

On Thu, Jun 20, 2013 at 2:46 PM, McCreight, Andrew <Andrew.McCreight@ottawa.ca> wrote:

Good afternoon Mr. Rollins,

Thank you bringing these comments to my attention, but for future reference please keep in mind that the site plan application regarding 99-103 Henderson is not subject to public consultation, and any comments or concerns should be brought to the Councillor's attention.

Notwithstanding the above, I have reviewed and processed the application regarding 99-103 Henderson and the concerns raised have been addressed through the process.

- Landscaping the front yard will be a condition of approval.
- Zoning By-law Section 137 does not require amenity area for a Converted Dwelling; however the site will be improved through this application by removing the asphalted front yard and replacing this area with soft landscaping. Some of the units will have access to second storey balconies and the front porch.
- The proposed development is an eight unit converted dwelling, and Zoning By-law Section 111 (Bicycle Parking Space Rates and Provisions) would require 0.5 spaces per unit resulting in a total of 4 bicycle parking spaces. The applicant has provided 12 bicycle parking spaces.
- The Department and Waste Collection services is satisfied with waste storage areas (porch enclosure and rear yard storage area), and is of the opinion that these locations are easily accessible for the residents, hidden from the streetscape, and have no foreseen impacts on abutting properties.
- Building Services will review the requirements of the Ontario Building Code at the time of submission for a building permit, which will include access/egress compliance.
- The applicant has demonstrated a functional turning radii for access and exiting the vehicular parking spaces. This form of rear yard parking is consistent with the surrounding properties that utilize the same right-of-way for vehicular access from Henderson Avenue and/or Nelson Street. Winter conditions will allow for some storage on site, but otherwise the applicant has confirmed private snow removal through property management.

Let me know if you have any additional questions.

Regards,

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