

2024-07-31



MINOR VARIANCE APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT

PANEL 1

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 309 Montfort St.
 Legal Description: Lot 262, Registered Plan 246
 File No.: D08-02-24/A-00179 & D08-02-24/A-00180
 Report Date: August 01, 2024
 Hearing Date: August 07, 2024
 Planner: Penelope Horn
 Official Plan Designation: Inner Urban Transect, Neighbourhood
 Zoning: Residential Fourth Density, Subzone UA (R4UA)

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. Staff are satisfied that the requested minor variances meet the “four tests”.

The subject site is within the Inner Urban Transect Policy Area on Schedule A and is designated Neighbourhood on Schedule B2 in the Official Plan. The Neighbourhood designation allows low-rise development in an efficient form that is compatible with existing development patterns. The zoning for the site is zoned R4UA (Residential Fourth Density, Subzone UA).

The proposed variances will enable the development of a long-semi detached building in an existing vacant lot, a permitted use in the R4UA zone. The variances align with the Official Plan policy 5.2.5 1e, which encourages the development of low-rise and multi-unit housing.

The provision of soft landscaping is one of the intentions behind the minimum front and corner setbacks. Given that the soft landscaping proposed exceeds the minimum requirements, the intent of the Zoning By-law is still being met. Similarly, the reduction in lot area reflects the diversity of lot sizes in the Inner Urban Transect. Currently, there is no consent to sever application for the subject property.

ADDITIONAL COMMENTS

Forestry

Through pre-consultation, it was confirmed that a TIR is not required for this application, as no distinctive trees are to be impacted. As illustrated on the site plan, new trees should be planted on site following construction, 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). Native and large-growing trees should be prioritized when selecting species for planting.

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.
- 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**.
- A private approach permit is required for any access off of the City street.
- Existing grading and drainage patterns must not be altered.
- 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.).
- Service lateral spacing shall be as specified in City of Ottawa Standard S11.3.
- In accordance with the Sewer Connection By-Law a minimum spacing of 1.0m is required between service laterals and the foundation face.



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Services Department

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