

2023-08-10



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

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 96 Jolliet Avenue
Legal Description: Lot 151, Registered Plan M-27
File No.: D08-02-23/A-00173
Report Date: August 10, 2023
Hearing Date: August 16, 2023
Planner: Margot Linker
Official Plan Designation: Inner Urban Transect, Neighbourhood
Zoning: R4UA (Residential Fourth Density, Subzone UA)

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **requests an adjournment of** the application.

Staff have been in communication with the applicant, raising concerns regarding the accuracy of the minor variance requested. Staff believe that the rear yard setback should be equal to 30 per cent of the lot depth, which is more onerous than what was originally requested.

Staff have also requested confirmation for the following:

- What is the proposed rear yard area? S.144(3)(a) requires 25% of the lot area.
- What is projecting above the maximum building height? Please note that s.54 states that lots located within the R4 zone located within Schedule 342 may not have a parapet that projects more than 0.3 metres above the maximum building height.
- How much soft landscaping is provided in the rear yard?

ADDITIONAL COMMENTS

Infrastructure Engineering

1. **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. Service lateral spacing shall be as specified in City of Ottawa Standard S11.3.
8. 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 TIR identifies 1 adjacently owned protected tree. The proposed development does not request removal of this tree. The existing garage overlays the CRZ of the tree. The garage is being removed. The TIR indicates that any pruning, including root pruning, must be completed by a certified arborist if identified as in conflict when removing the garage. Discussion between the applicant's agent and the Planning Forester led to reconfiguration of the rear yard to reduce the extent of pavers in the rooting zone of the adjacently owned tree. One large canopy tree is shown on the plans provided as to be planted in the right of way. This aligns with the City's Official Plan and the target to reach 40% canopy cover across the City. To confirm the setbacks for the planting in the right of way align with City standards, contact the Infill Forestry Inspector (forestry@ottawa.ca) before commencing work.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application. However, there is no planned onsite parking as part of the redevelopment of the property. In light of this, the Applicant shall be made aware that a private approach permit is required to remove the now redundant driveway/private approach from the property.



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