

2023-06-16



Minor Variance  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
Panel 1

Site Address: 797 Lonsdale Road

Legal Description: Lot 362, Plan M-89

File No.: D08-02-22/A-00134

Date: June 15, 2023

Hearing Date: June 21, 2023

Planner: Margot Linker

Official Plan Designation: Inner Urban Transect, Neighbourhood

Zoning: R1K (Residential First Density, Subzone K)

Mature Neighbourhood Bylaw: N/A

#### DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department has **no concerns** with the above-noted application. However, Staff have requested an updated Tree Information Report to be provided prior to the hearing for review. If this report is not received on time, staff will request an adjournment.

#### DISCUSSION AND RATIONALE

The Official Plan designates the subject property as Neighbourhood within the Inner Urban Transect. Policy 2 in Section 6.3.2 in the Official Plan says that form-based regulation should have regard for local context and character of existing development.

Staff note that the R1K (Residential First Density, Subzone K) zone requires a minimum lot area of 500 square metres and a minimum lot width of 18 metres for single detached dwellings. The existing single detached dwelling that occupies the subject site is legal non-complying as the lot is deficient in both minimum lot area and lot width required by this subzone for this use. However, since the proposed use is consistent with the existing use, variances are not required for these performance standards.

Staff have no concerns with the proposed addition to the existing detached dwelling as the addition is utilizing all existing exterior wall locations of the legal non-complying building and the addition does not impact the required corner sight triangle. Immediately to the east of the subject site is Thornwood Road and Manor Park; Staff note that the window on the east elevation of the addition will not create concerns regarding over-looking onto private property due to the reduced corner



side yard setback.

**Forestry Comments:**

There are four City owned protected trees within the Right of Way of the subject property. Approval of this minor variance would put Trees 3 and 4 in very close proximity to where the construction would take place. The TIR must be updated to address whether pruning of the City trees is required to avoid interference with the construction and to prevent damage to any these trees limbs. Pruning a City tree would need to follow best management practices and should be completed by a certified arborist. A site visit should be set up with a forestry inspector to discuss the pruning plan. Please contact [cofa\\_trees@ottawa.ca](mailto:cofa_trees@ottawa.ca) if you would like assistance in doing so.

The TIR also did not show the location of the tree protection fencing. The TIR must be updated to show the location of the fencing protecting the trees. Moving or removing the tree protection fencing would be a Tree Protection By-law infraction.

The updated TIR must be provided in advance of the hearing.

**Additional Comments:**

1. **Planning, Real Estate and Economic Development 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, Real Estate and Economic Development Department**.
4. Existing grading and drainage patterns must not be altered.

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