

MINOR VARIANCE APPLICATION  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 1

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

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|----------------------------|--|
| Site Address:              | 1756 Scott Street  |
| Legal Description:         | Part of Lot 10, South Scott Street Lots and Part of Lots B & C<br>Reg Plan 145 |
| File No.:                  | D08-02-24/A-00020  |
| Report Date:               | April 25, 2024   |
| Hearing Date:              | May 1, 2024  |
| Planner:                   | Margot Linker  |
| Official Plan Designation: | Inner Urban Transect, Mainstreet Corridor, Evolving Overlay                    |
| Zoning:                    | R1MM   |

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### DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **has some 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 and designated Mainstreet Corridor within the Evolving Overlay on Schedules A and B2 in the Official Plan. The site is zoned R1MM (Residential First Density, Subzone MM), which restricts building typologies to single detached dwellings.

Staff have concerns regarding the proposed rear yard addition. ~~The elevations show a new window being added to the east (left) elevation, and it is unclear if this window location would be permitted within the allowable building footprint or if it is located beyond the minimum required rear yard setback and posing privacy concerns to the abutting property.~~ Staff have concerns about the addition’s compatibility with the existing massing in the immediate area. It appears that there is a defined contiguous rear wall pattern along this section of Scott Street, which the proposed rear yard setback and area will deviate from. A larger rear yard area would allow for more space for tree planting, soft landscaping, and outdoor area.



## ADDITIONAL COMMENTS

### Infrastructure Engineering

1. **Planning, Real Estate and Economic Development Department** will do a complete review of grading and servicing during the building permit process.
2. The surface storm water runoff including the roof water must be self-contained and directed to the City Right-of-Way, not onto abutting private properties as approved by **Planning, Real Estate and Economic Development Department**.
3. Existing grading and drainage patterns must not be altered.
4. Service lateral spacing shall be as specified in City of Ottawa Standard S11.3.

### Planning Forestry

There are no tree-related concerns with the proposed addition. The existing trees must be protected throughout construction in accordance with the TIR and Tree Protection Specifications.

### Transportation Engineering

1. The site is located within 300 m of the OLRT rail corridor. The City of Ottawa will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.
2. Please note that Scott Street is designated as a Crosstown Bikeway

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