

Committee of Adjustment

Received | Reçu le

2024-05-30

City of Ottawa | Ville d'Ottawa

Comité de dérogation



MINOR VARIANCE APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT

PANEL 1

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 212 Carruthers Avenue
Legal Description: Part of Lot 15, Reg Plan 83
File No.: D08-02-24/A-00040
Report Date: May 30, 2024
Hearing Date: June 5, 2024
Planner: Margot Linker
Official Plan Designation: Inner Urban Transect, Neighbourhood, Evolving Overlay
Zoning: R4UB (Residential Fourth Density, Subzone UB)

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the application.

The subject site is located within the Inner Urban Transect and designated Neighbourhood within the Evolving Overlay in the Official Plan. The site is also located within the Scott Street Secondary Plan, where it is designated Low-rise Neighbourhood with a maximum height of up to three-storeys. The subject site is zoned R4UB (Residential Fourth Density, Subzone UB). This area is generally planned for context-sensitive low-rise development.

Planning staff have no concerns regarding the minor variance to reduce the bicycle parking space size. The applicant has provided sufficient evidence demonstrating how this size of a parking space can adequately accommodate bicycles.

Planning staff have no concerns with the requested increased walkway width in the front yard, recognizing that this width measures a combined walkway leading to the stairs and the ramp.

The proposed building height is three-storeys, as required by the Secondary Plan, and the front façade proposes a high percentage of glazing and different materiality to still address the street rather than through building articulation, as required by the zoning by-law.

ADDITIONAL COMMENTS

Infrastructure Engineering

110 Laurier Avenue West, Ottawa ON K1P 1J1

Mail code: 01-14

110, av. Laurier Ouest, Ottawa (Ontario) K1P 1J1

Courrier interne : 01-14

Visit us: [Ottawa.ca/planning](https://ottawa.ca/planning)

Visitez-nous : [Ottawa.ca/urbanisme](https://ottawa.ca/urbanisme)

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. Provide a minimum of 1.5m between the proposed driveway and the utility pole.
8. Service lateral spacing shall be as specified in City of Ottawa Standard S11.3.
9. 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

There are no tree-related concerns with the requested variances. All existing trees (offsite) are to be retained and protected through the development. It is strongly recommended to plant tree(s) rather than shrubs within the Carruthers frontage, appropriate for the space and site conditions, to improve the streetscape and contribute to overall canopy cover.

Transportation Engineering

1. 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.
2. Please note that the 'Scott Street Protected Intersections' project includes a contraflow (northbound) bike lane on Carruthers Avenue, from Ladouceur Street to Scott Street, which will result in the on-street parking on Carruthers Avenue moving to the west side of the street.



Margot Linker
Planner I, Development Review, Central
Planning, Development and Building
Services Department

Erin O'Connell
Planner III, Development Review, Central
Planning, Development and Building
Services Department



110 Laurier Avenue West, Ottawa ON K1P 1J1 Mail code: 01-14
110, av. Laurier Ouest, Ottawa (Ontario) K1P 1J1 Courrier interne : 01-14

Visit us: Ottawa.ca/planning
Visitez-nous : Ottawa.ca/urbanisme