

Committee of Adjustment
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City of Ottawa | Ville d'Ottawa
Comité de dérogation



MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 1
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 296 Manor Avenue
Legal Description: Lots E & 51, Registered Plan 4M-57
File No.: D08-02-24_A-00110
Report Date: May 30, 2024
Hearing Date: June 5, 2024
Planner: Margot Linker
Official Plan Designation: Inner Urban Transect, Neighbourhood
Rockcliffe Park Heritage Conservation District
Rockcliffe Secondary Plan
Zoning: R1B [1259] (Residential First Density, Subzone B, Urban
Exception 1259)

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development 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 located in the Inner Urban Transect and designated as Neighbourhood, as per Schedules A and B2 of the Official Plan. The property is in the Rockcliffe Park Secondary Plan, where it is designated Residential, and the Rockcliffe Park Heritage Conservation District. The zoning for the subject lot is Residential First Density, Subzone B, Urban Exception 1259 (R1B [1259]). This area is generally planned for low-density, low-rise development which maintains the neighbourhood and heritage character.

Staff have no concerns regarding the reduced rear yard setback. The proposed carport does not pose any privacy concerns on the abutting properties. Staff have no massing related concerns as the proposed carport aligns with the existing legal non-complying rear yard addition and is consistent with the character and rear yard space of the adjacent properties.

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ADDITIONAL COMMENTS

Heritage Planning

Heritage Staff advised the Owner to apply for the required minor variance before applying for a heritage permit. Staff requests that any approval be worded to allow for minor modifications during the heritage permit process.

1. The carport goes well with the aesthetics and heritage appeal of the house.
2. Staff are aware of the proposed carport and have no concerns since it complies with the Rockcliffe Park HCD plan guidelines. The design is simple in character, has a roof profile matching the later addition at the rear (with the jerkinhead rod).
3. The proposed work does not negatively impact the character of the HCD and has no significant impact on the soft landscaping at the site.

Infrastructure Engineering

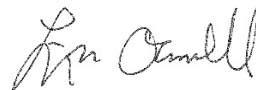
1. The Planning, Development and Building Services Department will do a complete review of grading and servicing during the building permit process.
2. A private approach permit is required for any access off the city street.
3. Existing grading and drainage patterns must not be altered.

Planning Forestry

There are no impacts to any distinctive trees associated with the requested minor variance.

As outlined in the TIR (version 1, dated 25/04/2024, and prepared by Dendron Forestry Services), the Tree Protection Specifications must be implemented when working around trees to be retained. The Specification can be found at

https://documents.ottawa.ca/sites/documents/files/tree_protection_specification_en.pdf.



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