



**CONSENT & MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 2**

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 25 Pennard Way
Legal Description: Part of Block 13, Registered Plan 4M-997
File No.: D08-01-23/B-00057 & D08-01-23/B-00058
D08-02-23/A-00110
Report Date: June 1, 2023
Hearing Date: June 6, 2023
Planner: Siobhan Kelly
Official Plan Designation: Outer Urban Transect, Neighbourhood
Zoning: R4S[923]

Committee of Adjustment
Received | Reçu le

2023-06-01

City of Ottawa | Ville d'Ottawa
Comité de dérogation

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **requests an adjournment of** the applications. Staff identified zoning deficiencies beyond the requested minor variances. To facilitate the development, the applicant needs to apply for additional relief from the Zoning By-law.

DISCUSSION AND RATIONALE

The property is zoned Residential Fourth Density Subzone S, Urban Exception 923 (R4S [923]). Staff note that the provisions imposed by the exception prevail over any other provision in the Zoning By-law. As the proposed semi-detached dwelling is located on a through lot (i.e., frontage on two streets), the Zoning By-law prescribes a minimum lot area requirement of 165 square metres for each side of the semi-detached dwelling. To facilitate the development, the applicant needs to apply for a minor variance to permit a reduced lot area of 148 square metres and 158 square metres on Part 1 & 2.

Other zoning deficiencies associated with the proposed development include the rooftop terrace, projections into required yards, driveway widths, and the front-facing attached garages. The applicant needs to submit revised plans demonstrating conformity with the Zoning By-law or apply for additional relief from the Zoning By-law.

ADDITIONAL COMMENTS

Planning Forestry

There are 7 City owned trees surrounding the subject property. Two trees (#2 and 5), that are in fair health, are proposed for removal due to conflicts with proposed driveways. The applicant must apply and obtain an infill tree removal permit for each tree. Compensation in the form of monetary payment and/or tree planting will be required. Selecting large canopy trees where appropriate as replacement plantings is a priority to contribute to the City's 40% urban canopy cover target.

Securities will be held for four City owned trees (# 1,3,4, and 6) being retained to ensure their protection throughout construction.



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