

2024-12-05



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 142 Marier Avenue
Legal Description: Lot 5, Registered Plan 4M-78, Geographic Township of Gloucester
File No.: D08-02-24/A-00216 and D08-02-24/A-00281
Report Date: December 5, 2024
Hearing Date: December 11, 2024
Planner: Penelope Horn
Official Plan Designation: Inner Urban Transect, Neighborhood, Evolving Overlay
Zoning: R4UA-c

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development 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 variance(s) meet(s) the “four tests”. The proposed semi-detached dwelling is located in the Inner Urban Transect, which is characterized by a diverse lot pattern, which a range of lot sizes and dwelling types.

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

Tree removal permit 102112467 was issued for the distinctive tree on site; conditional on the planting of one replacement tree. A planting plan should be provided, detailing the location and species to be planted, following construction on site.

The plans submitted show sufficient space to accommodate more trees on site; the applicant should consider planting new trees in the rear yard on private property, 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).

Right of Way Management

The Right-of-Way Management Department has **no concerns** with the proposed minor variance applications. Based on the submitted plans and the Cover letter, no driveway(s)/parking are being provided as part of the new development. As such the existing private approach on the lot is required to be reinstated to soft landscaping and the curb to full height. The curb is not permitted to be depressed in front of any proposed walkways extending through the right-of-way.



Penelope Horn
Planner I, Development Review All Wards
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Services Department



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