

2026-04-16



**MINOR VARIANCE APPLICATION  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 1**

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 52 Garland Street  
Legal Description: Part of Lots 40 and 42, Registered Plan 57  
File No.: D08-02-26/A-00024  
Report Date: April 16, 2026  
Hearing Date: April 22, 2026  
Planner: Dylan Geldart  
Official Plan Designation: Inner Urban Transect, Neighborhood Designation, Scott Street Secondary Plan  
Zoning By-law 2008-250: LC1 [2256]

**DEPARTMENT COMMENTS**

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

**DISCUSSION AND RATIONALE**

The proposed development is subject to an approved Site Plan Control Application (File No. D07-12-20-0106).

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**

**Planning Forestry**

This site is already under construction, based on Site Plan approval. As such, there is no way to increase the landscaped area or setbacks which now exist in order to improve the canopy cover or public realm of the site.

While there are no concerns related to tree protection on this site, changing the building from commercial to residential does increase the importance of providing amenity area, soft landscaping, and shade. It is strongly encouraged to revise the landscaping plan to

replace the proposed shrubs/small trees with larger-growing trees to improve the rear yard amenity area for residents with shade and canopy cover.

### **Transportation Engineering**

The site is located within 300 m of the 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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Planning, Development and Building  
Services Department



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