

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: 629 Windermere Avenue

Legal Description: Lot 556, Registered Plan M-29

File No.: D08-02-23/A-00048

Date: March 31, 2023

Hearing Date: April 5, 2023

Planner: Samantha Gatchene

Official Plan Designation: Inner Urban Transect, Neighbourhood

Zoning: R1O

### DEPARTMENT COMMENTS

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

The subject application was deemed to be complete on March 13, 2023.

### DISCUSSION AND RATIONALE

The Official Plan designates the property Neighbourhood within the Outer Urban Transect. The Official Plan provides policy direction that Neighbourhoods located in the Inner Urban Transect shall accommodate residential growth to meet the City's Growth Management Framework and that new development should include urban built form and site design attributes, including shallow front yard setbacks, range of lot sizes including smaller lots and higher lot coverage, small formal landscaped areas, and limited automobile parking.

The property is zoned Residential First Density Subzone O (R1O), which permits detached dwellings. The purpose of this zone is to limit development to detached dwellings and regulate the massing, height, and design of new developments in a manner that is compatible with the existing land use pattern and built form.

Staff has no concerns with the requested variance to permit a reduced front yard setback of 4.4 metres, whereas the Zoning By-laws requires a front yard setback of 6.0 metres. The proposed works involve constructing a main entrance lobby and open stairway along the front of the detached dwelling. Based on a review of the aerial imagery, it is apparent that the front yard setbacks of existing developments along Windermere Avenue vary between 3.8 m and 8.6 m, which is consistent with the requested relief. The proposed front yard setback would result in a portion of the building façade being located closer to street and not the entire building frontage. Staff also note that the front yard meets the minimum soft landscaped area required by the Zoning By-law, providing appropriate landscaping and separation from the street. The variance maintains the intent of the Zoning By-law as it provides appropriate separation from the street and contributes to a consistent built form



along the street. Staff is satisfied that the variance is minor as it will not result in adverse impacts to the streetscape or adjacent properties.

## ADDITIONAL COMMENTS

### Forestry:

- There is a city owned Crimson King Norway maple in the front yard of this property. There appears to be sufficient space between the proposed addition and the protected tree, meaning Planning Forestry does not have concerns with the reduced front yard setback proposed. The TIR must be followed through construction. Tree protection fencing must be installed in advance of construction in adherence with the [City of Ottawa's Tree Protection Specification](#). The TIR does not adequately show the CRZ or the location of tree protection fencing to the City's standards. The TIR must be updated before submitting the building permit application.
- Please note, all City owned trees despite their size are protected under the Tree Protection By-law. The TIR indicates this tree is protected because it is over 30 cm in diameter.

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