

2025-04-10

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:	287 Shakespeare Street
Legal Description:	Lot 353 and Part of Lot 354, Registered Plan 246
File No.:	D08-02-25/A-00071
Report Date:	April 10, 2025
Hearing Date:	April 16, 2025
Planner:	Dylan Geldart
Official Plan Designation:	Inner Urban Transect, Neighborhood Designation
Zoning:	R4UA

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 the requested minor variances meet the “four tests”.

ADDITIONAL COMMENTS

Infrastructure Engineering

- The Planning, Development and Building Services Department will do a complete review of grading and servicing during the building permit process.
- At the time of building permit application, a grading/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist will be required.
- Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department.

- The surface storm water runoff, including the roof water, must be self-contained and directed to the City Right-of-Way and not onto abutting private properties, as approved by Planning, Development and Building Services Department.
- Existing grading and drainage patterns must not be altered.
- Existing services are to be blanked at the owner's expense.
- Existing Catch Basin is not to be located within the driveway.

Planning Forestry

The proposed development will require the removal of three protected trees on site, requiring the planting of six replacement trees. The planting plan shows three new trees on site. There appears to be sufficient space to accommodate two replacement trees in the front yard. Any trees that cannot be accommodated on site must be compensated by payment of cash-in-lieu.

The proposed bicycle parking should be relocated to minimize travel across the rear yard soft landscaping.

The TIR indicates the adjacent tree at 283 Shakespeare will be retained and protected through construction by avoiding excavation and building the proposed driveway above the existing grade. Confirmation that this is feasible has been requested from the applicant. If the arborist's recommendation cannot be achieved, impacts to the neighboring tree will be significant and may require its removal. In that case, the neighbor's informed consent would be required for the tree's removal. If consent cannot be obtained, plans will have to change to allow for the tree's retention.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed minor variance application. A private approach permit is required to modify the existing private approach/driveway.

Please contact the ROW Department for any additional information at rowadmin@ottawa.ca or visit the City webpage [Driveways | City of Ottawa](https://www.ottawa.ca/en/urbanisme/transportation/driveways) to submit a Private Approach application.



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