1570-1580 Goth Severance Proposal

From: Panel 2 Committee of Adjustment Planners / Urbanistes Groupe 2 du Comité de dérogation <panel2_planners@ottawa.ca>
Sent: October 2, 2026 11:25 AM
To: Tyler Yakichuk <yakichuk@fotenn.com>
Cc: Ian Hassell <ian@ianhassell.com>; Panel 2 Committee of Adjustment Planners / Urbanistes Groupe 2 du Comité de dérogation <panel2_planners@ottawa.ca>
Subject: Re: Pre-consent review, 1570 1580 Goth

Hi Tyler and Ian,
Thank you for meeting this morning to discuss the proposed severance at 1570/1580 Goth Avenue.
From a preliminary review, planning staff have not identified any major concerns with the proposed configuration.
As discussed, the site appears to be heavily forested. Forestry staff will require a Tree Information Report (TIR) to assess which trees can be retained in accordance with the Tree Protection By-law, as well as to identify other trees that may be beneficial to preserve. While this remains a preliminary concept, if architectural plans are not being prepared at this stage, staff would appreciate a conceptual building footprint illustrating the anticipated development. At a minimum, Forestry staff would like the TIR to be based on a conceptual building layout.
Please also note that Section 4.8.2(3)(c) of the Official Plan states:
"Planning and development decisions, including Committee of Adjustment decisions, shall have regard for short-term, long-term and cumulative impacts on the urban forest at the neighbourhood and urban-wide scale."
With this in mind, staff encourage to begin the conceptual design process from a tree-retention perspective, with priority given to preserving the existing urban canopy wherever feasible, including maintain a buffer along the adjacent properties.
I would also recommend reviewing the City's Low-Rise Infill Housing Urban Design Guidelines, as they may assist in supporting the planning rationale for the proposal. These guidelines can be found here.
Provided the proposed lots comply with the minimum lot width requirements, staff do not currently foresee significant concerns. However, consideration should be given to a shared driveway to reduce the extent of hard surfacing and the number of access points along Goth Avenue. Staff may be supportive of a shared driveway, including any reductions of lot width, provided servicing requirements and access can be appropriately accommodated.
Please note that no service pipes may be installed parallel to and within 1.0 metre of a building footing or foundation, in accordance with the Sewer Connection By-law. In addition, service lateral spacing must comply with the requirements of City of Ottawa Standard S11.3.
As always, the more information provided with the application, the more thoroughly staff can evaluate the proposal against the four tests set out in Section 45(1) of the Planning Act.
Please feel free to contact me if you have any questions or require clarification on any of the above.

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