

Committee of Adjustment

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City of Ottawa | Ville d'Ottawa
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**MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 2**

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 167 Powell Avenue
Legal Description: Lot 71, Part of Lot 70 and Part of the Rear Passage (Lying between Percy Street and Lyon Street), Registered Plan 4M-19
File No.: D08-02-24/A-00168
Report Date: August 28, 2024
Hearing Date: September 4, 2024
Planner: Penelope Horn
Official Plan Designation: Inner Urban Transect, Neighbourhood
Zoning: R2F

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **has no concerns with** the application.

DISCUSSION AND RATIONALE

This application was adjourned on August 7th, to allow the applicant time to provide more information in support of their application. 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 variances meet the “four tests”.

Given that the existing dwelling will remain, Staff believe that the introduction of a front-facing garage will have limited impacts on the streetscape. In addition, the proposal will convert the current non-complying driveway in the interior side yard into a walkway and permeable surface with plantings.

The intent of the maximum driveway slope provisions is to prevent issues with drainage, safety, and functionality. The heated driveway mitigates concerns related to snow clearing, through consultation with Staff, a drain and sub pump are proposed. Staff were initially concerned that the transition from a 14.2 percent slope to a 2.5 percent slope at the private approach could cause damage to vehicles. However, since the adjournment, the applicant has provided a transition of 7 percent at the bottom and the top of the

driveway. As a result, Staff have no concerns with the increased driveway gradient.

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 may be required.
- A private approach permit is required for any access off of the City street.
- Depressed driveways to have a catch-basin drain which connects directly to City infrastructure. (See City of Ottawa, Sewer Design Guidelines, Section 5.7.6)
- As the proposed driveway is a reverse grade design, you will need a permit from the Private Approach office. Contact Linda Uhryniuk in the Traffic & Parking Operations Branch (Ext. 16049).

Planning Forestry

- The TIR outlines adequate mitigation and tree protection measures for the existing city trees at the front of the property. The [Tree Protection Specification](#) must be implemented throughout construction, and roots cleanly severed at the limit of excavation.



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