



**MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 1**

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 57 Muriel Street
Legal Description: Part of Lot 6 (East Muriel Street) Registered Plan 33446
File No.: D08-02-23/A-00123
Report Date: June 29, 2023
Hearing Date: July 5, 2023
Planner: Margot Linker
Official Plan Designation: Inner Urban Transect, Neighbourhood Evolving
Neighbourhood Overlay
Zoning: R3P[1474] (Residential Third Density, Subzone P, Urban Exception 1474)

Committee of Adjustment
Received | Reçu le
2023-06-29
City of Ottawa | Ville d'Ottawa
Comité de dérogation

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

Staff have reviewed the subject minor variance application against the “four tests” as outlined in Section 45 (1) of the *Planning Act*, R.S.O. 1990 c. P.13, as amended.

The subject site is located within the Inner Urban Transect on Schedule A and designated Neighbourhood within the Evolving Neighbourhood Overlay on Schedule B in the Official Plan. This area allows and supports a wide variety of low-rise housing types with a focus on missing-middle housing.

The Residential Third Density, Subzone P, Urban Exception 1474 zone (R3P[1474]) allows a mix of residential building forms ranging from detached to townhouse dwellings and regulates development in a manner that is compatible with existing land use patterns so that the mixed dwelling, residential character of a neighbourhood is maintained or enhanced.

Staff have no concerns with the minor variances to accommodate the proposed front porch and step projection. The urban exception requiring the front yard setback of between 1.5 metres and 3 metres encourages the development of uniform small front yards along this street. It appears that along this street, this type of design is a common

characteristic as there are many buildings with covered front porches that project into the small front yard. The applicant has also confirmed that front yard soft landscaping requirements have been met.

Minimum lot size provisions seek to ensure that all elements associated with the introduction of a long-semi detached dwelling can be adequately accommodated on site. The proposal complies with the rest of the Zoning By-law, except for front yard projections. Staff do not anticipate any adverse impacts resulting from the development of a long semi on the undersized lot and have no concerns with the requested reduction in lot width and lot area.

ADDITIONAL COMMENTS

Infrastructure Engineering

1. The **Planning, Real Estate and Economic Development Department** will do a complete review of grading and servicing during the building permit process.
2. Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department.
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. Existing grading and drainage patterns must not be altered.
5. Existing services are to be blanked at the owner's expense.
6. Asphalt overlay would be required if three or more road-cuts proposed on City Right of way. This includes the road cut for blanking of existing services, and any other required utility cuts (ie, gas, hydro, etc.).
7. This property does not have frontage on a storm sewer.
8. Service lateral spacing shall be as specified in City of Ottawa Standard S11.3.
9. In accordance with the Sewer Connection By-Law a minimum spacing of 1.0m is required between service laterals and the foundation face.

Planning Forestry

The plans as proposed impact all 3 protected trees on and adjacent to the site, and require removal of one newly-planted City tree. While this is not generally accepted, in this case the highest priority tree to retain and protect is the significant silver maple (#2), on the adjacent property. The only minor variance which presents a concern for this tree is the increased projection of the front porch. If this variance is approved, the foundation of the porch must be designed to minimize excavation within the Critical Root Zone (such as through the use of helical piers). This design must be confirmed at the building permit stage, and tree protection must be installed and maintained through the entire construction period to ensure the survival of all protected trees. A Tree Removal Permit and compensation are required for removal of the City-owned tree.

Right of Way Management

The Right-of-Way Management has **no concerns** with the proposed Minor Variance

Application. However, the Owner shall be made aware that a private approach permit is required to relocate the driveway/approach from the left side to the right side of the property.

Transportation Engineering

Reconstruct the sidewalk along the site frontage to remove the existing depressed curb, provide a new depressed curb at the relocated access, and reinstate the remainder of the sidewalk with a full-height curb.



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