

2026-04-16



**MINOR VARIANCE APPLICATION  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 2**

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 884 Byron Avenue  
Legal Description: Part of Lots 33 and 34, Registered Plan 317  
File No.: D08-02-26/A-00038  
Report Date: April 16, 2026  
Hearing Date: April 21, 2026  
Planner: Nick Burnie  
Official Plan Designation: Inner Urban Transect, Neighbourhood Designation, Evolving Neighbourhood Overlay  
Zoning By-law 2008-250: R4UB [2493]  
Zoning By-law 2026-50: N4B [2493] H(11)

**DEPARTMENT COMMENTS**

The Planning, Development and Building Services Department **has no concerns with** the application.

**DISCUSSION AND RATIONALE**

Staff have reviewed the subject minor variances 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**

**Forestry**

- There are no tree-related concerns with the proposed minor variances related to the existing building at 884/886 Byron. Sufficient landscaped area is provided to plant trees in accordance with the planting plan submitted to Building Code. These trees must be planted as compensation for the removal of all protected trees from 884 Byron, in contravention of the Tree Protection By-law.

## Transportation Engineering

- The site is located within 300 m of the future O-Train Line 1/3 rail corridor. The City of Ottawa will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.



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Services Department



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