

Committee of Adjustment
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City of Ottawa | Ville d'Ottawa
Comité de dérogation



Minor Variance
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
Panel 2

Site Address:	578 Wavell Avenue
Legal Description:	Lot 931 Reg. Plan M-29
File No.:	D08-02-23/A-00049
Date: March 29, 2023	Hearing Date: April 5, 2023
Planner:	Cass Sclauzero
Official Plan Designation:	Inner Urban Transect, Neighbourhood, Evolving Neighbourhood Overlay
Zoning:	R1O

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **requests an adjournment** of the application so that the applicant may provide an updated Tree Information Report and amend the requested variances.

DISCUSSION AND RATIONALE

The site plan submitted as part of the application package shows an 0.8 metre setback between the garage and the dwelling, and a 0.6 metre setback between the garage and the interior side lot line.

Section 65 (1) of the Zoning By-law notes that the provisions for permitted projections to not apply to accessory buildings; therefore, minimum separation distances and setbacks for accessory buildings under Section 55 of the By-law must be measured from the nearest point of an accessory building, whether that be an eave or the building walls. In the case of the subject property, the requested variances do not reflect measurements taken from the eaves of the detached garage and subsequently do not reflect the variances required.

Staff request an adjournment so that the applicant may revise the site plan to show that the separation distance from the house and the interior side yard setbacks as measured from the garage eaves, and so that the requested variances may be revised based on the updated site plan.



The site plan should also be updated to show the proposed rear yard deck and all associated dimensions and setbacks.

ADDITIONAL COMMENTS

Forestry

There are three protected trees in the rear yard. The plan showing the trees in relation to the proposed addition does not include the deck projection. City staff requested the Tree Information Report be updated to show the deck, update the location of the tree protection fencing, and to detail any impact of its construction on the Critical Root Zones of these trees.

A handwritten signature in black ink, appearing to read "C Schlauzero".

Cass Schlauzero
Planner I, Development Review

A handwritten signature in blue ink, appearing to read "Lisa Stern".

Lisa Stern RPP MCIP
Planner III, Development Review, West