



**Carlington
Community
Association**

Carlington Community Association
PO Box 35141 Westgate
Ottawa, ON K1Z 1A2

October 23rd, 2017

Mr. Jean-Charles Renaud
Planning, Infrastructure and Economic Development Department
City of Ottawa
110 Laurier Avenue West, 4th Floor
Ottawa, ON, K1P 1J1
Jean-Charles.Renaud @Ottawa.ca

File No.:
D02-02-17-0089 & D07-08-17-0051
Zoning By-law Amendment and Lifting of Part Lot Control, 1132 Fisher Avenue.

Dear Mr. Renaud,

The Carlington Community Association has concerns regarding the development of the vacant property along Kingston Avenue:

The proposed R2L zoning is native to the former city of Vanier and is not to be found in the rest of the City of Ottawa. The Carlington Community Association is requesting rezoning of the property to R2G, consistent with the surrounding neighbourhood, preventing further fragmentation. The future properties and buildings would then have to honor the R2G setbacks and building heights.

The proposed development is in a flood-prone area. As per the Stormwater Management Report, severe flooding will occur at least every five years, leaving less than 150mm, from the water level to the upper edge of the building foundation, and even less in a one in a hundred-year event.

Increasing the diameter of the culvert to the same size as the existing storm drain under Kingston Avenue will occupy the full capacity of the municipal storm sewer, leaving no room for up- and downstream inlets in the neighbourhood, potentially causing backflow into houses and onto properties currently not affected. Depressing the boulevard and curb above the existing culvert is not an adequate storm water management solution.

Installing sump-pumps with a surface discharge is counterproductive to the flooding issue.

The Carlington Community Association is asking for a halt to the proposed development until the developer can clearly prove that the above concerns are addressed to the city's satisfaction, in order to prevent future liability issues due to potential flooding.

We are optimistic that solutions for these issues can be found, and look forward to working with you on these files.

Sincerely,

Robert Brinker

Chair, Development and Transportation Committee
Carlington Community Association
development@carlingtoncommunity.org