

2023-04-28



Minor variance
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
Panel 1

Site Address: 1021 Brookfield

Legal Description: Part of Lot 8, Registered Plan No. 559

File Nos.: D08-02-23/A-00026

Date: April 25, 2023

Hearing Date: May 3, 2023

Planner: Basma Alkhatib

Official Plan Designation: Outer Urban Transect, Neighbourhood

Zoning: R3A (Residential third density Zone, subzone A)

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

The subject site is located within the Outer Urban Transect Policy Area on Schedule A and is designated Neighbourhood on Schedule B3 in the Official Plan. Section 5.3.4 states that Neighbourhoods located in the Outer Urban area shall accommodate residential growth to meet the Growth Management Strategy as outlined in Section 3. The Zoning By-law shall implement development standards that transition away from a suburban model and move towards urban built forms, allowing and supporting a wide variety of housing types with a focus on lower density missing-middle housing which generally reflects the existing built form context of the neighbourhood, which may include new housing types that are currently not contemplated in this Plan. Table 6 in the Official Plan states the transition from Suburban areas that has generous spacing between buildings, larger lots, and lower lot coverage and floor area ratios to Urban areas that has buildings attached or with minimal functional side yard and setbacks, range of lot sizes that will include smaller lots, and higher lot coverage and floor area ratios.

Staff have discussed the proposed project with the applicant as the required variance for the front facing garage (a) was not showing the intent of the Zoning By-law by being making the garage more prominent than the principal entrance. The applicant has collaborated and updated his plans to meet the Zoning By-law intentions by setting back the garage by 0.6 metres from the principal entrance and this minor variance is not required anymore.



Staff noted that the new addition is replacing an existing accessory garage. The proposed addition will reduce the rear yard set back to 8.2 metres but will not impact the required softscaping in the rear yard. The Zoning By-law requires 40% of the front yard to be softscaped and the subject site's front yard is currently fully softscaped. Also the corner yard and the rear yard are covered with sufficient softscaping which makes the reduction to the rear yard not concerning.

The proposed reduction to the corner yard will align the proposed structure with the west neighbour which will maintain the urban pattern and will not impact the surrounding context.

The Department has **no concerns** with the applicant's request seeing as the minor variances required are supporting the Official Plan intentions for intensification and respects the surrounding context.

Forestry Services Comments:

1. Through pre-consultation it was determined that there are no protected trees in the vicinity of the proposed addition. There are no tree-related concerns with the minor variances requested. It is recommended to plant one new 50mm tree on the Brookfield frontage or ROW following construction, to benefit the streetscape and canopy cover.

Additional Comments:

1. The **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 may be required.
3. Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department.
4. All trees on City property and private trees greater than 30cm in diameter in the inner urban area are protected under the Tree Protection By-law (2020-340), and plans are to be developed to allow for their retention and long-term survival. A Tree Removal Permit and compensation are required for the removal of any protected tree.
5. 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**.
6. Existing grading and drainage patterns must not be altered.
7. Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s).
8. The draft plan filed with the application does not provide sufficient detail to review the proposed driveway(s) against the Private Approach By-Law.
9. Building Code Services does not have any comments.



10. The Right-of-Way Management Department has **no concerns** with the proposed Minor Variance Application. However, the Applicant shall be made aware that a private approach permit is required for the proposed changes to the driveway/approach.
11. **Please contact the ROW Department for any additional information at rowadmin@ottawa.ca**

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