

2024-12-05



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 250 Shakespeare Street
Legal Description: Lot 334, Registered Plan 246, Geographic Township of Gloucester
File No.: D08-02-24/A-00287
Report Date: December 5, 2024
Hearing Date: December 11, 2024
Planner: Penelope Horn
Official Plan Designation: Inner Urban Transect, Neighborhood, Evolving Overlay
Zoning: R4UA

DEPARTMENT COMMENTS

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

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 requested minor variances will facilitate intensification within the Inner Urban Transect, which is characterized by diverse 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.
- 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.
- Provide a minimum of 3m between the proposed driveway and the fire hydrant.
- 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 is one existing street tree in front of the site, which must be protected through development, in keeping with Official Plan §4.8.2. An updated TIR should be provided, detailing tree protection methods to be implemented through construction on site. If the tree cannot be protected, a tree removal permit will be required, conditional on payment of the value of the tree and subject to a replacement requirement.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed minor variance application for the construction of a three-storey, eight-unit low rise apartment building with reduced lot area and rear yard setback. Based on the submitted plans and the Cover letter, no driveway/parking is 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 the proposed walkway extending through the right-of-way.

Transportation Engineering

Remove depressed curb at the existing driveway on Princeton Avenue to accommodate for driveway width reduction and reinstate with full height curb and sidewalk to City standards.




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