

2024-06-26



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 48 McNaughton Avenue
Legal Description: Lot 55, Registered Plan 242262
File No.: D08-02-24/A-00131
Report Date: June 26, 2024
Hearing Date: July 2, 2024
Planner: Elizabeth King
Official Plan Designation: Inner Urban Transect, Neighbourhood
Mature Neighbourhood Overlay
Zoning: R1TT

DEPARTMENT COMMENTS

The Planning, Development and Building Services 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. Staff are not satisfied that the requested minor variance(s) meet(s) the “four tests”.

48 McNaughton is located within the Inner Urban Transect and is designated Neighborhood as per the Official Plan. In this area, urban characteristics are prominent including development providing no parking or limited parking that is concealed from the street and not forming a part of the building.

Since the property is located within the Mature Neighbourhood Overlay, it is subject to a Street Character Analysis and it is identified that the property is a Character Group A where front-facing garages are not permitted.

Staff have some concerns regarding the requested front-facing attached garage. In this transect, the Official Plan prioritizes the built-form relationship with the public realm through emphasis on front entrances and windows. It directs parking to be hidden from the view of the public realm, to reduce the dominance of the automobile on the streetscape.

ADDITIONAL COMMENTS

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.
- 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.
- A private approach permit is required for any access off of the City street.
- 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.).
- Service lateral spacing shall be as specified in City of Ottawa Standard S11.3.
- In accordance with the Sewer Connection By-Law a minimum spacing of 1.0m is required between service laterals and the foundation face.
- Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s).

Planning Forestry

There are no tree-related impacts associated with the requested variance.

The applicant should consider planting a tree in the right-of-way following construction, to enhance the streetscape and contribute towards the City's 40% canopy goal.

Right-of-Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application, however, there are requested changes to the existing private approach/driveway. The Owner shall be made aware that a private approach permit is required to construct any new entrance, as well as to close any existing entrance. As a result, the Department is requesting that the applicant obtain a private approach permit

to close the existing driveway that services 48 McNaughton, as well as obtain a private approach permit for the new proposed driveway that will service 48 McNaughton. Please contact the ROW Department for any additional information at rowadmin@ottawa.ca.

Transportation Engineering

Remove existing driveway depressed curb and reinstate with full height curb and sidewalk to City standards.



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