

2024-02-16



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

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 39 Ross Avenue
Legal Description: Lot 787, Reg Plan M-52
File No.: D08-02-23/A-00322
Report Date: February 15, 2024
Hearing Date: February 21, 2024
Planner: Margot Linker
Official Plan Designation: Inner Urban Transect, Neighbourhood, Evolving Overlay
Zoning: R3T

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 and designated Neighbourhood within the Evolving Overlay. This area’s form-based regulation should consider the local context and character of existing development, as well as appropriate interfaces with the public realm.

The site is zoned R3T (Residential Third Density, Subzone T), which permits a mix of dwelling types ranging from detached to townhouse dwellings.

The site received a minor variance in 1999 to permit the existing enclosed front porch (Application number 99-348-A-11767). Staff have no concerns with the requested variance to facilitate a second storey addition at the front of the building, on the same footprint as the front porch. The addition will not result in loss of front yard soft landscaping, and is compatible with local context.

ADDITIONAL COMMENTS

Infrastructure Engineering

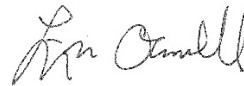
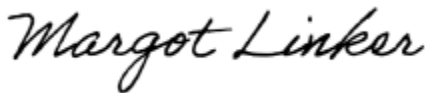
1. **Planning, Real Estate and Economic Development Department** will do a complete review of grading and servicing during the building permit process.
2. The surface storm water runoff including the roof water must be self contained and directed to the City Right-of-Way, not onto abutting private properties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

Planning Forestry

Through pre-consultation it was determined that no TIR was required, as all work is to be above the existing foundation at the front of the house. No further excavation is required. The requested minor variance will not decrease the setback from what already existed on site. Tree protection fencing must be installed and maintained in accordance with the City's Tree Protection specifications for the entire duration of demolition and construction.

Transportation Engineering

The site is located within 300 m of the OLRT rail corridor. The City of Ottawa will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.



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