

2024-03-14



Minor Variance
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
Panel 2

Site Address: 533 Rowanwood Avenue	
Legal Description: Part of Lot 3 and all of Lot 4, Registered Plan 317	
File No.: D08-02-24/A-00022	
Date: March 13, 2024	Hearing Date: March 19, 2024
Planner: Shahira Jalal	
Official Plan Designation: Inner Urban Transect, Neighborhood Designation, Evolving Overlay	
Zoning: R1O	

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

The property is designated Neighbourhood within the Inner Urban Transect of the Official Plan, with an Evolving Overlay. This application is in line with Section 6.3 which generally encourage innovative and compatible forms of housing which contribute to the 15 minute neighbourhood model.

The property is zoned Residential First Density, subzone O. The requested minor variances are consistent with the intent of R1O zone, which are, amongst others, to regulate development for compatibility with existing land use patterns. Staff note that nearby properties such as 530 Rowanwood Avenue, and 540 Rowanwood Avenue (which is also zoned R1O) have front facing garages as well. The requested variance to permit a front-facing attached garage is compatible with the surrounding context.

ADDITIONAL COMMENTS

Forestry

Since the adjournment, the applicant has met with staff to go over design options to retain trees outside of the building footprint. Confirmation was provided from the



arborist that altering the driveway location would not change their recommendation to remove tree J; permission from the neighbour to remove their tree was also provided. A tree planting plan was prepared showing all required compensation trees (7), which will replace trees lost in the Right of Way and rear yard to improve the streetscape and canopy cover of the site. There are no further tree-related concerns with the minor variance.

Right-of-Way

The Right-of-Way Management Department has **no concerns** with the proposed Minor Variance Application. However, should the front facing garage be approved, the Owner shall be made aware that a private approach permit is required to remove and reinstate the existing entrance and construct the newly located entrance.

The private approaches shall be designed and located in accordance with and shall comply with the City's Private Approach By-Law, being By-law No. 2003-447, as amended, and shall be subject to approval of the **Right-of-Way, Heritage, and Urban Design Department**. Furthermore, any works required to be done by the Owner(s) on the City Road allowances shall be according to the specifications and by-laws of the City. The Owner, or its contractor, shall be required to obtain all the necessary permits for road cuts prior to the disruption of the City Road allowance and it is further understood and agreed that the aforementioned cuts shall be reinstated to the satisfaction of the **Director, Infrastructure Services**.

Please contact the ROW Department for any additional information at rowadmin@ottawa.ca.

Shahira Jalal

Planner I, Development Review, West

Kimberley Baldwin, MCIP RPP

Planner III, Development Review, West