

2025-05-14



MINOR VARIANCE APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT

PANEL 2

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 31 Tennyson Street
Legal Description: Lot 290, Registered Plan 628300
File No.: D08-02-25/A-00096
Report Date: May 14, 2025
Hearing Date: May 20, 2025
Planner: Nivethini Jekku Einkaran
Official Plan Designation: Outer Urban Transect, Neighbourhood Designation
Zoning: R1F

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.

Planning Forestry

Through pre-consultation it was determined that there would be no tree impacts related to the proposed addition. There are no tree-related concerns with the variance. The applicant is responsible to ensure that tree protection is installed and maintained around the existing City tree for the duration of construction.

Right of Way Management

The Right-of-Way Management Department has **no concerns** with the proposed Minor Variance. From the plans, the existing entrance is not being modified, so no concerns

from the Private Approach By-law.

From the survey, there are a several encroachments on the property. These will be followed up separately by ROW:

- Hedges in Cordell court and in front on Tennyson Pool installed after 2015 is encroaching into ROW.
- Pool enclosure fence is encroaching into ROW.
- Brick pillar on front lawn is encroaching.

Transportation Engineering

Tennyson Street along the site frontage is to undergo road resurfacing in the next 1-2 years (LN59143). Construction coordination is required with the City of Ottawa infrastructure project manager. Contact Moustafa.Awadalla@ottawa.ca to discuss installation plans and coordination.



Nivethini Jekku Einkaran
Planner I, Development Review All Wards
Planning, Development and Building
Services Department



James Ireland
Planner III, Development Review All Wards
Planning, Development and Building
Services Department