

2024-02-16



MINOR VARIANCE APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT

PANEL 1

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 95 Marlowe Crescent
Legal Description: Part of Lots 64 & 65 Reg Plan 4M-45
File No.: D08-02-24/A-00011
Report Date: February 15, 2024
Hearing Date: February 21, 2024
Planner: Margot Linker
Official Plan Designation: Inner Urban Transect, Neighbourhood, Evolving Overlay
Zoning: R1TT

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

Staff have reviewed the subject minor variance application against the “four tests” as outlined in Section 45 (1) of the *Planning Act*, R.S.O. 1990 c. P.13, as amended.

The subject site is located within the Inner Urban Transect policy area and designated Neighbourhood within the Evolving Overlay on Schedules A and B2 in the Official Plan. Form-based regulation in this area should have regard for local context and character of existing development, as well as appropriate interfaces with the public realm.

The site is zoned R1TT (Residential First Density, Subzone TT), which limits dwelling typologies to detached dwellings.

Staff have no concerns with the requested variance to accommodate the second storey addition. The addition will utilize the same building wall locations as the first storey below, and maintains a low-rise built form that exists within the vicinity of the site.

ADDITIONAL COMMENTS

Infrastructure Engineering

1. The **Planning, Infrastructure and Economic Development Department** will do a complete review of grading and servicing during the building permit process

2. Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department.
3. In accordance with the Municipal Trees and Natural Areas Protection By-Law all road allowance trees are to be protected and compensation will be required if any tree is damaged or lost.
4. Existing grading and drainage patterns must not be altered.

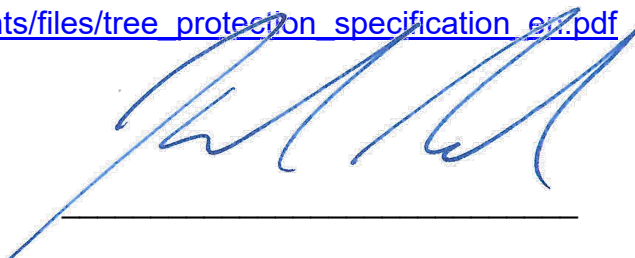
Planning Forestry

There are no tree impacts associated with the requested minor variance. Should any construction activity be required near any distinctive trees, the City of Ottawa's Tree Protection Specifications must be implemented. The Specifications can be found online at

https://documents.ottawa.ca/sites/documents/files/tree_protection_specification_en.pdf



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