

2024-06-13

City of Ottawa | Ville d'Ottawa

Comité de dérogation



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 115 Rita Avenue
Legal Description: Lots 743, 744, 745 & 746, Registered Plan 375
File No.: D08-02-24/A-00128 & D08-02-24/A-00129
Report Date: June 13, 2024
Hearing Date: June 18, 2024
Planner: Penelope Horn
Official Plan Designation: Outer Urban Transect, Neighbourhood
Zoning: R1FF[632]

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **has no concerns with** the applications.

DISCUSSION AND RATIONALE

Section 53 (12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, permits the criteria for the subdivision of land listed in Section 51 (24) to be considered when determining whether provisional consent may be granted by a committee of adjustment. With respect to the criteria listed in Section 51 (24), staff have no concerns with the proposed consent.

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 satisfied that the requested minor variances meet the “four tests”. The subject property is within the Outer Urban Transect in the Official Plan, which supports infill development and a range of housing types. The reduction in lot width and area are reflective of the transition to an increasingly urban development pattern, which is contemplated in the Official Plan.

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.
- 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.
- 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.).
- Existing Catch Basin is not to be located within the driveway.

Planning Forestry

- The proposed plan will require removal of 1 protected tree. It is noted that the 2 hedges on the east and west property lines are proposed for removal, which must be addressed with the adjoining neighbours. These hedges are not protected under the Tree By-law, but may be jointly-owned, requiring permission from all owners for their removal.
- The planting plan shows the required number of compensation trees (2), which should be planted within the Right of Way to improve the streetscape and canopy cover of the site.
- There are no tree-related concerns with the minor variances requested.



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