



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

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address:	516 Tweedsmuir Avenue
Legal Description:	Lot 57, Registered Plan 272
File No.:	D08-02-23/A-00127 to A-00128
Report Date:	June 29, 2023
Hearing Date:	July 5, 2023
Planner:	Margot Linker
Official Plan Designation:	Inner Urban Transect, Neighbourhood
Zoning:	R3R[2687] H(8.5) (Residential Third Density, Subzone R, Urban Exception 2687, Maximum Building Height 8.5 metres.

Committee of Adjustment
Received | Reçu le

2023-06-29

City of Ottawa | Ville d'Ottawa
Comité de dérogation

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **requests an adjournment of** the applications.

DISCUSSION AND RATIONALE

Upon review of the application, staff noted some zoning deficiencies with respect to the additional dwelling unit entrance being located on the front wall next to the principal dwelling unit entrance as well as proposing walkways to extend to the right-of-way on a lot less than 10 metres in width where a driveway is provided. Staff encourage the applicant to either revise the plans to be compliant with the Zoning By-law in this regard or to adjourn to add the applicable minor variances to the application.

ADDITIONAL COMMENTS

Infrastructure Engineering

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. A private approach permit is required for any access off of the City street.

5. Existing grading and drainage patterns must not be altered.
6. Existing services are to be blanked at the owner's expense.
7. 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.).
8. Provide a minimum of 1.5m between the proposed driveway and the utility pole.

Planning Forestry

The plans as proposed allow for the retention of both existing trees on site. The existing and future services must be capped and installed outside of the Critical Root Zone of the City tree, and protection fencing installed and maintained throughout construction.

Right of Way Management

The Right-of-Way Management Department has concerns with the proposed Minor Variance Applications, as the proposed location of the driveway/private approach contravenes the 2008-250, as amended Zoning By-law. In addition, there is no accompanying severance application to subdivide the property into two separate parcels of land. In light of this, it will be extremely difficult to construct two private approaches on the single lot, as the Private Approach By-law requires a minimum separation of at least 9-metres between them, as well as a setback of 0.3 metres from each of the abutting lot lines. As a result, I would echo the same advice given by the City's legal department that the property should be severed, which would mitigate these technical issues.

Transportation Engineering


Front yard parking is in violation of section 109 (3) of the Zoning Bylaw which states:

- "No parking space may be established and no person may park a motor vehicle:
(i) In a required and provided front yard"

TES would advise that further efforts be made to accommodate parking elsewhere on the property.



Margot Linker
Planner I, Development Review, Central
Planning, Real Estate and Economic
Development Department



Jean-Charles Renaud
Planner III, Development Review, Central
Planning, Real Estate and Economic
Development Department