

2024-08-15



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

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 2458 Cleroux  
Legal Description: Part of Lot 10, Concession 3  
File No.: D08-02-24/A-00181  
Report Date: August 15, 2024  
Hearing Date: August 20, 2024  
Planner: Penelope Horn  
Official Plan Designation: Outer Urban Transect, Neighbourhood  
Zoning: R4Z [1335]

**DEPARTMENT COMMENTS**

The Planning, Development and Building Services Department **has no concerns with** the application.

**DISCUSSION AND RATIONALE**

The subject site is located within the Outer Urban Transect on Schedule A and is designated as Neighbourhood on Schedule B3 of the Official Plan. According to Section 5.3.4 of the Official Plan, Neighbourhoods in the Outer Urban Transect are intended to support residential growth through higher-density housing typologies, such as 3-storey buildings, especially in proximity to rapid transit stations.

The property is zoned Residential Fourth Density, which aims to ensure that new developments are compatible with existing land uses and the residential character of the area, while also encouraging compact building forms.

Staff have no concerns about the reduced lot width of 17.72 metres, which is below the bylaw requirement of 18 metres. Given the shape of the lot, adjustments to the side yards setbacks are necessary. Staff have no concerns with reducing the west interior side yard setback from 5 metres to 4 metres and the east interior side yard setback from 5 metres to 1.59 metres. Although the proposal will result in a loss of the existing trees, Staff are supportive of a three-storey residential building, 600 metres from a future transit station. The site has access to parks, environmental protection areas and meets the requirements for private and communal amenity space.

The department has **no concerns** with the applicant's request seeing as the minor variances required support the Official Plan intentions for intensification and respects the surrounding context.

## **ADDITIONAL COMMENTS**

### **Infrastructure Engineering**

The property is the subject of a Site Plan Control application. The Planning, Development and Building Services Department will do a complete review of grading and servicing as a part of the Site Plan Control application.

### **Planning Forestry**

The proposed design and requested reduction in side-yard setback to the East (from 5 to 1.59 m) significantly reduces the feasibility of retaining trees and planting replacements on site. The proposal requires the removal of 24 trees, including 9 distinctive trees which would normally require 22 replacement trees, whereas the applicant is proposing two (2) new trees, resulting in a significant reduction in canopy cover on site.

While the proposal is counter to the Official Plan's policies related to maintenance of the urban forest canopy and its ecosystem services through development, Planning Forestry's concerns should be addressed through the Site Plan Control process. It appears that the American elm at the NW of the property may be a boundary tree. If so, a declaration form signed by the adjacent property owner would be required, consenting to the removal of the tree.

### **Right of Way Management**

The Right-of-Way Management Department has **no concerns** with the proposed Application.



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Penelope Horn



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Erin O'Connell

Planner I, Development Review All Wards  
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Services Department

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