

2024-03-14



**MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 1**

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 370 Athlone Avenue
Legal Description: Lot 75, Registered Plan 263
File No.: D08-02-24/A-00027
Report Date: March 14, 2024
Hearing Date: March 20, 2024
Planner: Margot Linker
Official Plan Designation: Inner Urban Transect, Neighbourhood, Evolving Neighbourhood
Zoning: R4UB (Residential Fourth Density, Subzone UB)

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **requests an adjournment of** the applications.

DISCUSSION AND RATIONALE

This proposal is subject to the Bill 109 phased pre-consultation process, which must be completed prior to submitting a formal Site Plan Control application. The proposal must be zoning compliant in order for the applicant to submit their material for the last phase of this pre-consultation process.

Staff request an adjournment to allow time for the applicant to respond to and address the pre-consultation comments to ensure that no major changes are expected after the Committee of Adjustment decision.

ADDITIONAL COMMENTS

Planning Forestry

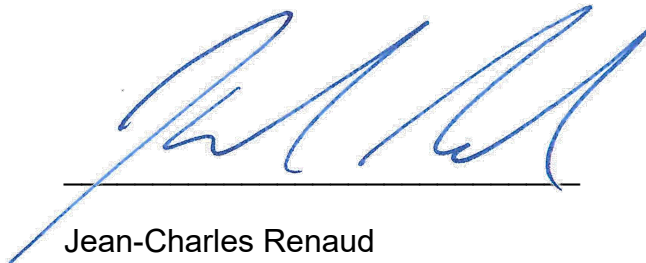
This site is the subject of a current Site Plan Control application. All tree protection and planting opportunities will be determined through the development review process. It is strongly recommended to prioritize planting of trees within the front and rear yard landscaped areas to improve the streetscape and enhance the canopy cover toward the official plan target of 40%.

Right of Way Management

The Owner shall be made aware that a private approach permit is required to close and remove the existing private approach on Athlone Ave. **Please contact the ROW Department for additional information at rowadmin@ottawa.ca**



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