

2024-10-10

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: 455 Dawson Avenue
Legal Description: Part of Lot 51, Registered Plan 443
File No.: D08-02-24/A-00242
Report Date: October 10, 2024
Hearing Date: October 16, 2024
Planner: Penelope Horn
Official Plan Designation: Inner Urban Transect, Neighborhood, Evolving Overlay
Zoning: R2G

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **requests an adjournment of** the application. During review, Staff noted that the required interior side yard setback is 1.5 metres, while the provided interior side yard setback is 1.2 metres. An adjournment is requested for the applicant to amend the submitted documents to include the additional variance and to revise the Tree Information Report to reflect the concerns of Forestry Staff.

ADDITIONAL COMMENTS

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**.
- 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.).
- 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.

Planning Forestry

There are no tree-related concerns with the requested variances, but there is a concern with the provision of separate services to each unit, and the associated impacts to the existing City tree (#1). The TIR proposes the retention of both existing protected trees on/adjacent to the site, but does not provide sufficient detail that tree #1 can be safely retained; based on Best Management Practices, the proposed setback between tree #1 and the sanitary services is not sufficient to maintain the stability of this tree. An alternative location or method of excavation must be utilized to allow for retention of this City tree. Along with this update, the revised TIR should include confirmation of construction access points to provide any necessary alterations to the tree protection zone and associated mitigation measures. A planting plan should be provided with the building permit application, showing one new 50mm tree in the ROW per lot, to improve the streetscape and canopy cover of the site.

Adjournment is recommended to provide sufficient time to revise these plans to ensure that the proposed development will not require the removal of the City tree.

Right of Way Management

The Right-of-Way Management Department has **no concerns** with the proposed Application. However, it should be highlighted that this plan will leave the property without a private approach. The Owner shall be made aware that a private approach permit is required to construct/ alter any entrance, as well as to close any existing entrance that becomes redundant.



Penelope Horn
Planner I, Development Review All Wards



Wendy Tse
Planner III (A), Development Review All

Planning, Development and Building
Services Department

Wards
Planning, Development and Building
Services Department

110 Laurier Avenue West, Ottawa ON K1P 1J1
110, av. Laurier Ouest, Ottawa (Ontario) K1P 1J1

Mail code: 01-14
Courrier interne : 01-14

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