

2026-01-29

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: 312 Lisgar Street
Legal Description: Part of Lot 36, South Lisgar Street, Registered Plan 12281
File No.: D08-02-25/A-00208
Report Date: January 29, 2026
Hearing Date: February 04, 2026
Planner: Penelope Horn
Official Plan Designation: Downtown Core Transect, Hub Designation, Central and East
Downtown Secondary Plan
Zoning: I1A [1912]

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development 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 variances meet the “four tests”.

ADDITIONAL COMMENTS

Planning Forestry

This application is the subject of an active Site Plan file and all tree retention and planting opportunities will be determined through that process. The TCR notes that 2 protected trees will be retained as designed, though the 0m front yard setback for underground parking and the upper floors will reduce both the available soil volume and area for crown growth as the trees mature. These trees must be fully protected throughout construction, including installation of shoring and soil cells.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application as the property is under Site Plan Control (D07-12-25-0105)



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