

2025-01-09



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

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 1975 Banff Avenue  
 Legal Description: Lot 156, Registered Plan 4M-35  
 File No.: D08-02-24/A-00293  
 Report Date: January 09, 2025  
 Hearing Date: January 14, 2025  
 Planner: Nivethini Jekku Einkaran  
 Official Plan Designation: Outer Urban Transect, Neighbourhood  
 Zoning: R1S

**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”.

**ADDITIONAL COMMENTS**

Staff recommend that the decision be tied to the requested minor variances and not the plans to allow room for flexibility in revising the drawings at a later stage to address the concerns from forestry.

**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**

The proposed development would require the removal of four by-law protected trees, including one City Tree (ID 8228341). If approved, tree removal permits would be conditional on the payment of compensation for the value of the City tree, as well as a total of seven (7) replacement trees. A tree planting plan will be required, demonstrating how the applicant will compensate for the loss of trees on site.

The proposed driveway off Vancouver St will require the removal of all existing trees bordering the park at 1274 Vancouver Ave. The applicant should consider altering the location of the proposed driveway to retain Tree 4 and provide space for replacement plantings, to reinstate the existing screening.

The current design of the walkway would require the removal of an existing street tree, and prevent the planting of new trees along Vancouver Ave. The walkway should be redesigned to provide space for new trees.

The TIR should be updated with tree protection measures for the adjacent tree (no. 6). While the trunk may not be impacted by the proposed construction, the Critical Root Zone still needs to be protected from excessive encroachment.

### **Right of Way Management**

The Right-of-Way Management Department has **no concerns** with the proposed Minor Variance for a detached dwelling with two additional dwelling units, as shown on plans filed with the Committee. The existing driveway needs to be removed.

A Private approach permit is required to construct any newly created or modified driveway/approaches or close redundant approaches.

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

*J. E. Nivethini*

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Planner I, Development Review All Wards  
Planning, Development and Building  
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*Erin O'Connell*

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