



Committee of Adjustment
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City of Ottawa | Ville d'Ottawa
Committee of Adjustment

MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 2

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 1943 Fairbanks Avenue
Legal Description: Lot 28, Registered Plan 626
File No.: D08-02-24/A-00019
Report Date: April 23, 2024
Hearing Date: April 30, 2024
Planner: Siobhan Kelly
Official Plan Designation: Outer Urban Transect, Neighbourhood
Zoning: Residential First Density, Subzone GG (R1GG)

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

The Official Plan designates the subject property Neighbourhood in the Outer Urban Transect. In this designation, the Official Plan contemplates a mix of urban and suburban built form characteristics, including moderate yard setbacks. The property is also subject to the Alta Vista / Faircrest Heights / Riverview Park Secondary Plan and is designated Neighbourhood. The Secondary Plan prioritizes tree retention and identifies trees located in front and rear yards as being “a key part of the essential character of the neighbourhood”. While there are no trees located in the rear yard, adequate space remains available to accommodate future planting.

The property is zoned Residential First Density Subzone GG (R1GG). As proposed, the applicant is seeking a minor variance to permit a reduced rear yard setback of 7.9 metres and rear yard area of 149 square metres to accommodate a one-storey addition. Based on a review of available aerial imagery for Fairbanks Avenue, it is apparent that existing properties feature moderate to generous rear yard setbacks ranging between approximately 6.9 metres to 30.75 metres. The requested relief is comparable to existing development in the area and will not result in adverse impacts. The orientation of the

proposed creates an interior yard, which provides additional amenity space and soft landscaping supplementing the reduced rear yard.

Staff are satisfied that the proposed minor variance meets the four tests outlined in Section 45(1) of the *Planning Act*, R.S.O, 1990, c.P.13, as amended.

ADDITIONAL COMMENTS

Planning Forestry

There are no tree-related impacts associated with the requested minor variance. Forestry Planning staff recommend that the owner(s) consider planting trees in the rear yard following construction to enhance the property and contribute towards the City's 40% canopy goal, as per the Official Plan's policies.

Staff also note that the owner(s) must protect the existing trees in the front yard during construction by implementing the City's Tree Protection Specifications. The Specifications are available at the following link:
https://documents.ottawa.ca/sites/documents/files/tree_protection_specification_en.pdf



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