

2024-06-13

City of Ottawa | Ville d'Ottawa  
Comité de dérogation



**MINOR VARIANCE APPLICATION  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 2**

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 1267 Dorchester Avenue  
Legal Description: Part of Lot 20, Registered Plan 294  
File No.: D08-02-24/A-00126  
Report Date: June 13, 2024  
Hearing Date: June 18, 2024  
Planner: Samantha Gatchene  
Official Plan Designation: Inner Urban Transect, Neighbourhood  
Zoning: R4-UC

**DEPARTMENT COMMENTS**

The Planning, Development and Building Services Department **requests an adjournment of** the application to enable the Applicant to either adjust the design to remove the front yard parking or apply for additional variances. The adjournment will also allow the Applicant to demonstrate how bicycle parking and waste storage will be provided for the site.

**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 site is zoned R4-UC and designated Neighbourhood under the Official Plan. Neighbourhoods are intended to evolve through gradual development, of which this application is an example. However, the reduced rear yard setback could potentially impact the available space for required bicycle parking and waste storage. The adjournment would give the Applicant an opportunity to show how these aspects can be accommodated.

The proposed addition will result in the removal of the existing legal parking spaces in the interior side yards. The current design proposes to keep the portions of the existing driveways in the front yard. This would result in front yard parking. Section 109 of the Zoning By-law prohibits front yard parking.

Currently Staff would have concerns with variances to permit front yard parking. The Zoning By-law requires zero parking for the site and therefore the front yard parking is not necessary to comply with the parking requirements.

## **ADDITIONAL COMMENTS**

### **Planning Forestry**

As discussed with the applicant, the existing crabapples at the front of the property are to be retained. The [Tree Protection Specification](#) should be implemented when working in proximity to the trees.

In line with their proposed site plan, the applicant/owner(s) should consider planting two new large-growing trees in the rear yard following construction, to provide shade for the proposed amenity area and to contribute towards the City's 40% canopy goal. Invasive species must not be planted, and native species should be prioritized.

### **Infrastructure Engineering**

- The Planning, Development and Building Services Department will do a complete review of grading and servicing during the building permit process.
- At the time of building permit application, a grading/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist will be required.
- 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.
- Existing grading and drainage patterns must not be altered.
- Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s).



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Planning, Development and Building  
Services Department



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