



CONSENT & MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 1

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 651 Donat Street
Legal Description: Part of Lot 47, Registered Plan 587
File No.: D08-01-25/B-00259 and D08-02-25/A-00250
Report Date: January 8 9, 2026
Hearing Date: January 14, 2026
Planner: Penelope Horn
Official Plan Designation: Inner Urban Transect, Neighbourhood Designation
Zoning: R4UA

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **requests an adjournment of** the applications. More information from the applicant is required to confirm that there is adequate fire flow available for the new units.

DISCUSSION AND RATIONALE

Section 53 (12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, permits the criteria for the subdivision of land listed in Section 51 (24) to be considered when determining whether provisional consent may be granted by a committee of adjustment. With respect to the criteria listed in Section 51 (24), staff have no concerns with the proposed consent which will create an easement to allow a driveway shared with 655 Donat Street.

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 not satisfied** that the requested minor variance meets the “four tests”.

ADDITIONAL COMMENTS

Planning Forestry

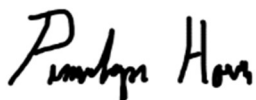
The proposed parking in the rear yard would require the removal of one protected tree, subject to the planting of two replacements. Given the amount of space available for planting, the planting plan should be updated.

The layout of the walkway at the front should be updated to reduce impacts to the street

tree in front of 651 Donat. Revised plans are requested, to minimize impacts to the city tree.

Right of Way Management

The Right of Way Management Department has **no concerns** with the Consent Application or the Minor Variance Applications. However, the Owner shall be made aware that a private approach permit is required to establish a new entrance as part of the shared easement between 655 and 651 Donat 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 the Private Approach applications.



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