

2024-06-27



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 10 Chippewa Avenue
Legal Description: Lots 2119, 2120, 2121 & 2122 Registered Plan 375
File No.: D08-02-24/A-00114 & D08-02-24/A-00115
Report Date: June 27, 2024
Hearing Date: July 2, 2024
Planner: Samantha Gatchene
Official Plan Designation: Outer Urban Transect, Neighbourhood
Evolving Neighbourhood Overlay
Zoning: R1FF [632]

DEPARTMENT COMMENTS

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

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 site is zoned R1FF [632] and designated Neighbourhood under the Official Plan. Neighbourhoods are intended to evolve through gradual development, of which this application is an example. Staff do not have concerns with the variances for reduced lot width and lot area. The reduced lot dimensions will result in developable lots capable of complying with the setback requirements.

Staff are requesting that if granted, the minor variance approval be tied to the submitted stormwater management brief submitted. The City View neighbourhood has known ditch drainage issues which have the potential to be worsened by significant increases in lot coverage if no additional stormwater management measures are pursued.

The stormwater management brief has indicated that it is possible for the development to proceed without worsening the current neighbourhood drainage situation.

However, staff are requesting the minor variance be conditional on the Applicant providing additional information to show the proposed on-site stormwater management

measures. To do this, staff are requesting that an updated stormwater management brief be submitted along with a stormwater management plan. Staff are comfortable with the Applicant providing this information post-approval and will work with the Applicant to clear the conditions.

ADDITIONAL COMMENTS

A consent application is not required because the lots already exist through the underlying Plan of Subdivision. Minor variance approval is required to allow for the dimensions of these existing lots, which do not comply with the current Zoning By-law with regards to minimum lot area and lot width.

Planning Forestry

The revised TIR provided on May 31 notes that all existing trees will be retained through this development, and provides further detail on the mitigation of damage to trees 2 and 3 through the design and construction of parking within their Critical Root Zones. The design will now include a permeable surface for the parking to improve conditions for the roots and water infiltration.

Plans submitted with the Building Permit must place the services under or directly alongside the driveways to limit excavation within the CRZs of any protected trees.

Although no trees are proposed for removal, a planting plan has been provided showing 1 new tree to be planted in the ROW, to improve the streetscape and canopy cover of the site.

Infrastructure Engineering

- The Planning, Development and Building Services Department will do a complete review of grading and servicing during the building permit process.
- At the time of building permit application, a grading/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist will be required.
- Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department.
- All trees on City property and private trees greater than 30cm in diameter in the inner urban area are protected under the Tree Protection By-law (2020-340), and plans are to be developed to allow for their retention and long-term survival. A Tree Removal Permit and compensation are required for the removal of any protected tree.
- 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, Development and Building Services Department.
- Existing grading and drainage patterns must not be altered.
- Existing services are to be blanked at the owner's expense.

- 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.).
- This property does not have frontage on a storm sewer.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance, however, as the development is modifying the existing private approach during construction. Private approach permits are required to construct any newly created or modified driveway/approaches or close redundant approaches.

Please contact the ROW Department for any additional information at rowadmin@ottawa.ca or visit the City webpage [Driveways | City of Ottawa](#) to submit a Private Approach application.

Transportation Engineering

Transportation Engineering Services recommends shared driveway access as opposed to separate driveway accesses to limit the number of private approaches.

CONDITIONS

Section 45 (9) of the *Planning Act* gives authority to the Committee to impose conditions on permission applications.

If approved, the Planning, Development and Building Services Department requests that the Committee of Adjustment impose the following condition on the application:

1. That the Owner(s) submit a Stormwater Management Brief prepared by a Professional Civil Engineer licensed in the Province of Ontario, demonstrating a design for controlling post-development stormwater peak flows to pre-development peak flows for all stormwater events up to the 100 year storm event, to the satisfaction of the Development Review All Wards Manager within Planning, Development and Building Services Department, or their designate, to be confirmed in writing from the Department to the Committee, If the Stormwater Management Brief includes infiltration techniques, the Owner(s) must submit a supporting Geotechnical Brief prepared by a Professional Civil Engineer licensed in the Province of Ontario, for approval by the Development Review Manager of the West Branch within Planning, Development and Building Services Department Planning, Development and Building Services Department, or their designate.

If applicable, the Owner(s) shall obtain an Environmental Compliance Approval from the Ontario Ministry of Environment, Conservation and Parks. Should the stormwater management system cross property lines or access to the system be over multiple properties, that the owner will seek approval of the Committee to grant easement(s) for access and maintenance of the stormwater system or register a Joint Use and Maintenance Agreement on title of the properties, all at the owner(s) costs.



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