

2024-07-11



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 1128 Maisonneuve Street
Legal Description: Part of Lots 45 and, 46, 37 & 38, Registered Plan 86
Geographic Township of Gloucester
File No.: D08-02-24/A-00148
Report Date: July 11, 2024
Hearing Date: July 16, 2024
Planner: Samantha Gatchene
Official Plan Designation: Suburban Transect, Neighbourhood
Evolving Neighbourhood Overlay
Zoning: R5A[2179] H(40)
(Residential Fifth Density Zone, Subzone A,
Urban Exception 2179, Maximum Building Height 40 metres)

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the application.

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 R5A and designated Neighbourhood under the Official Plan. The Official Plan supports intensification in proximity to transit. This development is an example of transit-supportive development as it would add residential units within walking distance of the current Orleans Bus Rapid Transit station and the future Orleans Light Rail Transit station.

Further, Urban Exception 2179 requires that new residential buildings on lots greater than 600 square metres in area be at least 4-storeys in height. The requested variance for reduced lot width will enable the construction of a 4-storey apartment building on the site through a minor reduction in the required lot width. While this development is the first

of its kind for the neighbourhood, the policy context and zoning for the area provide clear direction for the intensification of the area over time.

ADDITIONAL COMMENTS

- The current driveway width proposed appears to exceed the maximum width permitted for a double wide driveway for a low-rise apartment building. A maximum driveway width of 3.6 metres is required whereas currently a driveway width between 3.95 metres and 4.6 metres is proposed.
- The current 3.65 metre aisle inside the underground parking garage is less than the minimum requirement. A minimum aisle width of 6.0 metres is required when it leads to perpendicular parking spaces.
- To address these zoning deficiencies, the Applicant has the following options: apply for additional variances; revise the driveway and aisle widths to comply prior to submitting for building permit; or remove the underground parking garage in its entirety given vehicle parking is not required for the development.

Planning Forestry

The plans and TIR show adequate space to accommodate two large-growing trees on site. Recommendations for decompaction and soil improvement should be provided, given that the proposed front yard planting location overlaps with the existing driveway.

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.
- 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.).

- This property does not have frontage on a storm sewer and therefore alternative drainage solutions may be required to avoid ponding and flooding.
- Provide a minimum of 1.5m between the proposed driveway and the utility pole.
- Provide a minimum of 3m between the proposed driveway and the fire hydrant.
- Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s).

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application, however, there are requested changes to the private approach/driveway. The Owner shall be made aware that a private approach permit is required to construct a newly created entrance, as well as to close any existing entrance.

The current proposal requires two private approach permits as a result; one to close the redundant private approach, and another to construct the new private approach leading to underground parking. Please contact the ROW Department for any additional information at rowadmin@ottawa.ca.

Transportation Engineering

The proposed development and will require the addition of a new culvert at the new proposed driveway location and removal of the existing culvert at the existing driveway location.




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