



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: May 12, 2023	Hearing Date: May 17, 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 (TIR).

DISCUSSION AND RATIONALE

Staff have **no concern** with the requested variances to regularize the interior side yard setback and separation distance from the dwelling, as they relate to the existing legally non-complying accessory building.

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.

At its hearing on April 5, staff requested an adjournment so that the applicant could 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 an updated site plan. The site plan and requested variances were subsequently revised.

The previous adjournment request also included the need for a revised TIR to



show the proposed rear yard deck and all associated dimensions and setbacks. Although the site plan was revised to include the deck, the TIR was not.

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 reiterate the request that 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