

2026-01-08



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 844A & 844B Connaught Avenue
Legal Description: Part of Lot 240, Registered Plan 311
File No.: D08-02-25/A-00257 & D08-02-25/A00258
Report Date: January 8, 2026
Hearing Date: January 13, 2026
Planner: Elizabeth King
Official Plan Designation: Inner Urban Transect, Neighbourhood,
Evolving Neighborhood Overlay
Zoning: R2G [1564]

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has concerns with** the applications.

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(s) meet(s) the “four tests”.

Exception 1564 is a site-specific exception clause for Queensway Terrace North introduced through an Interim Control By-law. The exception allows for legal front yard parking and restricts rear yard parking to be in a garage. The intent of this provision to restrict driveways to front yards to maintain the existing character and ensure rear yards remain as private amenity spaces, especially through the introduction of additional dwelling units.

Staff are not satisfied that it maintains the intent of the zoning or is appropriate for the character of the neighborhood. The proposal also removes opportunities for soft landscaping and planting trees and is not consistent with adjacent properties.

Staff also note that while the previous minor variances granted variances for reduced lot width and area for the semi-detached dwellings, this was on the basis that parking was legally provided in the front yard.

ADDITIONAL COMMENTS

Planning Forestry

The proposed addition of rear yard parking is not addressed in the TIR, but appears that the rear yard parking which has already been constructed would directly impact an adjacent protected tree. An updated TIR is required to adequately assess the impacts of the parking construction and requested variance on existing trees and the location of trees to be planted; if this cannot be provided prior to the hearing, adjournment is recommended.

Forestry is not supportive of paving the rear yard within the CRZ of a protected tree where front yard parking is already provided, meeting the parking requirements established through Zoning. Pending the advice of an arborist, mitigation measures may be necessary to re-establish soft landscaping within the protected area for tree #6.

Right of Way Management

The Right of Way Management Department has no concerns with the Minor Variance Applications. However, the Owner shall be made aware that a private approach permit is required to establish parking spaces along Connaught Avenue. Additionally, a permit is required to legalize the change in size of the approach on Sackville Street. For further information, contact the Right-of-Way Management Department at rowadmin@ottawa.ca or visit the City of Ottawa's Driveways webpage Driveways | City of Ottawa to submit a Private Approach application.



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