

2024-02-16



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

**PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT**

Site Address: 193 Sunnyside Avenue  
Legal Description: Part of Lots 23 and 24, Registered Plan 116  
File No.: D08-02-24/A-00012  
Report Date: February 15, 2024  
Hearing Date: February 21, 2024  
Planner: Margot Linker  
Official Plan Designation: Inner Urban Transect, Neighbourhood  
Zoning: R3P[487] (Residential Third Density, Subzone P, Urban Exception 487)

**DEPARTMENT COMMENTS**

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

**DISCUSSION AND RATIONALE**

The subject site is a non-designated property listed on the City's Municipal Heritage Register. In order to demolish a building or structure on a property listed on the heritage register, Section 27(9) of the Ontario Heritage Act requires that the owner(s) provide 60 days' notice of their intent to demolish.

Staff request an adjournment until this process is completed.

**ADDITIONAL COMMENTS**

**Building Code Services**

That the Owner(s) provide evidence to the satisfaction of the Chief Building Official, or designate, that the existing dwelling has been demolished or relocated under the authority of a building permit.

**Infrastructure Engineering**

1. The **Planning, Infrastructure 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, Infrastructure 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. A report addressing the stability of slopes, prepared by a qualified geotechnical engineer licensed in the Province of Ontario, should be provided wherever a site has slopes (existing or proposed) steeper than 5 horizontal to 1 vertical and/or more than 2 meters in height.
9. Provide adequate clearance, minimum 1.5m, between the proposed driveway and the utility pole located along Sunnyside Avenue.
10. Service lateral spacing shall be as specified in City of Ottawa Standard S11.3.
11. 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**

The TIR provided does not fully account for the proposed impacts to the adjacent street tree (tree 1), nor does it recommend adequate protections or tree preservation measures. An updated TIR has been requested from the applicant to support retention through the proposed construction.

There appears to be adequate space to plant new trees in the rear yard following construction; the owner should consider planting trees in the rear yard on private property, to enhance the property and contribute towards the City's 40% canopy goal, as per the Official Plan's policies to enhance and protect the urban forest canopy through growth and intensification (§ 4.8.2).

### **Right of Way Management**

The Right-of-Way Management Department has **concerns** with the proposed Minor Variance Application as there are some changes to the private approach/driveway. The location is remaining the same but there is sharp angle change in a portion that falls in the ROW which may not meet the required angle of intersection from the centreline of the roadway - PABL Section 17. Additionally, the private approach should be offset 0.3m from the neighbouring property. The new modification of the private approach would require a 1.5m offset from the utility pole unless Hydro was to waive that distance.

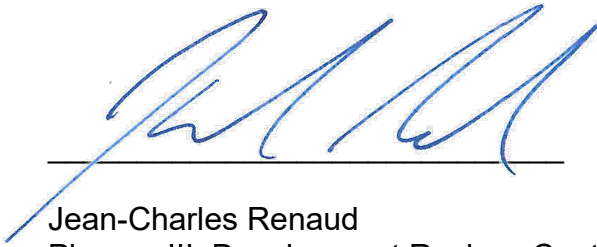
The cover letter notes that the garage can be converted into a living space. If this were to happen, the site would lose their legal parking space and no longer be able to park on

this site.

*Margot Linker*

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