

2024-06-13

City of Ottawa | Ville d'Ottawa

Comité de dérogation



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 1486 Baseline Road
Legal Description: Lots 2624, 2625, 2626, 2627, Registered Plan 375
Geographic Township of Nepean
File No.: D08-02-24/A-00043 to D08-02-24/A-00046
Report Date: June 13, 2024
Hearing Date: June, 18 2024
Planner: Samantha Gatchene
Official Plan Designation: Outer Urban Transect, Mainstreet Corridor
Evolving Neighbourhood Overlay
Zoning: R2F

The Committee adjourned the applications at its hearing held on April 2, 2024, to revise the design to provide required vehicle parking or apply for the additional variances. The Applicant has since revised their design to include vehicle parking and has submitted an updated TIR.

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 R2F and designated Mainstreet Corridor under the Official Plan. The Evolving Neighbourhood Overlay applies. A severance application is not required to create separate lots because the lots already exist through the underlying Plan of Subdivision.

Staff do not have concerns with the requested variances to reduce the lot widths, lot area, rear yard areas and rear yard setbacks. The variances are appropriate for enabling the lots to be developed and will maintain adequate separation between the buildings and the abutting properties.

ADDITIONAL COMMENTS

Planning Forestry

Since the previous hearing the applicant has provided a revised TIR and planting plan to address the tree-related concerns raised. The revised plan requires removal of 1 adjacent protected tree and will retain 6 protected trees on adjacent properties. Permission has been granted by the neighbour for removal of tree 1. One new 50mm tree will be planted in front of each unit following construction, which will improve the streetscape and canopy cover of the site.

There are no further tree-related concerns with this application.

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.
- Provide a minimum of 1.5m between the proposed driveway and the utility pole.

Transportation Engineering Services

- Transportation Engineering Services recommends shared driveway access as opposed to separate driveway accesses to limit the number of private approaches and reduce conflict points with vulnerable road users (per Section 4.1.2 4) of the Official Plan).
- Please note that Baseline Road is designated as a route in the Crosstown Bikeway Network.

Samantha Gatchene

Samantha Gatchene, MCIP, RPP
Planner I
Development Review, All Wards
Planning, Development and Building
Services Department

Erin O'Connell

Erin O'Connell, MCIP, RPP
Planner III
Development Review, All Wards
Planning, Development and Building
Services Department