

2023-08-10



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

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 1115 Blasdell Avenue
Legal Description: Lot 228, Registered Plan 298
File No.: D08-02-23/A-00169
Report Date: August 10, 2023
Hearing Date: August 15, 2023
Planner: Cass Schlauzero
Official Plan Designation: Inner Urban Transect, Neighbourhood
Zoning: R1PP

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.

Staff have no concerns with the requested variances to permit a reduced front yard setback and a reduced rear yard setback and rear yard area. The requested variance for a reduced front yard setback will regularize the existing legal non-complying front yard setback. The requested variance for a reduced rear yard setback and rear yard area will permit a rear yard setback that is 0.35 metres less than the existing legal non-conforming rear yard setback.

ADDITIONAL COMMENTS

Planning Forestry

The Tree Information Report (TIR) submitted with the application identifies 9 protected trees. As proposed, the minor variances do not necessitate tree removal. The reduced rear yard setback is not expected to impact the critical root zone of the adjacent National Capital Commission (NCC) owned trees. The TIR notes that the addition of a second storey may result in conflicts with the lateral branches of the existing trees. The Planning Forester advised the agent that any clearance pruning for construction or access must be completed prior to commencing work.

To reduce impacts to the existing trees, including the city tree in the front yard, the applicant revised the location of the proposed walkways as shown on the revised site plan (SP-01 Rev 3). The TIR is also being updated to guide replacement of the driveway as tree roots may be encountered.

Planning Forestry staff note that the applicant must install and maintain tree protection fencing as shown in the TIR. The City's Tree Protection Specification are available at the following link: [Tree Protection Specification](#)

Right of Way Management

The Right-of-Way Management Department has **no** concerns with the proposed Minor Variance application, as there are no requested changes to the driveway/private approach.



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