

2023-09-14



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

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 82 Genest Street
Legal Description: Part of Lots 130 & 131, Registered Plan 4M-42
File No.: D08-02-23/A-00189
Report Date: September 14, 2023
Hearing Date: September 20, 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.

DISCUSSION AND RATIONALE

Upon review of the application, staff noted that the rear yard setback minor variance request should be calculated from the enclosed stairwell, which is marked on the plans as a 4.46 metre setback. Staff request an adjournment as the revised variance will be a more onerous request than the current variance and to allow the applicant time to update their application.

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. A report addressing the stability of slopes, prepared by a qualified geotechnical engineer licensed in the Province of Ontario, should be provided wherever a site has slopes (existing or proposed) steeper than 5 horizontal to 1 vertical and/or more than 2 metres in height.
8. This property does not have frontage on a storm sewer.
9. Service lateral spacing shall be as specified in City of Ottawa Standard S11.3.

Planning Forestry

There are no protected trees on this property. The minor variance applications to reduce the rear yard setback and soft landscaping has direct implications for tree planting and the urban forest canopy. The current zoning provisions allow for at least one large canopy tree to be planted on the property. The expectation is that enough space is left on the development site to permit space for tree planting. The plans provided indicate 42.41 m² of soft landscaping will be provided in the rear yard where a minimum of 50.00 m² is required. A large canopy tree species can be planted in the rear yard in accordance with the City's minimum soil volume requirements (30 m³) with the minor variances in place.

Section 11.5 of the Official Plan, policy 9, indicates that the Committee shall have regard for variances to reduce the minimum required area of soft landscaping. This variance may be tied to requirements for more intensive plantings such as trees and shrubs so that the volume of vegetation compensates for reduced horizontal area. As evidence this policy is being adhered too, the applicant is providing an updated plan showing planting details for the property post construction.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application. However, the Owner shall be made aware that a private approach permit is required to remove the redundant approach and reinstate to soft landscaping.

Transportation Engineering

1. Remove existing driveway depressed curb and reinstate with full height curb and sidewalk to City standards.

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