

Committee of Adjustment

Received | Reçu le

2023-03-31

City of Ottawa | Ville d'Ottawa

Comité de dérogation



Minor Variance

COMMENTS TO THE COMMITTEE OF ADJUSTMENT

Panel 1

Site Address: 36 Brighton Avenue

Legal Description: Part of Lot 30, Registered Plan 96962

File No.: D08-02-23/A-00047

Date: March 31, 2023

Hearing Date: April 5, 2023

Planner: Margot Linker

New Official Plan Designation: Inner Urban Transect, Neighbourhood

Zoning: R2R[1474] (Residential Second Density, Subzone R, Urban Exception 1474)

Mature Neighbourhood Bylaw: N/A

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department has **no concerns** with the above-noted application.

DISCUSSION AND RATIONALE

The subject property is located within the Inner Urban Transect Policy Area on Schedule A and is designated Neighbourhood on Schedule B2 in the Official Plan. Policy 2 within Section 6.3.2 encourages form-based regulation which has regard for local context and character of existing development as well as appropriate interfaces between residential buildings, including provision of reasonable and appropriate soft landscaping and screening to support livability.

Staff note that the R2R[1474] (Residential Second Density, Subzone R, Urban Exception 1474) zone restricts building forms to detached and two principal unit buildings. This zone regulates development in a manner that is compatible with existing land use patterns so that the detached and two principal dwelling, residential character of the neighbourhood is maintained or enhanced.

Staff have no concerns with the request to permit a reduced total interior side yard setback of 1.76 metres, whereas the Zoning By-law requires a total minimum interior side yard setback of 1.8 metres. The existing detached dwelling has an existing 0.76 metre setback on the east side and the proposed addition will result in a 1.00 metre setback on the west side. Staff believe that the proposed interior side yard setbacks are sufficient for reasonable maintenance and access.



Staff have no concerns with the requested reduced rear yard setback of 6.32 metres. The proposed addition will align with the existing building's rear yard setback, as well as with the setback of the building immediately north of the subject site. Staff do not anticipate privacy concerns resulting from the proposed addition as the elevations stamped by the Committee of Adjustment (dated 2023-02-24) demonstrate that no windows are proposed on the south or west elevation.

Forestry Comments:

1. Through pre-consultation it was determined that no Tree Information Report was required as the proposed addition has the same footprint as an existing structure, and is not anticipated to have any impact on nearby trees. All trees in close proximity to the construction and staging areas must be protected in accordance with the City's tree protection specifications for the full duration of on site works.

Additional Comments:

1. **Planning, Real Estate and Economic Development Department** will do a complete review of grading and servicing during the building permit process.
2. 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.
3. 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, Real Estate and Economic Development Department**.
4. A private approach permit is required for any access off of the City street.
5. Existing grading and drainage patterns must not be altered.

Margot Linker
Planner I
Development Review, Central Branch
Planning, Real Estate and Economic
Development Department

Erin O'Connell, MCIP RPP
Planner III
Development Review, Central Branch
Planning, Real Estate and Economic
Development Department