stairway, on the other parcel which will be connected to the existing dwelling by a proposed garage, creating a new semi-detached dwelling. In order to do so, the addition and deck located at the rear of the existing dwelling are both to be demolished.

**CONSENT IS REQUIRED FOR THE FOLLOWING**

In order to proceed, the Owners require the Consent of the Committee for a Conveyance. The severed land, shown as Part 1 on the Draft 4R-Plan filed with the application will have a frontage of 10.90 metres on Evelyn Avenue, to a depth of 11.79 metres (irregular) and will contain a lot area of 134.90 square metres. This parcel will contain one half of the new semi-detached dwelling, which will be known municipally as 110 Evelyn Avenue.

The retained land, shown as Part 2 on said plan will have a frontage of 9.45 metres on Concord Street South, to a depth of 18.29 metres (irregular) and will contain a lot area of 194.24 square metres. This parcel will contain the other half of the new semi-detached dwelling (existing detached dwelling), which is known municipally as 151 Concord Street South.

Approval of this application will have the effect of creating two parcels of land, and one of the parcels and the existing and proposed dwellings will not be in conformity with the requirements of the Zoning By-law and therefore Applications for Minor Variances (**File Nos. D08-02-12/A-00227 & A-00228**) have been filed and will be heard concurrently with this application.

(Adjourned Sine Die from September 19, 2012)

**MINOR VARIANCES/PERMISSION APPLICATIONS**  
Under Section 45 of the Planning Act  
**To be held on Wednesday, April 17, 2013 starting at 1:00 p.m.**

**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

<b>File No.</b>	D08-02-12/A-00227 & D08-02-12/A-00228	<b>Legal Description:</b>	Lot 114, Reg. Plan 110574
<b>Owner(s):</b>	Robert & Anna Sieloff and Mike Drolet	<b>Zoning Designation:</b>	R3P under Zoning By-law 2008-250 as amended by By- law 2012-147
<b>Location:</b>	151 Concord Street South & (110) Evelyn Avenue	<b>Former Municipality:</b>	Ottawa
<b>Committee Panel:</b>	1		
<b>Ward:</b>	17 - Capital		

**PURPOSE OF THE APPLICATIONS**

At its September 19, 2012 Hearing this Committee adjourned these Minor Variance applications and accompanying Consent application "Sine Die" in order to allow the Owners time to make revisions to their plans and Minor Variance applications.

The Owners have filed a Consent Application (File No. D08-01-12/B-00229) which, if approved, will have the effect of creating two separate parcels of land, and one of the parcels of land, as well as the proposed development and existing dwelling, will not be in conformity with the requirements of the Zoning By-law. One parcel will contain the existing 2½-storey detached dwelling, and it is proposed to construct a new 3-storey detached dwelling, with a roof top terrace and an exterior side stairway, on the other parcel which will be connected to the existing dwelling by a proposed garage, creating a new semi-detached dwelling, as shown on plans filed with the Committee. In order to do so, the addition and deck located at the rear of the existing dwelling are both to be demolished.

**RELIEF REQUIRED**

In order to proceed, the Owners require the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

**A-00227: 110 Evelyn Ave., Part 1 on Draft 4R-Plan, proposed semi-detached dwelling**

Under Zoning By-law 2008-250

- a) To permit a reduced front yard setback of 1.5 metres whereas the By-law requires a minimum front yard setback of 3.0 metres.
- b) To permit a reduced lot area of 135 square metres whereas the By-law requires a minimum lot area of 165 square metres.

**NEW c) To permit the exterior side stairway to project to within 0.1 metres of the easterly property line whereas the By-law permits a maximum projection of 1.5 metres, but not closer than 1.0 metre from a property line.**

A-00227: 110 Evelyn Ave (cont'd)

Under Zoning By-law Amendment 2012-147 (New Infill Development Regulations)

**NEW d) To permit an increased area for the roof top terrace of 14 square metres whereas the By-law permits a maximum area of 11 square metres for a roof top terrace.**

**NEW e) To permit a reduced setback of 0 metres for the roof top terrace whereas the By-law requires that a rooftop terrace be set back a minimum of 1.0 metre.**

**NEW f) To permit a front step and balcony to project 0.5 metres into the front yard whereas the By-law states that the maximum permitted projection into a front yard is an amount equal to the average extent of the existing projection of the same type, facing the same street, and located on the existing buildings on abutting lots. In this case there are no projections of the same type, facing the same street on abutting lots therefore the average is 0 metres.**

A-00228: 151 Concord Street South, Part 2 on said Plan, existing detached dwelling

Under Zoning By-law 2008-250

- g) To permit a reduced rear yard setback of 0 metres whereas the By-law requires a minimum rear yard setback of 4.0 metres.

It should be noted that Concord Street South is deemed to be the frontage for the property containing the existing dwelling.

**THE APPLICATIONS** indicate that the Property is the subject of the above mentioned Consent application under the Planning Act.