



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

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address:	253 MacKay Street
Legal Description:	Part of Lot 23 in Block 17, Reg Plan 42
File No.:	D08-02-24/A-00144
Report Date:	June 26, 2024
Hearing Date:	July 3, 2024
Planner:	Margot Linker
Official Plan Designation:	Inner Urban Transect, Neighbourhood New Edinburgh Heritage Conservation District
Zoning:	R4UD[900] (Residential Fourth Density, Subzone UD, Exception 900) Heritage Overlay

**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.

The subject site is designated Neighbourhood within the Inner Urban Transect on Schedule B2 in the Official Plan, and located within the New Edinburgh Heritage Conservation District (HCD). This area is intended to retain and conserve buildings to protect the integrity and character of the HCD, and additions should be compatible with the existing building and not visibly impactful from the street.

Staff have no concerns with the requested minor variances to facilitate the proposed development. The intent of the heritage overlay is to restrict additions to the rear yard and does not contemplate a unique through lot semi-detached dwelling form or additions above the existing building. Staff believe the addition is set back appropriately to mitigate impact to the street and HCD value.

**Heritage Planning Branch**

253 MacKay Street is a contributing property designated under Part V of the Ontario

Heritage Act, located in the New Edinburgh Heritage Conservation District.

Heritage staff supported the request to construct a one-storey rooftop addition and a partially covered rooftop deck at 253 MacKay Street. The unique context and characteristics of the site, create an instance where the proposal is consistent with the objectives and intent of the HCD Plan. The new massing will be setback from the front façade, the historic building will remain the dominant presence in the streetscape, and the addition will not obscure or detract from the heritage character of the existing house or the streetscape.

City Council approved an application to alter the property in April 2024, and issued a heritage permit to construct the rooftop addition conditional upon receiving approval for the requested minor variances.

### **Infrastructure Engineering**

1. The Planning, Development and Building Services Department will do a complete review of grading and servicing during the building permit process.
2. Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department.
3. 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.
4. Existing grading and drainage patterns must not be altered.

### **Planning Forestry**

There are no tree-related impacts associated with the requested variances.

The existing sugar maple in front of 249 & 253 Mackay must be protected as per the [TREE PROTECTION SPECIFICATION \(ottawa.ca\)](https://ottawa.ca). Any injury, or removal of the tree would require a permit.



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