

Committee of Adjustment

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2024-07-11

City of Ottawa | Ville d'Ottawa  
Comité de dérogation



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

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 53 Willow Street  
Legal Description: Part of Lot 18, Registered Plan 2545  
File No.: D08-02-24/A-00151  
Report Date: July 11, 2024  
Hearing Date: July 17, 2024  
Planner: Margot Linker  
Official Plan Designation: Downtown Core Transect, Neighbourhood, Evolving Overlay  
Zoning: R4UB (Residential Fourth Density, Subzone UB)

**DEPARTMENT COMMENTS**

The Planning, Development and Building Services 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 within the Downtown Core Transect and designated Neighbourhood within the Evolving Overlay in the Official Plan, and is zoned R4UB. This area is generally intended for low-rise residential development.

Staff have no concerns with the reduced lot width. It appears that the lot can accommodate adequate waste storage and management, bicycle parking, and intensive soft landscaping can be provided (Section 11.5 in the Official Plan).

**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.
5. Existing services are to be blanked at the owner's expense.
6. Service lateral spacing shall be as specified in City of Ottawa Standard S11.3.

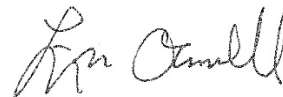
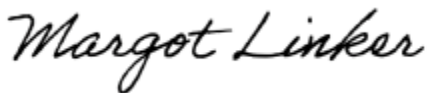
### Planning Forestry

Through pre-consultation the plans have been revised to retain 1 of the 6 protected trees on site. Most others are within the buildable footprint or in poor condition. Ownership must be confirmed for any trees along property lines with permission from owners (if shared) and permits are required prior to removal. A tree planting plan must be provided showing all compensation trees (8 new 50mm trees). The City tree is well outside of the construction zone and will be evaluated separately by Forestry.

### Right of Way Management

The Right-of-Way Management Department has **no concerns** with the proposed application. Private approach permit is required to close a redundant approach.

Please contact the ROW Department for any additional information at [rowadmin@ottawa.ca](mailto:rowadmin@ottawa.ca) and visit the City webpage [Driveways | City of Ottawa](#) to submit a Private Approach application.



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Services Department

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