

Committee of Adjustment
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2023-03-31

City of Ottawa | Ville d'Ottawa
Comité de dérogation



Minor Variance
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
Panel 2

Site Address:	241 Hillcrest Road
Legal Description:	Lot 10 Registered Plan 4M-55
File No.:	D08-02-23/A-00044
Date: March 24, 2023	Hearing Date: April 5, 2023
Planner:	Cass Sclauzero
Official Plan Designation:	Inner Urban Transect, Neighbourhood
Zoning:	R1BB [1259]

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

The applicant is seeking a variance to regularize an existing legal non-complying rear yard setback, so they may construct a second-storey addition. The variance will allow the proposed addition to occupy the entire area above the existing legal non-complying one-storey addition.

No additional variances are being sought and the proposed addition does not propose an increase to the existing non-compliant setback. Staff are of the opinion that the requested variance is minor and in keeping with the general intent of both the Zoning By-law and Official Plan.

ADDITIONAL COMMENTS

Heritage

The property at 241 Hillcrest Road is designated under Part V of the Ontario Heritage Act as part of the Rockcliffe Park Heritage Conservation District. A heritage permit has been issued for the construction of a second storey over an existing single-storey sunroom. Heritage staff are satisfied that the design meets the Rockcliffe Park Heritage Conservation District Plan.



Forestry

No tree removal is proposed on this site. There is a City-owned spruce tree in the front yard bordered by the circular driveway. Storage of equipment and materials as well as access in the Critical Root Zone (CRZ) of this tree is prohibited. This tree must be protected throughout construction and failure to do so will result in a Tree Protection By-law infraction. Please review the City's Tree Protection Specification regarding protection of the CRZ of a protected City tree throughout construction: https://documents.ottawa.ca/sites/documents/files/tree_protection_specification_en.pdf

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