Ottawa

MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 1
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address:	144 Northwestern Avenue
Legal Description:	Part of Lot 14, Registered Plan 331
File No.:	D08-02-25/A-00163
Report Date:	July 17, 2025
Hearing Date:	July 23, 2025
Planner:	Penelope Horn
Official Plan Designation:	Inner Urban Transect, Neighbourhood Designation, Evolving Neighbourhood Designation
Zoning:	2008-250

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has some 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 variances meet the "four tests".

Staff have some concerns with the proposal to introduce a front yard parking space. Parking is not required for this area and the property is located 700 metres from Tunney's Pasture Station. The Official Plan notes that no parking, or limited parking that is concealed from the street, is a characteristic of the urban built form (Table 6).

The Streetscape Character Analysis is an objective count of building elements (garages, driveways, and main entrances) within the vicinity of the subject site in order to encourage development which reflects the built form of the surrounding area. Front yard parking was not a dominant characteristic, and the proposed front yard parking space would result in a principal entrance that is less prominent. Front yard parking is generally not permitted in the urban area in order to preserve soft landscaping and reduce the visual prominence of automobiles. Staff appreciate that effort has been made to preserve the soft landscaping but still have some concerns regarding the introduction of front yard parking.

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ADDITIONAL COMMENTS

Planning Forestry

There are no tree-related concerns with regularizing the existing permeable parking space. It is strongly encouraged to plant a tree on the frontage to improve the streetscape and to discourage expansion of the parking space.

Right of Way Management

The Right-of-Way Management Department has a small concern with the proposed Minor Variance to establish a parking space in the front yard. The entrance is very close to the utility pole so would require confirmation from the Utility(ies) there is no conflict with the location. The entrance next door is equally close so there may not be a conflict.

If the minor variance is granted by the Committee, the entrance will need to be formalized with a Private Approach permit. This will also permit the curb to be depressed in front of the entrance.

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 to submit a Private Approach application.
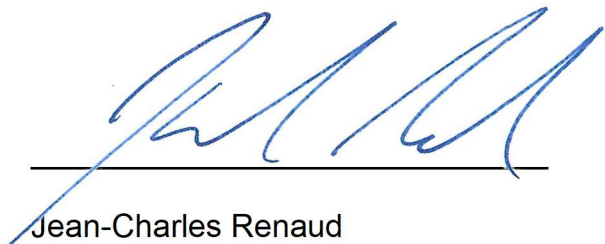

Transportation Engineering

Northwestern Ave along the site frontage is undergoing road, sewer, watermain renewal in 2-3 years. With any further construction, coordination is required with the City of Ottawa infrastructure project manager. Contact adrian.munteanu@ottawa.ca to discuss renewal plans and coordination.

A hardscaped boulevard and depressed curb are required for the proposed private approach – refer to City standard SC7.1. Also, confirm that the existing hydro pole in the boulevard does not obstruct the minimum 2.6m private approach width.

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Penelope Horn
Planner I, Development Review All Wards

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Jean-Charles Renaud
Planner III, Development Review Central

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Planning, Development and Building
Services Department

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