

2023-04-28



**Minor variance**  
**COMMENTS TO THE COMMITTEE OF ADJUSTMENT**  
Panel 1

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Site Address: 272 Powell Avenue

Legal Description: Lot 93, Registered Plan 4M-20

File Nos.: D08-02-23/A-00030

Date: April 26, 2023

Hearing Date: May 3, 2023

Planner: Basma Alkhatib

Official Plan Designation: Inner Urban Transect, Neighbourhood

Zoning: R3P (Residential third density zone, subzone P)

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### **DEPARTMENT COMMENTS**

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

### **DISCUSSION AND RATIONALE**

The subject site is within the Inner Urban Transect Policy Area on Schedule A and Neighbourhood designated on Schedule B2 in the Official Plan. The aimed pattern of development in the Inner Urban Transect is urban, exhibiting the characteristics outlined in Table 6 of the Official Plan. This pattern includes a minimum of two functional storeys, attached buildings and small areas of formal landscape and a range of lot sizes that will include smaller lots, and higher lot coverage and floor area ratios. Also, Neighbourhoods are anticipated to maintain their low-rise nature unless otherwise stated in the Zoning By-laws or applicable Secondary Plans.

Healthy and Inclusive Communities is policy 2.2.4 in the Official Plan, includes intention to build accessible, inclusive communities, and design for all ages, including children and older adults. Neighbourhoods designed to be inclusive help to ensure communities are built for everyone, meet needs across the lifespan and contribute to overall health and quality of life. Inequities in communities can be mitigated through the design of the built environment. Planning decisions shall support development of equitable, inclusive, gender and age-friendly communities in ways that build the city's vibrancy and resiliency and foster community health and well-being.

Staff noted that the subject site had a widened driveway that is used as a front facing garage. Staff has contacted the applicant, who expressed that they bought the house



couple of years ago and did not know this inconformity. The applicant willingly updated their plans to include conforming driveway, walkway and softscaping to the front yard.

The required reduction to the rear yard setback will be in favor of creating one storey sunroom which will provide an amenity space as well. Staff have no concern with this reduction as amenity areas are to be provided to serve the needs of all age groups, and consider all four seasons, considering future climate conditions. Also, this reduction means little impact on the surrounding context.

The Department has no concerns about the applicant's request because staff recognized that the proposed addition is aligned with the Official Plan goals to consider the needs of children and older adults through integrated age-friendly design. Also, the proposal will increase the softscape, which improves street relationships.

#### **Forestry Services Comments:**

1. Through pre-consultation it was determined that there are no existing protected trees in the vicinity of the proposed sunroom. As such, there are no tree-related concerns with the requested reduced rear yard setback. It is strongly recommended to plant 1 new 50mm tree in the Right of Way to improve the streetscape and canopy cover; an application may be made to the City's Trees in Trust program for a tree to be planted at no cost to the applicant.

#### **Additional Comments:**

1. The Right-of-Way Management Department has **no concerns** with the proposed Minor Variance.
2. The **Planning, Real Estate and Economic Development Department** may do a complete review of grading and servicing during the building permit process.
3. 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, Real Estate and Economic Development Department**.
4. Existing grading and drainage patterns must not be altered.
5. Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s).
6. Please contact the ROW Department for any additional information at [rowadmin@ottawa.ca](mailto:rowadmin@ottawa.ca)



*Basma Alkhatib*

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