

2026-01-08



**MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 1**

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 46 Garland Street
Legal Description: Part of Lots 40 and 42, Registered Plan 57
File No.: D08-02-25/A-00267
Report Date: January 8, 2026
Hearing Date: January 14, 2026
Planner: Dylan Geldart
Official Plan Designation: Inner Urban Transect, Neighborhood Designation, Evolving Neighborhood Overlay, Scott Street Secondary Plan
Zoning: LC1 [2256]

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

On August 15, 2025, the Committee of Adjustment approved a consent application (File No. D08-01-25/B-00152) to subdivide the subject property into two parcels of land and refused a minor variance application (File No. D08-02-25/A-00164) for a proposed three-storey stacked dwelling containing six residential units. The applicant has since revised their proposal and resubmitted an application for the required variances to facilitate the construction of the six-unit stacked dwelling.

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, and are satisfied the requested minor variances meet the “four tests”.

ADDITIONAL COMMENTS

Planning Forestry

The arborist’s letter confirmed that there were no protected trees on site, prior to the start of construction. The owner/applicant(s) are requested to provide soft landscaping and tree planting in the rear yard, to offset the heat island effect, provide shade to future

residents, and contribute to the City's 40% canopy goal. The requested variance to reduce the front yard setback restricts the ability to plant a tree in the front yard, but matches with abutting properties and is additionally constrained by overhead hydro. As such Forestry staff have no concerns with the requested variances provided that a tree is planted in the rear yard in accordance with the condition on the severance application.

Right of Way Management

The Right of Way Management Department has no concerns with the Minor Variance Application. However, the Owner shall be made aware that a private approach permit is required to construct, relocate, alter, or closing of an approach. 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 the Private Approach application.

Transportation Engineering

The site is located within 300 m of the O-Train Line 1/3 rail corridor. The City of Ottawa will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.



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