

2024-06-26

City of Ottawa | Ville d'Ottawa
Comité de dérogation



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 37 Ella Street
Legal Description: Part of Lot 20 North Ella Street), Reg Plan 36
File No.: D08-02-24/A-00127
Report Date: June 26, 2024
Hearing Date: July 3, 2024
Planner: Margot Linker
Official Plan Designation: Inner Urban Transect, Neighbourhood
Zoning: R3P (Residential Third Density, Subzone P)

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 subject site is designated Neighbourhood within the Inner Urban Transect on schedule B2 in the Official Plan, and zoned R3P (Residential Third Density, Subzone P). This area is intended for low-rise residential development which has regard for the local context and character of existing development.

Staff have no concerns regarding the reduced rear yard setback or rear yard area. Staff do not anticipate negative massing impacts as the current context of the subject block has a variety of rear yard setbacks and large rear yard accessory structures, and the proposed rear yard can accommodate sufficient waste storage and soft landscaping. Windows are concentrated towards the centre of the side walls to mitigate privacy impacts.

Staff have no concerns regarding the requested reduced lot area to facilitate the development of the long semi-detached dwelling, based on the updated plans filed with the Committee.

ADDITIONAL COMMENTS

Infrastructure Engineering

1. The Planning, Development and Building Services 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, Development and Building Services 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. Service lateral spacing shall be as specified in City of Ottawa Standard S11.3.
8. 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 waste shed should be shifted towards the East property line, to reduce encroachment into the undisturbed Critical Root Zone of Tree 2 (at 292 Fifth Ave).

Permission is required from owners of the two adjacent trees, prior to submission of a permit application for tree injury.

Following construction, one new small-growing tree should be planted in the frontage or right-of-way, to improve the streetscape and contribute to the City's 40% Canopy cover objective.

Right of Way Management

The Owner shall be made aware that a private approach permit is required to construct any new entrance, as well as to close any existing entrance. As a result, the Department is requesting that the applicant obtain a private approach permit to close the existing driveway that services 37 Ella St. **Please contact the ROW Department for any additional information at rowadmin@ottawa.ca.**



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Planning, Development and Building



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Services Department

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