

2025-05-01



MINOR VARIANCE APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 2

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 216 Percy Street
Legal Description: Part of Lot 5 w/s Percy Street, Registered Plan 30
File No.: D08-02-25/A-00075
Report Date: May 01, 2025
Hearing Date: May 06, 2025
Planner: Nivethini Jekku Einkaran
Official Plan Designation: Downtown Core Transect, Neighbourhood,
Evolving Neighbourhood Overlay
Zoning: R4UD [478]

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the application(s).

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

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**.
- 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.
- Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s).

Planning Forestry

Through pre-consultation the site plan and TIR have been revised to pull the waste and bike shed further away from the protected trees in the rear yard. The current design does meet the Best Management Practice for safe retention of trees of this size provided that tree protection fencing is installed and maintained in accordance with the TIR. There are no tree-related concerns with the proposed variances. It is strongly recommended to plant one new 50mm tree in the ROW following construction to improve the streetscape and canopy cover of the site.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application. From the plans, there is no plan for parking and therefore 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 or visit the City webpage [Driveways | City of Ottawa](https://ottawa.ca/driveways) to submit a Private Approach application.



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