

2024-03-27



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

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 212 Carruthers Avenue
Legal Description: Part of Lot 15, Reg Plan 83
File No.: D08-02-24/A-00040
Report Date: March 27, 2024
Hearing Date: April 3, 2024
Planner: Margot Linker
Official Plan Designation: Inner Urban Transect, Neighbourhood, Evolving Overlay
Zoning: R4UB (Residential Fourth Density, Subzone UB)

REQUESTED VARIANCES

- a) To permit a reduced bicycle parking space width of 0.315 metres, whereas the By-law requires a minimum width of 0.6 metres for bicycle parking spaces.
- b) To permit an increased front yard walkway width of 3.87 metres, whereas the By-law permits a maximum width of **1.8** ~~4.2~~ metres for a front yard walkway to a **low rise apartment dwelling residential use building. (as amended by planning staff)**
- c) To permit an increased building height of 12.8 metres, whereas the By-law permits a maximum height of 11 metres.

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **requests an adjournment of** the application. The Scott Street Secondary Plan limits this area to a maximum three-storey building height. An Official Plan Amendment will be required if the applicant proposes to increase the building height above 11 metres. In addition, staff believe that there is an additional minor variance required from Section 161(15)(h), which requires that either the front façade be recessed an additional 0.6 metres from the front setback or that balconies or porches be provided for each storey.

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.

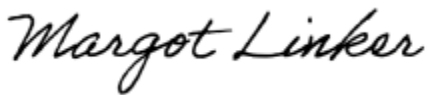
2. Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department.
3. The surface storm water runoff including the roof water must be self contained and directed to the City Right-of-Way, not onto abutting private properties as approved by Planning, Real Estate and Economic Development Department.
4. Existing grading and drainage patterns must not be altered.
5. Existing services are to be blanked at the owner's expense.
6. 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.).
7. Provide a minimum of 1.5m between the proposed driveway and the utility pole.
8. Service lateral spacing shall be as specified in City of Ottawa Standard S11.3.
9. In accordance with the Sewer Connection By-Law a minimum spacing of 1.0m is required between service laterals and the foundation face.

Planning Forestry

There are no tree-related concerns with the requested variances. All existing trees (offsite) are to be retained and protected through the development. It is strongly recommended to plant tree(s) rather than shrubs within the Carruthers frontage, appropriate for the space and site conditions, to improve the streetscape and contribute to overall canopy cover.

Transportation Engineering

1. The site is located within 300 m of the OLRT rail corridor. The City of Ottawa will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.
2. Please note that the 'Scott Street Protected Intersections' project includes a contraflow (northbound) bike lane on Carruthers Avenue, from Ladouceur Street to Scott Street, which will result in the on-street parking on Carruthers Avenue moving to the west side of the street.



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