

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: 166 Faraday Street
Legal Description: Lot 2355, Registered Plan M-48
File No.: D08-02-24/A-00290
Report Date: January 9, 2025
Hearing Date: January 15, 2025
Planner: Penelope Horn
Official Plan Designation: Inner Urban Transect, Neighbourhood Designation
Zoning: R3I

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **has 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 not satisfied that the requested minor variance meets the “four tests”.

The subject site is zoned R3I within the Mature Neighbourhoods Overlay, and is subject to the Streetscape Character Analysis. The analysis identified that the subject lot is part of Character Group A, where front-facing attached garages are not permitted. Staff have some concerns regarding the requested front-facing attached garage. In this transect, the Official Plan prioritizes the built-form relationship with the public realm through emphasis on front entrances and windows. It directs parking to be hidden from the view of the public realm, so as to reduce the dominance of the automobile on the streetscape. The proposed attached garage renders the principal entrance of less importance and may contribute to the dominance of the automobile within this neighbourhood.

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.
- Existing services are to be blanked at the owner's expense.
- Service lateral spacing shall be as specified in City of Ottawa Standard S11.3.
- In accordance with the Sewer Connection By-Law a minimum spacing of 1.0m is required between service laterals and the foundation face.

Planning Forestry

There are no tree-related concerns with the requested variance.

The proposed plans would require the removal of jointly-owned tree (#3); A tree permit cannot be issued for the removal of ~~jointly-owned~~ this tree without written permission from all owners. If permission is not provided, the plans must be revised to allow for its retention. The excavation distance from tree #4 is less than the best management practice to maintain stability. Construction solutions must be found to excavate no closer than 2.34m from the trunk of tree #4 to allow for its safe retention; this tree is also jointly-owned, and the neighbours must agree to the proposed impacts.

Revised plans and TIR must be submitted with the building permit application to ensure the adequate protection of trees to be retained as well as written permission for the tree to be removed. A planting plan will also be required to show the locations and species of all required compensation trees; if permission is provided for removal of tree #3, 3 compensation trees are required.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application. The Owner shall be made aware however, that a private approach permit is required to construct any new entrance, as well as to modify or close an existing entrance that becomes redundant. **Please contact the ROW Department for further information at rowadmin@ottawa.ca.**

Transportation Engineeringng

The City of Ottawa is planning an integrated renewal (reconstruction of road, sidewalks, sewers and watermains) on Faraday Street between Clarendon Avenue and Mayfair Avenue South, which is anticipated to start construction in 2026 at the earliest. Contact Danny Palermo (Infrastructure and Water Services Departments) for additional project information and coordination.



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