

DECISION
MINOR VARIANCE

Date of Decision:	April 17, 2026
Panel:	1 - Urban
File:	D08-02-26/A-00021
Application:	Minor Variance under section 45 of the <i>Planning Act</i>
Applicant:	R. D'Angelo (Under Agreement of Purchase & Sale)
Property Address:	144 Glenora Street
Ward:	17 - Capital
Legal Description	Part of Lot 3, Block E, Registered Plan 102
Zoning By-law:	2008-250
Zoning	R3P
Heard:	April 8, 2026, in person and by videoconference

APPLICANT'S PROPOSAL AND PURPOSE OF THE APPLICATION

- [1] The Applicant wishes to build a two-storey detached house, as shown in the plans submitted to the Committee. The existing house will be demolished.

REQUESTED VARIANCE

- [2] The Applicant is requesting that the Committee authorize a minor variance from the Zoning By-law to permit a front-facing garage, whereas the By-law does not permit a front-facing garage where the dominant pattern is not a front-facing garage, based on the conclusions of a streetscape character analysis.
- [3] There are no other pending applications regarding the property under the *Planning Act*.
- [4] For the purposes of the transition and continuation provisions of Zoning By-law 2026-50, these applications were deemed complete on February 27, 2026.

PUBLIC HEARING

Oral Submissions Summary

- [5] Christopher Jalkotzy, agent for the Applicant, presented a slide show, a copy of which may be obtained upon request from the Coordinator.
- [6] Mr. Jalkotzy responded to the comments made by the Ottawa East Community Association in its written submission. Mr. Jalkotzy explained that, in his view, the proposed street-facing garage was consistent with the intent of the zoning regulations, as several design elements had been incorporated to reduce its visual impact on the street. These include the garage's location on the side of the house, its setback from the main entrance, and the prominence of the front porch.
- [7] City Planner Penelope Horn explained that the City had some concerns with the proposal, adding that the property is located within the area covered by the Old Ottawa East Secondary Plan, which stipulates that garages must be located on the side or rear yards of a house.

DECISION AND REASONS OF THE COMMITTEE: APPLICATION GRANTED

- [8] The Committee has the power to authorize a minor variance from the provisions of the Zoning By-law if, in its opinion, the application meets all four requirements under subsection 45(1) of the *Planning Act*. It requires consideration of whether the variance is minor, is desirable for the appropriate development or use of the land, building or structure, and whether the general intent and purpose of the Official Plan and the Zoning By-law are maintained.

Evidence

- [9] The evidence reviewed by the Committee included all oral statements made during the hearing, as noted above, as well as the following written documents, which may be obtained upon request from the Coordinator:
- Application and supporting documents, including cover letter, streetscape character analysis, plans, tree information, photo of the posted sign, and a sign posting declaration.
 - City Planning Report received April 2, 2026, with concerns.
 - Rideau Valley Conservation Authority email dated March 30, 2026, with no objections.
 - Hydro Ottawa email dated April 2, 2026, with comments.
 - Forestry email dated April 8, 2026, with comments.

- Anthony Leaning, Ottawa East Community Association, email dated March 31, 2026, with comments.
- B. Fox and F. Fee, residents, email dated April 6, 2026, in support.
- S. Borrowes, resident, email dated April 6, 2026, in support.
- M. Imray, resident, email dated April 6, 2026, in support.
- P. Goodkey, resident, email dated April 8, 2026, with comments.

Effect of Submissions on Decision

- [10] The Committee considered all written and oral submissions relating to the application in making its decision and granted the application.
- [11] Based on the evidence, the Committee is satisfied that the requested variance meets all four requirements under subsection 45(1) of the *Planning Act*.
- [12] The Committee notes that the City's Planning Report raises concerns regarding the application, highlighting that, "[t]he site is located within the Old Ottawa East Secondary Plan, which states that garages should be relegated to the side or rear of homes and should not dominate the building façade".
- [13] The Committee acknowledges the direction and intent of the new Zoning By-law, recently approved by Council, which would have permitted the inclusion of a front-facing garage on this property as of right.
- [14] The Committee also notes that no compelling evidence was presented that the requested variance would have unacceptable negative impacts on neighbouring properties, and that several local residents expressed their support for the application.
- [15] Considering the circumstances, the Committee finds that, because the proposal fits well in the area, the requested variance, from a planning and public interest point of view, is desirable for the appropriate development or use of the land, building or structure on the property, and relative to the neighbouring lands.
- [16] The Committee also finds that the requested variance maintains the general intent and purpose of the Official Plan because the proposal respects the character of the neighbourhood.
- [17] In addition, the Committee finds that the requested variance maintains the general intent and purpose of the Zoning By-law because the proposal represents orderly development that is compatible with the surrounding area.
- [18] Moreover, the Committee finds that the requested variance is minor because it will not create any unacceptable adverse impact on abutting properties or the neighbourhood in general.

[19] **THE COMMITTEE OF ADJUSTMENT ORDERS** that the application is granted and the variance to the Zoning By-law is authorized, **subject to** the location and size of the proposed construction complying with the plans filed with the Committee of Adjustment on February 25, 2026, as they relate to the requested variance.

"Jocelyn Chandler"
JOCELYN CHANDLER
ACTING PANEL CHAIR

"John Blatherwick"
JOHN BLATHERWICK
MEMBER

"Colin Haskin"
COLIN HASKIN
MEMBER

"Gary Duncan"
GARY DUNCAN
MEMBER

"Sharon Lécuyer"
SHARON LÉCUYER
MEMBER

Absent
ARTO KEKLIKIAN
MEMBER

I certify this is a true copy of the decision of the Ottawa Committee of Adjustment of the City of Ottawa, dated **April 17, 2026**.

"Michel Bellemare"
MICHEL BELLEMARE
SECRETARY-TREASURER

NOTICE OF RIGHT TO APPEAL

To appeal this decision to the Ontario Land Tribunal (OLT), a completed appeal form and the filing fee must be submitted via one of the below options and must be received no later than **3:00 p.m. on May 7, 2026**.

- **OLT E-FILE SERVICE** – An appeal can be filed online through the [E-File Portal](#) . First-time users will need to register for a My Ontario Account. Select [Ottawa (City): Committee of Adjustment] as the Approval Authority. To complete the appeal, fill in all the required fields and provide the filing fee by credit card.
- **BY EMAIL** - Appeal packages can be submitted by email to cofa@ottawa.ca. The appeal form is available on the OLT website at [Forms | Ontario Land Tribunal](#). Please indicate on the appeal form that payment will be made by credit card.
- **IN PERSON** – Appeal packages can be delivered to the Secretary-Treasurer, Committee of Adjustment, 101 CentrepoinTE Drive, 4th floor, Ottawa, Ontario, K2G

5K7. The appeal form is available on the OLT website at [Forms | Ontario Land Tribunal](#). In person payment can be made by certified cheque or money order made payable to the Ontario Minister of Finance, or by credit card. Please indicate on the appeal form if you wish to pay by credit card.

Please note only one of the above options needs to be completed. If your preferred method of appeal is not available at the time of filing, the appeal must be filed with one of the other two options.

The Ontario Land Tribunal has established a filing fee of \$400.00 per type of application with an additional filing fee of \$25.00 for each secondary application.

Only the applicant, the Minister or a specified person or public body that has an interest in the matter may appeal the decision to the Ontario Land Tribunal. A “specified person” does not include an individual or a community association.

There are no provisions for the Committee of Adjustment or the Ontario Land Tribunal to extend the statutory deadline to file an appeal. If the deadline is not met, the OLT does not have the authority to hold a hearing to consider your appeal.

If you have any questions about the appeal process, please visit [File an Appeal | Ontario Land Tribunal](#)

Ce document est également offert en français.

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