

2024-02-01



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

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 30 Beckwith Road
Legal Description: **Lot 139, Plan M45 (As amended by Planning Staff)**
File No.: D08-02-23/A-00318
Report Date: February 1, 2024
Hearing Date: February 7, 2024
Planner: Margot Linker
Official Plan Designation: Inner Urban Transect, Neighbourhood, Evolving Overlay
Zoning: R1TT (Residential First Density, Subzone TT)

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **has 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 and Designated Neighbourhood within the Evolving Overlay. This policy area focuses maintaining or transitioning to more urban characteristics and emphasizes the built-form relationship with the public realm. Given the higher score for access to amenities and services (15-minute neighbourhoods study), parking is not required for this area but where it is provided, it should be concealed from the street (Table 6).

The subject site is within the R1TT (Residential First Density, Subzone TT) zone, which restricts building forms to detached dwellings.

Staff understand that the subject site currently has a narrow undersized driveway that leads to a detached garage in the rear yard, and that the proposed addition would cut off the vehicular access to the rear yard.

Staff have concerns regarding the reduced parking space length of 4.32m and width of 2.45m, whereas 5.2m and 2.6m respectfully are required.

A parking space with a width of 2.4m is contemplated in the Zoning By-law where it is in a parking lot or parking garage and the space is not abutting or near a wall, column or similar surface that obstructs the opening of the doors of a parked vehicle or limits access to a parking space, in which case the minimum width is 2.6m. The proposed parking space is situated between the wall of the house and the lot line, and staff have concerns that the house will obstruct the door swing on the east side of the parking space, and on the west side the door swing will encroach onto 26 Beckwith.

A parking space with a length of 4.6m is contemplated in the Zoning By-law where it is in a parking lot or parking garage where the space is identified for being for a compact car. In this case, the applicant is requesting a parking space length shorter than this and staff cannot regulate what type of vehicle is parked on the subject site. A minimum parking space length of 4.6 metres is also contemplated in the Zoning By-law as a special circumstance where front yard parking is permitted, however the lot does not meet the criteria for this. Staff are concerned that only providing 4.32m behind the front wall of the house for vehicular parking will result in the vehicle being partially located in the front yard, which would result in front yard parking.

Given that staff have concerns regarding the functionality of the parking space size, staff are further concerned that the owner will choose to instead park fully in the front yard, which is prohibited by the Zoning By-law.

ADDITIONAL COMMENTS

Infrastructure Engineering

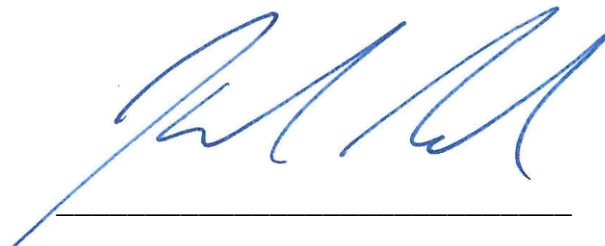
1. **Planning, Real Estate and Economic Development Department** will do a complete review of grading and servicing during the building permit process.
2. The surface storm water runoff including the roof water must be self contained and directed to the City Right-of-Way, not onto abutting private properties as approved by **Planning, Real Estate and Economic Development Department**.
3. Existing grading and drainage patterns must not be altered.

Planning Forestry

There are no tree related concerns with the proposed driveway modifications. To enhance the streetscape and canopy cover of the site, it is recommended to plant a 50mm tree in the ROW or apply to the City's Trees in Trust Program.



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Planning, Real Estate and Economic
Development Department

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