

2025-07-03

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:	531 Gilmour Street
Legal Description:	Part of Lot 23, North Side of Gilmour Street, Registered Plan 27904
File No.:	D08-02-25/A-00133
Report Date:	July 3, 2025
Hearing Date:	July 9, 2025
Planner:	Dylan Geldart
Official Plan Designation:	Downtown Core Transect, Neighborhood Designation, Evolving Neighborhood Overlay, Central and East Downtown Core Secondary Plan
Zoning:	R4UD [733]

DEPARTMENT COMMENTS

The subject application was adjourned at the Committee of Adjustment meeting held on June 18, 2024, to allow time for additional information related to the front yard soft landscaping. The applicant has updated their site plan to address the Committee's comments, as well as all minor encroachments by the garden boxes in the City's right-of-way. Based on the updated plan, 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.
- Existing grading and drainage patterns must not be altered.
- Infrastructure Services Department expects the applicant to work together to provide SWM best management practices to reduce and mitigate impacts of development at the time of grading & drainage review.

Planning Forestry

There are no tree-related concerns with the proposed addition at the rear of the property.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application. As there are no changes proposed to the existing private approach accesses, no private approach permits are required.



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



James Ireland
Planner III, Development Review All Wards
Planning, Development and Building
Services Department