

2023-10-12



MINOR VARIANCE APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT

PANEL 1

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 87 Concord Street North
Legal Description: Part of Lot 4, Registered Plan 48
File No.: D08-02-23/A-00234
Report Date: October 12, 2023
Hearing Date: October 18, 2023
Planner: Margot Linker
Official Plan Designation: Downtown Core Transect, Neighbourhood, Evolving Neighbourhood Overlay
Zoning: R4UD (Residential Fourth Density, Subzone UD)

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **has no 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 Downtown Core Transect Policy Area and designated Neighbourhood within the Evolving Neighbourhood Overlay on Schedules A and B1 in the Official Plan. Form-based regulation within Neighbourhoods should have regard for the local context and character of existing development as well as appropriate interfaces with the public realm. The site is also located within the Old Ottawa East Secondary Plan and designated Neighbourhood Low-Rise. Building heights in these areas should not exceed four storeys.

The site is zoned R4UD (Residential Fourth Density, Subzone UD), which permits a wide mix of residential building forms ranging from detached to low-rise apartment dwellings. It appears from the GeoOttawa aerial view that the non-complying building footprint has existed since before 1958, so staff believe that this building currently has legal non-complying rights.

Staff have no concerns with the addition to the front of the house. The legal non-complying footprint has a 0-metre corner side yard setback at the rear of the property,

and based on the elevations provided, it appears that the addition will follow the footprint of the existing porch and not be closer to the corner side lot line than the middle portion of the building. The building will continue to have a much larger front yard setback than the abutting neighbours to the north, this request will not decrease the amount of soft landscaping in the corner side yard, and it will not reduce the visibility for vehicles, cyclists or pedestrians at the corner.

ADDITIONAL COMMENTS

Infrastructure Engineering

1. Existing grading and drainage patterns must not be altered.

Planning Forestry

There is one protected tree on the subject property that will be retained. The Tree Information Report identifies the location of tree protection fencing that must be maintained through construction. The City of Ottawa's Tree Protection specification can be found here for reference:

https://documents.ottawa.ca/sites/documents/files/tree_protection_specification_en.pdf

The applicant provided an updated TIR on October 10th, showing the tree is City owned, based on their land survey. The City Forestry team has been notified that this tree needs hydro utility pruning and possibly preventative pruning to avoid future conflicts with the addition/construction.

Transportation Engineering

The site is located within 300 m of the O-Train 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.



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