

2024-12-05



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 346 Roosevelt Avenue
Legal Description: Part 1 Plan of Lot 34, Registered Plan 114
File No.: D08-02-24/A-00286
Report Date: December 5, 2024
Hearing Date: December 11, 2024
Planner: Penelope Horn
Official Plan Designation: Inner Urban Transect, Neighborhood, Evolving Overlay
Zoning: R5B

REQUESTED VARIANCES

- a) To permit reduced lot frontage of 15.28 meters, whereas the By-law requires a minimum lot frontage of 18 metres.
- ~~b) To permit a reduced interior side yard of 1.21 metres, whereas the By-law requires a minimum interior side yard setback of 1.5 metres.~~
- b) To permit a reduced interior side yard along the northernmost lot line of 1.21 metres, whereas the By-law requires a minimum interior side yard setback of 2.5 metres.
- c) To permit a reduced interior side yard along the southernmost lot line of 1.21 metres, whereas the By-law requires a minimum interior side yard of 3 metres.
- ~~e)-d) To permit a reduced lot area of 454 square meters, whereas the By-law requires a minimum lot area of 540 square meters.~~

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **requests an adjournment of** the application. Clarification is required regarding the location and dimensions of the driveway and parking shown on the plans. These details may result in the identification of additional variances.

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 may 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.
- Provide a minimum of 1.5m between the proposed driveway and the utility pole.
- 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 minor variances don't appear to have a direct impact on protected trees, though there are several indirect impacts related to servicing and grading which are being reviewed with the applicant and their consultants, and which may require revisions to the plans. It is preferred to have workable plans prior to the COA hearing, but they are required for the building permit application.

Right of Way Management

The Right-of-Way Management Department has no **concerns** with the proposed minor variance application for the construction of a four-storey detached dwelling with reduced yard setbacks. However, the Owner shall be made aware that a Private Approach Permit is required to construct the new entrance to the driveway/garages. Please contact the ROW Department for any additional information at rowadmin@ottawa.ca or visit the City webpage [Driveways | City of Ottawa](http://www.ottawa.ca/urbanisme) to submit a Private Approach application.



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