

2024-09-26

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: 497 Roosevelt Avenue
Legal Description: Part of Lot 18 (East of Roosevelt Avenue), Registered Plan 235
File No.: D08-02-24/A-00209
Report Date: September 26, 2024
Hearing Date: October 2, 2024
Planner: Penelope Horn
Official Plan Designation: Inner Urban Transect, Neighborhood
Zoning: R4UA [2686] H(8.5)

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **has no concerns with** the applications.

- a) To permit a reduced interior side yard setback of 1.2 metres, whereas the By-law requires a minimum interior side yard setback of 1.5 metres.
- b) To permit an **interior** additional rear-yard area of 30% (6.56 metres) of lot width by 30% of lot depth, whereas the By-law requires 30% of lot width by 30% (12.76 metres) of the depth of the adjacent property.

Staff are recommending the re-phrasing of the requested variance to identify the dimensions of the yard for greater clarity and to ensure it aligns with the applicable provision of the Zoning By-law.

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 variance(s) meet(s) the “four tests”.

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.
- A private approach permit is required for any access off of the City street.
- 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

The proposed development and variances do not appear to have any impact on the existing trees, nor the ability to plant new trees. There are no tree-related concerns with this application provided that tree protection fencing is installed and maintained throughout construction. It is strongly encouraged to plant new trees (50mm caliper) within the Roosevelt Right of Way if the existing lilacs must be removed.



Penelope Horn
Planner I, Development Review All Wards



Erin O'Connell
Planner III, Development Review All Wards

Planning, Development and Building
Services Department

Planning, Development and Building
Services Department

110 Laurier Avenue West, Ottawa ON K1P 1J1 Mail code: 01-14
110, av. Laurier Ouest, Ottawa (Ontario) K1P 1J1 Courrier interne : 01-14

Visit us: Ottawa.ca/planning
Visitez-nous : Ottawa.ca/urbanisme