

2024-02-01



**MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 2**

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address:	844 Connaught Avenue
Legal Description:	Part of Lot 240, Registered Plan 311; City of Ottawa
File No.:	D08-02-23/A-00329 & D08-02-23/A-00330
Report Date:	February 01, 2024
Hearing Date:	February 06, 2024
Planner:	Solé Soyak
Official Plan Designation:	Inner Urban Transect, Neighbourhood Designation, Evolving Overlay
Zoning:	R2G[1564] Residential Second Density, Subzone "G", Exception 1564

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

The subject property is within the Inner Urban Transect, it is designated Neighbourhood and is within the Evolving Overlay. Development in the Inner Urban Transect is generally characterized as low-rise within the Neighbourhood designation and will permit multi-unit dwellings near frequent transit routes. The Neighbourhood designation allows a mix of building forms located in the Inner Urban area and densities and encourage more diverse housing forms that will be compatible with the existing built form context of the neighbourhood.

The zoning for the subject lot is Residential Second Density Zone, Subzone G, Urban Exception 1564 (R2G [1564]). The proposed building form and units are permitted. The intent of this zone is to restrict the building form to detached and two principal unit buildings in areas designated as General Urban Area in the Official Plan. Whether or not a parcel is to be severed, the minimum lot width, lot area and parking requirements for a semi-detached dwelling apply to each portion of a lot on which each individual dwelling unit is located (Section 157 (7)).

For a semi-detached dwelling in the R2G zone, the requirements are as follows: lot width is 7.5 metres, lot area is 225 square metres, and in this area (Area B on Schedule 1A) one parking space is required per dwelling unit (Table 101 Row R7). One parking space is provided for each principal dwelling unit. For the interior lot, minor variances are required for lot width and lot area. For the corner lot, a minor variance is required for the corner side yard.

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.

Reduced Lot Width (Variances A and B)

Establishing minimum lot areas allows the City to regulate the density of areas. There is also a relationship between the width of a lot and the size of the front yard. Front yards need to accommodate soft landscaping, trees, driveways, and walkways. When lots become narrower and front yards become smaller it is more challenging to maintain the street’s character of landscaped yards and accommodate all the uses typically included in a front yard.

On this segment of Connaught Avenue – between Carling Avenue and Sackville Street – there are 13 other dwellings with front walls that face Connaught Avenue. There are nine detached dwelling and four semi-detached dwelling (eight dwelling units) – 829, 831; 833, 835; 837, 839; and 841, 845 Connaught Avenue. The lot widths of the semi-detached dwelling units range from 7.62 metres to 11.18 metres. The lot areas range from 232.23 square metres to 340.74 square metres.

Sackville Street is a short block and there are only five dwelling with front walls that face Sackville Street. There are four detached dwellings and one semi-detached dwelling (two dwelling units) – 2560, 2562 Sackville Street. The lot widths of the semi-detached dwellings units are 15.28 metres and the lot areas are 223.4 square metres. Although the requested variance will create a lot which is smaller than the existing context, the dwelling itself has been sized accordingly.

Reduced Corner Side Yard Setback (Variance C)

The Zoning By-law establishes patterns of corner side yards in neighbourhoods. Corner side yards separate buildings from the public realm and provide areas for soft landscaping and trees. Soft landscaping is encouraged for its aesthetic and environmental value.

The streetscape along Sackville Street is characterized by corner lots, soft landscaping, large trees, and private approaches to parking spaces or garages. In a few places the front wall of buildings face Sackville Street, as is the proposed case. In some places the greenery screens dwellings from the street, while in other places open landscaped areas are provided. Staff is of the opinion that there is adequate separation and open space in the corner side yard and the retained City trees will help screen the new dwelling from the street.

ADDITIONAL COMMENTS

Planning Forestry

There are no tree-related concerns with the proposed minor variances. Five of the existing trees are to be preserved through the proposed construction, while one City tree (#5) is recommended for removal due to its poor condition. Please contact 311 (either by phone or the City of Ottawa website) to speak to the Infill Forestry Inspector about removal of this City-owned tree.

Tree protection fencing must be installed to the City of Ottawa Tree Protection Specification standard, as shown in the TIR. Existing services must be capped outside of the critical root zone of all City trees. As per the TIR and replacement plan (version 3.0, dated Dec. 21, 2023) prepared by Dendron Forestry services, the applicant should consider planting trees in the frontage along Connaught Avenue and Sackville Street, to contribute to the urban forestry canopy cover, in keeping with section 4.8.2. of the Official Plan.

Right of Way Management

A private approach permit is required to establish or remove any driveways. No person shall construct, relocate, alter, or close a private approach without first obtaining a private approach permit from the General Manager in accordance with the provisions of the City's Private Approach By-law, being By-law No. 2003-447 and a road cut permit in accordance with the provisions of By-law No. 2003-445 being the City's Road Activity By-law or a successor by-law thereto.

Transportation Engineering

Please note upcoming sidewalk replacement project (CP000724) on Connaught Avenue and Severn Avenue. In the vicinity of 844 Connaught, the sidewalk project will provide:

- A new sidewalk on the east side of Connaught Avenue; and,
- A raised pedestrian crossover (PXO) on the north side of the Sackville Street and Connaught Avenue intersection complete with new catch basins on Connaught Avenue and a new sidewalk on the northwest corner of this intersection.

It does not appear that the proposed semi-detached dwelling conflicts with the sidewalk works. However, it is requested that the applicant contact the City of Ottawa project manager, April Mills, to confirm no conflicts exist and to coordinate construction.

Should the property be severed in future, a 3 x 3 corner triangle will be required per policy 2.1.1 (e) of Schedule C16 of the Official Plan.



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