

2024-05-09



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 648 & 648A O'Connor Street
Legal Description: North half of Lot 5, West side of O'Connor Street, Reg Plan 33446
File No.: D08-02-24/A-00086 & D08-02-24/A-00087
Report Date: May 9, 2024
Hearing Date: May 15, 2024
Planner: Margot Linker
Official Plan Designation: Inner Urban Transect, Neighbourhood
Zoning: R3Q[1474] (Residential Third Density, Subzone Q, Exception 1474)

DEPARTMENT COMMENTS

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

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 designated Neighbourhood within the Inner Urban Transect on Schedules A and B2 in the Official Plan, and is zoned R3Q[1474]. This area is intended for low-rise residential development which massing has regard for local context and character of existing development.

Staff have no concerns with the requested reduced rear yard setback and rear yard area. There appears to be an existing addition in the rear yard which the proposed addition will replace and be a similar footprint to. There are a few other lots with shallow rear yards within this block, including the abutting lot to the north. The addition is one-storey, and staff do not anticipate any privacy impacts.

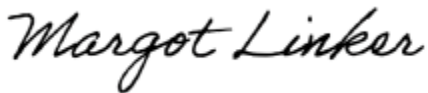
ADDITIONAL COMMENTS

Infrastructure Engineering

1. The Planning, Development and Building Services 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. 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, Development and Building Services Department.
4. Existing grading and drainage patterns must not be altered.

Planning Forestry

1. The proposed addition is outside the CRZ (Critical Root Zone) of the adjacent trees. During construction, the [Tree Protection Specifications](#) must be implemented to protect the trees from construction-related activity that may result in soil compaction or other injury to the trees.
2. There appears to be adequate space to accommodate small trees within the right-of-way. The property owner should consider applying to the City's Trees in Trust program. Through this free program, the City would determine if a tree can be planted in the right of way (up to two for corner lots). The property owner is asked to water the tree for the first three years of its life to help it establish. The City owns and maintains the tree once it has established. Additional information on the program and the application form are available at <https://ottawa.ca/en/living-ottawa/environment-conservation-and-climate/trees-and-urban-forests/tree-planting#trees-trust>.



Margot Linker
Planner I, Development Review All Wards
Planning, Development and Building
Services Department

Erin O'Connell
Planner III, Development Review All Wards
Planning, Development and Building
Services Department