

2024-06-26



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 556 Mansfield Avenue
Legal Description: Lot 323 and Part of Lot 324, Registered Plan 4M-29
File No.: D08-02-24/A-00142
Report Date: June 28, 2024
Hearing Date: July 2, 2024
Planner: Penelope Horn
Official Plan Designation: Inner Urban Transect, Neighbourhood
Zoning: R10

DEPARTMENT COMMENTS

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 that the requested minor variance(s) meet(s) the “four tests”.

While the proposed re-development requires relief from the results of the Streetscape Character Analysis to allow a front-facing garage. The current dwelling has an attached front-facing garage, so the proposal will not result in a greater number of attached, front-facing garages on the street.

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.
- Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department.

- 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**.
- A private approach permit is required for any access off of the City street.
- Existing grading and drainage patterns must not be altered.

Planning Forestry

- The proposed plan will require removal of 1 protected tree in the rear yard. Through pre-consultation and site visits it was determined that this tree's health is in decline and that the scale of plan modifications to retain it would be unreasonable and ultimately unsuccessful. The planting plan shows the 3 required replacement trees, though space is extremely limited due to proposed plans and overhead hydro in the rear yard; if plans for the pool change, it is recommended to update the tree planting plan with larger growing trees with larger planting space further away from hydro.
- There are no tree-related concerns with the requested variance for a front-facing garage.
- Tree protection fencing must be installed and maintained around the 2 remaining trees throughout the full duration of demolition and construction.

Right of Way Management

- Please contact the ROW Department for any additional information at rowadmin@ottawa.ca or visit the City webpage [Driveways | City of Ottawa](#) to submit a Private Approach application.



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