

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:	387 St-Denis Street
Legal Description:	Lot 12, Registered Plan 636
File No.:	D08-01-23/A-00071
Date:	Hearing Date: April, 19 2023
Planner:	Evode Rwagasore
Official Plan Designation:	Inner Urban Transect, Neighbourhood
Zoning:	R4UA

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

The intent is to allow the enclosure of an existing front porch at a setback of 2.68 metres, while the Zoning By-law requires a front yard setback of 4.5 metres. The 1.82 metres requested variance is considered minor.

The size and footprint of the proposed enclosed structure will be the same as the existing porch. In addition, enclosing the porch will not bring the front wall of the house any closer than the other houses along this same street, and the structure will still fit within the street's context. The general purpose of the Zoning By-law is maintained.

Staff have no concerns with the proposed front yard setback.

ADDITIONAL COMMENTS

If the front yard is to be used for staging, the City tree must be protected with fencing in accordance with the City's tree protection specifications for the full duration of construction.

Evode Rwagasore
Planner I, Development Review

Jean-Charles Renaud, MCIP, RPP
Planner III, Development Review – Central