



**PLANNING AND GROWTH MANAGEMENT DEPARTMENT**

**COMMENTS TO THE COMMITTEE OF ADJUSTMENT**

Panel 1

**To: Secretary-Treasurer  
Committee of Adjustment**

**Prepared By:** Kimberley Dandy

**Report Date:** January 8, 2014  
**Hearing Date:** January 15, 2014

**Committee of Adjustment Application Number(s):**

D08-01-13/B-00456 to D08-01-13/B-00458 (Consents)  
D08-02-13/A-00379 & D08-02-13/A-00380 (Minor Variances)

**Property Description:** 99, (99A & 99B) Concord Street North

The Planning and Growth Management Department has **some concerns** with the applications, as filed to the Committee of Adjustment. The Department is concerned with the amount of hard surfaces proposed in the front yard of the proposed 'front-to-back' semi-detached dwelling. When the Department introduced the provision to allow for no parking in Bylaw Amendment 2012-147, the intent of this provision was to provide greater flexibility in the design of a dwelling so that parking would no longer be the dominant focus in building design. The Department is of the opinion that the proposed building at ground level is primarily designed to accommodate a parking space. The location of this parking space results in a ground floor level that is out of line with the ground floor levels of abutting properties (the ground floor level of the proposed semi-detached dwelling is setback 4.79 m away from the front property line, whereas the ground floor levels of abutting properties are setback less than 2 m from their respective front property lines). The Department would prefer to see a ground floor level that matches the

location of ground floors on abutting properties to be more in keeping with the street. While the Department recognizes that the subject lot presents an opportunity for infill and intensification, the Department believes that an alternative design could result in a more positive contribution to the neighbourhood.

If the applications are considered for approval, the Department requests that the following conditions be imposed on the consent applications:

C.1. That the applicant provides proof to the satisfaction of the Development Review – Urban Services Branch that each parcel has its own independent storm (if applicable), sanitary & water services are connected directly to City Infrastructure. These services should not cross the proposed severed property. If they do cross or they are not independent then the owner will be required to relocate or construct new services from the city sewers / watermain at his costs.

C.2. Prior to the stamping of the deed(s), the Owner shall provide proof that a grading and drainage plan, prepared by a qualified Civil Engineer licensed in the Province of Ontario, an Ontario Land Surveyor or a Certified Engineering Technologist, has been submitted to and approved by the City's Manager, Development Review - Urban Services Branch or his delegate. The grading and drainage plan shall delineate existing and proposed grades for both the severed and retained properties, to the satisfaction of the Manager, Development Review - Urban Services Branch, or his delegate. The grading and drainage plan may include the provision for rear yard catchbasin and corresponding connection to a storm sewer on City property, in which case the Owner shall grant an easement to the City over the rear yard catch basin and connection pipe, as a condition to be fulfilled prior to the stamping of the deed(s). Proposed grade changes to the existing grades will be limited at the discretion of the Manager, Development Review - Urban Services Branch or his delegate, and will not be accepted as an alternative to depressed driveways or variations to the zoning by-law requirements.

C. 3. That the Owner(s) provide evidence that payment has been made to the City of Ottawa of cash-in-lieu of the conveyance of land for park or other public recreational purposes, plus applicable appraisal costs. The value of the land otherwise required to be conveyed shall be

determined by the City of Ottawa in accordance with the provisions of By-Law No. 2009-95, as amended.

C.4 That the Owner(s) enter into a Encroachment Agreement with the City for the front steps of the existing detached dwelling that are constructed on the Concord Street North road allowance. The agreement shall be registered on title at the owner's expense.

## **INFORMATIONAL ITEMS**

*The Department has the following additional information to convey to the Applicant:*

- I.1. The Development Review – Urban Services Branch will do a complete review of grading and servicing during the building permit process.
- I.2 At the time of building permit application a grading/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a certified civil technologist will be required.
- I.3. Any proposed works to be located within the road allowance requires prior written approval from Infrastructure Services Department.
- I.4. In accordance with the Municipal Trees and Natural Areas Protection By-Law (2006-279), all road allowance trees are to be protected and compensation will be required if any tree is damaged or lost.
- I.5. The surface stormwater 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 Development Review- Urban Services Branch.
- I.6. A private approach permit is required for any access off of Concord Street North.
- I.7. The Urban Tree Conservation By-law (2009-200) is in effect and a permit is required to remove any distinctive trees (greater than 50 cm) located on private property.

“Original signed by Kimberley Dandy”

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**Planner, Development Review  
Kimberley Dandy**

“Original signed by Don Herweyer”

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**Program Manager, Development Review  
Don Herweyer (or Designate)**