



Committee of Adjustment
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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: 45 Bower Street
Legal Description: Lot 42, Reg Plan 171815
File No.: D08-02-24/A-00193
Report Date: August 29, 2024
Hearing Date: September 4, 2024
Planner: Margot Linker
Official Plan Designation: Inner Urban Transect, Neighbourhood, Evolving Overlay
Old Ottawa East Secondary Plan
Zoning: Residential First Density, Subzone TT (R1TT)

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. Staff are satisfied that the requested minor variance(s) meet(s) the “four tests”.


The site is zoned R1TT and is designated Neighbourhood within the Evolving Overlay in the Inner Urban Transect on Schedules A and B2 of the Official Plan. This site is also located within the Old Ottawa East Secondary Plan, where it is designated Neighbourhood Low-Rise. This area is intended to maintain a low-rise built form that has regard for the local context and character.

Staff have no concerns with the proposed increase in building height, and do not anticipate massing or privacy issues as a result of this addition. Bower Street currently has many two-and-a-half-storey and some three-storey single detached dwellings. The addition is stepped back from the existing garage, providing a buffer between the addition and the abutting lot, mitigating massing impacts on the property to the west. The addition is also stepped back from the existing covered porch and front façade, which minimizes impacts on the public realm. The property to the east contains a carport immediately abutting the subject site, which will not be negatively impacted by the proposed addition. No new windows are proposed on the east elevation.

ADDITIONAL COMMENTS

Planning Forestry

Records indicate a Tree was planted in the right-of-way of this property through the City's Trees in Trust program. Please ensure the tree and surrounding softscape is protected from construction-related impacts, in accordance with the [Tree Protection Specification](#).



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Services Department



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