

Committee of Adjustment
Received | Reçu le

2024-10-31

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: 415 West Hunt Club Road
Legal Description: Part of Lot 29, Concession A, Rideau Front, Geographic Township of Nepean
File No.: D08-02-24/A-00249
Report Date: October 31, 2024
Hearing Date: November 5, 2024
Planner: Penelope Horn
Official Plan Designation: Outer Urban Transect, Neighborhood
Zoning: AM10 [1374]

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **has 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. Staff have no concerns with the requested variances a), b), and c) as described in the public notice. These variances would allow a reduction to the required glazing along the West Hunt Club Road and Roydon Place façade; and a variance to allow no active entrances facing a public street.

However, Staff are not satisfied that the reduced landscaped area for a parking lot would meet the four tests. The proposed addition will result in a significant loss of trees at the front of the site, while the reduction in landscaped area for the parking lot will make it difficult to replace the canopy lost because of the addition, exacerbating the current condition on site. Based on the figures provided, approximately 525 square metres of landscaped area would be lost, which would reduce the opportunities for soft landscaping and compensatory tree plantings. These concerns have also been raised through the ongoing Site Plan Control process but have yet to be addressed.

ADDITIONAL COMMENTS

110 Laurier Avenue West, Ottawa ON K1P 1J1 Mail code: 01-14
110, av. Laurier Ouest, Ottawa (Ontario) K1P 1J1 Courrier interne : 01-14

Visit us: [Ottawa.ca/planning](https://ottawa.ca/planning)
Visitez-nous : [Ottawa.ca/urbanisme](https://ottawa.ca/urbanisme)

Infrastructure Engineering

The **Planning, Development and Building Services Department** will do a complete review of grading and servicing during the site plan process.

Planning Forestry

This is an active Site Plan application and tree removal and planting decisions will be made through that process. The proposed addition will significantly reduce the existing landscaped area and tree cover on the Hunt Club frontage, requiring compensation elsewhere on site if no option is found to retain these trees. The remaining landscape area within the parking lot, while it is an existing condition, does not provide adequate space or soil volume to sufficiently replace the trees proposed for removal through the application for the addition. The Official Plan section 4.8.2 prioritizes tree retention over replacement and provides direction for site plan applications to preserve or create space on site with adequate soil volume to maintain or improve the canopy cover toward the goal of 40% for the urban area. The OP also designates West Hunt Club as a Scenic Entry Route with direction to maintain or enhance the views from the roadway through landscaping and screening.

There are no tree-related concerns with the variances to glazing or active entrances, but the reduced landscape area directly affects the ability to either retain existing trees or plant appropriate compensation trees with adequate soil volume.

Transportation Engineering

Comments have been provided through review of its associated Transportation Impact Assessment, which was circulated through the Transportation Project Manager (Josiane Gervais) through the Site Plan Control process and has been assigned record #19018 in Transportation Engineering Services' circulation feedback system.



Penelope Horn
Planner I, Development Review All Wards
Planning, Development and Building
Services Department



Erin O'Connell
Planner III, Development Review All Wards
Planning, Development and Building
Services Department



110 Laurier Avenue West, Ottawa ON K1P 1J1 Mail code: 01-14
110, av. Laurier Ouest, Ottawa (Ontario) K1P 1J1 Courrier interne : 01-14

Visit us: Ottawa.ca/planning
Visitez-nous : Ottawa.ca/urbanisme