

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 2**  
**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 81 Pooler Avenue  
Legal Description: Part of Lot 38, Registered Plan 278  
File No.: D08-02-25/A-00095  
Report Date: May 14, 2025  
Hearing Date: May 20, 2025  
Planner: Dylan Geldart  
Official Plan Designation: Inner Urban Transect, Neighborhood Designation,  
Evolving Neighborhood Overlay  
Zoning: R2F

**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 variance meets 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.
- 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.
- This property does not have frontage on a storm sewer.

## Planning Forestry

There are no tree-related concerns with the requested variance. Through pre-consultation, it was confirmed this proposal would have no impact on existing protected trees. The applicant is responsible to ensure tree protection fencing is installed and maintained through the duration of construction.

## Right of Way Management

Pooler Avenue is currently undergoing new sewer installation along the sites frontage (CP000546). Construction coordination is required with the City of Ottawa infrastructure project manager. Contact [Kris.Matuszewski@ottawa.ca](mailto:Kris.Matuszewski@ottawa.ca) to discuss installation plans and coordination.



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Dylan Geldart  
Planner I, Development Review All Wards  
Planning, Development and Building  
Services Department



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